

Brownfields Advisory Committee
Monday, December 16, 2019

APPROVED Meeting Summary
Scheduled Time: 2:00 p.m. – 3:45 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:
Matthew Vaughan, LCBP, Vice-Chair	Dan Albrecht, Senior Planner
Ian Jakus, Burlington CEDO (via phone)	Regina Mahony, Planning Program Manager
Heather Carrington, City of Winooski	
Trish Coppolino, DEC Brownfields, Ex-Officio	
CCRPC Consultants:	Guests:
Adam Liptak and Angela Emerson, LE Environmental	Doreen Kraft, Burlington City Arts
Daniel Voisin, Stone Environmental (via phone)	Melissa Manka, Town of Westford
Adam Piper	Frank Von Turkovich, Eastern Development Corp.
DEC Brownfield Staff: (via phone)	
Linda Elliot, Sean Donovan, Kim Caldwell	

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

The meeting was called to order at 2:00 p.m. by Vice-Chair Matthew Vaughan.

2. Public comments on items not on the Agenda

None

3. Review and action on 11/11 meeting summary

Dan summarized the meeting summary

Ms. Harrington made a motion, with a second from Mr. Jakus, to approve the summary for the 8/2 meeting. The motion carried unanimously.

4. Action on Site Nominations/Assistance Requests

Prior to discussion of the requests, Dan recapped where things stood in terms of expenditures to date and potential expenditures for both the Petroleum Assessment Grant (\$100k) and Hazardous Substance Grant (\$200k). Note that for both grants we can easily shift funds from Personnel, Fringe and Travel and allocate towards Assessment and Cleanup Planning contracts. For the Petro grant, \$72k was initially allocated for consultant work. We have spent very little of that grant to date as we were trying to spend down the FY16 grant. If, however, we were to fund all of the requested proposals that we are considering today, we would be over the \$100k. For the Haz grant, \$168k was allocated for consultants, which we are now already exceeding and fast approaching the overall \$200k budget. In conclusion and

noting that we only have three Committee members present, Dan asked, and members concurred that after consideration of today's proposals, he would formally poll the Committee members via email with regards to which projects to support.

a) Town of Westford: Pigeon property, Phase II ESA, Petroleum, (\$29,750 – LE Environmental)

Melissa Manka described the proposed project. The Town is hoping to redevelop the property to serve multiple uses: housing, commercial development, new town office space and public access to the Browns River. The parcel is perfectly located next to the Town Green and fits in with overall Town efforts to promote their village center. Angela Emerson indicated the readiness of LEE to do the work. She noted that if a tank is found that potentially some of their proposed ESA work could be funded via the Petroleum Cleanup Fund.

Dan recapped the evaluation he prepared using the Evaluation Criteria Spreadsheet which generated a score of 62 points (32 base points plus 30 bonus points). He notes that the values for housing, economic development and commercial activity are guesses at this point and it is early in the process and Town does not know how many housing units it might be able to do, or commercial or job creation. But they could potentially get more points on housing and commercial. He also noted that the bonus points, for this project as well as for others are somewhat subjective and redundant given that most projects are almost always able to claim bonus points. Dan indicated that staff is supportive of the project due to its location and potential multiple benefits. Heather Carrington noted that at some point the Committee should discuss its "values" with regards to whether we support a project from beginning to end or try to aid more projects but with smaller contributions.

b) Burlington City Arts: 405 Pine Street, ECAA/CAP Hazardous (\$12,000 – LE Environmental)

Doreen Kraft reported that they are in the process of buying the property at 405 Pine St. Closing on loan with Mascoma bank, set for this Thursday. Mascoma wants to see a letter outlining proposed cleanup planning efforts and a timeline and next steps for clean-up to understand the cost of the clean-up (and then they want them to double that cost and put it in the bank as escrow).

Alan Liptak reported that Phase I ESA is complete as well as the draft Phase II ESA. Need to do a corrective action plan. The Committee via email previously approved \$7,500 for a soil management plan but that was conditioned on DEC not requiring a full ECAA. Trish Coppolino indicated she might be open to not requiring an ECAA, but she still needs to understand groundwater impact. Either way still need to do a CAP. Need to know what redevelopment and cleanup looks like.

Dan recapped the evaluation he prepared using the Evaluation Criteria Spreadsheet which generated a score of 38 points (28 base points plus 10 bonus points). He notes that the values for housing, economic development and commercial activity are guesses at this point.

