



Brownfields Advisory Committee MINUTES

October 17th, 2016, 4 pm
CVRPC Offices, 29 Main St., Montpelier, VT

ATTENDEES: Quorum present

<p>Voting Attendees</p> <ul style="list-style-type: none"> • Julie Potter, <i>Town of East Montpelier</i> • Janet Shatney, <i>City of Barre</i> • George Malek, <i>Town of Orange</i> • Ron Krauth, <i>Town of Middlesex</i> • Anita Kelman, <i>Capstone Community Action</i> • Jamie Stewart, <i>Central Vermont Economic Development Corp. (CVEDC)</i> • Brad Denny, <i>Town of Northfield</i> • Tim Ross, <i>Union Bank</i> • Steve Comolli, <i>Downstreet Housing & Community Development</i> 	<p>Non-Voting Attendees</p> <ul style="list-style-type: none"> • Gail Aloisio, <i>CVRPC Staff</i> <p>Guests</p> <ul style="list-style-type: none"> • Chip Spillane, <i>Busy Bubble</i> • Dominic Bonacorsi, <i>N&M Investments</i> • George Burnes, <i>Capital Candy</i> • Jim Thibeault, <i>Capital Candy</i> • Ellen Kurrelmeyer, <i>Town of Whiting (via phone)</i> • Gale Quenneville, <i>Town of Whiting (via phone)</i> • Joe Hayes, <i>ECS</i>
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The meeting was called to order at 4:07 pm.

Adjustments to the Agenda

No adjustments.

Minutes

G.Malek moved to approve the Sept. 19th, 2016 minutes. T.Ross seconded and the motion passed unanimously.

Project Updates

G. Aloisio shared that 10 proposals were received in response to the Request for Qualifications for Environmental Contracting Services. The selection subcommittee is currently reviewing them to score

them against the evaluation criteria and choose firms to be interviewed. Interviews will take place next week, and final selections will be made by Nov. 2nd.

G. Aloisio also announced that EPA's Request for Proposals for Community Wide Assessment Grants has been released. The application deadline is Dec. 20th. Staff will work to develop a Hazardous Substances grant, as CVRPC has allocated most of the funds of this grant, indicating the demand for additional funding. Committee members are encouraged to share ideas of communities, organizations or potential sites that should be approached about participating in the grant proposal.

Montpelier Lazer Wash – Busy Bubble

Chip Spillane, Busy Bubble partner, was in attendance to share his company's plans for property acquisition and renovation of the laundry facilities at the Lazer Wash in Montpelier. The Committee discussed the SBA's concern regarding the indication in the records of a former dry cleaning business.

J. Stewart offered to call the regional SBA office and inquire further about SBA practices for Phase 1 review and requirements for continuing to Phase 2.

G. Malek motioned to encourage and accept Mr. Stewart's offer to find out more from SBA. Brad Denny seconded and the motion carried unanimously.

T. Ross motioned to enroll the property per the Program Coordinator Recommendation for up to \$12,000 of assessment and remediation planning work. A. Kelman seconded and the motion carried unanimously.

Capital Candy/Bonacorsi Renovation

G. Burnes, J. Theibault, and D. Bonacorsi were present to explain their plans to transfer ownership of the property to Capital Candy after a long leasing agreement. Capital Candy is coordinating with VTDEC to enroll in the BRELLA program to seek liability limitations for Capital Candy.

The committee discussed the existing environmental testing information and the need to test and reanalyze to update the site's Corrective Action Plan to allow for occupancy of the building by staff and customers for more hours of the day. Nearby contaminated buildings that are occupied full time have successfully had vapor intrusion protection systems installed.

J. Potter noted that the cost of BRELLA enrollment was not included in the recommendation for the amount of grant funds to allocate. It was also noted that if a different consultant than Bonacorsi's current consultant is selected to do the work, that new firm will need added hours to review the existing data. Staff suggested \$1,500 would cover these costs.

J. Stewart motioned to enroll the property for up to \$17,000 of assessment and remediation planning work. Seconded by T. Ross. Motion carried unanimously.

J. Stewart departed the meeting at 5:10 pm

T. Ross departed the meeting at 5:15 pm

Seven members remained in attendance, constituting a quorum.

Town of Whiting Recycling/Fire Station

E. Kurrelmeyer, Selectboard Chair, and G. Quenneville, Town Clerk, joined by phone from Whiting. J. Hayes, environmental consultant for the Town of Whiting, with ECS, attended in person. The representatives from Whiting explained that the community recently completed an Economic Development Study and this process is guiding much of the revitalization planning work that Whiting is pursuing. This will be incorporated into the Town Plan by the end of this year, and then the community will proceed with Village Center Designation.

G. Malek motioned to enroll the site and allocate up to \$9,000 of site assessment work. G. Malek accepted a friendly amendment to allocate \$11,000 per the recommendation of the Program Coordinator, to cover the cost of EPA Quality Assurance Planning. B. Denny seconded the motion and it carried unanimously.

Next Meeting

The next meeting was confirmed for **November 21st, from 4-6 pm** at the CVRPC Offices.

G. Malek motioned to adjourn. Seconded by B. Denny. Motion carried unanimously.

Meeting closed at 5:40 pm