

CENTRAL VERMONT REGIONAL PLANNING COMMISSION
Brownfields Advisory Committee
Draft Minutes
May 21, 2018

Committee Members:

<input checked="" type="checkbox"/>	Janet Shatney, Barre City Commissioner	<input checked="" 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 type="checkbox"/>	Gunner McCain, Central Vermont Economic Development Corporation	<input type="checkbox"/>	Steve Comolli, Downstreet Housing & Community Development (housing)
		<input type="checkbox"/>	DEC Representative (Lynda Provencher)

Staff: Clare Rock

Guest: Dan Voisin, Stone Environmental

Adjustments to the Agenda

None.

Public Comments

None.

Meeting Minutes

*T. Ross made a motion to approve the March 14, 2018 minutes, seconded by D. LeHaye, all in favor.
Motion carried.*

Assessment Presentation

J. Shatney welcomed Dan Voisin from Stone Environmental to present updates on the following sites:

- 51 Prospect Street Phase 2 Environmental Site Assessment, Barre City
- Ayers Auto Corrective Action Plan, Barre City
- Kieth Ave, Partial Corrective Action Plan, Barre City

See attached presentation.

Program Updates

Rock provided a summary of the program updates as included within the packet.

Discussion followed regarding the RPC and DEC meeting in Springfield where the DEC is looking toward strengthening partnerships between RPC's and DEC so we have a more unified statewide brownfield program vs. RPC's brownfields programs and DEC brownfields program. Members of the BAC were concerned about the formation of a Statewide Program if this means that we have to all pool our funds for distribution at the State level. BAC members did not support this type of concept as there is great value to having the RPC's run regional programs which can respond to regional needs and which provide

1 closer communication between property owners. There is also value in not having the regulating
2 agencies (DEC) not coordinating site enrollment, as the RPC can act as more neutral entity to share
3 information and guide people through the process. Rock indicated that at this time there was no
4 discussion at the Springfield meeting that the State wants to pool all the money but that DEC is more
5 interested in coordinating outreach efforts.

6
7 J. Potter suggested that statewide coordination would be helpful for developing 'best practices' for
8 RFQ's.

9
10 Rock added staff will be hosting a Granite Works meeting with the DEC, Johnson Company, current
11 owner and prospective purchasers this coming Wednesday.

12
13 The BAC reviewed the budget spreadsheet and provided an overview of remaining funds.

14 15 **Request for funds**

16 Request for additional funds for Woodbury Site Assessments.

17
18 *J. Potter moved to approved \$5,000 (in petrol funds) for the Woodbury Store, seconded by J. Stewart.*
19 *Motion carried.*

20 21 **Committee Membership & Appointments**

22 Rock reported that both Joan Marie Misek and Tim Ross are interested in continuing service on the
23 committee for another 2 year term and that staff still need to reach out to Downstreet Housing about a
24 rep. Misek suggested that of Downstreet wasn't interested then maybe reach out to VHCBC.

25
26 J. Potter reminded the BAC this was her last meeting. Potter was thanked for her service.

