

CENTRAL VERMONT REGIONAL PLANNING COMMISSION
Brownfields Advisory Committee
Meeting Minutes
September 17, 2018 4-5pm

Committee Members:

<input checked="" type="checkbox"/>	Janet Shatney, Barre City Commissioner	<input type="checkbox"/>	James Stewart, Central Vermont Economic Development Corporation Alternate
<input checked="" type="checkbox"/>	Amy Hornblas, Cabot Commissioner	<input type="checkbox"/>	Tim Ross, Union Bank (finance)
<input 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 checked="" type="checkbox"/>	Gunner McCain, Central Vermont Economic Development Corporation	<input type="checkbox"/>	Steve Comolli, Downstreet Housing & Community Development (housing)
		<input type="checkbox"/>	DEC Representative

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 1 Staff: Clare Rock

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 3 **Adjustments to the Agenda**

4 Shatney opened the meeting ay 4:05pm and asked if there were any adjustments to the
 5 Agenda. There were none.

6
 7 **Public Comments**

8 No members of the public were present.

9
 10 **Assessment Updates (Kurt Muller, The Johnson Company)**

11 Kurt Muller provided a presentation summary of the following sites:

- 12 - Granite Works Evaluation of Correction Action Alternatives (ECAA) – the Johnson Company
 13 performed the Phase 2 and the Supplemental Phase 2 and subsequently prepared the ECAA
 14 which primarily addressed remediation alternatives for the product which was found to be
 15 floating on the ground water. The ECAA evaluated 3 alternatives to addressing the
 16 contamination 1) monitor it over a long period of time, this would be expensive and essentially
 17 require the property owner to “babysit” the situation. This may be hard to redevelop the site
 18 around some monitoring wells 2) suck out the contamination 3) dig out as much as possible and
 19 then suck out the residual product. Muller expects the solution will most likely be a combination
 20 of 2 and 3. The next step is to share the results of the study. When a conceptual redevelopment
 21 plan is ready then a Corrective Action Plan can be prepared as the remediation activities can be
 22 incorporated into the redevelopment of the property.
- 23 - Bonacorsi Indoor Air Sampling – the purpose of the study was to evaluate the vapors under the
 24 building (there was an old dry cleaners on the site.) There was both PCE’s , a chlorinated solvent
 25 used in the dry cleaning process which then breaks down to TCE’s. The results indicated there is
 26 an impact to indoor air but that its likely not significant. The landowner would probably want a
 27 validation of the results. Muller was not happy with the hapsite results which were
 28 recommended by DEC. The more definitive testing using canisters would have cost 5x more than

1 the hapsite.

- 2 - Woodbury Country Store Remediation Planning – Muller prepared the Phase 2 and is now in the
3 process of finalizing a Soil Remediation Plan. The purpose of the work is to get a clean sites
4 letter from DEC for a FEMA Buy Out application. The site has been defined as where the
5 petroleum is and not as an assessment of the entire property. The investigation found 2
6 varieties of petroleum soils 1) which exceeded the standard and 2) didn't exceed standard but
7 had signs of contamination. The Soil Remediation plan will define the extent of the soils which
8 needs to be removed and the cost of disposal. DEC will approve the plan and then the
9 Petroleum Clean Up Fund will cover the cost of removal and will oversee the work. The Plan will
10 also need to be approved by Casella as they will be the receiving entity of the soils.

11 Muller also noted that the UES playground project is moving toward implementation and construction
12 on the site is starting this fall.

14 **Program Wrap Up**

- 15 - Opportunity for question about other program updates
16 Rock provided a quick summery update of the other sites and noted that we've enrolled a
17 former garage into the program which is seeking an updated Phase 1 for a property transfer.
18 The site was referred to us from the Northeast Vermont Development Association (NVDA) who
19 has been working to facilitate the property transfer from the Good News Garage to an
20 intermediary group which will sell the property to the Center for the Agricultural Economy. The
21 site is located in Hardwick.

22
23 Shatney also added that the State is requiring more testing at the Kieth Avenue site.

24
25 Overall we had/have 9 sites enrolled and are left with \$450 of haz funds and with the Hardwick
26 site enrolled will have \$9,220 left in petroleum funds.

- 27
28 - Ideas for next round of grant funds
29 Rock stated that the next round of grant funds will be advertised soon and CVRPC intends to
30 submit another grant application. We do want to have a grant debrief so we better understand
31 how to strengthen the application. Rock feels like we could have strengthened the connection
32 between health impacts and the benefits of brownfield redevelopment. Misek responded by
33 saying the State Toxicologist is a good resource. And that in Vermont we have the highest rates
34 of asthma due to poor indoor air quality. Plus the health department has connections with the
35 local health officers which may also be a good resources.

36
37 When we get additional funds it would be good to increase PR and also plan for another round
38 of education with local officials. It would be good to do a road show every few years to make
39 sure they are aware of the issues and the resources. Misek also mentioned the Northfield Rising
40 Group which is fairly new and comprised of healthcare professionals and others who want to
41 build playgrounds and sidewalks. Gunner notes that it's been a tough sell in Northfield as one
42 family which owns a lot of land isn't very cooperative.

44 **Next Meeting**

45 TBD – dependent on Grant Writing Status we may call the committee together for feedback.

47 **Adjournment**

48 *LeHaye made a motion to adjourn, seconded by McCain. All in favor, so voted.*