

## Brownfields Advisory Committee Minutes Monday, February 11, 2019, 3:00pm – 4:00pm

To access various documents referenced below, please visit:

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

### Committee Members:

Curt Carter, GBIC (Chair)

Matt Vaughan, Lake Champlain Basin Program

### CCRPC Staff

Dan Albrecht, Senior Planner

Jason Charest, Senior Transportation Planner

Emily Nosse-Leirer, Senior Planner

### Other Attendees:

Steve Shaw, Weston and Sampson

Lori Hayes, Property Owner at Champlain Chiropractic

Kathi O'Reilly, Town of Colchester, Director of Economic Development

Dave Allerton, Town of Milton, Public Works Director

Kurt Mueller, Johnson Co.

Miles Waite, Waite-Heindel (via phone)

Robin Pierce, Village of Essex Junction, Community Development Director

Lee Rosberg, Stone Environmental

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

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

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

Lori asked staff to look into mistakes in the recurring calendar appointment on the CCRPC website.

### 3. **Review and action on 10/1, 11/2, 6 12/19 and 1/22 meeting summaries**

An email was sent by Dan to members the week prior to this meeting asking them to review and if needed, suggest edits/corrections prior to today. None were received. *The summaries were approved by consensus.*

### 4. **Action on Site Nominations/Assistance Requests**

#### Essex Junction: Road ResQ, amendment to Site Participation Agreement

Dan reported that VT DEC has advised CCRPC to try to use hazardous funds to pay for the Phase I ESA, rather than petroleum funds given uncertainty about the financial viability of the prior owner (Bushey). VT DEC indicated they would be receptive to authorizing the use of CCRPC's Petroleum funds for work beyond the Phase I if needed. Miles Waite wondered if the purchase agreement between Handy and Bushey would have included a clause indemnifying him of future liability, but no one knew the answer. CCRPC has submitted a request to the EPA to use hazardous materials funding and has not heard back yet.

Dan gave an overview of proposed changes to the participation agreement and reported that Pablo Bose had indicated his support as well. The committee members agreed with the minor edits.

Colchester: Champlain Chiro (Weston & Sampson: HAZ, Phase II-ESA, non-PCF eligible costs)

Upon review with DEC and PCF staff, the work plan for the property has been revised to only include hazardous materials, which decreased the cost substantially. The deductible will be fully met with work that will be funded by previously approved CCRPC funds, allowing the Hayes's to access PCF monies for future work on petroleum contamination. The PCF will also fund the creation of the work plan. Dan recommended that half of the remaining cost be covered by the CCRPC brownfields (\$2,625 of the \$5,250 for the last part of the hazardous work).

Curt asked for clarity on how much has been spent on this project, and Dan clarified that the cost is \$54,500 (\$53,500 in Petro, \$1,000 in Haz). Lori asked if future funds might be available if more hazardous materials are found. Emily clarified that all CCRPC funds can only be used for assessment and not for any cleanup.

Matt asked to see the evaluation scorecard for the project. Dan explained that it had scored pretty highly because of a possible housing component in future development.

The committee concurred with the staff recommendation.

Burlington: Blodgett Oven: (Stone Enviro: HAZ, Corrective Action Plan & Construction Soil Monitoring)

Lee Rosberg gave an overview of the Blodgett project and the proposal for the corrective action plan and the soils management. Dan gave his recommendation that the project be funded at 80% of the cost proposal for a total of \$28,963. Curt asked if there are future costs that might be needed. Lee stated that future costs will be related to cleanup and not assessment. Dan noted that Soil Management Costs were more fluid than preparation of the CAP (and could come in lower). For clarity, Dan offered a change to his original recommendation, proposing that CCRPC funds used be used first to pay for the CAP in full rather than 80% of each of the two segments. The committee concurred with the recommendation. [Editor's Note: After the meeting and with the concurrence with of Committee Chair \$20,407 for the Corrective Action Plan, and up to \$8,286 for Soil Management Oversight. ]

## 5. Updates

West Allen Street project (former Key Bank building), Winooski

The proposed redevelopment (which would have demolished the building) from 2016 has not gone forward and so the unspent funds will be returned to our allocable hazardous funds from FY2016.

US Route 7 properties, "hourglass" road project, Milton (Johnson Company & Town staff)

Kurt gave an overview of the possible issues found on both properties (see PowerPoint in meeting materials link). Dan asked for clarification about whether the work is complete or not. Kurt indicated that hazardous building material assessments are not done at the Parent property. Kurt suggested that the Town of Milton consider paying for GPR to determine whether the tanks are really there or not. Dan stated that CCRPC can pay for it as part of the existing contract with Johnson Co. if there is no QAPP needed. Dave Allerton indicated that there is already an option to purchase on the Parent property and there have been no stumbling blocks on the Paseraphim property. Dave indicated that the southern side of the hourglass will be paid for by the town and the northern side will be paid for by VTrans. Jason Charest noted that the project is funded for State Fiscal Year FY21 in the Transportation Improvement Program, aka "the TIP."

Lot 7D, Winooski (City staff and Weston & Sampson staff)

Steve Shaw recommended that a full Phase II be completed on the site, given the past presence of a nearby dry cleaner. Dan indicated that CCRPC will entertain a future proposal for more funding.

6. **Adjourn**

The meeting was adjourned at 4:05pm.

DRAFT