27 28 **Next Meeting**

29 Next Meeting date will be June 18, 2018 – newly appointed CVRPC members will be in attendance.

30 31 **Adjournment**

32 *R. Krauth moved to adjourn at 6 pm, seconded by D LaHaye. Motion carried.*

Central Vermont Regional Planning Commission Brownfield Program

Former Ernies Garage, 561-567 North Main Street, Barre City

City of Barre Property, 12 Keith Avenue, Barre City

51 Prospect LLC Property, 51 Prospect Street, Barre City

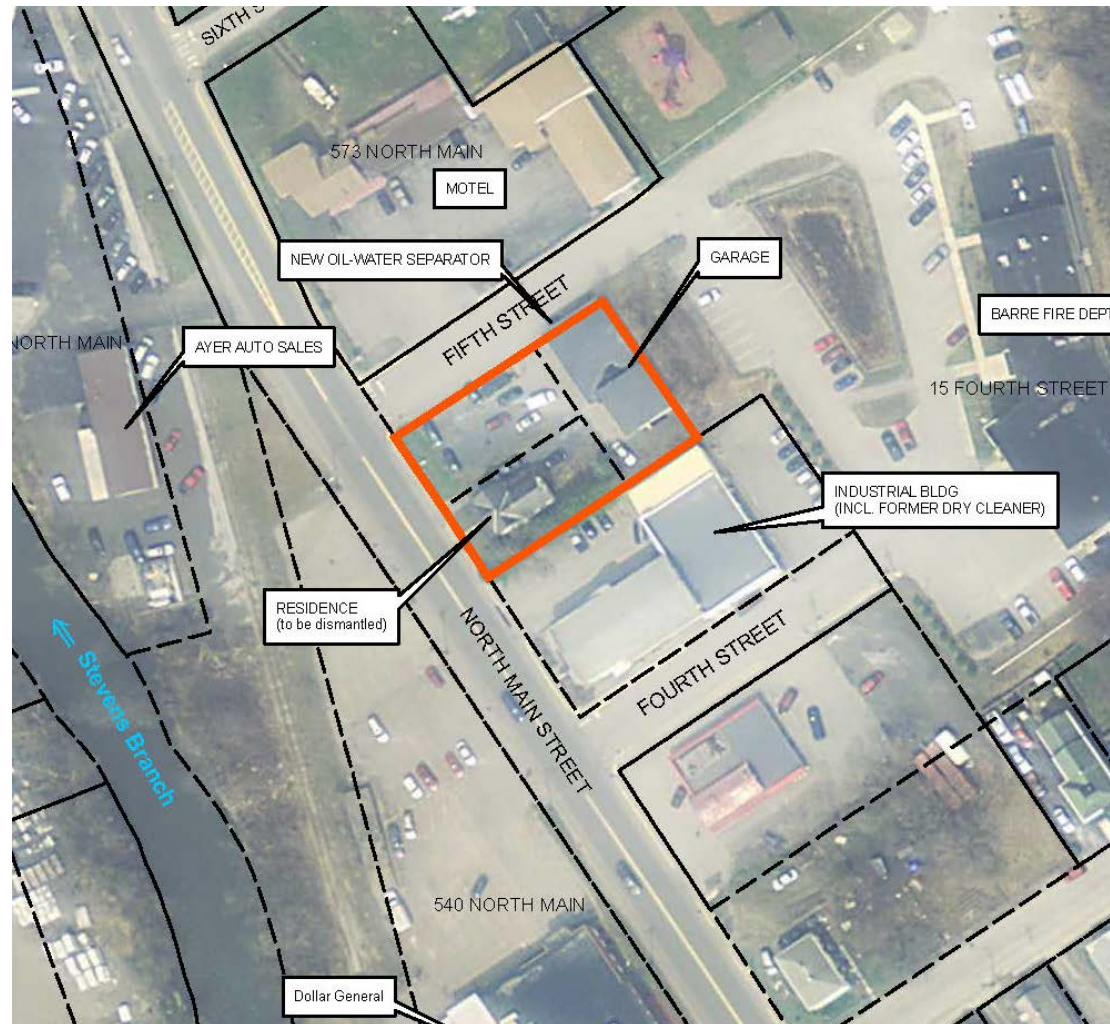
Ayers Auto, 561-567 North Main Street, Barre City

Phase I ESA

Phase II ESA ✓

Supplemental Phase II ESA ✓

ECAA / Partial CAP ✓



Phase I ESA, August 2016

REC 1: 60 year old hydraulic lift.

REC 2: Multiple floor drains without an oil-water separator.

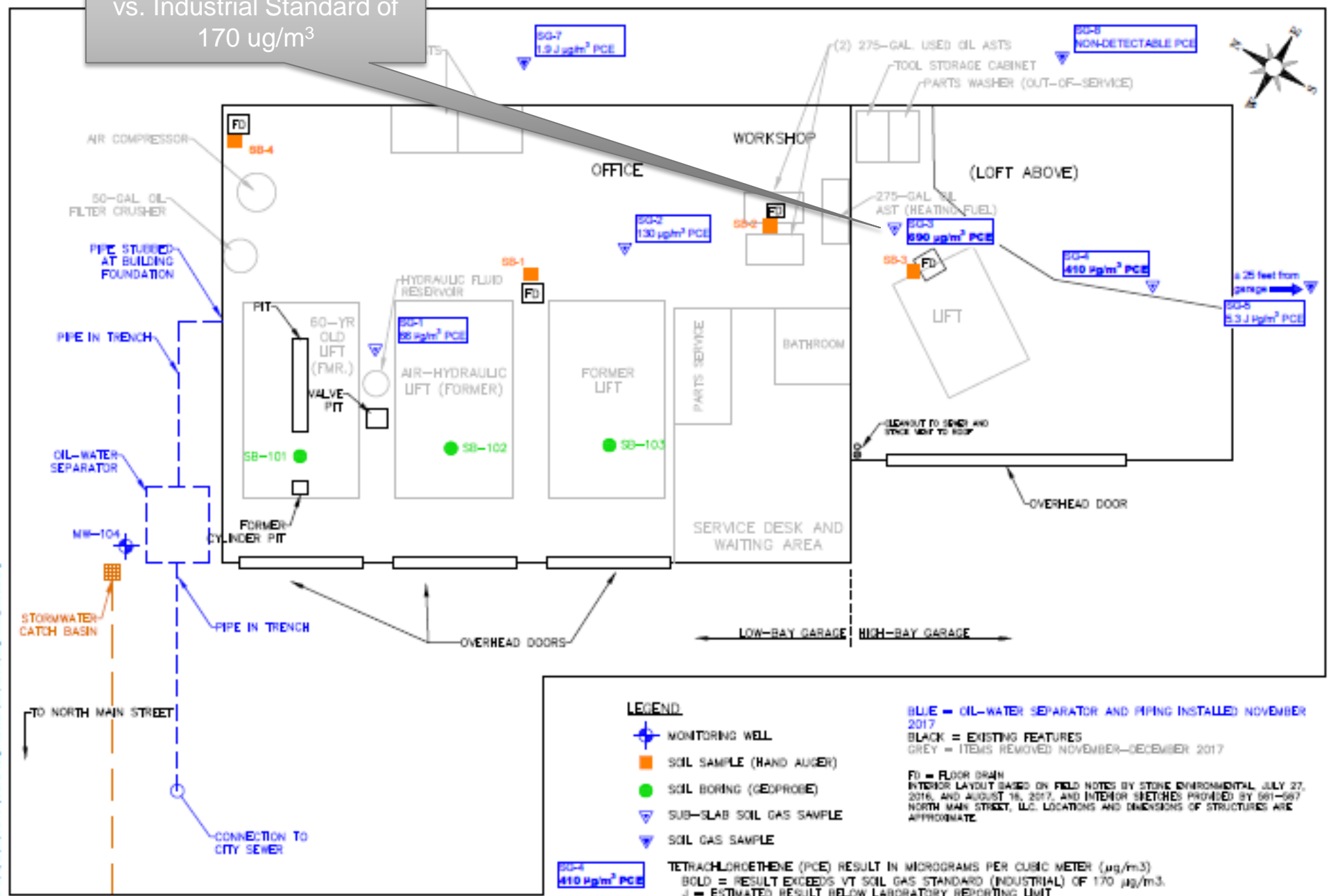
REC 3: Historical operations represent threat of release:

