

Brownfields Advisory Committee
Thursday, February 10, 2022

DRAFT Meeting Summary
Scheduled Time: 1 PM to 2 PM

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

In Attendance (all virtual unless otherwise noted)	
Committee Members:	
Whitney Coombs, GBIC	Samantha Dunn, Burlington CEDO
Matt Vaughan, LCBP	Pablo Bose, UVM
CCRPC-retained Qualified Environmental Professionals	
Atlas: Erik Urch	KAS: Jeremy Roberts
LEE: Alan Liptak	Stone:
VHB: Kurt Muller	Weston & Sampson:
Guests:	
Mike Quaid, Community Sailing Center	Owen Milne, Community Sailing Center
Steve Donahue, Donahue Associates	Kirsten Merriman Shapiro, Champlain Housing Trust
Sara Katz, Burlington City Arts	
EPA and State Staff	
Kristie Farnham, ACCD	CCRPC Staff:
Shawn Donovan, ANR	Dan Albrecht, Senior Planner (@ CCRPC office)
	Taylor Newton, Senior Planner

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

The meeting was called to order at 1:04 PM by Vice Chair Matt Vaughan.

2. Public comments on items not on the Agenda

No comments

3. Review and action on 12/16/21 meeting summary

M. Vaughan noted that his name was spelled incorrectly in the minutes and asked that it be corrected moving forward.

On a motion by S. Dunne, seconded by W. Coombs, the meeting summary from December 16, 2021 was approved unanimously.

4. Public Expenditures to Date

D. Albrecht explained that CCRPC's EPA Hazard Mitigation Assessment funds are generally "spent out," but there remains about \$4,000 in EPA Petroleum Assessment funds left. D. Albrecht then reviewed funding from the ACCD Brownfield Revitalization Fund. He noted that CCRPC has already authorized \$42,883 in projects using ACCD Brownfield Funds from the \$100,000 budget. He also noted that the current meeting included pending requests that would equal around \$30,000 and that there remain several other projects within the region that may seek funding in the next few months.

5. Action on Site Nominations/Assistance Requests

a. Burlington: Burlington City Arts, 405 Pine Street

STAFF UPDATE: \$1,870 – CAP Update, LE Environmental, using ACCD Brownfields Revitalization Fund

A. Liptak explained that the project is to modify the existing CAP. There have been some tweaks to the redevelopment plan, including reconfiguration of the parking lot islands and sidewalks, and these changes necessitate an amendment to the CAP. D. Albrecht explained the CCRPC brownfields program has funded \$38,800 in assessment funds for this project to date.

K. Farnham noted that the remediation related to redevelopment of the site is in line to be funded through ACCD funding once an amended CAP is completed.

Motion made by W. Coombs, S. Dunn seconded by, to support the request for \$1,870 for an amended CAP using ACCD Brownfields Revitalization Grant dollars. Motion carried unanimously, 4-0.

b. COLCHESTER: St. Michael's College/Evernorth/Champlain Housing Trust, 33, 81, &123 Ethan Allen Avenue

REQUEST: \$13,960 – CAP, Atlas, using ACCD Brownfields Revitalization Fund

E. Urch explained that the applicant is seeking to fund a CAP for identified contamination on site including PAHs/PCBs/Lead in soils, and for lead and asbestos contamination inside the structures. E. Urch explained that previous funds allocated by CCRPC paid for Phase II work that included delineation of PAHs/PCBs/lead on site, soil vapor testing and monitoring wells.

D. Albrecht reiterated the staff recommendation to authorize \$15K for the CAP to establish costs for remediation and that this request be the final request allocated by CCRPC until it is known if CCRPC will receive additional EPA Assessment Grant funds in May 2022.

K. Merriman-Shapiro stated that the site will host 64 perpetually affordable units once redevelopment is complete. S. Dunn asked about how the proposed project will set up the project for success. K. Merriman-Shapiro stated that the CAP is critical. The CAP is needed to access for funds for remediation and is also needed for the HUD Environmental Review process related to the redevelopment too.

