

Minutes: Brownfields Advisory Committee, Monday, November 26, 2018, 3:00 p.m. – 4:00 p.m.

Attendees:

Heather Carrington, City of Winooski (committee member)
Matt Vaughan, Lake Champlain Basin Program (committee member)
Kurt Mueller, Johnson Co. (CCRPC consultant)
Michelle Parker, Granite Works property owner (via phone)
Clare Rock, CVRPC (via phone)

CCRPC Staff:

Dan Albrecht, Senior Planner
Emily Nosse-Leirer, Senior Planner

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

The meeting began at 3:00pm.

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

None.

3. **Review and action on October 1st meeting summary**

Deferred until the next meeting when there will be hopefully more Committee members in attendance.

4. **Site Nominations/Assistance Requests**

CVRPC request on behalf of Granite Works (Montpelier), Shallow Soil Vapor Investigation (Johnson & Company: \$15,196, petroleum funding)

See the project's funding request for details on the history of the site and previous assessment:

https://www.ccrpcvt.org/wp-content/uploads/2018/11/Brownfields_Adv_Cmtee_Packet_GraniteWorks_2018_11_26.pdf.

Michelle reiterated that a few prospective purchasers have been scared away by the presence of contamination and sales have fallen through.

Kurt gave a description of the contamination that has been evaluated on the site. Specifically, there is a well inside the building with approximately 18 inches of mineral oils (ex. turpentine) floating in the groundwater. This is a solvent that's a byproduct from granite etching. Kurt Mueller stated that Johnson Co.'s hope is that the mineral oils are contained only within the foundation, which might lead to indoor air concerns if it's not removed. Knowing whether or not air quality could be mitigated will allow a purchaser to know whether or not the foundation area needs to be excavated, and thus what the cost will be.

Emily summarized her review of the property with regards to CCRPC's Site Evaluation Criteria. In response to Emily's question about whether the property owner has put any of their own money into it, Michelle replied that the owner has no money to put into the project and in fact has been using loans to meet

their daily operating expenses. Kurt indicated that some testing has occurred in the past that may have been funded by prospective purchasers. Kurt indicated that there will likely be a Corrective Action Plan needed in the future after this air testing.

Formal action on the request was deferred due to low committee attendance.

Hazardous Substances: CVRPC request on behalf of Bonacorsi (Barre), Confirmatory Indoor Air Testing (Johnson & Company: estimated \$12k-\$13k)

See the project's funding request for details on the history of the site and previous assessment:

https://www.ccrpcvt.org/wp-content/uploads/2018/11/Brownfields_Adv_Cmtee_Packet_Bonacorsi_2018_11_26.pdf

Clare described the history of the building and described the work that CCRPC has funded there in the past.

Kurt described that the screening on indoor air quality indicated levels that are hovering just at the level of unacceptably high. This testing is confirmatory to see if there is actually a problem or not, and whether the contamination is being contained by the slab foundation.

Clare indicated that the property owner has provided \$1,500 towards recent testing. Kurt indicated that there has been some owner support in the past for testing, but he does not know a dollar amount that has been provided.

Dan discussed the funding patterns that CCRPC has been following for different categories of projects, supporting 100% of housing projects and a range from 50-85% of other kinds of projects (see the spreadsheet at the CCRPC Brownfields webpage).

Heather expressed a concern that giving the properties bonus points for CVRPC's funding isn't fair to other projects which are receiving a lot more funding from the property owners, not just from another RPC's brownfields grant.

Clare asked when a funding decision would be made. Dan said he hopes to get a formal staff recommendation request (somewhere in the 75-80 percent range) to the committee out by the beginning of next week.

Formal action on the request was deferred due to low committee attendance.

City of Winooski, downtown lot redevelopment, preliminary information on eventual request.

At a future meeting, Heather will provide more details on possible development on the lot that is currently serving as parking for CCV.

5. Updates

Kurt gave a brief overview of the Hourglass project in Milton. There was a pump island and a leaking tar machine found on one of the properties. One of the property owners has not allowed sampling on his properties, which has caused work to stall. The Town of Milton needs to know what amount of hazardous materials are present in the buildings before purchasing and demolishing the buildings. The next step is getting these samples and possibly evaluating whether there are underground storage tanks associated with the pump islands. Dan suggested that CCRPC staff will follow up with the Town of Milton and VTrans to see if testing can be done in the right of way, since the homeowner won't allow for testing.

6. Adjourn

The meeting adjourned at 3:55 p.m.