- automotive repair operations on the Site; and
- off-Site dry cleaning operations at 553 North Main Street (abutting property)

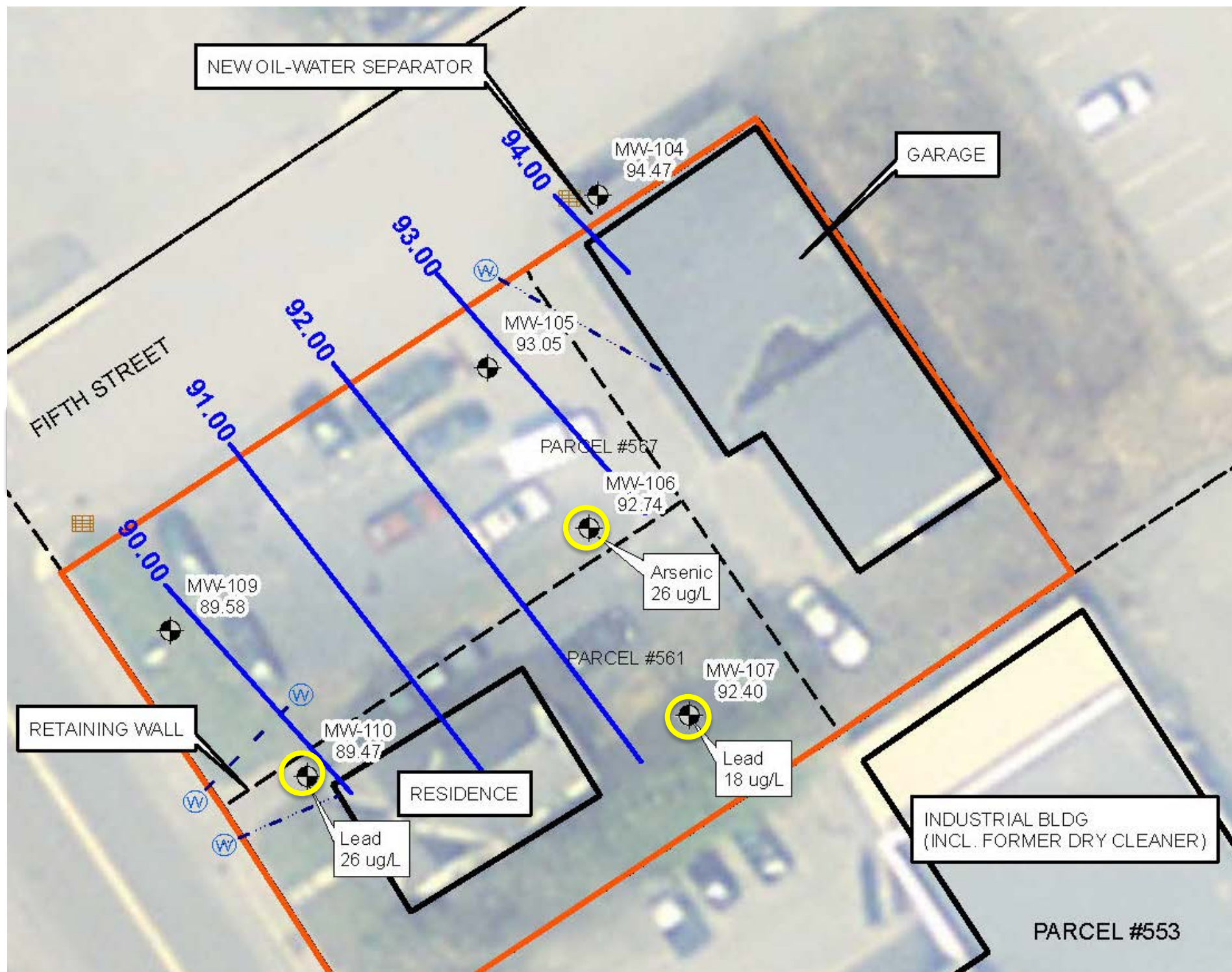
ALSO – possible oil sheen observed on groundwater during oil-water separator installation in November 2016. Stone reports this to VTDEC on behalf of Site owner.