Motion by Heather Carrington for approving up to \$12,000 for hazardous funds for this project which includes the \$7,500 previously approved. Motion died with no second because the Chair can't second, and Mr. Jakus is a Burlington CEDO staff member and recused himself. Dan indicated he would poll the rest of the Committee via email.

c. Adam Piper: Camel's Hump Auto / Salvage yard, Bert White Road, Huntington, Phase II ESA,

primarily Petroleum, (\$29,905 - Stone Environmental)

Adam Piper explained his plans for the property. He currently has 600-700 taps and his long-term goal is to expand to 7,000 taps. Mr. Piper intends to make use of the existing Camels Hump Auto (CHA) building as a shop for his business. In addition, he would like to have up to three rental camping sites (including the hunting camp depicted on site maps) throughout the property. He is also exploring granting an easement for a trail corridor to enable connections to the Camel's Hump Nordic trail system.

DEC staff explained that State – been sitting as a low priority project for a number of years since Adam came to them. The state would like to fund this but need all three parties (CCRPC included) to help with funding as over \$110k is needed. There were about 8 to 10 yards with cars on the almost 80 acres of property. Although he has gradually been removing cars and scrap from the property, the current landowner is not willing to make any changes and so funding this ESA work and getting a new owner is the only way this parcel will get cleaned up.

Dan recapped the evaluation he prepared using the Evaluation Criteria Spreadsheet which generated a score of 28 points (3 base points plus 25 bonus points). Although there are some economic benefits to the project, the project's location is inconsistent with our criteria.

Adam Piper asked if the CCRPC had applied for the December round of new brownfields grant funds. Dan indicated that CCRPC was not eligible to apply as not enough of current grant funds were spent down.

d. Town of Bolton: Bolton Valley Resort, Phase II ESA, (\$10,760 – Stone Environmental)

Katrina Mattice explained that the Town and the Resort are looking for support for Phase II for underground storage tank and maintenance shop. Mostly petroleum; though perhaps the maintenance shop could be hazardous. Regina explained that CCRPC is assisting the Town with administration of a Federal Community Development Block Grant. The grant has two parts: first a grant for Drinking and wastewater improvements to the Bolton Valley Community Water and Sewer (BVCWS) district and second, a loan to the resort for Renovations to the hotel.

Dan recapped the evaluation he prepared using the Evaluation Criteria Spreadsheet which generated a score of 62 points (37 base points plus 25 bonus points). Regina note that successful implementation of the grant is projected to increase overall number of FTEs at the Resort by 13 and the Resort area and surrounding neighborhood is located within an area planned for growth.

e. Eastern Development Corp: 600 Spear Street, South Burlington, Phase I&II ESA, (\$23,000- Petroleum – LE Environmental)

Frank VonTurkovich indicated he wants to purchase the site for a solar farm and 35 to 45 housing units. Potential fill site that might qualify for net metering as a preferred site. Site connects to UVM bike path so could be good for workforce housing. The prior owner has a house there while the metal building was used to host their electric lighting and utility work business. Portion is likely a hazardous project; so not all petroleum.

Dan reached out to the City of South Burlington, Planning & Zoning Director, Paul Conner who noted in emails to Dan that their water, electric and natural gas service along the City ROW but that sewer

service would have to be accessed to the north at Quarry Hill Drive or Joy Road to the west. Paul indicated that the development could get a 25% housing bonus if half of the bonus units (over the base density of 4 units per acre) were affordable and 50% housing bonus if all of the bonus units were affordable. Paul also noted that there is a stream and there appears to be a wetland crossing the eastern third of the property. In addition, this property is currently subject to the City's Interim Zoning Bylaw. Under the bylaw, all lands within the applicable area are prohibited from being developed upon with new principal structures or being subdivided, absent an application and, following public hearing, a determination from the City Council granting an exception to the prohibition. Regina noted that Interim Zoning does not preclude development, it basically adds an extra layer of needed approval. Frank noted this parcel is not one of the twenty top parcels currently ranked as high by the City's Open Space Committee for potential conservation.

Dan recapped the evaluation he prepared using the Evaluation Criteria Spreadsheet which generated a score of 70 points (40 base points plus 30 bonus points) mostly due to its significant housing benefits.

Discussion of the proposals concluded with Dan indicating he would draft up a formal staff recommendation and distribute it to all the Committee members for review and action via email. Lastly, Dan noted he planned on reaching out to the developers for the Champlain Transmission project to see if they still intend to move forward with that project as it has been several months since the CCRPC-funded assessment work was authorized.

5. The meeting adjourned at 3:45 p.m.

Respectfully submitted by Dan Albrecht and Regina Mahony