

Brownfields Advisory Committee
Thursday, December 16, 2021

APPROVED Meeting Summary
Scheduled Time: 9 a.m. – 10:15 a.m.

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

In Attendance (all virtual unless otherwise noted)	
Committee Members:	
Curt Carter, GBIC, Chair	Samantha Dunn, Burlington CEDO
Matt Vaughn, LCBP	Sam Arnold, Community Health Centers of Burlington
Heather Carrington, City of Winooski	
CCRPC-retained Qualified Environmental Professionals	
Atlas: Erik Urch	KAS: Jeremy Roberts
LEE: Angela Emerson	Stone: Dan Voisin, Katrina Mattice
VHB: Kurt Muller	Weston & Sampson: Steve Shaw
Guests:	
	Janet Callison, Community Sailing Center
Doug Merrill, Community Sailing Center	Margaret Reilly
Kristi Herzer, DEC	Kirsten Merriman Shapiro, Champlain Housing Trust
Mike Quaid, Community Sailing Center	Owen Milne, Community Sailing Center (@CCRPC office)
EPA Brownfields Staff	
CCRPC Staff:	
	Dan Albrecht, Senior Planner
	Taylor Newton, Senior Planner
	Christine Forde, Senior Transportation Planner (@CCRPC office)

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

The meeting was called to order at 9:05 a.m. by Chair Curt Carter.

2. Public comments on items not on the Agenda

No comments

3. Review and action on 8/23/2021 and 11/15/2021 meeting summary

On a motion by M. Vaughn, seconded by H. Carrington, the meeting summary from August 23, 2021 was approved unanimously.

On a motion by S. Dunne, seconded by C. Carter, the meeting summary from November 15, 2021 was approved 4-0. H. Carrington abstained

4. Action on Site Nominations/Assistance Requests

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

STAFF UPDATE: \$720 for BRELLA application: paperwork & fee, LE Environmental, using ACCD Brownfields Revitalization Fund grant

D. Albrecht explained that he received confirmation from Mt. Ascutney Regional Commission that using ACCD Brownfield Revitalization Funds for a BRELLA application is acceptable. A. Emerson explained that LE Environmental will assist the Vermont River Conservancy to complete a BRELLA application as the prospective purchaser of the property. T. Newton explained BRELLA status is required in order to access ACCD Brownfield Revitalization Fund dollars and explained that this means that a BRELLA application must be approved for the property before other prior-authorized work on the property related to PAH delineation can occur.

Motion made by M. Vaughn, seconded by S. Dunn, to support the request for \$720 using ACCD Brownfields Revitalization Grant dollars. Motion carried unanimously, 5-0.

b. COLCHESTER: St. Michael's College/Champlain Housing Trust, 33, 81, &123 Ethan Allen Avenue

REQUEST: \$16,829 – Supplemental Assessment & CAP, Atlas, using ACCD Brownfields Revitalization Fund

K. Merriman-Shapiro explained that CHT, Atlas, CCRPC, and DEC staff worked collaborative to refine the proposed approach to sampling on the property. The approach is now to do less initial sampling and concentrate on areas close to the existing structures. Additional sampling may be done later while implementing a corrective action plan. PAHs and PCBs are the two contaminants of concern on the property.

K. Merriman-Shapiro explained that the project has received a zoning permit from the Town of Colchester. State stormwater & wastewater permits applications have been submitted to DEC and CHT anticipates submitting an Act 250 application in January. She noted that the brownfields-related work remains the lynchpin to ensuring a successful project.

E. Urch reiterated that the current proposal has scaled back to focus on sampling next to building foundations first and that testing in additional areas may happen later. He noted one particular location on the site plan where PAHs are known to be located.

C. Carter said he's pleased to keep the project moving along and asked about timing of work. K. Merriman-Shapiro said that CHT would like to move quickly and begin work this afternoon, if possible, before the frost sets in. She also noted that St. Michael's College is anxious to sell the property but has extended option to purchase with CHT through spring 2023.

M. Vaughn stated that he agreed with the proposed approach. D. Albrecht noted that staff would support approval of up to \$20,000 for the proposed work conditional on approval of DEC Work plan, in case a tweak is needed to the cost estimate before the Committee.

Motion made by S. Dunn, seconded by H. Carrington, to support the request for up to \$20,000, conditioned upon DEC approval of the proposed work plan, using ACCD Brownfields Revitalization Grant dollars. Motion carried unanimously, 5-0.

c. BURLINGTON: Lake Champlain Sailing Center 505 Lake Street

REQUEST: \$xx,000 – Phase I, Phase II & CAP, consultant-t.b.d, using ACCD Brownfields

O. Milne provided an overview proposed facility improvements that the Community Sailing Center hopes to install over the next two years. These improvements include creating a wider access area near the existing sea wall with a center pier that would enable a deep-water launch. He noted that some surface area changes would need to happen between the primary structures on site and the shoreline for accessibility reasons. He also noted that there is a real need for discovery work to understand what contaminants exist on land and beyond the existing sea wall in the vicinity of the proposed pier. O. Milne introduced, M. Quaid, the project manager. O. Milne noted that the Community Sailing Center was working on raising sufficient funds for the proposed improvements and had been invited to apply for a VT Agency of Commerce and Community Development Infrastructure Grant for \$500,000.

