

Brownfields Advisory Committee, Online only
Monday, March 13, 2023

APPROVED Meeting Summary

Scheduled Time: 12:00 p.m. – 12:30 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 (all virtual unless otherwise noted)	
Committee Members:	
Sam Andersen, GBIC	Amanda Froeschle, VT Dept. of Health
Pablo Bose, UVM	
CCRPC-retained Qualified Environmental Professionals	
KAS: Jeremy Roberts	
Guests:	
Kitter Spater, Briggs House, LLC	
EPA and State Staff	CCRPC Staff:
	Dan Albrecht, Senior Planner; Darren Schibler, Senior Planner

- 1. Call to Order, Introductions and Changes to the Agenda** The meeting was called to order at 12:00 p.m. Dan Albrecht provided background on the Committee and asked attendees to introduce themselves.
- 2. Public comments on items not on the Agenda**
There were no members of the public and no comments provided.
- 3. Action on Site Nominations/Assistance Requests**
 - a. BURLINGTON: Briggs House, LLC; Synagogue Ahaveth Gerim, 168 Archibald Street
REQUEST: \$1,920 for preparation of Phase 1 Environmental Site Assessment by KAS, Inc.

Mr. Spater provided background on the project, which is to convert the 5,500-sf former synagogue into housing (likely multi-family with a mixed-use commercial component); no additional buildings will be constructed. There is general concurrence from Burlington Planning and Zoning that the applicant’s plans are consistent with zoning requirements. Briggs House, LLC (Spater’s business) has a purchase and sales agreement with tentative closing May 1st.

Clay Point Associates did an environmental assessment of the interior of the building and found small amounts of asbestos products in the basement of the building. They quote a cost of \$8,000-\$15,000 for abatement. Lead testing was not performed but it is assumed to be present due to the building’s age.

It was originally constructed in 1885 out of wood and clapboard; in 1905 a stone façade was added. An outbuilding is still owned by another synagogue (Ohavi Zedek) that is still used for ritual washing

of bodies for burial (but no embalming). This includes a floor drain with water to be drawn from the main building. This will be converted as a commercial condominium and retained by the synagogue (rather than subdivided as a separate property due to setback restrictions).

Albrecht asked if there is a possibility of retaining some sort of community use for the space, since it is in such good condition. Spater noted that this is the goal, and that it certainly will be retained to historic preservation standards. Spater plans to use part of the basement for his own office; other spaces will be contemplated for community purposes, potentially including early childhood tutoring programs.

Albrecht walked through the application and project review sheet. In response to Froeschle's question, Schibler clarified that there may be an affordable housing component depending on how many units are proposed and whether the City of Burlington's inclusionary zoning requirements are triggered.

Bose asked about the project review sheet and whether there is a threshold or goal for projects to meet to be funded. He recommended that this be revised or clarified to better align scoring with funding recommendations. Albrecht noted that he hopes to have staff and the committee update the project review sheet.

Motion made by Andersen, seconded by Bose, to provide \$1,920 towards the cost of the Phase I ESA for Briggs House, LLC at 168 Archibald St.

Froeschle asked for clarification on the remaining amount of funding for other projects. Albrecht noted that the current grant agreement runs through next June (editor's note: the current agreement actually ends 6/30/23), but that additional funding from the state may be available this year and may be rolled into the current grant agreement.

Froeschle seconded the motion. Bose voted in favor of the proposal as well.

Albrecht will forward a notice to the rest of the committee members via e-mail and call for remaining votes so that there are at least 4 votes to take action on the motion. If the motion is supported, he will submit the formal request for project approval to DEC.

Albrecht recommended that Spater submit the BRELLA application as soon as possible, and Roberts clarified that Spater can start this process now as a prospective purchaser.

4. Updates: staff, members, guests

- Albrecht noted that CCRPC will likely be receiving about \$100,000 (less any diverted to the Mount Ascutney Regional Commission) in additional brownfields funding from the state through the current budget adjustment act, and potentially another \$100,000 in the FY24 budget.

5. Appoint Chair and Vice-Chair This item was tabled until the next Committee meeting.

6. The meeting adjourned at 12:30 PM.

Respectfully submitted by Darren Schibler and Dan Albrecht.