

MEMORANDUM

TO: Brownfields Advisory Committee
FROM: Dan Albrecht, Senior Planner and Taylor Newton, Senior Planner
DATE: April 22, 2022
RE: *Recommendations for Brownfields Projects Assistance Requests, 4/26/22 meeting*

Project support requests and detailed project descriptions available at:

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

CCRPC has only \$31,770 dollars remaining for contractual funds from its ACCD Grant. Therefore, staff proposes to only fund the initial elements of certain requests for a total of \$30,676.

a. WESTFORD: Pigeon Family Trust, 1705 Vermont Route 128

REQUEST: \$34,250 UST Removal & Soils Assessment, LE Environmental

The Committee has previously authorized significant investments for Assessments. Redevelopment planning is well underway. While CCRPC is supportive of the project, we simply do not have enough available funds to fund this relatively large request unless we were to receive our pending EPA FY22 Brownfields Assessment Grant.

Recommendation: Fund preparation of the SSQAPP for a cost not to exceed \$945.

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

REQUEST: \$6,480 PCB Indoor Air Analysis, LE Environmental

The Committee has previously authorized significant investments for Assessments. Redevelopment planning is well underway. The historic, ca. 1830 Greek Revival house must remain pursuant to VDHP determination. This testing will aid in redevelopment planning.

Recommendation: Fund preparation of Building Materials inventory, preparation of SSQAPP and the indoor air sampling plan for a cost not to exceed \$1,610.

c. WILLISTON: Jared Enterprises, LLC, 21-67 Commerce Street

REQUEST – \$17,627 BRELLA app, Data Gap, Phase II ESA and CAP, Stone Environmental,

The owner plans to redevelop the property for use as office space for his business, Island Ice Cream. The property was formerly owned by Engineered Monofilaments Corporation. Two initial points of information. CCRPC has not covered the \$500 BRELLA application fee except for municipal or non-profit uses and CCRPC typically only covers 80% of the cost of requests from commercial users.

Recommendation: Fund staff & advertng costs for BRELLA application for a total cost not to exceed \$350 and if application accepted then provide up to \$3,322 towards Data Gap Analysis and Phase II workplan development for a total cost of \$3,672 which is 80% of \$4,590.

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

REQUEST – \$29,667 Supplemental Site Investigation, Weston & Sampson

The applicant has provided the additional detail requested by the Committee. The project will provide a variety of economic and community benefits and improve operations of key non-profit organizations. The overall cost is \$29,667, however, knowing our funds were limited, the applicant is requesting funds solely for soil borings, sampling and well installation

Recommendation: Fully fund 100% of the cost for a total cost not to exceed \$18,250

e. MILTON: Krista Washburn, 25 Railroad Street

REQUEST – \$6,199 Phase I ESA plus evaluation of next steps, VHB

The owner has an exciting vision for the planned re-use. The site has a long history and many questions need to be answered. The proposal will begin the process of answering these questions. CCRPC has traditionally funded Phase I ESAs in full if sufficient funds are available and the project demonstrates good potential.

Recommendation: Fully fund 100% of the cost for a total cost not to exceed \$6,199.