D. Albrecht noted that the Community Sailing Center will work with their project manager to develop a scope of work (and budget). He will provide the Center with CCRPC's list of six pre-qualified consultants, and they can select which firm they wish to have us delegate the work to. The Community Sailing Center would then return to the Committee with more discrete cost estimates.

C. Carter asked about existing testing that had happened on-site in the past. O. Milne acknowledged that some testing had been done in the vicinity of the principal structure on site, but there is much less information about potential contaminants close to the lake and within Lake Champlain in the vicinity of the piers. D. Merrill mentioned that majority of the proposed improvement will within 20 feet of the existing sea wall. He also noted the need to a depth of 80 feet for the installation of the pier.

d. SHELBURNE: Champlain Housing Trust, 3164 Shelburne Road.

REQUEST: \$17,579 – Site Investigation, KAS, using ACCD Brownfields Revitalization Fund

K. Merriman-Shapiro gave quick overview of the project which is located on Shelburne Road on the former site of an Econo Lodge and the current site of Harbor Place, a hotel operated by CHT for homeless individuals. She noted the Harbor Place operation will move to a different hotel location and the site will be developed for permanent affordable housing. K. Merriman-Shapiro explain that two buildings on site will be renovated to contain 20 residential units, two new buildings will be constructed with 48 units, and the south part of the site will contain 27 newly constructed condos and townhome units. She noted that the Shelburne DRB approved the sketch plan and authorized the project to move to preliminary plan and had raised no major issues. She noted that a Phase I ESA on site has been completed and that sampling on site had established some contamination on-site. Lastly, she noted that CHT will enter the BRELLA program.

J. Roberts from KAS reviewed the proposed workplan to further evaluate the site. He noted that prior sampling identified a petroleum release on-site near building K and that non-petroleum had been identified in soil and groundwater. This has triggered request for site investigation from DEC and the parties have agreed on a work plan to conduct vapor testing and shallow soils sampling.

D. Albrecht noted that the project addresses regional housing needs, is located on a public transit route, and is located on municipal water and sewer. S. Dunn asked if the site investigation will inform a corrected action plan. J. Roberts said that informing a future corrective action plan is the goal. C. Carter stated that CCRPC had not formally evaluated/scored the project but based on the project description noted that the project would score very highly.

Motion made by H. Carrington, seconded by S. Dunn, to support the request of \$17,579 using ACCD Brownfields Revitalization Grant dollars. Motion carried unanimously, 5-0.

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

REQUEST: SKETCH / INFORMATION FOR FUTURE REQUEST – Limited Phase II ESA? Supplemental, Stone Environmental, using ACCD Brownfields Revitalization Fund

D. Albrecht provided a brief overview of the site and asked K. Mattice to review project in-detail. K. Mattice noted that within the structure on-site there used to be equipment that used oil and she noted that PCB contamination had been found in the wood floor. She stated that a full assessment of the property was needed to fully understand contamination. She noted that the property is a part of the Commerce Street Superfund Site and that there is some groundwater contamination on the property. She noted that the property owner would like to use the site for office space and distribution space for Island Ice Cream and that the project would create 6 new jobs. The property owner will enter the BRELLA program and hopes to complete all work within 48-months.

C. Carter noted that it's a very really tough site. K. Mattice stated that it doesn't seem likely that there is vapor intrusion into buildings, but would assess this during Phase II ESA. She noted the plume on site is located deep underground and is not in the shallow water table.

C. Carter asked about next steps and timeline. K. Mattice noted that the property owner will enter BRELLA next and then would seek to complete Phase II-related work. K. Mattice noted the property owner hopes to have a revised cost estimate and budget by January. D. Albrecht noted that commercial projects typically involved a cost share with the property owner.

5. Updates: staff, members, guests

S. Dunn asked when CCRPC will hear about the EPA Assessment Grant. D. Albrecht said that he believed that CCRPC would hear back in May 2022.

C. Carter stated that he is retiring and thanked the committee.

6. Appoint Chair and Vice-Chair

M. Vaughn declined to be Chair, but said he is comfortable remaining Vice Chair. H. Carrington stated that the City of Winooski may be shifting who's staffing the Committee from Winooski. The Committee agreed to take up the issue again at their next meeting.

7. The meeting adjourned at 10:01 a.m.

Respectfully submitted by Taylor Newton and Dan Albrecht