

Brownfields Advisory Committee Draft Meeting Minutes
Monday, March 19, 2018 3:00 p.m. - 4:00 p.m.
CCRPC Main Conference Room, 110 West Canal St., Suite 202 Winooski, VT
Or via Conference Call to:

Please call: Dial-in Number: (641) 715-3200

Access Code: 933085

To access various documents referenced below, please visit:

<http://www.ccrpcvt.org/our-work/economic-development/brownfields/#advisory-committee>

Attendees

Committee members:

Curt Carter, GBIC (Chair)
Jonathan Rauscher, Winooski
Matt Vaughn, Lake Champlain Basin Program
Razelle Hoffman-Contois, VDH (via phone)
Kirsten Merriman-Shapiro, Burlington CEDO, (via phone)

Guests:

Andrea Charest and Steve Charest, Petra Cliffs
Erik Sandbloom, KAS
Clare Rock, Central Vermont Regional Planning Commission (via phone)
Dan Voisin, Stone Environmental (via phone)
Steve LaRosa, Weston and Sampson
Jessica Dominguez, EPA
Lynda Provencher, DEC

Staff:

Dan Albrecht, CCRPC
Emily Nosse-Leirer, CCRPC

1. Public comments on items not on the Agenda

The committee agreed to discuss the funding request from the City of Barre after the Petra Cliffs request.

2. Review and action on January 8 meeting summary

The minutes were approved without discussion.

3. Site Nominations/Assistance Requests

Presentations and Discussion:

a. Petra Cliffs, 75 Briggs Street, Burlington (materials available online)

Petra Cliffs was the successful bidder on the other half of City Market's existing parcel in the South End. They hope to expand their rock climbing and fitness offerings and create community space, including some childcare for people who are using the facility. The facility will be larger (9,400 sq. ft. footprint versus 6,000 and more parking spaces) and will expand from four full time employees to at least six. Part time employees can be up to 50 in the summer. Eric expanded on the rigorous selection process that the owners went through for City

Market's RFP. The owners would like to stay near their existing location but the fact that it's a brownfield makes it more expensive and complicated.

A Phase I needs to be done within 6 months of property transfer, so it's being delayed until the property transfer date is clearer. A Phase I was done in 2016 and it yielded enough data to inform a Phase II, which is what this request is based on. The owners' goals are to minimize the amount of soil that has to be excavated. The existing building will be used as storage instead of being demolished.

Stormwater infiltration will be similar to what's on the City Market parcel, based on the fact that it drains into multiple impaired watersheds.

Shared parking is off the table at this time and the site won't be connected to City Market's parking lot.

Dan gave an update on how much money is left in CCRPC's funds for hazardous and petroleum funding. Should we fully fund all the requests made today, we would exhaust all the contractual funds for Hazardous Substances.

Matt asked about the letters of support that were included in the application and asked the owners to explain how they engage the community. The owners explained that they are planning to start several new programs, including adaptive programs, programs for Howard Center clients, King Street Youth Center programs, Vermont Works for Women, etc. They make the case that the expansion is 100% community driven.

Committee members thanked the Charests and Mr. Sandblom for their presentation who then excused themselves from the meeting.

b. 14 Keith Street, Barre VT (materials available online)

Clare explained that CVRPC has already invested \$26,000 in the project to create a partial CAP for the site and the City of Barre funded the Phase I and Phase II for the project. This site is part of a broader redevelopment plan that Barre has to coordinate parking and increase efficiency, and the parking may support affordable housing built nearby. CVRPC's advisory committee is supportive of the request but has committed all of their money. This project needs a supplemental Phase II to define current conditions and create a clear understanding of liability for the City of Barre.

Curt expressed that he's unclear about what the project is. The contaminated site will be paved over, but there is testing proposed inside other buildings, so who owns those buildings and why do they need to be tested? Clare clarified that the project is a parking lot but includes sidewalks and is important for economic development in the downtown. Dan Voisin clarified that they currently have access to two of the adjoining structures and that the City of Barre will coordinate the access for sampling with them. The CAP identifies soil vapors and a TCE hot spot that need to be remediated, and these are causing down-gradient impacts to two structures. These contaminants are caused by dry cleaning contamination. Dan also said that the costs might be lower than estimated due to the use of a mobile lab. Curt asked why the parking lot development requires this soil vapor testing. Dan Voisin explained that it isn't required for the parking lot development, but is for using the CAP.

Kirsten Merriman Shapiro said that she would be very supportive of the project and thinks we should at least give them the petro money that they're asking for but that it may be worth hanging on to some of the hazardous money in case a new project comes along.

[Kirsten had a commitment at 4 p.m. and so left the meeting.]

Matt asked whether Barre City's master plan has any bicycle infrastructure or parking. Clare and Dan Voisin explained that there are pedestrian facilities incorporated into the project and possibly bike parking, but as far as they know it's not clear that there's a bike lane.

Committee members thanked Ms. Rock and Mr. Voisin for their information who then excused themselves from the meeting and left the conference line.

4. Project Updates

Steve LaRosa said that the Winooski Pools building materials assessment showed no PCB containing materials, a small amount of lead paint, and some asbestos floor tile that can be removed without too much trouble. This is great news for the City's plans. He explained that the ground penetrating radar at the Hayes Chiropractic site has been delayed due to heavy snow cover. Dan confirmed that without this GPR work, we won't know what the cost of the tank pull will be as well as any related Phase II ESA work.

5. Site Nominations/Assistance Requests: Action on Requests

Members noted Dan's analysis showing that the hazardous funds were nearly exhausted. The committee recommended that CCRPC fund the Phase I costs for Petra Cliffs (\$2,445-total (\$1,002-Petro / \$1,443-Haz) and the petroleum portion (\$11,576-Petro) of the costs for the Phase II. The committee may reevaluate in the future once the disposition of CCRPC's proposal to EPA for an FY18 Assessment grant is known.

The committee felt that the benefit of the end use of the site isn't clear to the committee at this time. Given that concern as well as the limited pool of hazardous funds available, the Committee recommended that CCRPC not make any decision on the Barre project until CCRPC has heard back about whether its FY18 grant proposal to the EPA was successful.

Jessica Dominquez noted that the FY18 grant proposals had all been scored and that a decision is expected in the April-May timeframe. She noted that should the CCRPC receive a grant 90 day pre-award costs (i.e. after July 1, 2018) would be eligible so she encourage any potential projects to get their eligibility determination requests taken care of first so as not to cause any delays.

6. Adjourn

The meeting adjourned at 4:20 p.m.