

**Brownfields Advisory Committee**  
**Monday, November 15, 2021**

**Meeting Summary**  
**Scheduled Time: 11:00 a.m. – 12:15 p.m.**

**Held via Teams:** *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	Samantha Dunn, Burlington CEDO
Matt Vaughan, LCBP	Sam Arnold, Community Health Centers of Burlington
<b>CCRPC-retained Qualified Environmental Professionals</b>	
Atlas: Erik Urch, Rob Montgomery	KAS: Jeremy Robinson
LEE: Angela Emerson, Alan Liptak	Stone: Katrina Mattice
VHB: Kurt Muller	Weston & Sampson: Steve Shaw
<b>Guests:</b>	
Frank Von Turkovich, FVT 600 Spear Street	Laurie Stavrand, US Committee for Refugees & Immigrants
Kristi Herzer, DEC	Kirsten Merriman Shapiro, Champlain Housing Trust
Phinneus Sonin, Golden Junk, LLC	Michelle Caver, VFW
Kevin Fleming, VFW	Seth Jensen, Westford Planning Commission
<b>EPA Brownfields Staff</b>	
Christine Beling, Region One	<b>CCRPC 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. Dan introduced two new members of the Committee: Samantha Dunn to represent CEDO and Sam Arnold of Community Health Centers of Burlington. He also introduced Laurie Stavrand of the US Committee for Refugees & Immigrants who is considering joining.

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

No comments

**3. Introduction of CCRPC-retained Qualified Environmental Professional Firms**

Staff from Atlas, KAS, LEE, Stone, VHB and Weston & Sampson introduced themselves.

**4. Review and action on 8/23/2021 meeting summary**

Deferred until next meeting as insufficient number of members from that meeting present.

**5. Briefing on planned application for EPA FY22 Brownfields Assessment Grant and solicitation of members to review final draft**

Dan indicated he would be submitting a CCRPC application by December 1<sup>st</sup> for an EPA Brownfields Assessment grant for funds in the \$300k-\$400k range. Matt Vaughan offered to provide some limited technical review before he leaves for vacation. Steve Shaw and Kurt Muller offered to review the draft application as well.

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

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

STAFF UPDATE: moving forward with funding remaining \$3,545 in Supplemental Sampling, LE Environmental using ACCD Brownfields Revitalization Fund grant

Dan first noted for the record that he is a member of the South Burlington DRB so he is having Taylor handle all the contract related materials on this project. Frank Von Turkovich updated the Committee. The proposed solar installation on the east side of the property will have enough power to supply all the homes. They will be going back to the South Burlington DRB for a tweak to the site plan due to the presence of some private roads. In the end the development will have 2 units in pre-existing structure and 32 apartments distributed in multiple buildings.

*It was noted that formal action was not necessary as the Committee previously authorized supporting this supplemental sampling once the CCRPC's ACCD Brownfields funding was up and running.*

**b. WESTFORD: Pigeon Family Trust, 1705 Vermont Route 128**

REQUEST: \$5,660 for Additional PAH Delineation, LE Environmental, using ACCD Brownfields Revitalization Fund grant

Taylor briefed the Committee. The CCRPC has been working with the Town on its VCDP Planning Grant. A preferred concept plan should be selected by January. The plan is to have the Vermont River Conservancy apply to VHCB for funding to purchase the property. Then VRC would subdivide the property back to the Town and retain a recreational access easement to the Browns River to the north. The Town would then develop the remaining portion of the parcel for mixed residential, commercial and public uses as its abuts the current Town office property located to the west.

Seth Jensen of the Town of Westford Planning Commission noted that the Town has been heavily engaged in promoting redevelopment of this parcel. The Town will also leverage its recently announced Northern Borders Regional Commission grant of \$430,000 for wastewater planning and hopes to move to a vote this coming spring on a construction bond.

