

Brownfields Advisory Committee
Thursday, April 26, 2022

APPROVED Meeting Summary
Scheduled Time: 9 AM to 10 AM

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:	
Whitney Coombs, GBIC	Samantha Dunn, Burlington CEDO
Jon Rauscher, City of Winooski	Sam Arnold, Community Health Center of Burlington
CCRPC-retained Qualified Environmental Professionals	
Atlas:	KAS:
LEE: Angela Emerson	Stone: Katrina Mattice
VHB: Kurt Muller	Weston & Sampson: Steve Shaw
Guests:	
Travis Marcotte, Intervale Center	Gail Henderson-King, White and Burke
Don Turner, Town of Milton	Cymone Haiju, Town of Milton
Melissa Manka, Town of Westford	Matt Boulanger, Town of Williston
EPA and State Staff	
ACCD: Kristie Farnham	CCRPC Staff:
DEC: Cassandra Kimmey, Kim Caldwell	Dan Albrecht, Senior Planner (@ CCRPC office)
DEC: Shawn Donovan, Grahame Bradley	Taylor Newton, Senior Planner
Shawn Donovan, DEC	

- 1. Call to Order, Introductions and Changes to the Agenda**
The meeting was called to order at 9:04 AM by D. Albrecht.
- 2. Public comments on items not on the Agenda**
No comment.
- 3. Review and action on 02/10/22 meeting summary**
The Committee delayed action on the meeting summary until their next meeting.
- 4. Action on Site Nominations/Assistance Requests**
 - a. WESTFORD: Pigeon Family Trust, 1705 VT Route 128
REQUEST: \$34,250 UST Removal & Soils Assessment, LE Environmental

A. Emerson reviewed the project. A second underground tank was identified on the property and needs to be removed. The tank is located partly within the VTrans right-of-way which necessitates traffic control on Vermont Route 128 during removal and considerable shoring up of the highway itself. A CAP amendment will also be needed. Insurance is paying for about \$40,000 of total costs.

A. Emerson also reviewed other elements of the project that are not directly related to this specific request. This includes additional PAH delineation on-site (already funded) and enrollment of the Vermont River Conservancy, the potential buyer, into the BRELLA program (already funded).

D. Albrecht stated that the staff recommendation is to fund only the SSQAPP at a cost not to exceed \$945. This will allow work to commence and position the project well for future funding for removal of UST.

S. Dunn motioned to award \$945 per staff recommendation. W. Coombs seconded. Motion carried unanimously, 4-0.

b. WESTFORD: Pigeon Family Trust, 1705 VT Route 128
REQUEST: \$6,480 PCB Indoor Air Analysis, LE Environmental

A. Emerson explained the new State PCB regulations. The regulations now require that all structures, built before 1980, that are to be redeveloped, and are enrolled in the BRELLA program, need to comply with the new PCB rules. This is done through completing an PCB Indoor Air Analysis.

D. Albrecht stated that the staff recommendation is to fund the building materials inventory, SSQAPP preparation and an indoor air sampling plan for a cost not to exceed \$1610. This will allow work to commence and position the project well for future funding to complete the indoor air analysis, if available.

Sam asked about other funding available provided that CCRPC is not funded an EPA grant. K. Caldwell stated that all DEC money right now really reserved for projects that already have CAPs.

S. Dunn motioned to award \$1,610 per the staff recommendation. J. Rauscher seconded. Motion carried unanimously, 4-0.

c. WILLISTON: Jared Enterprises, LLC, 21-67 Commerce Street
REQUEST – \$17,627 BRELLA app, Data Gap, Phase II ESA and CAP, Stone Environmental,

K. Mattice from Stone Environmental review the project history at the currently vacant warehouse. She noted that there are some PCBs in the wood floor in the building. She also stated that the property owner is seeking to enroll in BRELLA and that the redevelopment plan for the site would add 10 to 15 new jobs for Island Ice Cream. The full request is for a BRELLA application, Data Gap Analysis, Phase II ESA and CAP.

D. Albrecht reviewed the staff recommendation to fund staff & advertising costs for BRELLA application for a total cost not to exceed \$350 and, if the application is accepted, then provide up to \$3,322 towards Data Gap Analysis and Phase II workplan development for a total cost of \$3,672 which is 80% of \$4,590.

