

**Meeting Summary: Brownfields Advisory Committee, Wednesday, December 19, 2018, 1:30 p.m. – 2:30 p.m.**

Committee members:

Heather Carrington, City of Winooski

Curt Carter, GBIC

Kirsten Merriman-Shapiro, Burlington CEDO (via phone)

CCRPC Staff:

Dan Albrecht, Senior Planner

Emily Nosse-Leirer, Senior Planner

Guests:

Ben Avery, Black Rock Construction

Katrina Mattice, Stone Environmental

Maura Fitzgerald, 314 North Winooski property manager

Lori Hayes, Champlain Chiropractic

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

The meeting began at 1:30 p.m.

2. **Public comments on items not on the Agenda**

None.

3. **Review and action on October 1<sup>st</sup> and November 26<sup>th</sup> meeting summaries**

No action. Deferred until next meeting.

4. **Site Nominations/Assistance Requests**

**a) Burlington: Champlain Transmission, 314 North Winooski Ave, LLC, Supplemental Site Investigation (Stone Environmental, Hazardous Substances, \$30,166)**

Maura explained that they are still working on finalizing potential tenants but as with the prior plan for a restaurant it will likely be a food related business. Robert Lake, (dba 314 North Winooski, LLC) did go ahead with the purchase of the building from the prior owners and has enrolled in the BRELLA program.

Dan summarized the staff recommendation which read as follows:

*To date, CCRPC has funded a Phase I at 100% (\$3,113) and a Phase II at 90% (\$26,339 of \$29,244 requested). In recent months, CCRPC Staff has been using "80% of funds requested" as a general guideline for commercial only developments (e.g. Petra Cliffs, CVRPC proposals, etc.). However, typically we have only been dealing with requests for funds of around \$25k (i.e. the typical cost of a Phase II ESA). Recommendation: Partially fund the proposal. Namely pay for Tasks 1-3 totaling \$12,214 of the \$30,166 requested. CCRPC's payment of the complete Phase I and a substantial portion of the Phase II costs represents a significant aid to getting this project launched. If approved, this would represent a Total Contribution by CCRPC of 65% (\$38,533) of Phase II total costs of \$59,410).*

Action: Committee members were in favor of the recommendation however the opinion of the other Committee members will be solicited via email prior to staff moving forward.

**b) Essex Junction: Petroleum Impacted Soil Cuttings at 3 Maple Street (KAS, Petro, \$715)**

Ben indicated that the project is moving along. In November they received approval for Phase I of the project and they anticipate breaking ground in early spring. Overall, the complex will have 60 units of affordable housing.

Dan summarized the staff recommendation which read as follows:

*This is a minor addition (requested by DEC) to the initial \$12,175 approved by CCRPC. This will help move this housing project towards groundbreaking. Recommendation: Fully fund the proposal. There are ample Petroleum assessment funds available.*

Action: Committee members were in favor of the recommendation however the opinion of the other Committee members will be solicited via email prior to staff moving forward.

c) Winooski: City of Winooski, Lot 7 D, Phase I (Weston & Sampson, Petro or Haz, \$3,000)

Heather indicated she would recuse herself from voting. She updated the group noting that the parcel in question (which has no buildings on it) is currently used for parking. Essentially if everything proceeds smoothly this would be the location of both parking facilities with a hotel on top and the city in turn would gain ownership of the Winooski Hotel Group property near the bridge (previously assessed with use of CCRPC's funds). That land would be kept for use as a park. With its own funding, the City will be conducting geo-technical assessments of the property.

Dan summarized the staff recommendation which read as follows: *The City will be using its own funds to cover initial Geotech and Environmental investigations as there is a need to move fast on bringing this project to fruition. CCRPC typically covers all the costs of Phase I's due to their low cost and the value they provide during initial scoping of a project. Recommendation: Fully fund the proposal.*

Action: Committee members (sans Heather) were in favor of the recommendation however the opinion of the other Committee members will be solicited via email prior to staff moving forward.

d) Colchester: Champlain Chiropractic, Additional wells/sampling (Weston & Sampson, Petro, \$5,500, remaining \$ to meet PCF deductible)

Emily summarized the staff recommendation which read as follows:

*This project continues to progress. The applicants have obtained a sketch plan document detailing a hypothetical two building apartment complex that demonstrates the potential in the location and both they and the City have identified some potential persons who may wish to bring a firmer plan of development and/or purchase the property. The \$5,600 request will help to complete the deductible and thus trigger the availability of substantial PCF dollars. Recommendation: Fully fund the proposal for \$5,600. This will bring the total funds provided by CCRPC to \$53,500. CCRPC has been supportive of the project due to the parcel's prime location in a designated growth center, its potential for mixed-use redevelopment and to address a contamination concern. Delay action on request for additional hazardous substances funding pending receipt of detailed work needed and breakdown of elements covered by PCF, other non-PCF Petro costs (if applicable), any costs covered by insurance and any needed Hazardous Substances work. Note that staff feels additional funding from CCRPC Brownfields Assessment funds are best used on redevelopment projects, and the total funds provided to this project are greater than others.*

Curt noted that unlike other projects the CCRPC has supported this property has not yet reached the "project" stage as the likely end use is unknown at this time. That being said, he is in favor of the staff recommendation as it will keep the momentum going as well as, by meeting the \$10k deductible, trigger the availability of funds from the Petroleum Cleanup Funds.

Lori indicated that her and Paul's goals are to retire by late 2019. The property is not yet "on the market" as, based upon some guidance from EPA's website, they want to get the property fully cleaned up and marketable first rather than trying to find a buyer/developer halfway through the cleanup process.

Action: Committee members were in favor of the recommendation however the opinion of the other Committee members will be solicited via email prior to staff moving forward.

e) Williston: Catamount Family Center (Petroleum, \$500 application fee to BRELLA)

Melinda provided the background to the request. A Phase I environmental assessment was completed in December 2017 by LE Environmental, hired by The Trust for Public Land as part of their normal due diligence for a fee acquisition. The ESA documented one Recognized Environmental Condition, a 500 gallon underground storage tank (UST) that had released gasoline. The tank was removed in November 20, 2017 and the site was listed with the VT DEC. LE Environmental concluded that subsurface contamination is limited and is not

widespread. According to staff at Vermont DEC, the site is very low risk in terms of affecting environmental and human health and the contamination has little chance of spreading. Additional monitoring was done in October 2018 that showed the contaminant concentrations decreased from the spring 2018 sample but were still above the Vermont Groundwater Enforcement Standards. Waste Management staff at VT DEC are recommending continued monitoring of the site until contamination levels have naturally subsided to acceptable standards, at which time a Site Management Activity Complete (SMAC) letter will be issued.

Especially since the town will likely acquire this property prior to issuance of a SMAC letter, staff at VT DEC are recommending the Town enroll in the Brownfields Reuse and Environmental Liability Limitation Program.

Dan indicated that EPA staff has indicated that CCRPC can use its grant funds to cover this \$500 fee.

Dan summarized the staff recommendation which read as follows:

*This is a small but useful contribution by CCRPC. This will aid the continued public use of the property.*

*Recommendation:* *Fully fund the proposal. There are ample Petroleum assessment funds available.*

Action: Committee members were in favor of the recommendation however the opinion of the other Committee members will be solicited via email prior to staff moving forward.

At the conclusion of the discussion of these 5 projects, Kirsten noted that there is a natural tension between trying to support only projects that are ripe vs. “economic gardening” to bring properties to a marketable state.

## **6. Adjourn**

The meeting adjourned at 2:30 p.m.