



## BROWNFIELDS ADVISORY COMMITTEE

June 18, 2018 at 4 – 6 pm  
CVRPC Office

### AGENDA

<u>Page</u>	<u>Time<sup>1</sup></u>	<u>Description</u>
	<b>4:00</b>	<b>Adjustments to the Agenda</b>
		<b>Public Comments</b>
	<b>4:05</b>	<b>Welcome new member and brief program introduction</b>
	<b>4:20</b>	<b>Committee Membership &amp; Appointments</b> Updates on membership, renewal and recruitment
2	<b>4:30</b>	<b>Meeting Minutes <sup>2</sup></b> – May 21, 2018
4	<b>4:35</b>	<b>Program Updates</b> An opportunity for questions about program updates
9	<b>4:50</b>	<b>Request for funds <sup>2</sup></b> Request for Granite Works Evaluation of Corrective Action Alternatives
		<b>Next Meeting</b> <ul style="list-style-type: none"> <li>- Meeting date – July 23, 2018</li> <li>- Potential Presentations: Bonacorsi Phase 2, Granite Works</li> </ul>
		<b>Adjournment</b>

<sup>1</sup> Times are approximate unless otherwise advertised.

<sup>2</sup> Anticipated action items

**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)

1

1 Staff: Clare Rock

2 Guest: Dan Voisin, Stone Environmental

3

4 **Adjustments to the Agenda**

5 None.

6

7 **Public Comments**

8 None.

9

10 **Meeting Minutes**11 *T. Ross made a motion to approve the March 14, 2018 minutes, seconded by D. LeHaye, all in favor.*12 *Motion carried.*

13

14 **Assessment Presentation**

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

16 - 51 Prospect Street Phase 2 Environmental Site Assessment, Barre City

17 - Ayers Auto Corrective Action Plan, Barre City

18 - Kieth Ave, Partial Corrective Action Plan, Barre City

19 See attached presentation.

20

21 **Program Updates**

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

23

24 Discussion followed regarding the RPC and DEC meeting in Springfield where the DEC is looking toward  
 25 strengthening partnerships between RPC's and DEC so we have a more unified statewide brownfield  
 26 program vs. RPC's brownfields programs and DEC brownfields program. Members of the BAC were  
 27 concerned about the formation of a Statewide Program if this means that we have to all pool our funds  
 28 for distribution at the State level. BAC members did not support this type of concept as there is great  
 29 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 **Request for funds**

15 Request for additional funds for Woodbury Site Assessments.

16  
17  
18 *J. Potter moved to approved \$5,000 (in petrol funds) for the Woodbury Store, seconded by J. Stewart.*  
19 *Motion carried.*

#### 20 **Committee Membership & Appointments**

21  
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 VHCB.

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

#### 27 **Next Meeting**

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

#### 29 **Adjournment**

30  
31 *R. Krauth moved to adjourn at 6 pm, seconded by D LaHaye. Motion carried.*  
32



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## 2 **BROWNFIELD PROGRAM UPDATES**

3 June 13, 2018

4

5 These updates keep the Brownfields Advisory Committee informed about program activities, potential  
6 modifications to state and federal programs and practices, and other news that may be of interest.  
7 Acronyms and brownfield-related terms are defined at the end of this document. Please feel free to  
8 share additional acronyms or terms you would like explained.

9

### 10 **Enrolled Sites**

#### 11 **Woodbury Country Store, Woodbury**

Reuse: Greenspace - Floodplain Buyout and Restoration  
 Owner: Kim Sample and Kirk Gallant  
 Developer: Town of Woodbury  
 Assessment Activity: Phase 2  
 Assessment Status: Phase 2 ESA draft report  
 Funds Authorized: \$40,000 – Petroleum & Hazardous  
 Contractor: The Johnson Company (JCO)  
 BRELLA: Application initiated; currently on hold (?)\*

12

13 Update: In early May, JCO was onsite to collect soil samples using a hand auger for the purpose of  
14 delineating the southern extent of petroleum impacts. Samples were collected from the hand auger  
15 borings to be analyzed for petroleum-related VOCs. The draft Phase 2 has been provide to CVRPC for  
16 review and comment and will then be provided to property owners and the Town.

17

18 Next Steps: Staff will then coordinate an all stakeholders meeting (town, property owner, VTrans,  
19 FEMA, DEC) and a meeting with the Woodbury Selectboard.

20

#### 21 **Bonacorsi-Capital Candy, Barre City**

Reuse: Economic Development – Warehouse Renovation  
 Owner: N & M Investments  
 Developer: Capital Candy Company, Inc.  
 Assessment Activity: Phase 1 and 2 ESA  
 Assessment Status: Draft Phase 2 ESA  
 Funds Authorized: \$40,000 - Hazardous Materials  
 Contractor: The Johnson Company (JCO)  
 BRELLA: Application not submitted to DEC

22

1 Update: The Phase 2 ESA Report has been reviewed by DEC and comments have been provided to JoC.  
 2 Staff will be hosting a meeting with DEC and JoC on 6/19 to review DEC comments. Supplemental  
 3 testing maybe requested.

