

**CENTRAL VERMONT REGIONAL PLANNING COMMISSION**  
**Brownfields Advisory Committee**  
**DRAFT Minutes**  
**June 19, 2017**

**Committee Members:**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Janet Shatney, City of Barre                                    | <input type="checkbox"/> Brad Denny, Town of Northfield (real estate)                        |
| <input checked="" type="checkbox"/> Julie Potter, Town of East Montpelier                           | <input type="checkbox"/> Tim Ross, Union Bank (finance)                                      |
| <input checked="" type="checkbox"/> Ron Krauth, Town of Middlesex                                   | <input type="checkbox"/> VACANT (environment)  |
| <input type="checkbox"/> Don La Haye, Regional Commissioner   | <input type="checkbox"/> VACANT, Dept. of Health   |
| <input type="checkbox"/> VACANT, Capstone Community Action (at-risk populations)                    | <input type="checkbox"/> Steve Comolli, Downstreet Housing & Community Development (housing) |
| <input checked="" type="checkbox"/> Gunner McCain, Central Vermont Economic Development Corporation |  |

Staff: Bonnie Waninger (via conference Phone)  
Laura Ranker, Central Vermont Regional Planning Commission, Planner

Guests: Lynda Provencher, VT Department of Environmental Conservation (DEC)  
Trish Coppelino, VT Department of Environmental Conservation (DEC)  
Steven Hubbs, Stone Environmental  
Kurt Muller, The Johnson Company  
Chris Hennessey, Principal, Union Elementary School  
Thom Wood, Montpelier Public Schools, Director of Facilities  
Sarah McKearnan, Union elementary School Parent

Chair Shatney called the meeting to order at 4:10 p.m. Noting the absence of a quorum, the committee agreed to meet informally with action items brought before the Executive Committee.

**Adjustments to the Agenda**

None.

**Public Comments**

None.

**Meeting Minutes**

No action taken. To be placed on next meeting agenda.

**Program Updates**

Before moving into Program Updates, Chair Shatney had everyone introduce themselves. B. Waninger participated in the meeting via conference call.

Chair Shatney asked for input on the Program Updates. Discussion on the Woodbury site took place. B. Waninger reported the Town and owners are in the process of finalizing a Purchase and Sales Agreement. The agreement is currently under legal review and B. Waninger believes they will have an

1 agreement but they will not make the July 1 deadline previously set by the committee. B. Waninger  
2 would recommend the committee extend the deadline to July 31 and give B. Waninger authority to  
3 begin work at the site if an agreement is in place. B. Waninger would like to schedule an all-party  
4 meeting in July.

5  
6 *The Committee was in agreement to recommend approval by the Executive Committee for the deadline*  
7 *to be extended to July 31, 2017 for the Town of Woodbury and the Property Owners to execute a*  
8 *Purchase and Sales Agreement.* Members noted the position of the committee has not changed. Julie  
9 Potter noted the item will be added to the next Executive Committee meeting agenda for action.

## 10 11 **Assessment Report Presentation**

### 12 **Bonacorsi – Capital Candy Phase 1 ESA (Environmental Site Assessment)**

13 Kurt Muller of The Johnson Company provided a brief overview of the Phase 1 findings and the next  
14 steps. He started by giving a historical background on the use of the property which was mainly a site  
15 for dry cleaning and automotive service and storage. The completed Phase 1 ESA findings are detailed in  
16 the meeting packet. In summary, the findings showed the following: Chlorinated volatile organic  
17 compound (cVOC) contamination to groundwater; chlorinated VOC contamination to Soil Vapor;  
18 chlorinated VOC contamination and petroleum contamination to soil; contamination by potential leaks  
19 (hydraulic fluid and oil) from a Hydraulic Lift; contamination of shallow soils due to location in an  
20 industrialized area; potential for contamination from Trench drains; potential for contamination from a  
21 55 gallon drum containing unknown contents on-site and vulnerable to damage by outside forces;  
22 contamination from hazardous building materials containing lead, asbestos, and PCBs; and slight  
23 potential for petroleum contamination of groundwater. K. Muller noted the next steps would include  
24 further investigation, sampling, and analysis of the soils, groundwater, and soil vapor. The drum should  
25 be protected from damage, especially delivery trucks, and the contents identified and treated. Sampling  
26 the trench drain sediment and conducting an inspection of the building materials for lead, asbestos and  
27 PCBs may be warranted.

