

Brownfields Advisory Committee, Online only
Friday, July 21, 2023

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

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:	
Jon Rauscher, City of Winooski	Amanda Froeschle, VT Dept. of Health
Pablo Bose, University of Vermont (arrived	Samantha Dunn, Burlington Community & Economic Development Office
Sam Andersen, GBIC	Pablo Bose, University of Vermont
CCRPC-retained Qualified Environmental Professionals	
Kurt Muller, VHB Inc.	
Guests	
Chapin Spencer, City of Burlington Public Works	Sarah Reeves, Chittenden Solid Waste District
Lee Perry, City of Burlington Public Works	Todd Hobson, Clay Point Associates
Cymone Bedford, Town of Milton	Don Turner, Town of Milton
Amanda Pitts, Town of Milton	Krista Washburn, Milton Mercantile
CCRPC Staff	
Dan Albrecht, Senior Planner	Darren Schibler, Senior Planner
EPA and State Staff	
William Lariviere, EPA Region One	Shawn Donovan, DEC

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

The meeting was called to order at 11:02 a.m. Darren Schibler facilitated the meeting. Introductions were made. Participants introduced themselves.

2. Public comments on items not on the Agenda

There were no members of the public and no comments provided.

3. Approval of Minutes

Dunn made a motion, seconded by Rauscher to approve the minutes of June 12th, 2023. The motion passed 4-0-1 (Andersen abstained).

4. Action on Proposals Received

- a. BURLINGTON: CSWD, 195-201 Flynn Ave. Request: \$46,250 for Phase II ESA by VHB, Inc.
C. Spencer introduced himself and provided background on the project, which has been over two decades in the making. The current Chittenden Solid Waste District drop-off site on Pine Street currently only provides organics drop-off and needs expansion. In addition, the City of Burlington seeks to provide a modern contaminated soil management facility, which would be located on Lot 2 (201 Flynn Ave.). Albrecht noted that other soil management facilities in the City, including the current drop-off center

location at 339 Pine Street, would be consolidated into this site. This will open up space for CSWD to expand drop-off center operations at its current location, but also provide the option to relocate to Lot 1 (195 Flynn Ave) in the future. Until then, Lot 1 may also be used in the interim for the City's soil management as well.

W. Lariviere asked to clarify, and C. Spencer confirmed, that the former gasoline tanks noted on the site plan are no longer present. K. Muller provided a review of the Phase I Environmental Site Assessment (ESA) findings, indicating that there were many recognized environmental conditions due to the sites' extensive industrial history, but that investigation has not occurred over the years. The Phase II ESA will include utility location, soil sampling, both shallow and deep groundwater sampling, soil gas and sub-slab vapor intrusion samples.

S. Reeves noted that one advantage of this site for CSWD is that it would provide access for trucks to the interstate (via the forthcoming Champlain Parkway) without running through residential neighborhoods. A. Froeschle asked whether the proposed site activities would create smell impacts to nearby neighborhoods. S. Reeves clarified that there no odor impacts from soil management; C. Spencer noted that soil management would include some contaminated soils but storage there would be temporary. K. Muller noted that the primary contaminants for these soils are PAHs, which must be managed through covering and would not create odor issues. He also noted that there is a 30-day public notice process required for this project that would allow any concerns to be addressed.

S. Reeves also noted that some of the existing vegetation at the southern portion of Lot 1 would be retained as a buffer to nearby neighborhoods. CSWD would also reapproach the neighborhoods to address potential impacts. She did note that materials are generally moved very quickly off-site from the site to avoid creating odor impacts.

D. Albrecht reviewed the staff recommendation (in italics below) noting that the review was conducted with consideration to the Committee's discussion of revisions to the Site Selection Principles, rather than the scoring rubric used in the past.

-Work Plan-\$3,700. Paid by City as this task needs to get underway ASAP.

-Site Investigation Preparatory Costs-\$3,637. Paid by City as this task is time sensitive as well.

-Site Investigation-\$32,851. Covered by CCRPC, preferably ACCD funds.

-Report Preparation-\$6060. Covered by CCRPC, preferably ACCD funds.

Staff notes that future requests regarding this property should be assessed on their own merits and for consistency with pending refinements to CCRPC's Brownfields Program Site Selection Criteria.

He noted that this project doesn't fit the typical profile of previously funded projects (housing or economic development) but would provide significant public benefit and does involve benefits to 339 Pine Street and the Intervale, both of which were included in the EPA grant application. In addition, there are tight timelines to ensure these projects can move forward. K. Muller provided clarification on the public notice requirements for the Quality Assurance Project Plan (QAPP), which would be required if EPA funding is used so therefore ACCD funding is preferred given that the City is on a tight timeline in terms of concluding real estate negotiations on the property.

S. Andersen moved to accept the staff recommendation as presented. Jon Rauscher seconded. The motion passed 4-0-1 (S. Dunn abstained).