4

5 Next Steps: Staff will meet with property owner and prospective purchaser and JOC after 6/19 meeting  
 6 with DEC. Staff will then request a cost estimate for the CAP. Approx \$10,000 in CAP funding of  
 7 already approved by Committee as part of Phase 2 funding approval.

8

9 **Ernie's Garage/Ayer Autobody Expansion, Barre City**

Reuse: Economic Development – Business Expansion  
 Owner: 561-567 North Main Street, LLC  
 Developer: 561-567 North Main Street, LLC (David Ayer)  
 Assessment Activity: Phase 2 supplemental plus Corrective Action Plan  
 Assessment Status: Partial Corrective Action Plan complete  
 Funds Authorized: In addition to Phase 2 funds, \$8,000 for Corrective Action Plan  
 Contractor: Stone Environmental (Stone)  
 BRELLA: Enrolled

10

11 Update: The Final ECAA/Partial CAP for former Ernie's Garage was completed.

12

13 Next Steps: Assessment activities will then be complete.

14

15 **Keith Avenue/Pearl Street, Barre City**

Reuse: Economic Development & Transportation – Municipal Parking Lot  
 Owner: City of Barre  
 Developer: City of Barre  
 Assessment Activity: Corrective Action Feasibility Investigation (CAFI) & Corrective Action Plan (CAP)  
 Assessment Status: Partial Corrective Action Plan complete  
 Funds Authorized: \$26,638 - currently \$16,716 Hazardous Materials and \$9,003 Petroleum  
 Contractor: Stone Environmental (Stone)  
 BRELLA: Enrolled

16

17 Update: Barre City Council approved funding the further assessment work.

18

19 Next Steps: CVRPC assessment activities complete.

20

21 **Town Fire & Recycling Station, Whiting**

Reuse: Public – Town Fire & Recycling Station  
 Owner: Town of Whiting  
 Developer: Town of Whiting  
 Assessment Activity: Phase 2 supplemental  
 Assessment Status: Supplemental Phase 2 report complete  
 Funds Authorized: \$11,920 - Petroleum  
 Contractor: LE Environmental (LEE)

BRELLA: Application not submitted to DEC

1

2 Assessment work complete.

3

4 **Clark's Feed/51 Prospect Street, Barre City**

Reuse: Economic Development & Transportation – Private Parking Lot for Previously Redeveloped Commercial Property

Owner: Metro 51 LLC

Developer: 51 Prospect LLC

Assessment Activity: Phase 2 ESA & Corrective Action Plan

Assessment Status: Phase 2 ESA Report complete

Funds Authorized: \$20,000 - Hazardous Materials

Contractor: Stone Environmental (Stone)

BRELLA: Enrolled

5

6 Update: The Phase 2 ESA Report was complete. No CAP required.

7

8 Next Steps: Assessment work is complete.

9

10 **Union Elementary School, Montpelier**

Reuse: Public - Playground

Owner: City of Montpelier

Developer: Montpelier Public Schools

Assessment Activity: Phase 2 ESA and Corrective Action Plan

Assessment Status: Corrective Action Plan complete

Funds Authorized: \$70,000 - Hazardous Materials

Contractor: The Johnson Company (JCO)

BRELLA: Application in progress

11

12 Update: The CAP was submitted to VT DEC, which posted it to the E-Bulletin Notice Board. A 30-day public comment period was held. CVRPC requested a public meeting, which was held May 22.

13 Approximately 12-15 people participated. DEC responded to comments received and finalized the CAP on June 11. A 30-day appeal period closes July 11. Unless DEC's decision is appealed, the CAP will be final on July 11 and CVRPC's work at this site will be complete.

17

18 The school is completing supplemental sampling of unsampled areas of the property (hillsides, lawn areas at front of school).

20

21 Staff drafted the BRELLA application for the Montpelier-Roxbury School District.

22

23 Next Steps: Once the CAP is final, work at this site will be complete. Construction is scheduled to begin summer 2018. It may continue through summer 2019 if there are any delays. BRELLA enrollment should be completed by July 1, when the new School District takes ownership of the property.

26

## 1 **Montpelier Granite Works, Montpelier**

Reuse: Economic Development – Commercial  
 Owner: Montpelier Granite Works  
 Developer: Steve Ribolini/Larry Williams  
 Assessment Activity: Phase 2 and Supplemental Phase 2 ESA  
 Assessment Status: Supplemental Phase 2 site work complete, draft Phase 2 Report issued.  
 Funds Authorized: \$78,000 - Hazardous and Petroleum (doesn't include build. material assessment)  
 Contractor: The Johnson Company (JCO)  
 BRELLA: New prospective purchaser enrolled in BRELLA

2

3 Update: The Phase 2 draft report has been submitted to CVRPC for review and comment prior to being  
 4 sent to DEC and EPA for review and comment. CVRPC hosted a meeting on May 23, 2018 to review  
 5 the draft Phase 2 results with JoC, DEC, property owner and prospective purchasers. At the meeting a  
 6 couple of alternative approaches were suggested and next steps identified. Due to the presence of  
 7 the petrol product found in monitoring well #6, JoC is proposing the development of an Evaluation of  
 8 Corrective Action Alternatives (ECAA) which will identify approached to remediation of the petrol  
 9 product. This intermediate evaluation will help inform the subsequent CAP. Usually the ECAA and  
 10 CAP are undertaken together, yet due to complexity of the issue, it was recommended taking things  
 11 one step at a time. The property owner would like to proceed. CVRPC has received a cost estimate  
 12 for the ECAA for funding consideration by the BAC.

