

Brownfields Advisory Committee
Thursday, September 5, 2019

Meeting Summary APPROVED
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:
Curt Carter, GBIC, Chair	Dan Albrecht, Senior Planner
Ian Jakus, Burlington CEDO, (via phone), acting member	Guests:
CCRPC Consultants	Allison Cannon, property owner
Alan Liptak and Angela Emerson, LEE	Chris Beling, EPA
Kurt Muller, VHB	Ted Chamberlain, Chamberlain Construction
Wendy Shellito, Waite-Heindel	Kathi O'Reilly, Town of Colchester
	Fred Connor, The Connor Group, LLP
	Clare Rock, Central VT RPC (via phone)

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

The meeting came to order at 3:00 p.m.

2. Public comments on items not on the Agenda

None

3. Review and action on 8/2 meeting summary

No action due to low numbers of Committee members present.

4. Action on Site Nominations/Assistance Requests

a) Burlington: Cannon residence, 134 Ferguson Avenue, Phase I ESA (\$2,400) and BRELLA Enrollment fee (\$500)

Ms. Cannon recounted the various brownfields issues she encountered at her property starting in 2006 when she went to dig a post hole in the backyard of her residential property. Subsequent investigations revealed that, unbeknownst to her, a dry-cleaning operation had been in place in a former structure from the 1930s to the 1950s. Additionally, a UST was also identified which was subsequently removed. These are detailed in the Sites Management Activities Complete (SMAC) letter issued to Ms. Cannon on May 2, 2019.

Ms. Cannon would like to enroll in the state's BRELLA program so as to remove the liability passed onto her as a landowner. Additionally, VT-DEC has requested that Phase I be performed so DEC can determine if any additional Site Investigation work is needed before they could issue a Certificate of Completion. She hopes to put the property on the market in the next few months once she is

Dan recapped the staff recommendation. 1) Based upon prior practice of covering the \$500 BRELLA fee for non-profit and municipal projects but not for private projects, staff recommends that CCRPC not reimburse or pay this fee. (Note: the printed version of the recommendation posted to the Committee webpage had a typo which implied staff support for covering this fee). 2) With regards to covering the \$2,400 in costs for the Phase I ESA, there are various issues both pro and con, therefore staff asks that the Committee decide what percentage of the \$2,400 to cover. Dan noted that both Matthew Vaughan and Pablo Bose had expressed support for helping the project via email to Dan.

Discussion noted that no formal “redevelopment” was proposed but that preparation of the Phase I ESA would provide closure to Ms. Cannon as well as future landowners. It was also noted that given its history as a dry-cleaning site that EPA has issued a positive eligibility determination letter to CCRPC. Lastly, it was noted that Ms. Cannon has been trying to do the right thing all along but its been a challenge as she is not proposing a major redevelopment.

Mr. Carter and Mr. Jakus concluded the discussion with a direction to Mr. Albrecht to poll the Committee members with regard to what percentage of the \$2,400 Phase I ESA costs to cover. [Editor’s note: The CCRPC received a call the following week from Ms. Cannon declining the offer of assistance.]

b) Montpelier: Granite Works, 43-65 Granite Shed Lane, Phase I ESA (\$4,500), VHB

Mr. Connor and Mr. Muller recapped the elements of the proposed Phase I which will incorporate the results of recent Phase II ESA work and Soil Vapor Analysis Mr. Connor intends to purchase the site which is in a mixed-used zoning district and primed for redevelopment.

Dan recapped the recommendation. Completion of the proposed Phase I ESA would facilitate redevelopment of the property. CCRPC Staff has been using “80% of funds requested” (for Phase II ESA’s supplemental costing in the \$25k-\$30k) range as a general guideline for commercial only developments. Staff recommends that CCRPC fund up to 80% of the final Phase I ESA costs up to a not-to-exceed amount of \$3,600. Dan noted that both Matthew Vaughan and Pablo Bose had expressed support for helping the project via email to Dan.

Mr. Carter and Mr. Jakus concurred with the staff recommendation and thus the overall Committee recommendation was that CCRPC fund up to 80% of the final Phase I ESA costs up to a not-to-exceed amount of \$3,600. [Note: On Friday, September 6, Albrecht reported via email to the Committee that Ms. Cannon has asked us to pull her request for funding support.

c) Colchester: NY Cleaners, 110 Heineberg Drive, increased costs (\$4,471), Waite-Heindel, Wendy Shellito

Ms. Shellito recapped the additional, unexpected costs incurred related to the ongoing Site Investigations and preparation of the Corrective Action Plan. Mr. Chamberlain noted his continued interest in the property.

Dan recapped the recommendation. Staff previously recommended that given the relatively low anticipated employment numbers of the proposed redevelopment, any costs beyond the \$28,084, be supported by CCRPC at a 60% rate with overall CCRPC contributions not exceeding an additional \$5,000

beyond the \$22,067. On that basis, staff recommends CCRPC provide \$3,761 or 60% of the overall increase of \$6,269. Dan noted that both Matthew Vaughan and Pablo Bose had expressed support for helping the project via email to Dan.

Mr. Carter and Mr. Jakus concurred with the staff recommendation and thus the overall Committee recommendation was that CCRPC fund up to 60% of the increased costs up to a not-to-exceed amount of \$3,761. [Editor's note: Mr. Albrecht polled the rest of the Committee members after the meeting and a majority concurred with the staff recommendation.

5. Updates

None

6. The meeting adjourned at 3:47 pm.

Respectfully submitted by Dan Albrecht