PCE at 690 $\mu\text{g}/\text{m}^3$
vs. Industrial Standard of
170 $\mu\text{g}/\text{m}^3$







Phase II ESA Results

Soil Gas Samples

Conclusion

Tetrachloroethene (PCE) present in soil gas above 170 ug/m³ industrial standard

Soil Borings & Samples

Conclusions

1. Metals and PAHs below Vermont Soil Screening Values.
2. PCBs and petroleum detected below floor drains – may impact renovations

Groundwater Samples

Conclusions

1. No petroleum or solvent plumes identified.
2. Arsenic and lead detected above drinking water standard – requires additional sampling

Next Steps

1. No further Phase 2 assessment recommended**.
2. ECAA for vapor intrusion mitigation (garage), followed by Corrective Action Plan
3. Spring 2018 groundwater monitoring

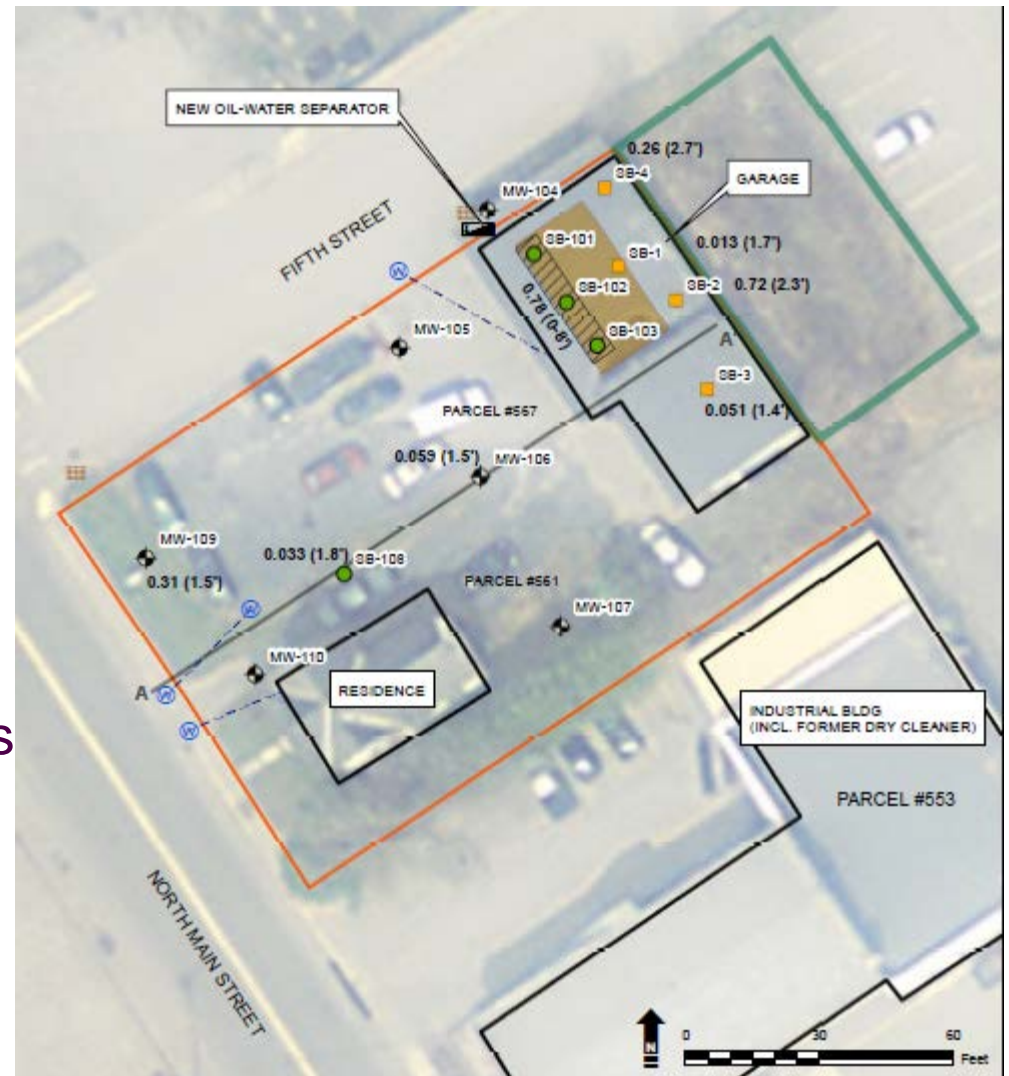
Evaluation of Corrective Action Alternatives

Interior Soil Alternatives:

- Soil Alternative 1: No Action with Institutional Controls;
- Soil Alternative 2: Capping with Institutional Controls;
- Soil Alternative 3: Excavation, Transport, and Disposal of Contaminated Soil;
- Soil Alternative 4: Excavation and Reuse of Contaminated Soil;

Vapor Intrusion Mitigation Alternatives

- VI Alternative 1: Epoxy-Based Resin Seal;
- VI Alternative 2: New Concrete Slab and Vapor Barrier;
- VI Alternative 3: Sub-Slab Depressurization System and Vapor Barrier.



Partial Corrective Action Plan

CAP Elements:

1. Closure of the floor drain system;
2. Installation of a trench drain and repair of concrete slab, as needed;
3. Installation of an epoxy-based resin vapor intrusion barrier on the garage concrete slab;
4. Continued monitoring of metals and volatile organic compounds (VOCs) in groundwater at the site;
5. Implementation of an institutional control on the Site in the form of a Certificate of Completion under the Brownfields Reuse and Environmental Liability Limitation (BRELLA) Program; and
6. Long term monitoring and maintenance of the vapor intrusion barrier installed on the garage concrete slab.

