

CENTRAL VERMONT REGIONAL PLANNING COMMISSION
Brownfields Advisory Committee

DRAFT Minutes

September 18, 2017

Committee Members:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Janet Shatney, Barre City Commissioner | <input checked="" type="checkbox"/> Brad Denny, Town of Northfield (real estate) |
| <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 (environment) |
| <input checked="" type="checkbox"/> Don La Haye, Waitsfield 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 | |

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1 Staff: Bonnie Waninger

1 Guests: Alan Liptak, LE Environmental

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1 Chair J. Shatney called the meeting to order at 4:00 p.m. Quorum was present.

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1 **Adjustments to the Agenda**

1 None.

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1 **Public Comments**

1 None.

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1 **Meeting Minutes**

1 *T. Ross moved to table the May 15, 2017 minutes; G. McCain seconded. Motion carried.*

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1 *G. McCain moved to approve the June 19, 2017 minutes as presented; R. Krauth seconded. Motion*
2 *carried.*

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1 **Assessment Report Presentation**

1 Whiting Fire & Recycle Station Supplemental Phase 2 ESA

1 A. Liptak discussed results from the supplemental Phase 2 sampling at the site. The soil sample results
2 indicate that the Vermont residential soil screening level for naphthalene was exceeded in the most
3 contaminated soil samples. There were no exceedences of screening levels in the other two soil
4 samples. These data can be used to gauge the extent of excavation during any future remedial
5 activities.

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1 Liptak noted four groundwater samples were collected and three of the four samples had exceedences
2 of the Vermont Groundwater Enforcement Standard. The groundwater hydrology, soil contaminant
3 distribution, and groundwater contaminant distribution suggest that the petroleum contamination is
4 from the removed petroleum underground storage tank locations.

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2 Liptak recommended three new groundwater monitoring wells be incorporated into the site's
3 monitoring regime. Remedial opportunities for the contamination are constrained by the depth of
4 mostly clean clay over the contaminated soil and groundwater. Liptak recommended vacuum extraction
5 be used to remove contaminants under the clay. He noted that DEC may want to complete additional
6 testing rather than move to remediation.

7
8 The next step is for CVRPC to review the draft report prior to state and town submission. Staff will ask
9 the Town whether it wants to review preliminary results with the contractor or wait until DEC provides
10 direction. In the past, the Town has been concerned whether cleanup can be funded by the Petroleum
11 Cleanup Fund.

12 13 **Program Updates**

14 At the request of the Chair, B. Waninger highlighted progress at all sites using a graphic to depict where
15 each site is on the enrollment to redevelopment timeline. Information presented was available through
16 past written Program Updates, except for the following:

- 17
18 • Today's stakeholder meeting in Woodbury shifted the General Store project from a Phase 1 update
19 directly to a Phase 2 assessment. Phase 1 data gaps will be addressed through the Phase 2 sampling
20 plan. Also, the Phase 2 work will be targeted to the area to be impacted by the FEMA river
21 restoration project.

22
23 Waninger said the majority of funding has been committed. She noted it would be helpful for the
24 Committee to discuss whether to seek new sites for enrollment, to move all existing sites forward, or to
25 select a few sites to move forward. The Committee expressed that keeping existing sites moving
26 through the process would be a higher priority.

27
28 G. McCain asked about new funding. Waninger said the EPA is set to release its announcement for new
29 grant applications. CVRPC intends to apply for additional funds. If awarded, the funds would be
30 available October 1, 2018.

31 32 **Funding Requests**

33 Liptak had previously noted that Whiting not ready for a funding request because its next step is
34 uncertain. Depending on DEC's decision, the next step may cost \$7,000-17,000.

35 36 **Next Meeting**

37 In October, funding decisions may be needed for five sites: Whiting, Ayers, MUES, Bonacorsi, and
38 Woodbury.

39 40 **Adjournment**

41 *T. Ross moved to adjourn at 5:26 pm; D. La Hays seconded. Motion carried.*