



## Brownfields Advisory Committee MINUTES

July 18, 2016 @ 4 pm – 6 pm  
CVRPC Offices, 29 Main St., Montpelier, VT

### ATTENDEES:

<p><b>Voting Members</b></p> <ul style="list-style-type: none"> <li>• Janet Shatney, <i>City of Barre</i></li> <li>• Julie Potter, <i>Town of E. Montpelier</i></li> <li>• George Malek, <i>Town of Orange</i></li> <li>• Ron Krauth, <i>Town of Middlesex</i></li> <li>• Anita Kelman, <i>Capstone Community Action</i></li> <li>• Brad Denny, <i>Town of Northfield</i></li> </ul>	<ul style="list-style-type: none"> <li>• Gunner McCain, <i>Central Vermont Economic Development Corp.</i></li> </ul> <p><b>Non-Voting Attendees</b></p> <ul style="list-style-type: none"> <li>• Tim Ross, <i>Union Bank</i></li> <li>• Diana Peduzzi, <i>Town of Woodbury</i></li> <li>• Gail Aloisio, <i>CVRPC Staff</i></li> <li>• Bonnie Waninger, <i>CVRPC Staff</i></li> </ul>
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The meeting was called to order at 4:00 pm.

Adjustments were made to the agenda that had originally been distributed.

### Minutes

B. Denny moved to approve the June 20, 2016 meeting minutes; G. Malek seconded. Motion carried. R. Krauth and J. Potter abstained.

### Interested Committee Participant

Tim Ross, Vice President Commercial Lender for Union Bank, Barre Branch, introduced himself to the committee. He has served on the committee in the past and is interested in re-joining.

### Points for Clarification of Site Selection Criteria

Staff encouraged committee members to always share the knowledge, experience and facts upon which they are basing their opinions about a proposed project. This ensures that committee decisions are based in factual knowledge and professional judgment versus personal opinions.

It is also important for committee members to consider all of the Site Selection Criteria when voting. Voting based on overall strength in meeting the Site Selection Criteria ensures enrollment of projects with overall benefit to the region, versus supporting one specific criteria or a specific member interest.

Staff also reviewed that a brownfields site review need not scrutinize to the level of a permitting review, but does need to ensure that there are not any obvious and readily ascertainable stumbling blocks that would cause the project to fail. One example is a project that proposes a use that is not allowed in the municipal zoning district where the project is sited.

### Woodbury Country Store

Diana Peduzzi, Woodbury Town Clerk, gave an overview of the Woodbury Country Store Buyout & Stream Restoration project. The committee inquired regarding the Town's interest in conducting Phase 2 versus simply demolishing the building, since the UST leak contamination has been well characterized. The Town would like to obtain Liability Protection from the State of Vermont and use a FEMA Buyout to purchase the property. Both processes require Phase 2 ESA.

B. Denny moved to enroll the property for up to \$40,000 of assessment and remediation planning work, to be started by Dec. 31<sup>st</sup>, 2016 (or 90 days after CVRPC procurement of contractors, whichever is later). If assessment work is not underway by that date, the funding will be returned to the grant funding pool to be considered for other nominated sites. Should the need for funding at this site exceed \$40,000, the Brownfield's Advisory Committee will consider a request for supplementary funding based on an update to the Site Nomination reflecting the current project circumstances.; A. Kelman seconded.

Motion carried 5 yes (Shatney, Potter, Krauth, Kelman, Denny) and 1 no (Malek) with one abstention (McCain).

### Update on 260 River Street

The development partners have withdrawn their application and will pursue Phase 1 & 2 ESA independently. They found the level of scrutiny the committee gave to their investment in the project, redevelopment plans and involvement with the City was burdensome for their early stages of project exploration. Staff explained that coal gasification and coal tar contaminants are among the most challenging to clean up because they behave more unpredictably than most other contaminants.

### Interim Rules of Procedure

The Committee was provided with a copy of the Interim Rules of Procedure for comment by July 27th. The rules must be made permanent per authority of the Board of Commissioners.

### Outreach Plan

Staff is working on an outreach plan for the next year of the program that will involve monthly outreach activities. The Committee provided ideas and feedback.

### Next Meeting

The next meeting was confirmed for **August 8<sup>th</sup>, from 4-6 pm** at the CVRPC Offices. The meeting will be held one week earlier than usual to include a visit from Dorrie Paar, CVRPC's EPA Project Officer.

G. Malek moved to adjourn at 6:11 pm; J. Potter seconded. Motion carried.