

Brownfields Advisory Committee
Tuesday, February 18, 2020

APPROVED Meeting Summary
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:
Matthew Vaughan, LCBP, Vice-Chair	Dan Albrecht, Senior Planner
Ian Jakus, Burlington CEDO (via phone)	Sai Sarepalli, Transportation Planning Engineer
Heather Carrington, City of Winooski	
CCRPC Consultants:	Guests:
Chris Page, Waite-Heindel Environmental Mgt.	Adam Dubroff, Winooski Hotel Group (via phone)
Katrina Mattice Stone Environmental (via phone)	Lindsay DesLauriers, Bolton Valley Resort (via phone)
EPA Brownfields Staff: (via phone)	
Christine Beling	

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

The meeting was called to order at 3:02 p.m. by Vice-Chair Matthew Vaughan.

2. Public comments on items not on the Agenda

None

3. Review and action on 12/16 meeting summary

No action as the summary had inadvertently not yet been posted to the Committee webpage.

4. Action on Site Nominations/Assistance Requests

a) Town of Bolton: Bolton Valley Resort, Hazardous Substances, Project Management, Asbestos Abatement, (\$11,007 – Stone Environmental)

Katrina Mattice explained that Asbestos Management/Oversight is required during renovations/upgrade to the hotel. The bulk of the work is to subcontract with Clay Point with only a few hours for her staff time. Dan asked if the quote from Clay Point is \$9,795 why is the consultant charge by Stone \$10,775? Katrina noted that amount includes Stone's standard 10% markup on subcontractors.

Sai Sarapelli, who is the lead on CCRPC's project management services on behalf of the Town of Bolton's Block Grant it received to help fund these improvement at Bolton Valley Resort, noted that information on the proposed ESA will be provided to the Vermont Agency of Commerce & Community Development. This will serve to demonstrate that the Town and the Resort are meeting the requirements spelled out in the Environmental Review Release Checklist issued by the Agency.

Dan recapped the elements of his staff recommendation. The previous Evaluation indicates that the project scores respectably in terms of commercial development and economic impact. The Committee previously supported funding 80 percent of the prior request for petroleum funds to address UST issue at the resort up to a total of \$8,608. Given that only a few thousand dollars remain of CCRPC's Hazardous Substances grant, staff recommends that CCRPC fund \$2,000 of the proposed \$11,007. He noted that Committee members, Curt Carter and Pablo Bose, had both indicated their support for the staff recommendation.

Motion made by Heather Carrington, second by Ian Jakus to recommend providing \$2,000 towards the proposed Management of Asbestos Abatement. Motion passed.

Lindsay DesLauriers joined the meeting via phone. Dan briefed her on the prior motion. Ms. DesLauriers thanked the Committee. She then left the meeting.

b. City of Winooski: Lot 8, Phase II ESA, Waite-Heindel Environmental, Hazardous Substances-\$14,999 / Petroleum-\$4,906

Chris Page of Waite-Heindel noted that the Phase I ESA had identified a suite of Recognized Environmental Conditions: mercury, PFAS, coal, PCBs, VOCs, PAHs and two data gaps. The proposed work is segregated into Hazardous Substances and Petroleum.

Adam Dubroff indicated that as of right now the proposed hotel would be six stories with 96 rooms. Parking would be underground with capacity between 50 and 80 vehicles. They are looking to use an automated stacked parking system such as City Lift Parking.

Heather Carrington indicated she would recuse herself from voting on the proposal. She did say that the City is supportive of efforts to facilitate a land swap of City Lot #8 to the Hotel Group in exchange for receipt of the larger lot owned by the Hotel Group just west of the Champlain Mill.

Dan recapped the elements of his staff recommendation. By recommendation of the Committee, the CCRPC previously funded 100% of a Phase I ESA at \$3,500. The previous Evaluation indicates that the project scores respectably in terms of commercial development and economic impact. As noted earlier, Hazardous Substances grant funds are exhausted. However, at least \$20k remains in Petroleum grant funds. Staff recommends that CCRPC fund 100% of the proposed Petroleum related costs up to \$4,906. He noted that Committee members, Curt Carter and Pablo Bose, had both indicated their support for the staff recommendation.

A motion was made by Ian Jakus to support the staff recommendation but failed due to lack of a second. The Chair was supportive of the project. It was decided that Dan would solicit a recommendation from the other Committee members unable to be present today.

[Note: Members, Marcel Beaudin and Justin Dextrateur, indicated their support of the recommendation via email on February 19th.]

5. The meeting adjourned at 3:30 p.m.

Respectfully submitted by Dan Albrecht