28  
29 Patricia Coppolino recommended a meeting occur with the property owner, CVRPC, DEC, Brownfield  
30 committee member and the consultant after the Phase 1 ESA and before the Phase 2 ESA for the  
31 purpose of planning for the site uses and agreeing on what has to take place to ensure all project team  
32 members are in agreement and to facilitate communications. P. Coppolino recommended the  
33 consultant schedule the meeting and add this task to their scope of work.

### 34 35 **Keith Avenue CAFI (Corrective Action Feasibility Investigation) & CAP (Corrective Action Plan)**

36 Steve Hubbs of Stone Environmental summarized the Corrective Action Feasibility Investigation (CAFI)  
37 performed at 12 Keith Avenue and 25 Pearl Street in Barre City. He referred to his memo of May 31,  
38 2017, which was contained in the meeting packet materials that summarized the CAFI results in more  
39 detail. A brief history of the property showed its use primarily as a dry cleaning site and later a  
40 computer store. Since 1980, with the demolition of the buildings, it now serves as a parking lot.

41  
42 S.Hubbs noted the findings from the completed Phase 1 and Phase II work which found the site to be  
43 contaminated with dry cleaning solvents and petroleum #6. He reviewed a schematic identifying the  
44 locations of the contaminants. He reviewed the three main areas of concern under the Corrective  
45 Action Feasibility Investigation and the recommended corrective action. Soil borings in the “hot spot”  
46 containing dry cleaning solvents showed the need to remove 120 – 150 tons of hazardous waste soil in  
47 the area; approximately the upper 2 - 3’ of soil, and properly dispose of it as hazardous soils. Soil  
48 borings in the petroleum area showed contamination 7 – 12 feet below the surface and out of the way

1 of the parking lot project. Deed restrictions with long term monitoring was the recommended  
2 corrective action for these areas. Soil borings in the shallow soils, outside of the “hot spot” zone,  
3 showed the soils to be suitable for landfill disposal and the goal will be to keep and treat the soils on-site  
4 as much as possible. An unexpected finding was trichloroethylene (TCE) in the groundwater which will  
5 require further ongoing groundwater monitoring and testing to determine its source and migration.  
6

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

#### 15 **Funding Request**

##### 16 **Bonacorsi – Capital Candy Phase 2 ESA**

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

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

#### 26 **Site Nominations**

##### 27 **Montpelier Union Elementary School, Phase 1 ESA and Corrective Action Plan.**

28 Representatives from the Union Elementary School in Montpelier discussed the project to renovate the  
29 playground. During the course of planning it became evident that the site had urban soils and storm  
30 water issues. Thom Wood of Engineering Ventures noted the project went from a playground  
31 renovation to a soil remediation and storm water solution project. K. Muller provided a technical  
32 overview and background noting additional analysis is needed. The primary contaminant of concern is  
33 PAH with some arsenic present as well. The nature and extent of contamination has not been  
34 determined. The project is time sensitive. K. Muller and B. Waninger have been strategizing and in  
35 communication with EPA. B. Waninger noted EPA was amenable to the approach of writing the Phase 1  
36 and QAPP (Quality Assurance Project Plan) concurrently with submittal to EPA. K. Muller noted this  
37 would take about 2 months off the project timeline and reduce the amount of funds needed.  
38

39 According to B. Waninger, the project would come under the hazardous pool of funding with use of  
40 limited petroleum clean up monies as well. There has not been a formal determination from EPA with  
41 regard to eligibility, however Dorrie Paar of EPA told B. Waninger that the project appeared to meet all  
42 the requirements and the paperwork just needed to be completed.  
43

44 Union Elementary School will pay for Phase 1 ESA and the QAPP. B. Waninger summarized the request  
45 as \$40,000 to conduct the Phase 2 ESA and \$25,000 to develop the CAP for a total amount of \$65,000.  
46 Discussion on the remaining balance of uncommitted hazardous materials funds in the Brownfields  
47 budget occurred, approximately \$16,905 if the request was approved.  
48

1 *A unanimous recommendation was made to approve the request of \$65,000 for a Phase 2 ESA and CAP*  
2 *for the Union Elementary School.*

3  
4 P. Coppolino inquired on the status of the school merger with Roxbury, noting Phase 1 ESA is predicated  
5 on the school merger and recommended if the merger failed to pursue a Data Gap Analysis instead of a  
6 Phase 1 ESA. The same end point is obtained. The merger vote is scheduled for tomorrow, June 20.

7  
8 **Upcoming Meetings**

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

12  
13 **Adjournment**

14 *Having no further business Chair Shatney closed the meeting at 5:45 p.m.*