Task	Cost
Task 1 - Project Coordination	\$513
Task 2 - Floor Drain System Closure	\$1,427
Task 3 - Trench Drain Installation	\$17,963
Task 4 - Epoxy-Coat	\$22,398
Task 5 - Groundwater Sampling	\$4,120
Task 6 - Corrective Action Construction Completion Report	\$3,300
Total (20% Contingency)	\$59,665

City of Barre Property, 12 Keith Ave., Barre City

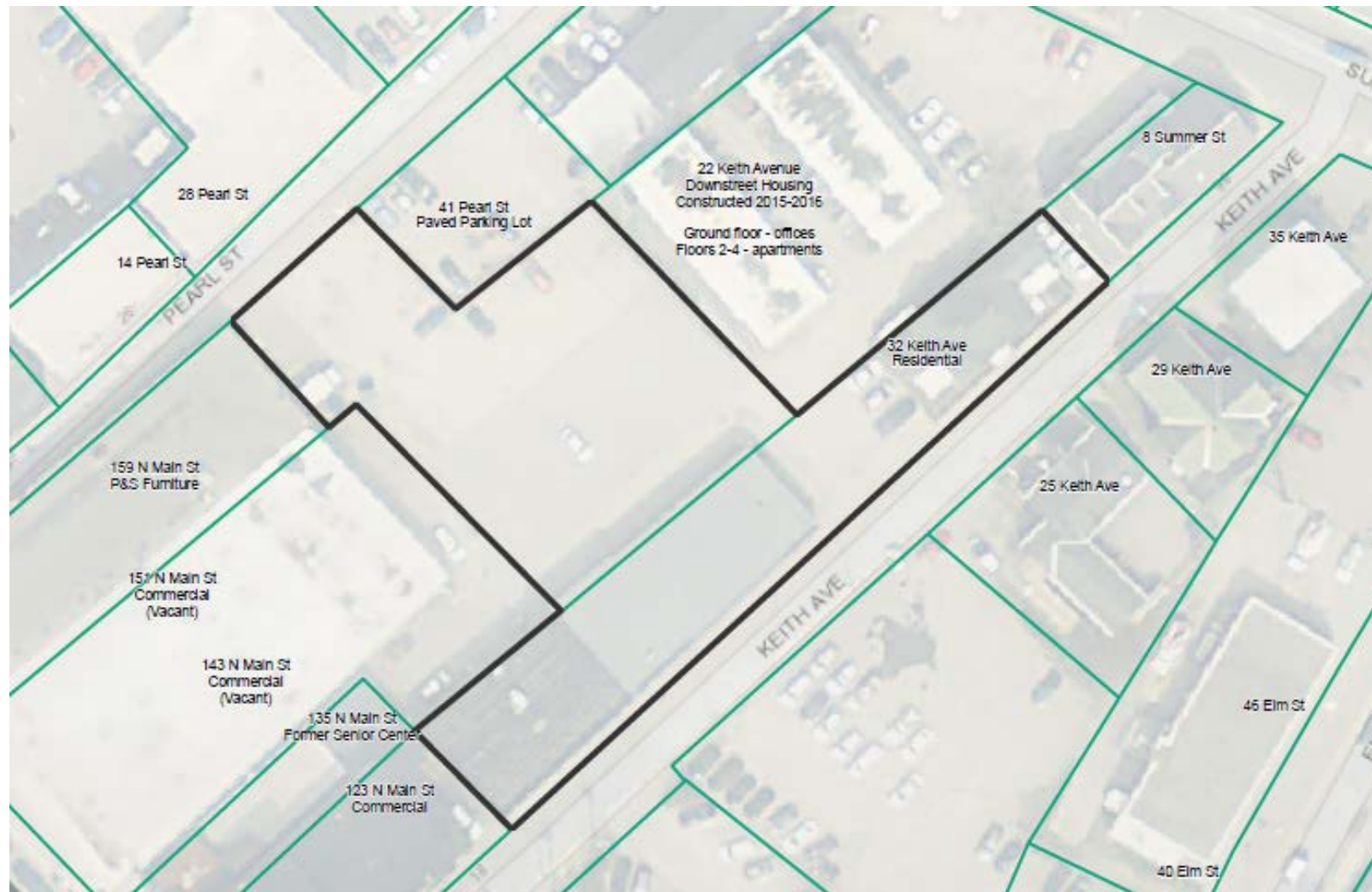
Phase I ESA

Phase II ESA

Supplemental Phase II ESA ✓