Motion made by S. Dunn, seconded by W. Coombs, to support the request for up to \$13,960, using ACCD Brownfields Revitalization Grant dollars. Motion carried unanimously, 5-0.

c. BURLINGTON: Lake Champlain Sailing Center 505 Lake Street

REQUEST: \$13k - \$38k – Soil characterization, VHB, using ACCD Brownfields Grant

O. Milne provided an overview of the project. K. Mueller noted that the currently proposed brownfields work is really a pre-characterization effort. He noted that based on history of area, and data from Moran

Plant area, that contamination of the site is likely. K. Mueller then ran through three different options to complete pre-characterization in the area near the shore within Lake Champlain. He noted that that the ideal option, using a “sonic rig” located on the shore to conduct testing at several different angles from shoreline, would save a lot of money because it would not require mobilizing a barge. He noted that this option would likely cost between \$30,000 to \$35,000. Hand auger options would be less expensive. A third option where a barge would be used was also discussed.

O. Milne explained that the proposed redevelopment of the site would enable the Sailing Center to host regattas in Burlington. He also noted that the Sailing Center’s use of a sluiceway at the Moran Plant for storing boats would likely end in the coming years and further necessitate the need for the proposed project.

M. Vaughan revised the state recommendation to fund \$10,000 worth of work to support pre-characterization work using whichever option is chosen by the Sailing Center. He also noted that if a different option to conduct pre-characterization work was chosen by the Sailing Center, other than the three reviewed by the Committee, the Sailing Center should return to the committee before conducting the work. S. Dunn stated that she did not see the need to limit future request from the Sailing Center for additional funding. The Committee agreed.

W. Coombs asked if an allocation of \$10,000 will allow the Sailing Center to move forward with pre-characterization work. O. Milne stated that work would be funded through CCRPC assistance and funds fundraised by the Sailing Center.

S. Dunn motioned to award \$10,000 for pre-characterization work on site using one of three methods outlined by the project consultant. W. Coombs seconded. Motion carried unanimously, 5-0.

6. Updates: staff, members, guests

BURLINGTON: Parish of St. Joseph’s Cathedral, 20 Pine Street: S. Donahue reviewed the potential sale and redevelopment of the property. J. Roberts from KAS stated that some shallow soils testing had already been conducted on site and that PAH contamination had been identified in a few spots which led to a DEC request for further site investigation. He said that the parish will enter into the BRELLA program and that the potential buyer had already completed a Phase I. The parish now hopes to pursue further site investigation to investigate RECs and will seek from CCRPC to assist.

D. Albrecht asked if any contamination is petroleum related. J. Roberts noted that there is a fuel oil tank on site. D. Albrecht said that any future request to CCRPC should divide out petroleum related work so that CCRPC can fund that work separately.

D. Albrecht asked if there had been any discussion with City planning staff about the proposed redevelopment. S. Donahue noted that the site is located in the form-based code district and that the parish had studied redevelopment potential of the site with FreemanFrenchFreeman. He noted that the parish has had several discussions with Burlington planning staff. S. Dunn and M. Vaughan reiterated the need for a project scoring sheet from staff if this project was submitted to the Committee in the future.

BURLINGTON: City of Burlington, Memorial Auditorium: S. Dunn stated that there had never been building materials testing done on the property. She stated that the City is now starting work related

to structural stabilization and that a use for the property is still yet to be determined. She stated the City will likely seek CCRPC brownfields assessment funds once a Phase I is completed.

BURLINGTON: Intervale Center, 99 Intervale Road: S. Dunn mentioned that she's working with Intervale Center on redevelopment of the site at 99 Intervale Road. Currently, the Intervale Center is entering the BRELLA program.

7. Appoint Chair and Vice-Chair

This item was tabled until the next Committee meeting.

8. The meeting adjourned at 2:00 PM.

Respectfully submitted by Taylor Newton and Dan Albrecht

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