

CENTRAL VERMONT REGIONAL PLANNING COMMISSION
Brownfields Advisory Committee
Approved Minutes
January 29, 2018

Committee Members:

<input checked="" type="checkbox"/>	Janet Shatney, Barre City Commissioner	<input type="checkbox"/>	James Stewart, Central Vermont Economic Development Corporation Alternate
<input checked="" type="checkbox"/>	Julie Potter, East Montpelier Commissioner	<input checked="" type="checkbox"/>	Tim Ross, Union Bank (finance)
<input checked="" type="checkbox"/>	Ron Krauth, Middlesex Commissioner	<input type="checkbox"/>	Vacant, Town of Northfield (real estate)
<input checked="" type="checkbox"/>	Don La Haye, Waitsfield Commissioner	<input type="checkbox"/>	VACANT (environment)
<input type="checkbox"/>	VACANT, Capstone Community Action (at-risk populations)	<input checked="" type="checkbox"/>	Joan Marie Misek, Dept. of Health
<input checked="" type="checkbox"/>	Gunner McCain, Central Vermont Economic Development Corporation	<input checked="" type="checkbox"/>	Steve Comolli, Downstreet Housing & Community Development (housing)
		<input checked="" type="checkbox"/>	DEC Representative (Lynda Provencher)

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Staff: Clare Rock

Guests: Kurt Muller, Johnson Company

Chair J. Shatney called the meeting to order at 4:01 pm. Quorum was present. Introductions were made.

Adjustments to the Agenda

J. Shatney proposed to move the 5pm agenda item to 4:50pm time slot, so T. Ross has the opportunity to provide input before he has to leave at 5pm. Those in attendance agreed.

Public Comments

None.

Meeting Minutes

G. McCain provided some grammatical corrections to the draft minutes.

J. Potter made a motion to approve the October 16, 2017 minutes as corrected, seconded by D. LeHaye, all in favor. McCain, Ross, Camolli abstaining. Motion carried.

Assessment Progress Presentation (Kurt Muller, Johnson Co.)

Granite Works Update – the QAPP was approved in mid-December. Initial results indicate additional testing is needed. A meeting with the owner and the prospective purchasers is scheduled for next week, when the results of the testing will be shared. Johnson Company has presented CVRPC with a cost estimate for the additional work. Those costs are imputed onto the Committees budget spreadsheet which was updated today and distributed at the beginning of the meeting. The Committee is not being asked to approve the additional work at this time, but to expect the funding request at the next meeting.

UES and the use of a VT Dept. of Health Risk Assessment – The soil findings were presented at a community meeting at the school. The Department of Health developed a site-specific risk-assessment to better delineate a risk threshold tailored to the unique populations (school children.) The threshold

1 figures developed by the Health Department where used instead of the DEC threshold numbers. The
2 Johnson Company is now is the process of working with the site designers to modify the design based
3 upon the analysis of a variety of cross-sections to determine the amount and extent of soil which will
4 need to be removed at the site. This analysis will also determine the cost of soil management. When this
5 is complete the CAP will be drafted.
6

7 Bonacorsi – the current tenant is looking to change the configuration of the interior space and increase
8 the intensity of the use (more people working longer hours.) The QAPP has been approved and soil
9 vapor is the primary concern. The driller is scheduled for next week. Expect the Phase II report to be
10 drafted by mid-March.
11

12 Woodbury transition from a Phase I to a Phase II and FEMA Buy Out Program – DEC was prepared to
13 issue a SMAC letter as the 2 fuel oil tanks were already removed, but because the town wants to use
14 FEMA funds to purchase the site, FEMA wants to have confirmation the site is clean before they can use
15 the FEMA funds. The Johnson Company (JoC) has submitted the QAPP for DEC and EPA review, once
16 approved the scheduling of the Phase II work will be weather dependent. JoC was initially contracted to
17 undertake a Phase I and had accomplished approx. 50% of the work before it was decided at the all-
18 stakeholders meeting in September that they could/should transition straight into the QAPP/Phase II
19 phase.
20

21 **Request to re-allocate funds**

22 Based upon Phase II results at the Ayers Auto property, additional sampling will be needed to more
23 definitively rule out off-property impacts. Sampling will happen concurrently with the drafting of the
24 Corrective Action Plan. The additional cost of sampling will not exceed the Committee's \$ approval for
25 Phase II and CAP costs. In light of additional testing Stone Environmental sought cost savings within the
26 remaining assessment work whereby decreasing overall CAP costs.
27

28 Staff is requesting the Brownfields Advisory Committee approve to allocate a portion (\$854) of the
29 already approved Phase II costs and a portion (\$655) of the already approved CAP costs for the Phase II
30 supplemental testing.
31

32 *T. Ross made a motion to approve the reallocation of funds as presented, seconded by G. McCain, all in*
33 *favor. Motion carried.*
34

35 **Program and Staff Updated**

36 Rock provided a summary of other project and staff updates as enclosed within the meeting materials.
37

38 **Site Prioritization**

39 J. Potter expressed some frustration with the prioritization worksheet as included in the materials
40 packet. Potter suggested asking different questions for the prioritization process which include:

41 What is the hazardous budget and what is the petrol budget?

42 Who/which sites are ready to move forward with clean up and redevelopment?

43 How much money is needed for the next step?

44 Who has alternative funds for the next step?

45 How far does the money go?

46 Potter also suggested staff provide a recommendation. Committee members agreed with Potters

1 approach and requested staff prepare answers to these questions for each remaining site for the next
2 meeting.

3

4 **Next Meeting**

5 The next meeting date is Presidents Day, many people have the day off. Rock will send out a doodle poll
6 to schedule the next meeting.

7

8 At the next meeting the Committee will also review Committee appointments and expiration. Potter and
9 Shatney expressed interest in stepping down from the Committee at the end of their terms. Rock shall
10 circulate the list of Committee appointments for review at the next meeting. Shatney also requested a
11 copy of the signed Rule of Procedure.

12

13 Don LaHaye requested a paper copy of the packet be mailed to his home. Julie Potter would like to have
14 a paper copy provide at the meeting.

15

16 **Adjournment**

17 *D LaHaye moved to adjourn at 5:05 pm, seconded by J. Potter. Motion carried.*