D. Albrecht asked whether the property was enrolled in BRELLA, which is required before ACCD money can be released. C. Spencer responded that the application is in process. K. Muller noted that the City-funded elements of the project can proceed immediately without BRELLA approval.

b. MILTON: Milton Creamery, 25 Railroad Street.

D. Turner stated that the Town has been working with the property owner, Krista Washburn, and K. Muller at VHB and are ready to perform a materials assessment.

K. Muller provided an overview of the site, which is a former creamery. He noted there are both brick and concrete portions of the building, which takes up a majority of the parcel's footprint. He reviewed the previous investigation and remediation work that has been conducted on the site, and presented photos of the building, which is in a state of severe disrepair and is both a health risk and an eyesore. Access is a challenge given the small amount of non-building space and close co-location of the railroad.

K. Muller continued that the proposal relates to the concrete / cinderblock portion of the building, which will eventually be demolished and rebuilt as housing while the original brick portion is retained for a commercial use. Phase II ESAs would likely require sub-building groundwater and soil investigation; therefore, the building needs to be removed first. However, given the presence of hazardous materials within the building (lead paint and asbestos), this requires assessment, abatement and removal of the hazardous materials in the building, which would be performed by Clay Point Associates as a sub-contractor. The deliverable will be an abatement plan which would be put out to bid. After abatement, the building can be demolished and further Phase II ESA investigation can be conducted by VHB.

D. Turner clarified that the Town's interest is in removing this eyesore and hazard to the community, which has sat vacant for over 60 years. He expressed gratitude to the owner, K. Washburn, for working with the Town. After remediation activities are complete, the Town intends to demolish the cinderblock portion and reconstruct with housing, while the brick portion would be retained by Washburn and used as a commercial site (Milton Mercantile).

K. Washburn provided background on her interest in the project and plans for redevelopment. She noted that the project would provide much-needed housing, improve the aesthetics of the site, and provide communal space for the Town. The Milton Mercantile will be a communal artist space and store focusing on repurposed materials (the building itself will include oak planks from buildings demolished on Flynn Ave. in Burlington). There will also be a residential unit attached to the Mercantile building. She noted that there is tremendous support from both the Town government and the community.

A. Pitts and C. Bedford described the plan for the other residential portion of the project, which involves subdividing a separate parcel from the Mercantile to construct two duplex buildings (4 units total), each unit containing approximately 1,100 square feet. The new building would reflect the design of an existing duplex adjacent to the site. D. Turner noted that the Town will take responsibility for the demolition, but the Town will partner with a separate developer to build the housing (possibly including Green Mountain Habitat for Humanity). D. Turner noted that the property lies within the designated historic Village Center, so the building will conform to the design context. C. Bedford noted that this is one of the most walkable areas of the Town, and residents will have access to several nearby services and businesses.

K. Muller noted that if this project uses EPA money, a Quality Assurance Project Plan (QAPP) would be required which can lengthen out the time it takes to obtain the necessary agency sign-offs. Since the project involves hazardous materials, it would be more streamlined to use ACCD funds given

requirements in the iRule for asbestos and lead paint. D. Albrecht noted that there is somewhat limited ACCD funding at this point, but he will request additional funding from ACCD. K. Muller noted there could be some flexibility in use of EPA funds for the CSWD project, but that a QAPP was not included in the Milton Creamery project's budget (it would cost an approximately \$5,000 or less).

D. Albrecht reviewed the staff recommendation, which was as follows (in italics)

The project checks all the right boxes in terms of our site selection criteria. It has the added public benefit that upon final redevelopment a significant eyesore will be removed. Staff recommends fully funding the current proposal as it will answer key questions to add in redevelopment of the property. Staff notes that future requests regarding this property should be assessed on their own merits and for consistency with pending refinements to CCRPC's Brownfields Program Site Selection Criteria.

He also highlighted the importance of removing an eyesore that suppresses economic development activity and recognized the efforts of the Town and property owner in conducting initial cleanup. D. Albrecht noted that there will be future funding requests for the site, which will be evaluated on their own merits at the time of the request.

S. Andersen moved to accept the staff recommendation to fund the project as presented by staff (note at \$17,485), and additionally to authorize funding of a QAP up to an additional \$5,000 if necessary for this property. P. Bose seconded the motion. S. Andersen lauded the efforts of the Town of Milton to promote economic development proactively and aggressively through cleanup of blighted sites. K. Muller and T. Hobson highlighted the timing challenges of needing to write a QAPP for this project and to work the project into Clay Point's schedule but will work with staff to find the best path forward. The motion passed 5-0.

5. Continued Item: Revisions to Site Selection Criteria

This item was tabled to a future meeting due to lack of time.

6. Updates: staff, members, guests

There were no updates to provide.

7. The meeting adjourned at 11:57 AM.

Respectfully submitted by Darren Schibler and Dan Albrecht.