

Brownfields Advisory Committee
Tuesday, May 11, 2021

APPROVED Meeting Summary
Scheduled Time: 11:00 a.m. – 12:15 p.m.

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

In Attendance	
Committee Members:	
Curt Carter, GBIC, Chair	Heather Carrington, City of Winooski
Katie Kinstedt, Burlington CEDO	Pablo Bose, UVM
Guests:	
Miranda Lescaze, Champlain Housing Trust	Michelle Caver, VFW Post 782
Kevin Fleming, VFW Post 782	Will Clavelle, Burlington CEDO
Melissa Manka, Town of Westford	Kimberly Caldwell, DEC
Angela Emerson, LE Environmental	Nate Dagesse, EIV
Kurt Muller, VHB	
EPA Brownfields Staff	
Christine Beling	Staff:
	Dan Albrecht, Senior Planner
	Taylor Newton, Senior Planner

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

The meeting was called to order at 11:09 p.m. by Chair Curt Carter.

2. Public comments on items not on the Agenda

No comments

3. Review and action on 3/4/2021 meeting summary

Dan Albrecht recapped the summary of the March 4th meeting. *On a motion by Heather Carrington, seconded by Pablo Bose the meeting summary was approved unanimously.*

4. Action on Site Nominations/Assistance Requests

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

REQUEST: \$6,670 – PAH Delineation, LE Environmental, Hazardous Substances assessment funds

Angela Emerson summarized the need for this work, namely to get a better handle on the extent and depth of the contamination discovered so far. Separately, she noted that using insurance funds she will be preparing a Corrective Action Plan to address the petroleum contamination discovered underneath where the tank was pulled. Those funds will also help to pay for that petroleum-related cleanup costs.

Melissa Manka noted the Town received a CDBG grant from the Agency of Commerce and Community Development to enable the town to work with its residents and hire an engineer to develop a preliminary site plan and subdivision plat for a mixed-use public/private redevelopment. Items for consideration include room for an expansion of the town office, affordable housing, small-scale commercial and public access to the river. The site is located in both a Designated Village and Designated Neighborhood and the planning effort has lots of in-kind support from residents, the Champlain Housing Trust, Green Mountain Habitat for Humanity and the Vermont River Conservancy.

Motion made by Pablo Bose, seconded by Heather Carrington to accept the staff recommendation and support funding in the amount of \$6,670 for PAH delineation. Motion passed unanimously.

b. BURLINGTON: Nate Dagesse, 157 South Champlain Street

REQUEST: \$9,000 – Corrective Action Plan, VHB, Hazardous Substances assessment funds

Nate Dagesse introduced the project. It will have 32 units in five stories with ground floor resident amenities. The project is moving along nicely in permitting. They will be before the Burlington DRB on June 1st. The project takes of the area's Form Based Code provisions.

Kurt Muller recapped the prior work on the area. A Phase I ESA identified a release from a nearby dry cleaner. A Phase II ESA noted soil contamination. Therefore, a Corrective Action Plan is needed including oversight of the installation of a sub-soil depressurization system to deal with the vapor issues.

Motion made by Heather Carrington, seconded by Pablo Bose to accept the staff recommendation and support funding in the amount of \$9,000 for development of a Corrective Action Plan. Motion passed unanimously.

c. BURLINGTON: Veterans of Foreign Wars Post 782, 176 South Winooski Avenue

REQUEST: \$ TBD, Site Investigations-t.b.d, Consultant-t.b.d., Hazardous Substances assessment funds

Michelle Caver and Kevin Fleming of the VFW provided an overall vision for the redevelopment of the property. The ground floor would contain space for both existing and new programming to serve local veterans. We are also in contact with Burlington's Community Economic Development Office to use part of the VFW space to house programs aimed to uplift the BIPOC community as well as support entrepreneurs with little capital to start a business.

Miranda Lezcase of CHT indicated they are looking to partner with the VFW by building approximately 11 housing units on the floors above the first floor.

Committee members discussed the staff recommendation. Members also noted the need for the property to be enrolled in the State's BRELLE program. The prior Phase I ESA identified several RECS some of which may have come from offsite parcels and some of which appear to come from the property namely a possible UST and associated piping. A hazardous substances eligibility determination has been granted by EPA. *Therefore, as of now DEC cannot issue a Petroleum Eligibility determination. No formal motion was made. The Committee expressed its concurrence with the staff recommendation and asked staff to work with DEC, EPA, VFW and CHT to develop an issue an RFP to a subset of CCRPC's qualified firms for limited Phase II ESA investigations to assess magnitude of the identified Recognized Environmental Conditions especially those coming from offsite sources.*

5. Updates

Dan noted no news yet on whether its FY21 Assessment grant application to EPA was successful. Christine Beling noted that these will be announced soon. Dan added that the CCRPC anticipates receiving about \$100k in pass-through Federal COVID relief money through ACCD for brownfields assessment work.

6. The meeting adjourned at 12 noon.

Respectfully submitted by Dan Albrecht