

**Brownfields Advisory Committee Meeting Minutes**  
**Monday, July 8, 2019**

CCRPC Main Conference Room, 110 West Canal St., Suite 202 Winooski, VT  
Or via Conference Call to:  
Please call: Dial-in Number: (605) 313-4812  
Access Code: 933085

To access various documents referenced below, please visit:  
<http://www.ccrpcvt.org/our-work/economic-development/brownfields/#advisory-committee>

<b>Committee Members:</b>	<b>Staff:</b>
Curt Carter, GBIC (Chair)	Dan Albrecht, Senior Planner
Pablo Bose, University of Vermont (via phone)	Emily Nosse-Leirer, Senior Planner
Heather Carrington, City of Winooski	<b>Guests:</b>
<b>CCRPC Consultants</b>	Melissa Manka, Westford Planning Coordinator
Steve Shaw, Weston and Sampson	George Pigeon, property owner
	Ryan Lambert, City of Winooski Engineer

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

The meeting came to order at 2:35pm.

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

None.

**3. Review and action on 5/21 meeting summary**

Dan summarized the minutes from the previous meeting. Any action on the minutes was deferred until the next meeting.

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

**a. Westford: 1705 VT Route 128, Pigeon Property, Phase I (HAZ, no firm yet assigned, estimated cost \$2K - \$3K)**

George explained that the property was purchased by his parents in the 1960s for storage of school buses that were used in the school district. Prior to the purchase it was operated as a gas station and there may still be an underground petroleum storage tank on the property. The town is interested in building town office space or subdividing the property and seeing commercial development there. The property is not on the market yet but the owner is willing to work with the town on a sale if reasonable. The property is in the Town Common district (T-5 district) and there can be up to four principal structures per acre and this property would theoretically be on the future community wastewater system when built.

*Heather moved to support the project for a Phase I ESA as assigned by CCRPC staff. The motion was seconded by Curt and approved unanimously.*

**b. Winooski: Abenaki Way, City Lot 7-D**

- i. Summary Report: (PETRO, Weston & Sampson, \$1,995)
- ii. Corrective Action Plan (HAZ, Weston & Sampson, \$6,210)

Past geotechnical analysis on this property found contaminants including PAHs with shallow soil and subsurface exceedances. There were no groundwater exceedances found. Some soils could be moved to other urban areas but some would need to be removed or capped. This data needs to be put into a summary report that meets state I-Rule standards (Part i below) before the site can have a CAP (Part ii). Weston and Sampson are hopeful that this will be exempt from an Evaluation of Corrective Alternatives because the removal of these soils will be very simple. There may be some design changes in the future if a different owner buys this property, which will not likely change the needed assessment or cleanup. This property had much less contamination than might be assumed for an urban area.

*Curt made a motion to support the project as proposed and Pablo seconded. The motion passed unanimously. Heather recused herself.*

**5. Updates**

- a. Champlain Chiropractic

Steve explained that there is groundwater contamination with benzene on this property and the property across the street, up to 500x the screening value, but there is no drinking water contamination from benzene on either property. There was high lead content on the property across the street, but this may be due to the water system and not groundwater contamination (a second sample for lead is needed). More assessment of vapor intrusion is needed across the street and more sampling may be needed to ensure that the plume is fully defined.

CCRPC's funding of a Phase II covered the sampling of a waste pile in the affected property and the sampling of a waste drain from the property to across the street. Weston and Sampson is hopeful that the rest of the investigation for this project will be funded by the Petroleum Cleanup Fund.

**6. Adjourn**

The meeting adjourned at 3:17pm.