ECAA / Partial CAP ✓

Supplemental Site Investigation



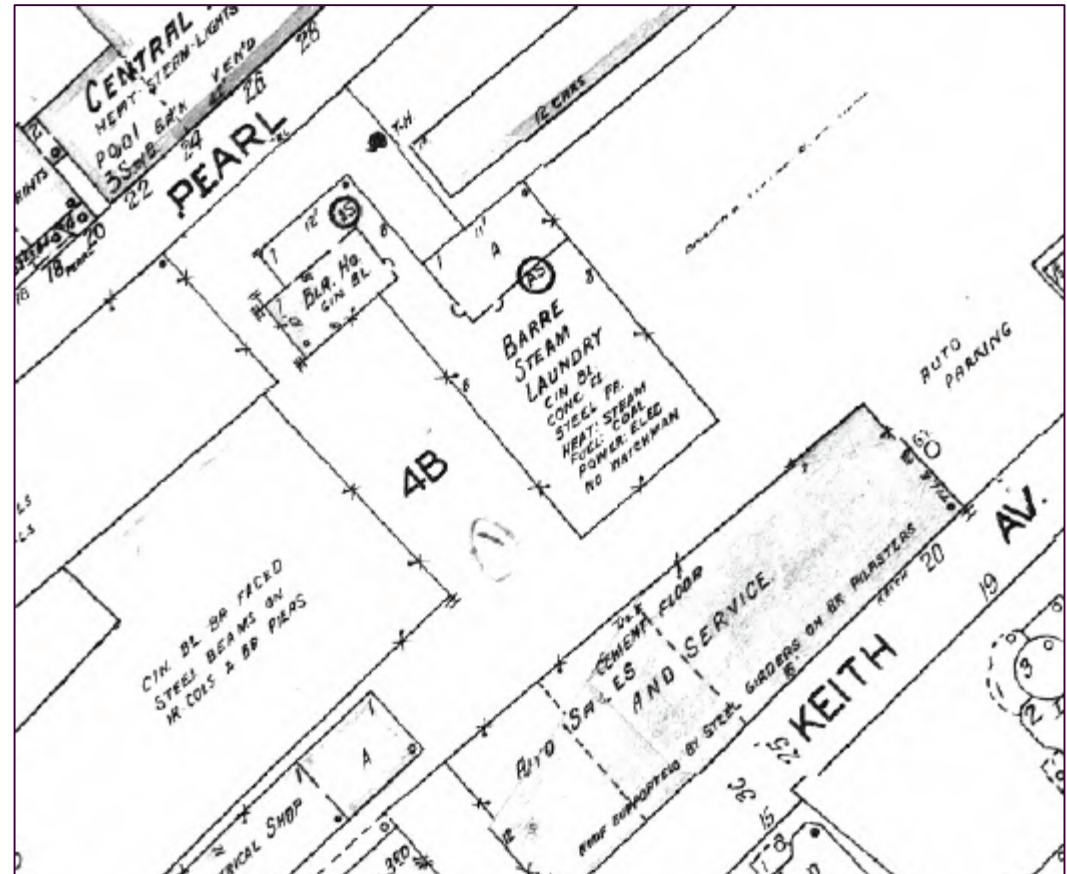
Phase I ESA, August 2016

REC 1: Past Site use of the Site for commercial dry cleaning.

REC 2: Past use of the Site for automobile sales and service practices, including fuel storage within an underground storage tank (UST).

Sanborn, 1948

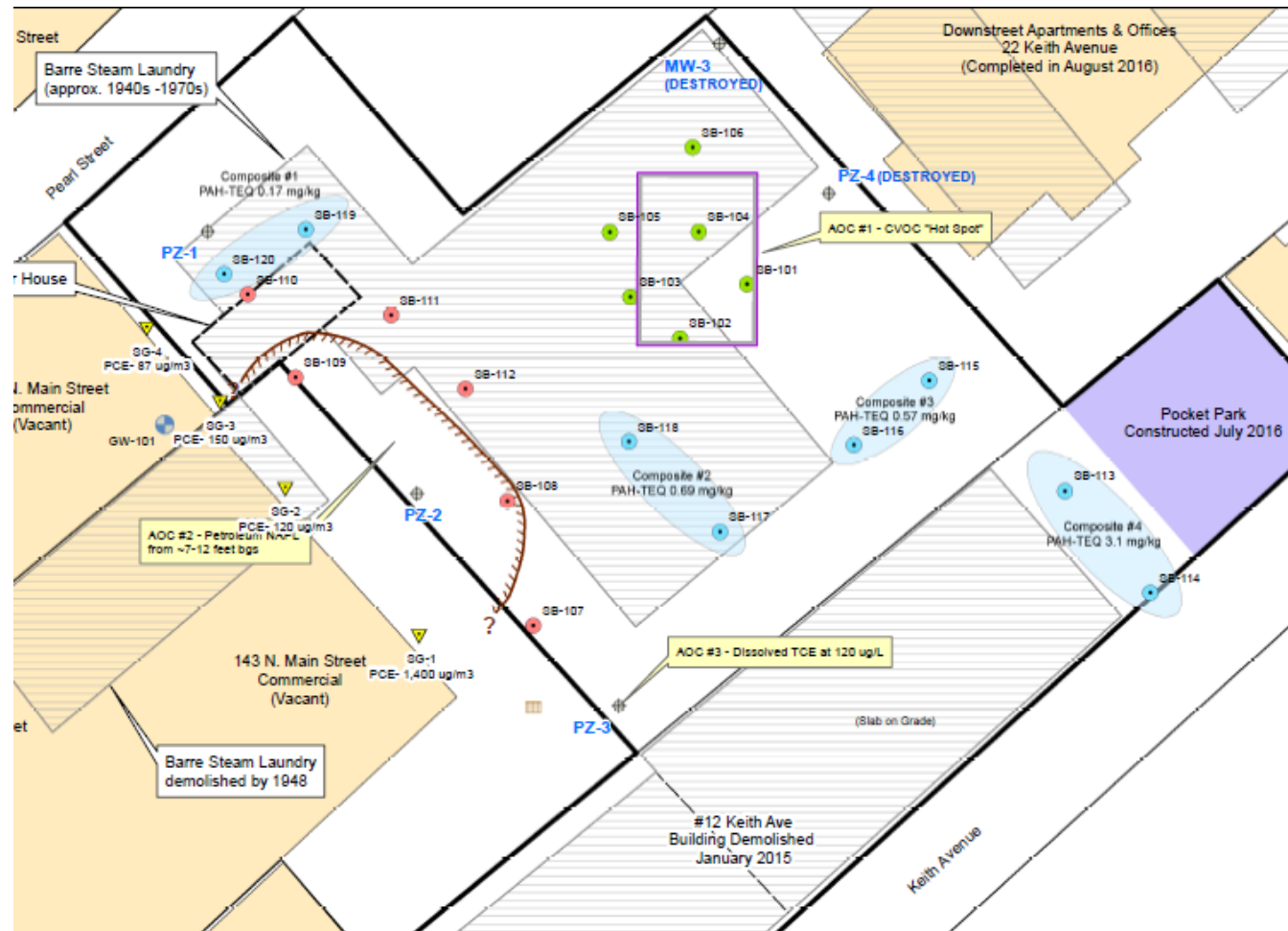
REC 3: Past commercial and industrial uses of the Property and surrounding property.



