

**Brownfields Advisory Committee**  
**Monday, August 23, 2021**

**Meeting Summary**  
**Scheduled Time: 11:00 a.m. – 12:30 p.m.**

**Held via Zoom:** Various documents referenced below are available for download at:  
<http://www.ccrpcvt.org/our-work/economic-development/brownfields/#advisory-committee>

<b>In Attendance</b>	
<b>Committee Members:</b>	
Curt Carter, GBIC, Chair	Heather Carrington, City of Winooski
Matt Vaughan, LCBP	
<b>Guests:</b>	
Frank Von Turkovich, FVT 600 Spear Street	Angela Emerson, LE Environmental
Sarah Bartlett, DEC	Liz Curry, Common Land Solutions
Janice Ohlsson, East Calais Community Trust	Brian Pine, Burlington CEDO
Steve Shaw, Weston & Sampson	Gail Henderson-King, White & Burke Associates
Kurt Muller, VHB	
<b>EPA Brownfields Staff</b>	
Christine Beling	<b>Staff:</b>
	Dan Albrecht, Senior Planner
	Taylor Newton, Senior Planner

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

The meeting was called to order at 11:05 p.m. by Chair Curt Carter.

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

No comments

**3. Review and action on 5/11/2021 meeting summary**

Deferred until next meeting

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

**a. SOUTH BURLINGTON: 600 Spear FVT 600 Spear Street**

**REQUEST: \$4,445, Supplemental Sampling, LE Environmental., Hazardous Substances assessment funds**

Frank Von Turkovich briefed the Committee. The project will have 32 apartment units within 8 buildings as well as a 500 KW solar field on its eastern half near the Interstate. The project was approved under Interim Zoning by the City Council as is currently under consideration by the Development Review Board (DRB).

Angela Emerson of LE Environmental indicated that DEC would like additional groundwater monitoring to

better understand the level of impacts of naphthalene and select metals on site.

As Dan Albrecht is a member of the City's DRB, Taylor Newton prepared the staff recommendation for this project which read in part as follows: *"As previously evaluated, this project scores high due to its location and high number of housing units and adheres to our Program's Guiding Principles. The scope of work proposed in the attached LE Environmental proposal is supported by DEC and will aid appropriate development of the property. Staff recommends fully funding the project using available EPA funds and forthcoming funds from the Vermont Agency of Commerce and Community Development."* Taylor noted there is only about \$2,800 available in current EPA grant funds for Hazardous Substances projects. Additionally, CCRPC is in the midst of reviewing proposals from several firms, including LE Environmental, for certification as a Brownfields firm for CCRPC beyond 9/30/21. The current Master Agreement with LE Environmental and the other five firms expire 9/30/21.

*Motion made by Heather Carrington, second by Matt Vaughan to support the project with an initial authorization of \$900 to prepare the SSQAPP by 9/30/21. Motion carried unanimously.*

b. BURLINGTON: Burlington City Arts, 405 Pine Street

REQUEST: \$450 – Community Relations Plan, LE Environmental, Hazardous Substances assessment funds

Sarah Bartlett noted that these days such CRP are typically rolled into preparation of the CAP. Completion of this CRP is required for BCA to try and access new grant funds for cleanup. Angela Emerson noted that the work will only take a day or two.

The staff recommendation read, in part, as follows: *"As previously evaluated, the project scores high due to its location, economic impact and community services. Work by LEE on the CAP came in approximately \$830 under budget. Staff recommends approval of this \$450 cost as a successful application to EPA will aid cleanup. Funds allocated from prior \$ unspent."*

*Motion made by Matt Vaughan, second by Heather Carrington to support the request for \$450. Motion carried unanimously.*

c. EAST CALAIS: East Calais General Store, East Calais Community Trust, 4520 VT Route 14

REQUEST: \$2,500 – Updated Phase I ESA, Weston & Sampson, Petroleum funds

Liz Curry briefed the Committee. The Community Trust has secured funding from sixteen different sources to facilitate continued operation of the General Store which is a great and needed community asset. HUD requires an updated Phase I ESA to be prepared.

Steve Shaw noted that the work can be performed quickly. The project does not yet have an eligibility determination for Petroleum funds from DEC.

The staff recommendation read, in part, as follows: *"The attached evaluation shows a high score for the project due to its village location, proximity to infrastructure, economic and social importance and the retention of three apartments. Staff recommends that the project be funded. Weston & Sampson is one of our previously selected consultants and the work can be done rapidly. Adequate funds from our EPA Petroleum assessment funding pool remain."*

*Motion made by Curt Carter, second by Heather Carrington to support the request for \$2,500 in Petroleum assessment funds subject to a positive Petroleum Eligibility determination from DEC. Motion carried unanimously.*

d. BURLINGTON: City of Burlington / Intervale, 99 Intervale Avenue

REQUEST: over \$10k, Data Gap Analysis, Consultant-t.b.d., Hazardous Substances assessment funds

Gail Henderson-King described the project. When eventually complete, the project will result in a 40,000 SF fulfillment center to function as a community food hub for distribution to underserved populations in northwest Vermont. The project will facilitate merging three existing programs into one location. Brian Pine noted that VTRANS is already funding some needed sidewalk improvements adjacent to the property.

Sarah Bartlett noted that a Data Gap Analysis is needed to examine the variety of previous studies and compare those results to existing standards as well as identify if new investigations are required prior to development.

The staff recommendation, read in part, as follows: Although the project score is relatively low as it lacks discrete housing, intensive commercial or open space / recreation, the overall community benefit should be significant. At this time, the CCRPC lacks sufficient EPA funds to support the project. That being said, staff recommends that the Committee support assisting the project with our pending ACCD funding and assign it to one of our soon-to-be established engineering firms selected via our recently issued RFQ.

The following questions/concerns were noted:

- Steve Shaw indicated that the proposed price of over \$10k seems high based upon his experience.
- Matt Vaughan indicated he is supportive of the project goals but has concerns about the creation of more impervious surface.
- Heather Carrington indicated she would like to have more information before deciding to allocate funds.
- Dan Albrecht indicated that in order to better evaluate the project's economic impact it would be helpful to understand how many new employees would be based in the proposed building as well as understanding who pays the farms.
- In response to a query from Dan, Sarah Bartlett indicated that DEC only has 18 staff for the entire state and hundreds of sites to deal with and therefore DEC cannot prepare the requested Analysis.

Discussion concluded with a recommendation from the Committee to Ms. King to come back with their request and provide additional detail on the project and the requested support.

**5. Updates**

None.

**6. The meeting adjourned at 12:15 p.m.**

*Respectfully submitted by Dan Albrecht*