Discussion then followed regarding allocation of additional funds for preparation of a SSQAPP related to the Phase II workplan because if EPA funds are to be used in the future, then such a SSQAPP would be required.

D. Albrecht noted the Committee could address such a request in the future.

W. Coombs motioned to award \$5,090 per the staff recommendation and to fund the SSQAPP. Sam Dunn seconded. Motion carried unanimously, 4-0.

d. BURLINGTON: Intervale Center/City of Burlington, 99 Intervale Road
REQUEST: \$13k - \$38k – Soil characterization, VHB, using ACCD Brownfields Grant

G. Henderson-King reviewed existing work that had been done on site. This includes a data gap analysis done and enrollment in BRELLA. She noted the need to now complete additional soil and water sampling at about \$29,667. She stated that this initial request has been pared down to allow work to be conducted in two phases. Phase one will just include soil sampling.

S. Shaw reviewed the need for soil sampling. He noted that the soil sampling should provide great information on how to refine future groundwater scope. He also noted that, separate from this request, the property owner will have an archeological assessment conducted by UVM Consulting Archeological Program before soil sampling on-site. .

T. Marcotte stated that the land is leased from the City and has unique development potential. He review the intent of the project to provide warehousing/cold storage and the intent of the project to support farmers and the charitable food system. The project will also include cooperation with VT Food Bank and the Center for Agricultural Economy. S. Donovan stated ANR's support of the phase approach to assessment. S. Dunn noted that the City of Burlington is very supportive of project and glad to have something based in Burlington.

D. Albrecht reviewed the staff recommendation to fully fund 100% of the cost for a total cost not to exceed \$18,250

J. Rauscher motioned to award up to \$18,250 for Phase A work. S. Arnold seconded. Motion carried unanimously, 4-0.

e. MILTON: Krista Washburn, 25 Railroad Street
REQUEST – \$6,199 Phase I ESA plus evaluation of next steps, VHB

D. Turner stated that the proposed project is very important for the Town. The property has been blighted for over 50 years. Krista Washburn acquired the property last year. Town staff is meeting with K. Washburn on the 15th of the month every month to stay in close contact about the project.

The redevelopment itself will likely include two elements: A non-profit housing group may construct housing on the property and K. Washburn wants a brick portion of the property to be used for some kind of mercantile/business incubator/maker space later.

C. Haiju stated that he property is located in state designated village center. The property is located in a place where single-household dwellings, duplexes, and senior housing is enabled. The site has good access to infrastructure (e.g. municipal water, municipal sewer, natural gas).

S. Dunn asked if multi-family housing is allowed on the property location. C. Haiju replied that that use was not allowed, but there could be residential on upper-stories above commercial. She also noted that you could only get 2 units on site per existing density regulations.

W. Coombs asked about what would be torn down.. D. Turner said that the buildings on the north part of the site would likely be demolished due to the poor condition of the buildings. Kassandra Kim is DEC staff assigned to the project.

K. Mueller stated that the request is for a robust Phase I ESA and to develop scope and fee for Phase II ESA (not quite at a formal work plan). D. Albrecht noted that the staff recommendation is to fully fund 100% of the cost for a total cost not to exceed \$6,199.

S. Dunne motioned to award up to \$6,199. W. Coombs seconded. Motion carried unanimously, 4-0.

5. Updates: staff, members, guests

D. Albrecht noted that CCRPC still has some EPA petro money left, but all other EPA and ACCD funds are now expended. CCRPC should hear about the status of its EPA assessment grant application in late May.

S. Donovan stated that DEC staff has been testifying to legislature about PCB regulation. DEC is now regulating PCBs in building materials and inside air. There is a rule specific to schools and another rule specific to BRELLEA. K. Caldwell noted that there will probably be no major changes anticipated to current guidance on PCB regulation.

S. Dunn asked if the rules will apply to private development or if they only apply to projects receiving federal funds? S. Donovan stated that he was not sure, but definitively regulates school and BRELLEA sites.

K. Muller stated that initial investigation is finished at the Sailing Center. They are now awaiting results.

S. Dunn suggested that the Committee have a standing meeting. D. Albrecht will follow up with others to set a standing meeting date.

6. Appoint Chair and Vice-Chair

This item was tabled until the next Committee meeting.

7. The meeting adjourned at 10:03 AM.

Respectfully submitted by Taylor Newton and Dan Albrecht