Phase II ESA / Supplemental ESA / Site Investigation

Findings:

- Tetrachloroethene (PCE) source area
- CVOCs in soil gas
 - PCE adj. to buildings
 - (>>VISL)
- PAHs in surface soil
 - > Urban Background
- Petroleum LNAPL in soil
- CVOCs in groundwater
 - >VGES



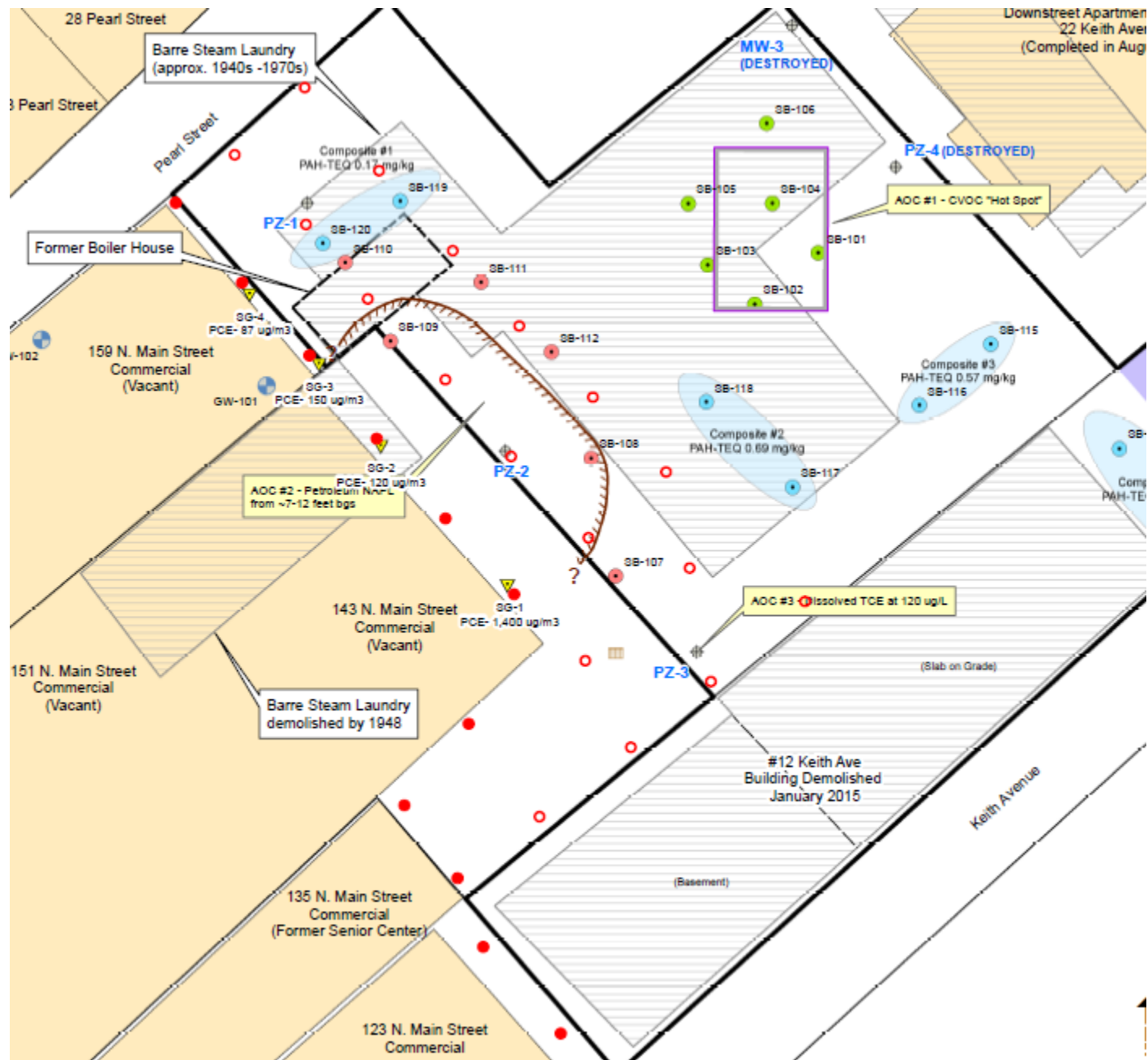
Partial CAP

1. Targeted excavation and off-Site disposal of hazardous waste soils containing CVOCs to the extent required to support Site redevelopment plans.
2. Implement a soil management plan to properly manage soils:
 - on-Site reuse
 - disposal/reuse at a landfill,
 - permitted categorical solid-waste disposal facility, or other approved receiving site.
3. Implementing Site control measures, including dust mitigation and erosion prevention during construction.
4. Installation of engineered barriers to prevent direct contact with contaminated soil.
5. Implementation of an Institutional Control (Certificate of Completion with a description of any land use restrictions) for the Site.
6. Periodic inspection of the engineered barriers with prompt repair in the event of degradation.