13

14 Next Steps: BAC consider a funding request for the ECAA.

15

## 16 **Site Recruitment & Program Outreach**

17 No updates to report.

18

## 19 **Work Plan and Budget**

20 Staff discussed the remaining budget with EPA to prepare for the drawdown of funds. Staff will talk with  
 21 EPA again in August to ensure all funds are expended by the end of the grant program.

22

23 See attached Budget Spreadsheet for current funding status.

Site	Total Committee Approval	Actual Cost (based on contract)	Difference	Committee Motions/Approvals	Assess. Activity	Total	Hazardous	Petrol
51 Prospect Street	\$20,000	\$13,708.00	\$6,292.00	COMPLETE	Ph 2	\$13,708.00	\$7,536.00	\$6,172.00
Ayer Autobody	\$38,000	\$37,521.00	\$479.00	COMPLETE	Ph 2, Supp Ph 2 + CAP	\$37,521.00	\$15,454.00	\$22,067.00
Bonacorsi	\$57,000	assess activities ongoing		Authorize up to \$17,000 for ESA and CAP + authorize up to \$40,000	Ph 1, Ph 2	\$47,850.00	\$47,850.00	\$0.00
Keith Avenue	\$26,638	\$26,621.00	\$17.00	COMPLETE	Partial CAP	\$26,621.00	\$17,429.00	\$9,192.00
Granite Works	\$78,000	assess activities ongoing		Authorize up to \$40,000 for a Ph 2 ESA + \$6,000 + up to \$32,000 of petrol funds for Supp Ph 2	Ph 2, Supp Ph 2	\$71,623.00	\$7,868.00	\$63,755.00
Union Elem. School	\$70,000	\$66,817	\$3,183.18	Authorize \$65,000 for a Ph 2 ESA and CAP + \$5,000 for CAP and site redesign	Targeted soil investigation with CAP incl. site redesign	\$66,816.82	\$66,816.82	\$0.00
Whiting, Town of	\$11,920	\$10,995.00	\$925.00	COMPLETE	Supp Ph 2	\$10,995.00	\$0.00	\$10,995.00
Woodbury, Town of	\$45,000	assess activities ongoing		Authorize \$40,000 of assess. and remediation planning work + \$5,000 additional Petrol \$ for assess.	Ph 1 , Ph 2	\$41,094.59	\$4,290.00	\$36,804.59
<b>Total</b>	<b>\$346,558</b>				<b>Total</b>	<b>\$316,229.41</b>	<b>\$167,243.82</b>	<b>\$148,985.59</b>

	Total	Hazardous	Petrol
EPA grant total for contractual	\$349,986.00	\$175,627.00	\$174,359.00
Remaining contractual funds	\$33,756.59	\$8,383.18	\$25,373.41

Already committed, not under contract	Total	Hazardous	Petrol
Can be used on additional assessment activities	\$9,150	\$9,150	\$0
Can be used on additional assessment activities	\$6,377	\$0	\$6,377
Can be used on additional assessment activities	\$3,905	\$0	\$3,905
<b>Total</b>	<b>\$19,432</b>	<b>\$9,150</b>	<b>\$10,282</b>
<b>Available Uncommitted Funds</b>	<b>\$14,324</b>	<b>-\$767</b>	<b>\$15,091</b>
		<b>Over committed but not over spent</b>	





**Request for Funds – Granite Works**

**June 13, 2018**

Request: Funds to complete an Evaluation of Corrective Action Alternatives (ECAA)

Summary: The ECAA will evaluate alternative remediation actions (and associated costs) to address the sub-surface petrol product. Outcomes will be used in the development of a Corrective Action Plan (CAP).

Committee has approved \$78,000 for Phase 2 site assessment work and CVRPC is under contract for \$71,623, providing a gap/cushion of \$6,377. The Johnson Company has provided a cost estimate for the ECAA for \$7,309 (all petrol funding.)

The committee may reallocated the cushion (\$6,377) plus approve an additional \$1,000 to cover the cost of the ECAA. Following the completion of the ECAA, Granite Works will most likely be seeking additional funds for the development of the Corrective Action Plan. Committee has already prioritized additional assessment work at Granite Works. For additional information about site conditions see Program Updates.

Staff is requesting the Brownfields Advisory Committee approval of \$1,000 in petrol funds to support the completion of the ECAA.

Funding Request	Assessment Activity	Cost Estimate	Hazardous	Petrol
\$1,000	Evaluation of Corrective Action Alternatives (ECAA)	\$7,309 - \$6,377 (cushion) = \$932	\$0	\$1,000