

1 recommend the committee extend the deadline to July 31 and give Waninger authority to begin work at
2 the site if an agreement is in place. Waninger would like to schedule an all-party meeting in July.

3
4 Committee members present recommended the Executive Committee approve a deadline extension to
5 July 31 for the Town and property owners to execute a Purchase and Sales Agreement. Members noted
6 the position of the committee has not changed. J. Potter noted the item will be added to the next
7 Executive Committee meeting agenda for action.

8 9 **Assessment Report Presentation**

10 Bonacorsi – Capital Candy Phase 1 Environmental Site Assessment (ESA) - Kurt Muller of The Johnson
11 Company provided a brief overview of the Phase 1 findings and the next steps. He gave a historical
12 background on the property use, which was mainly a site for dry cleaning and automotive service and
13 storage. The findings showed:

- 14
- 15 • Chlorinated volatile organic compound (cVOC) contamination to groundwater;
 - 16 • chlorinated VOC contamination to Soil Vapor;
 - 17 • chlorinated VOC contamination and petroleum contamination to soil;
 - 18 • contamination by potential leaks (hydraulic fluid and oil) from a Hydraulic Lift;
 - 19 • contamination of shallow soils due to location in an industrialized area;
 - 20 • potential for contamination from Trench drains;
 - 21 • potential for contamination from a 55 gallon drum containing unknown contents on-site and
22 vulnerable to damage by outside forces;
 - 23 • contamination from hazardous building materials containing lead, asbestos, and PCBs; and slight
24 potential for petroleum contamination of groundwater.

25
26 Muller noted the next steps would include further investigation, sampling, and analysis of the soils,
27 groundwater, and soil vapor. The drum should be protected from damage, especially delivery trucks,
28 and the contents identified and treated. Sampling the trench drain sediment and conducting an
29 inspection of the building materials for lead, asbestos and PCBs may be warranted.

30
31 P. Coppolino recommended a meeting occur with the property owner, CVRPC, DEC, Brownfield
32 committee member, and the contractor. The meeting's purpose is to plan for the site uses and agree on
33 what has to take place to ensure all project team members are in agreement. Coppolino recommended
34 the contractor schedule the meeting and add this task to their scope of work.

35
36 Keith Avenue CAFI (Corrective Action Feasibility Investigation) & CAP (Corrective Action Plan) - Steve
37 Hubbs of Stone Environmental summarized the Corrective Action Feasibility Investigation (CAFI)
38 performed at 12 Keith Avenue and 25 Pearl Street in Barre City. His memo of May 31, 2017, which was
39 in the meeting packet, summarized the CAFI results. A brief history of the property showed its use
40 primarily as a dry cleaning site and later a computer store. Since 1980, with the demolition of the
41 buildings, it serves as a parking lot.

42
43 Hubbs noted the findings from the completed Phase 1 and Phase II work which found the site to be
44 contaminated with dry cleaning solvents and petroleum #6. He reviewed a schematic identifying the
45 locations of the contaminants. He reviewed the three main areas of concern under the Corrective
46 Action Feasibility Investigation and the recommended corrective action. Soil borings in the "hot spot"
47 containing dry cleaning solvents showed the need to remove 120 – 150 tons of hazardous waste soil in

1 the area; approximately the upper 2 - 3' of soil, and properly dispose of it as hazardous soils. Soil
2 borings in the petroleum area showed contamination 7 – 12 feet below the surface and out of the way
3 of the parking lot project. Deed restrictions and long term monitoring were the recommended
4 corrective action. Soil borings in the shallow soils, outside of the “hot spot” zone, showed the soils to be
5 suitable for landfill disposal and the goal will be to keep and treat the soils on-site as much as possible.
6 An unexpected finding was trichloroethylene (TCE) in the groundwater which will require further
7 ongoing groundwater monitoring and testing to determine its source and migration.

8
9 Hubbs reviewed the next steps, including completion of the Corrective Action Plan (CAP), public
10 comment period, bid process, and proceed with work. Coppolino suggested obtaining a *Contained In*
11 *Determination* from DEC to help defray the cost of soil remediation, removal, and treatment and include
12 the “umbrella” provision in the CAP for tax purposes. Hubbs said they have applied for the
13 determination and are waiting for a decision. J. Shatney noted almost all the funding was in place,
14 including receipt of a \$100,000 Downtown Transportation grant. P. Coppolino noted Northwest RPC has
15 brownfield loans available.

16 17 **Funding Request**

18 Bonacorsi – Capital Candy Phase 2 ESA - Waninger recommended the committee earmark \$40,000 for
19 the site to move it into the Phase 2 ESA. Coppolino and Muller have not heard from the owners but do
20 not think they are opposed to moving into Phase 2 assessment. Waninger noted there was money
21 remaining in the Phase I contract to cover the cost of a scheduled meeting between the parties before
22 Phase 2 work began. Muller will schedule the meeting. CVRPC will amend the contract Scope of Work.

23
24 Committee member present recommended earmarking \$40,000 to the Phase 2 ESA, holding a meeting
25 between the parties, and then going to the Executive Committee for action as an agenda item at the July
26 5 meeting.

27 28 **Site Nominations**

29 Montpelier Union Elementary School, Phase 1 ESA and Corrective Action Plan - Representatives from the
30 Montpelier Union Elementary School discussed the project to renovate the playground. During
31 planning, it became evident the site had urban soils and storm water issues. Thom Wood, Director of
32 Facilities, noted the project went from a playground renovation to a soil remediation and storm water
33 solution project. K. Muller provided a technical overview and background noting additional analysis is
34 needed. The primary contaminant of concern is PAH with some arsenic present as well. The nature and
35 extent of contamination has not been determined. The project is time sensitive.

36
37 Muller and Waninger have been strategizing and in communication with EPA. Waninger noted EPA was
38 amenable to the approach of writing the Phase 1 and QAPP (Quality Assurance Project Plan)
39 concurrently with submittal to EPA. K. Muller noted this would take about 2 months off the project
40 timeline and reduce funds needed.

41
42 Waninger said the project would come under the hazardous pool of funding with limited use of
43 petroleum funds. There has not been a formal eligibility determination from EPA, however Waninger
44 discussed the project with Dorrie Paar of US EPA. Paar said the project appeared to meet all the
45 program requirements.

46
47 The School will pay for Phase 1 ESA and a workplan. Waninger summarized the request as \$40,000 to
48 convert the workplan to a QAPP and conduct the Phase 2 ESA, and \$25,000 to develop the CAP with any

1 associated site redesign needed for contamination issues. The total request is \$65,000. Discussion on
2 the remaining balance of uncommitted hazardous materials funds in the Brownfields budget occurred.
3 Waninger estimated \$16,905 would remain if the request was approved.

4
5 Committee members present made a unanimous recommendation to have the Executive Committee
6 approve \$65,000 for a Phase 2 ESA and CAP for the Union Elementary School.

7
8 Coppolino inquired on the status of the school merger with Roxbury, noting Phase 1 ESA is predicated
9 on the school merger. She recommended that if the merger failed, the School pursue a Data Gap
10 Analysis instead of a Phase 1 ESA. The same end point is obtained. The merger vote is June 20.

11
12 **Upcoming Meetings**
13 Chair Shatney reviewed the upcoming meeting items. The 51 Prospect Street project will require a
14 Phase 2 ESA. Lynda Provencher noted the evidence of petroleum has made the project eligible for both
15 hazardous and petroleum funding. Upcoming meeting dates include: July 17 and August 21.

16
17 **Adjournment**
18 Having no further business, Chair Shatney closed the meeting at 5:45 p.m.