Estimate of Remedial Costs

Task	Duration
Project Coordination	\$1,500
AOC #1 Excavation, Transport, and Disposal	\$52,000
Off-site disposal of excess non-hazardous waste regulated soils ^[1]	\$74,000
Oversight of Soil Management and Engineered Barrier Construction	\$2,700
Corrective Action Construction Completion Report	\$6,300
Monitoring Well Installation	\$3,500
Ongoing Monitoring and Reporting (2-years)	\$17,000
Total	\$157,000
Total plus 20% contingency	\$188,400

Next Steps



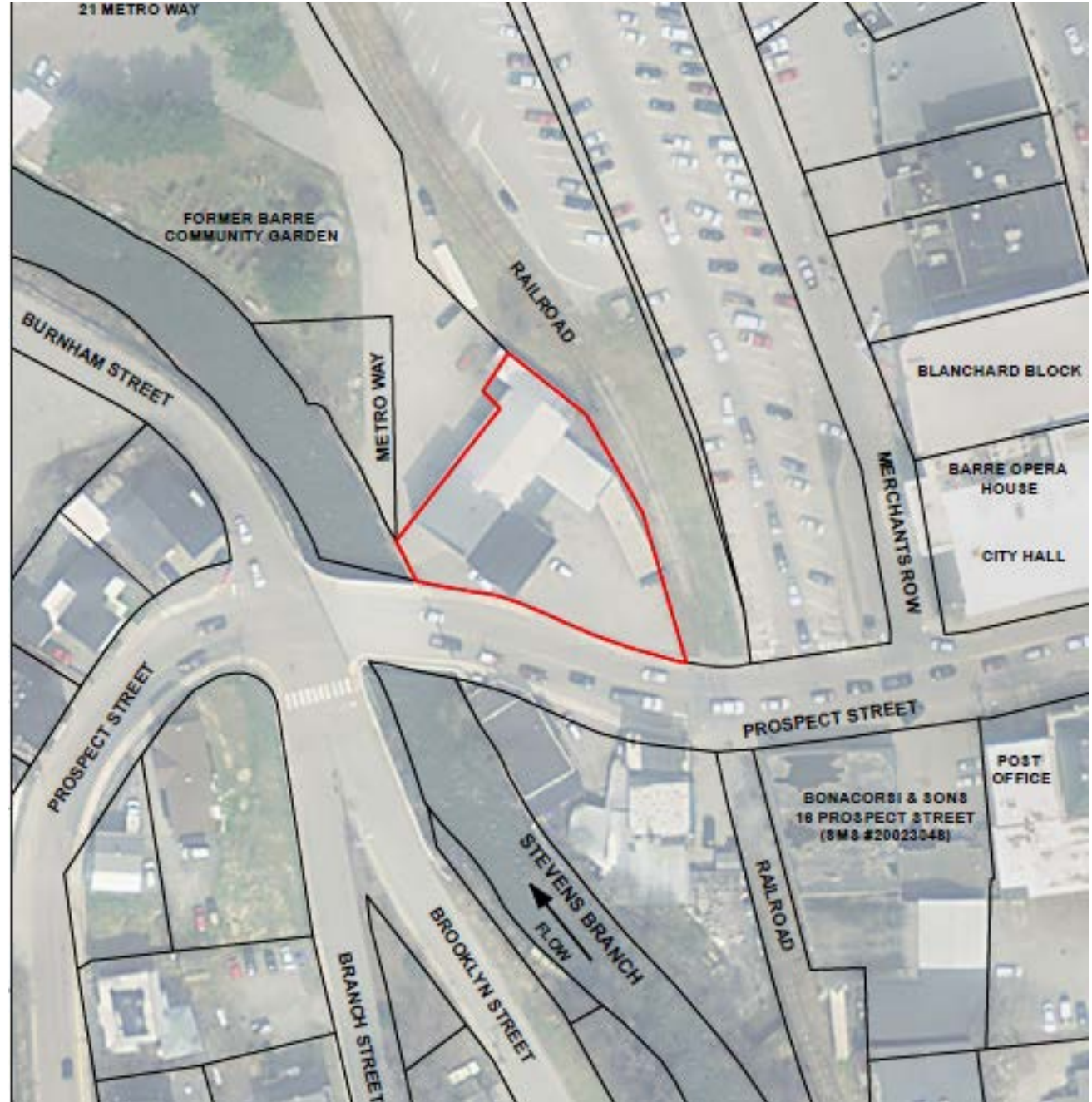
51 Prospect Street LLC, 51 Prospect St, Barre City

Phase I ESA

Phase II ESA ✓

RECs:

1. Documented presence of CVOCs in environmental media.
2. Fill material of unknown quality/origin.
3. Historical and ongoing maintenance of adj. railroad.



Phase II ESA: Results



Shallow soils:

- 1) PAHs > Urban Background
- 2) Arsenic < State-wide background
- 3) No other COCs

Groundwater:

- 1) PCE in groundwater > VGES
≈ Prior results

