

Brownfields Advisory Committee Meeting Summary Friday, August 2, 2019 1:00 p.m. – 2:00 p.m.

CCRPC Main Conference Room, 110 West Canal St., Suite 202 Winooski, VT & via conference call

To access various documents referenced below, please visit:

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

In Attendance	
Committee Members:	Staff:
Curt Carter, GBIC (Chair) (via phone)	Dan Albrecht, Senior Planner
Heather Carrington, City of Winooski (via phone)	Emily Nosse-Leirer, Senior Planner
Kirsten Merriman-Shapiro, CEDO (via phone)	Guests:
CCRPC Consultants	Doreen Kraft, BCA
Alan Liptak, LEE	Chris Beling, EPA
Kurt Muller, VHB	Don Turner, Town of Milton (via phone)

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

The meeting came to order at 1:03 p.m.

2. Public comments on items not on the Agenda

None

3. Review and action on 5/21 and 7/8 meeting summaries

Curt moved to approve the minutes from 5/21 with Kirsten seconding. The motion passed unanimously. Heather moved to approve the minutes from 7/8 with Curt seconding. The motion passed unanimously.

4. Action on Site Nominations/Assistance Requests

a. BURLINGTON: 405 Pine Street (Burlington City Arts), Phase II ESA, LE Environmental

Alan summarized the results of the Phase I ESA on this property. There were no previously testing data available for the site, so the Phase I “started from scratch.” There are three historic drycleaners upgradient near the site and the property adjoins the Barge Canal site, which has a great deal of naphthalene contamination. Vapor testing is needed during the Phase II ESA. Soil borings and groundwater testing are also needed in the Phase II. All RECs are from historic off-site use – the previous uses inside the building are not responsible for contamination. Dan asked whether the number of soil and water testing wells are excessive. Alan explained that for a site in an area of high contamination, this should be considered the industry standard. This testing also helps establish a baseline for contamination on the site and for groundwater flow across the property. Alan will provide a more detailed budget breakdown for staff.

Doreen discussed BCA’s plans to expand camp programming in the building and stated that they are in process to buy the building and plan for its future use.

Dan stated that staff are supportive of the request.

Heather made a motion to fund the full \$24,400 for this Phase II and Curt seconded. The motion passed unanimously.

b. MILTON: 214-218 US Route 7 (Town of Milton), Phase II ESA, VHB (formerly Johnson Co.)

Kurt reminded the committee about the past struggles to get assessments completed at Parent Property at 204 Route 7. The Town of Milton would like to close on the property this year but would like to see testing completed first. 204 Route 7 remains at a standstill.

At 214 Route 7, the RECs are a 55-gallon drum, which shallow soil testing beneath it; an AST that needs shallow soil testing; and a broken car battery that may be causing lead contamination. All of the RECs can be evaluated with hand auger drilled shallow soil testing rather than monitoring wells. Dan expressed concern about whether the petroleum portion of this project is eligible for funding. Petroleum funding may not be an option as the petroleum contamination was caused by the current owner. Normally we would use hazardous money for this if there were combined hazardous and petroleum RECs, but this is a case where the RECs are clearly only petroleum contamination and the funding is not eligible for hazardous funding. Dan will work further with the DEC to figure out a way to get this funded through petroleum monies.

Dan stated that staff are supportive of the request.

Curt made a motion to fund the project up to \$12,722 and Kirsten seconded. The motion passed unanimously.

5. Updates

a. Milton: 210-214 US Route 7

Don gave an update on the property. There will be another public hearing on the plan in September 2019 and the Selectboard will approve a final plan in early 2020. Construction is planned in 2021.

b. Barre: Bonacorsi

This project has been completed.

c. Westford: 1705 VT Route 128

Alan gave an update on this project, which is likely contaminated due to past under- and aboveground storage tanks. The Phase I will likely recommend the need for GPR. Dan stated that staff is trying to get this paid for with petroleum funds. Alan suspects that this will be eligible for petroleum funding and the cost would be a few thousand dollars. The committee agreed to review a funding request for GPR via email.

d. Other projects.

Kurt mentioned that a Phase I might be forthcoming for a new children's center at the St. Anthony's parish hall near Pine Street and Flynn Avenue.

6. The meeting adjourned at 1:48pm.

Respectfully submitted by Emily Nosse-Leirer