

Brownfields Advisory Committee Meeting Minutes
Monday, October 1, 2018 **Scheduled Time: 3:30 p.m. – 5:00 p.m.**
CCRPC Main Conference Room, 110 West Canal St., Suite 202
Winooski, VT

To access various documents referenced below, please visit:

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

Committee members in attendance:

Curt Carter, GBIC (Chair)
Razelle Hoffman (VDH)-via phone

Kirsten Merriman-Shapiro (UVM)
Sarah Bartlett (DEC, ex-officio)

Guests in attendance:

Ben Avery (Blackrock Construction)
Chris Barrett (Burlington Housing Authority)
Jeremy Roberts (KAS)

Robin Pierce (Village of Essex Junction)
Leisa Pollander (Sara Holbrook Comm. Ctr.)

Staff in attendance:

Dan Albrecht

1. Call to Order, Introductions and Changes to the Agenda

The meeting was called to order at 3:00 pm.

2. Public comments on items not on the Agenda

None.

3. Review and action on May 2nd meeting summary

No action due to light member attendance.

4. Action on Site Nominations/Assistance Requests

a. Petroleum: Final action on previous preliminary approval, 3 Maple Street (Essex Junction) Environmental Oversight

Ben Avery provided an update on the project. The building will house 30 new units of mostly Studio, 1-BR and a few 2-BR units along with 5,000 square feet of commercial space. It would be one of three buildings in the phased development, comprising about 220 units in total and the other two buildings do not appear to have brownfields issues. Depending upon how the final calculation of non-Act 250 jurisdictional determination progress the overall development would have 30 to 60 units in total that would be permanently affordable. The project would plan to break ground in the spring of 2019. The project has received Master Plan approval from the Village. Jeremy Roberts indicated they would sample soils during construction and that the most likely system to be installed would be piping underneath the slab.

In response to a query from Ms. Merriman-Shapiro, Mr. Avery said at this early point he does not know if the first building will have some units designated as affordable but, in the end, once the full development is completed those required thresholds will be met. Staff and committee members noted that the project can be funded with Petroleum grant funds and had previously been endorsed for

funding by the Committee in February 2017 with final authorization pending until receipt of Village zoning process approval. That approval has been met. Incidentally, the previously approved \$12,175 cost for KAS's services estimated in 2017 has not changed.

The Chair and Committee members recommended that CCRPC provide Petroleum funding using FY16 Grant funds in the amount of \$12,175 to contract with KAS to provide the requested Environmental Oversight services.

b. Petroleum and Hazardous Substances: Sara Holbrook Center (Burlington), Corrective Action Plan

Ms. Pollander provided a brief update. The total fundraising goal is \$3.9 Million, and they only have about \$730,000 left to raise. They are looking to break ground in April 2019.

Mr. Roberts noted that Phase II results indicated the expected mix of urban fill and some contaminants however there were no VOCs found and no significant issues were seen in connection with the floor drain that was investigated.

Staff thanked Ms. Pollander for inviting us to previous publicity events surrounding the project and can provide a CCRPC logo and appropriate funding acknowledgement verbiage for use in future press releases. Ms. Pollander indicated they would be happy to do so.

On a motion by Carter with a second by Merriman-Shapiro, the Committee recommended unanimously that CCRPC provide Petroleum & Hazardous Substances funding in the amount of \$4,900 to contract with KAS to provide the needed Corrective Action Plan. Staff will determine which sources of funds to use, either the FY16 or FY18 grant or both.

c. Hazardous: 676 Riverside Avenue & 56 Bright Street (Burlington), Corrective Action Plan

Mr. Barrett described the project which would include the 56 Bright Street parcel adjacent to Burlington Housing Authority's maintenance building located in the former Ben-ways taxi building at 676 Riverside Avenue. The project would be a Permanent Supportive Housing building with 12-14 units, with the majority to serve the developmentally disabled and four units to be managed by Champlain Housing Trust to serve the homeless community.

Mr. Roberts indicated that prior studies in the area indicate the usual "urban fill" and that the CAP costs of \$4,850 would need to be charged to Hazardous Substance grant funds as there is no discrete area of Petroleum contamination.

On a motion by Carter with a second by Hoffman, the Committee recommended unanimously that CCRPC provide Hazardous Substances funding in the amount of \$4,850 to contract with KAS to provide the needed Corrective Action Plan. Staff will determine which sources of funds to use, either the FY16 or FY18 grant or both.

5. Updates

- a. 314 North Winooski Avenue, Phase II ESA: The draft ESA is being finished up.
- b. Milton Grange, Phase I ESA: The ESA is complete. No major concerns identified.
- c. Milton, U.S. Route 7 "Hourglass" Road Project: Phase I ESA and Haz Bldg Materials Assessment: These are still ongoing.

6. Adjourn

The meeting adjourned at 4:30 p.m.