

Brownfields Advisory Committee Minutes
Tuesday, January 22, 2019
3:00 p.m. – 4:15 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 Present:

Curt Carter, GBIC (chair)

Matt Vaughan, Lake Champlain Basin Program (via phone)

Other Attendees:

Robin Pierce, Village of Essex Junction

Dan Voisin, Stone Environmental

Lee Rosburg, Stone Environmental

Miles Waite, Waite-Heindel

Ted Chamberlain, Chamberlain Construction

Allen Liptak, LE Environmental

Patrick Dunseith, Intervale Center

Sarah Adams-Kollitz, McClure Multi-Generational Center

Michael Smith, Vermont DEC (via phone)

Meg Donahue, attorney representing NY Cleaners

John Caulo, HULA

CCRPC Staff:

Dan Albrecht, Senior Planner

Emily Nosse-Leirer, Senior Planner

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

The meeting was called to order at 3:06pm.

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

None.

3. **Review and action on 10/1, 11/26 and 12/19 meeting summaries**

Summaries will be approved via email to the members.

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

Essex Junction: Road Res-Q (Phase I ESA)

The Village Green project is proposed on part of the current Road Res-Q property (see site plan in referenced material) as part of the “Design 5 Corners” project. Robin explained that this is part of a broader intersection redesign that increases the pedestrian friendliness of the intersection and makes the intersection better. Essex Junction is not going to need to buy the whole property. Curt mentioned that the form needs to be signed by the landowner, which is his only concern. Emily and Dan explained the staff recommendation included in the packet; the staff recommendation is to fully fund the Phase I with petroleum funds, pending the landowner signature. Curt and Matt concurred with the staff recommendation. This will be circulated out to the remaining committee members for review and action. The project has not been assigned to a consultant.

Burlington: Intervale, (Phase I ESA and \$500 BRELLA Fee)

Patrick explained that the Intervale rents this property and wishes to complete a Phase I before purchasing it. Matt asked for a map showing the parcel’s location to be sent around. Matt also asked what the concern was from the McNeil plant – Miles explained that the concern could be PAHs from incomplete combustion, similar to other areas of urban soils in Burlington. Curt asked whether the Phase I can wait until the snow is off the ground and Patrick explained that it can wait until then. Dan explained that a Phase I needs to be completed within 6 months before closing. Curt and Matt concurred with the staff recommendation. This will be circulated out to the remaining committee members for review and action.

Colchester: New York Cleaners, (Phase I ESA + Bldg materials assessment)

Miles explained the history of the property, which was formerly a dry cleaner. Phase I, Phase II and CAP were previously completed, indicating that groundwater injection would be needed for groundwater remediation. Septic contamination is also a problem. The self-storage units proposed would be slab on grade construction and there would not be any wastewater system for this development. Eventually the owner may want to enroll in BRELLA. Miles warns that this property will likely be quite a bit of work, especially because the building is proposed to be demolished- the prospective purchaser wishes to know the amount of work that he will be taking on. Miles also mentioned that there is an existing storage tank which may open up the option for petroleum activities.

Matt asked for more information on the economic benefit of the project, especially whether jobs will be created or not. Ted mentions that there is a demand for more storage units in the area. No jobs will be created, so the staff ranking is too high for that portion. Michael mentioned that additional information is needed to understand the current status of the site. Dan explained that the staff recommendation was to follow CCRPC’s past practice and pay 100% of the Phase I costs and 80% of the hazardous materials costs (general standard for commercial non-housing projects). Dan explained that the hazardous materials eligibility determination will need to wait, as EPA staff aren’t working due to the government shutdown. Curt and Matt concurred with the staff recommendation. This will be circulated out to the remaining committee members for review and action. Because of the government shutdown, formal EPA approval for CCRPC to fund the work may take a while. Dan clarified that each new proposal for further work on this project will be evaluated individually as it comes in, so the committee will evaluate future funding.

Burlington: McClure Multi-Gen Center (Phase I ESA)

The Burlington Children's Space is hoping to exercise their purchase option on the McClure Multi-Generational Center. They want to understand their liability before purchasing it and understand whether further remediation is necessary. There's also pressure from the City of Burlington to expand the childcare options in the center. There are grant monies available from the City of Burlington for the purchase, but they expire in spring 2019. There are concerns about vapor intrusion in the space and a sub-slab depressurization system was installed, but questions remain about the efficacy of that system. There were I-Rule exceedances for PCE within the building as of 2017. Enrolling in BRELLA may be an option, as it's unclear if any liability protections are currently in place. The building will be purchased with a perpetual land lease, but legal advice is that this still puts the occupant into the chain of liability. Because of the government shutdown, formal EPA approval for CCRPC to fund the work may take a while. Curt and Matt concurred with the staff recommendation. This will be circulated out to the remaining committee members for review and action.

Burlington: Blodgett Oven: (Corrective Action Plan & Construction Soil Monitoring)

John explained the existing site conditions on the property, as shown on the property map. This site is 15 acres. The goal of the project is to create a coworking space focused largely on tech employers, which John argues is key to Chittenden County's economic development. The plan is ideally to attract new businesses rather than to relocate existing businesses. The site has urban soils due to its location, but the largest concern is PCBs in the 50 Lakeside building, probably from general maintenance of hydraulic equipment. Some of the slab will need to be removed or capped in other places. There are also PCBs in the caulking on the windows. The removal and demolition of these materials will necessitate monitoring of the construction and demolition section. Curt asked for clarification of what's being requested. Lee explained that the project needs a CAP to satisfy the I Rule and serve as the EPA cleanup plan. Lee estimated around \$15,000 for the CAP preparation. Dan asked why it was so much higher than we usually see for CAPs, and Lee explained that coordination with the EPA will take a lot of time. Groundwater assessments have taken place and there is not lake contamination. There are institutional controls on the site stating that daycares are not permitted and excavation over 4 feet is prohibited under certain PCB levels. The construction soils management cost is unknown because there is no offsite soil disposal proposed. A formal cost assessment for the project is necessary clearly detailing CAP costs and soil monitoring costs. Upon receipt, CCRPC staff will either schedule a Committee meeting for review or solicit a recommendation via email from the members. Because of the government shutdown, formal EPA approval for CCRPC to fund the work may take a while.

5. Adjourn

The meeting adjourned 4:28pm.