Angela Emerson indicated that the proposed work was requested by DEC and it will seek to better delineate the PAH contamination to the north of the previous delineation work notably in the gully.

Dan recommended full funding of the request given its central location in the village and the many benefits the project would provide. *Motion made by Matt Vaughan, second by Samantha Dunn to support the request for \$5,660 using ACCD Brownfields Revitalization Grant dollars. Motion carried unanimously, 4-0.*

c. BURLINGTON: Champlain Transmission 314 North Winooski Ave

REQUEST: \$17,995 – SSQAPP, UST Closure Assessment & CAP, Stone Environmental, using FY18 EPA Assessment grant and/or ACCD Brownfields Revitalization Fund

Phinneus Sonin of Golden Junk, LLC briefed the Committee. He owns two buildings nearby selling vintage and second-hand items. He is enrolled in the BRELLA program as a prospective purchaser. He intends to buy the building to be able to expand his operations. It would essentially double his available square footage and provide parking for his business. He anticipates using the building to showcase larger items for sale. He hopes to periodically host flea markets on the property so that other smaller, private vendors in the community could sell their wares. He currently has three full time employees and two part-time employees. With this expansion, he hopes to gain an additional 3-4 FT employees and an additional 3-4 PT employees.

Katrina Mattice described the proposed scope of work. The SSQAPP is required prior to conducting the UST Assessment. The UST Assessment will determine whether the tank needs to be removed or can be left in place. She filled out and Dan submitted a Petroleum Eligibility Request determination letter to DEC.

Dan recommended that if the project is eligible for EPA Petroleum Assessment funds, then recommend we fund: \$3,078 for SSQAPP and \$7,000 of the UST Closure Assessment *Motion made by Matt Vaughan, second by Samantha Dunn to fund \$3,078 for SSQAPP and \$7,000 of the UST Closure Assessment. Motion carried unanimously.*

d. COLCHESTER: St. Michael's College / Champlain Housing Trust / Intervale, 33, 81 & 123 Ethan Allen Ave.

REQUEST: \$x,000 – Supplemental Assessment & CAP, Atlas, using ACCD Brownfields Revitalization Fund

Kirsten Merriman-Shapiro of the Champlain Housing Trust briefed the Committee. CHT has option to purchase all three old dorm buildings to eventually create 64 studio and one-bedroom apartments. CHT has already invested significant fund in environmental site assessments. She noted that even after the assessment and CAP are completed cleanup costs are anticipated at \$2 Million due to lead paint, asbestos, etc.

Erik Urch of Atlas described the proposed supplemental assessment and CAP. The soil samples would be taken in bulk. First sampling of soil closest to building would be conducted. The next set of samples (from slightly farther away from the building) would only be analyzed if the first set was positive. This is the reason for the two cost estimates provided. In response to a question, he noted that Atlas could access DEC Brownfields Assessment funding potentially as well.

The Committee noted that the project has many benefits given the number of units and its location. However, the cost was significant and could potentially use up the lion's share of CCRPC's ACCD Brownfields grant funds. *The Committee asked Atlas to reach out to the State and see if they would be willing to partner on funding the needed assessment work.*

## 7. Updates: staff, members, guests

None by staff or members.

Kevin Fleming and Michelle Caver of the VFW indicated they are still working with CHT on a redevelopment plan for their building on South Winooski Avenue.

Steve Shaw of Weston & Sampson reported that they had conducted a data gap analysis on behalf of the Intervale project that was before the Committee at their August meeting. He indicated that the project would refine its proposal for further assessment and then come back to the Committee.

Angela Emerson reported that LE Environmental had found a previously unknown UST adjacent to VT Route 128 that the GPR work did not find likely due to the roadbed and a buried concrete slab interfering with the radar. She is working on a cost proposal for eventual spring removal. The project will also require a VTRANS permit.

**8. The meeting adjourned at 12:13 p.m.**

*Respectfully submitted by Dan Albrecht*