

Brownfields Advisory Committee
Monday, November 11, 2019

Meeting Summary
Scheduled Time: 3:00 p.m. – 4:00 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:
Ian Jakus, Burlington CEDO	Dan Albrecht, Senior Planner
Heather Carrington, City of Winooski	Emily Nosse-Leirer, Senior Planner (via phone)
CCRPC Consultants	Guests:
Kurt Muller, VHB	Adam Dubroff, Winooski Hotel Group (via phone)
Miles Waite, Waite-Heindel	Nathan Dagesse, EIV Technical Services

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

The meeting came to order at 3:00 p.m. Given the absence of the Committee Chair and Vice-Chair, the Committee members present authorized Mr. Albrecht to chair the meeting.

2. Public comments on items not on the Agenda

None

3. Review and action on 8/2 and 9/5 meeting summaries

Dan first noted that Curt Carter and Pablo Bose had reviewed the summaries and indicated they found them acceptable with Mr. Carter noting the need to add a note to the 9/5 summary that Ms. Cannon later declined the offer of assistance from the CCRPC. Dan summarized the minutes of both meetings and noted a copy-paste duplication error in the motion concerning the request for additional funds for work at the New York Cleaners site.

Ms. Harrington made a motion, with a second from Mr. Jakus, to approve the summary for the 8/2 meeting. The motion carried unanimously.

Mr. Jakus made a motion, with a second from Ms. Carrington, to approve the summary for the 9/5 meeting with the following corrections: add a note regarding Ms. Cannon's decline of assistance and correct the motion regarding the NY Cleaners request. The motion carried unanimously with Ms. Carrington abstaining.

4. Action on Site Nominations/Assistance Requests

a) Winooski: City of Winooski, City Lot 8, Phase I ESA (\$3,500) Waite-Heindel

Ms. Carrington first noted that she would recuse herself from voting on any formal actions regarding this request that she submitted. Ms. Carrington and Mr. Dubroff provided a description of the planned development. The City hopes to conduct a parcel swap with the Winooski Hotel Group, transferring Lot

8 to the Group in exchange for Lot 12 which the Group had previously attempted to develop. That project did not make it through the Act 250 process. Mr. Dubroff indicated that he is still very much interested in developing a hotel in Winooski. The hotel is projected to have 95 rooms and be six stories tall.

Miles Waite recapped some of the information found in previous environmental assessment work conducted on behalf of the Winooski Community Development Corporation. There were 20-30 borings and 6 testing locations. Contaminants found included TCE, metals and arsenic. An old foundry used to be located at this site.

Mr. Jakus indicated that he was in favor of funding the proposed Phase I ESA. Dan noted that Mr. Carter and Mr. Bose had both indicated their support as well. With the concurrence of Mr. Jakus, Dan indicated that he would seek recommendation of additional Committee members and then proceed accordingly.

b) Winooski: Marty's Cars, 355 Main Street, Phase I & II ESA (Phase I, \$4,500), VHB

Mr. Dagesse intends to purchase the property which currently houses a duplex and a small auto sales business. If all goes well, he intends to demolish the existing buildings, build a 4-story building with approximately 1,500 SF of ground floor commercial with the rest of the building consisting of approximately 24 apartment units. Ms. Carrington noted that this exactly the type of development the City wishes to see in its new Form Based Codes District and is across the street from 348 Main Street which is fully built out in a similar fashion with two restaurants on the ground floor and apartments upstairs.

Mr. Muller noted that under a separate private contract with EIV he will be conducting some limited Phase II ESA testing to see if there any significant issues that can be rapidly identified. The property itself is not a "listed" site but there is a gas station located across the street to the north which has been listed. If the results of the separately sourced testing indicate more research is needed, he could prepare an estimate for follow-on Phase II ESA work

Mr. Jakus made a motion, with a second from Ms. Carrington, to provide up to \$4,500 for preparation of a Phase I ESA. The motion carried unanimously.

5. Updates

Milton (US Route 7, Papaseraphim property) Mr. Muller noted that the SSQAPP is done.

Montpelier (Granite Works) Mr. Muller noted they will be submitting a CAP soon.

6. The meeting adjourned at 4:00 pm.

Respectfully submitted by Dan Albrecht