



To: Brownfields Advisory Committee

From: Clare Rock, Senior Planner

Date: October 12, 2017

RE: Mondays Brownfield Advisory Committee Meeting

Hello Brownfields Advisory Committee,

Please find attached the materials for this Monday's meeting. Please note that part of our conversation will include a discussion about the use of remaining funds. In summary, if the committee approves the current funding requests we'll only have \$2,188 left for any additional hazardous substance assessments. For an overview of the current budget please see the Budget Summary at the end of the packet. It will be helpful for the committee to provide direction on which enrolled sites should be prioritized with the remaining funds.

I am not in the office on Fridays but am available to answer any questions you may have on Monday, ahead of the meeting at 4pm.

BROWNFIELDS ADVISORY COMMITTEE

October 16, 2017 at 4 pm
CVRPC Office

AGENDA

<u>Page</u>	<u>Time¹</u>	<u>Description</u>
	4:00	Adjustments to the Agenda Public Comments
	4:05	Assessment Report Presentation (enclosed) <ul style="list-style-type: none"> – Ayer Autobody Expansion/former Ernie’s Garage Phase 2 – <i>Steve Hubbs, Stone Environmental</i> – Montpelier Union Elementary School Phase 2 ESA – <i>Kurt Muller, The Johnson Company</i>
	10 min / presenter plus 5-10 min Q&A	
3	5 min	Meeting Minutes (enclosed) ² <ul style="list-style-type: none"> – May 15, 2017 – September 18, 2017
7	20 min	Project Updates & Site Prioritization (enclosed) ² <ul style="list-style-type: none"> - An opportunity for questions about program activities. - Prioritize existing site activities and remaining funds
12	30 min	Funding Requests (enclosed) ² <ul style="list-style-type: none"> – Ayer Autobody Expansion/former Ernie’s Garage CAP – Granite Works Phase 2 ESA additional funds – Union Elementary School CAP and Reuse Planning additional funds
	2-5 min	Next Meeting November 20, 2017 Adjournment

¹ Times are approximate unless otherwise advertised.

² Anticipated action items

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Woodbury Country Store

Waninger summarized information from the memo provided with the Committee's packet. D. Peduzzi said an asbestos assessment had been completed by the Town. Asbestos remediation work will cost \$25,000. The Town and property owners meet on Thursday to discuss the Purchase and Sales Agreement. The Committee discussed the pros and cons of lifting the stop work order for CVRPC's contractor. Peduzzi requested additional time for the owners and Town to reach agreement.

G. McCain moved to maintain the stop work order until there is an executed Purchase and Sales Agreement and to extend the termination date for the funds until July 1, 2017; T. Ross seconded. Motion carried.

Waninger noted the owners requested information about the maintaining the site's participation in the brownfields program if the current development scenario did not move forward. The Committee briefly reviewed CVRPC's site selection criteria. Members noted CVRPC cannot guarantee property inclusion. Because the site has been flooded multiple times, the current development scenario appears to be the only viable redevelopment opportunity.

G. McCain moved to have staff inform the owners that if they don't move forward with the current redevelopment scenario, there is no guarantee the property could be included in the brownfields program. A new application would need to be submitted; B. Denny seconded. Motion carried. Staff will share the site selection criteria with the property owners.

Cost Increase Approvals

G. McCain moved to approve staff recommendations for the Whiting, Keith Avenue, and Ayer Autobody properties as presented in the advance memo; T. Ross seconded.

Site Nominations

Waninger discussed the 51 Prospect Street, Barre City property, summarizing its contamination history, redevelopment plan, and links to the Blanchard Block redevelopment. She noted that while the redevelopment scenario may not be "sexy", its main benefit is supporting reuse of the Blanchard Block. T. Ross said having 35-50 additional jobs in downtown Barre would greatly benefit the City. J. Potter asked if the site had been approved by EPA or DEC for funds use. Waninger noted the EPA has voiced approval. A petroleum determination had not been submitted to DEC yet.

B. Denny moved to accept site into program and to authorize up to \$20,000 in brownfield funds; R. Krauth seconded. Motion carried.

Next Meeting

The Committee discussed information that may be useful for its work. Potter recommended site nominations include information about the hazardous materials/petroleum products mix so the Committee can fully evaluate designation of funds. McCain noted having the updates and memos was helpful for advancement of the Committee's work.

Upcoming meeting dates include: June 19, July 17, and August 21.

Adjournment

T. Ross moved to adjourn at 5:30 pm; G. McCain seconded. Motion carried.

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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Adjustments to the Agenda

1 None.

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Public Comments

1 None.

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Meeting Minutes1 *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 carried.*

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Assessment Report PresentationWhiting 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.

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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 **Program Updates**

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

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

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

BROWNFIELD PROGRAM UPDATES

October 11, 2017

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

Enrolled Sites

Woodbury Country Store, Woodbury

Reuse: Greenspace - Floodplain Buyout and Restoration
Owner: Kim Sample and Kirk Gallant
Developer: Town of Woodbury
Assessment Activity: Phase 2 for entire property
Assessment Status: Phase 2 ESA workplan pre-preparation
Funds Authorized: \$40,000 – Petroleum
Contractor: The Johnson Company (JCO)
BRELLA: Application initiated; currently on hold

Update: All parties meeting held in September, where it was determined a Phase 1 is not necessary and the Johnson Company can transition into a Phase 2 ESA. Due to the complexity of the project and the multiple funding sources and Agencies involved the project is likely to proceed at a slower pace.

Next Steps: Coordination between all parties to identify project timelines, including VTrans (to prioritize a replacement culvert.) Refine Phase 2 costs and workplan.

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 workplan to be developed
Funds Authorized: \$40,000 - Hazardous Materials

Contractor: The Johnson Company (JCO)
 BRELLA: Application in progress

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Update: CVRPC's Executive Committee authorized funds for the Phase 2 assessment.

Next Steps: The Johnson Company will be finalizing the Phase 2 workplan.

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
 Assessment Status: Phase 2 ESA draft report
 Funds Authorized: \$30,000 – currently \$9,701 Hazardous Materials and \$18,253 Petroleum
 Contractor: Stone Environmental (Stone)
 BRELLA: Application in progress

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Update: The draft Phase 2 report is under development.

Staff participated in phone call with David Ayers' representative and Stone to discuss the Phase 2 ESA results and the CAP request.

Next Steps: Submit the Draft Phase 2 to EPA and DEC for review. ***Additional funding request: \$8,000 for CAP (see budget spreadsheet).***

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: The contractor is revising the partial CAP to address DEC comments.
 Funds Authorized: \$26,638 - currently \$16,716 Hazardous Materials and \$9,003 Petroleum
 Contractor: Stone Environmental (Stone)
 BRELLA: Application in progress

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Update: CVRPC's contractor completed the Partial Corrective Action Plan for the properties. DEC returned comments on Sept. 9. Primarily, DEC requested the level of detail for the schedule for assessing potential offsite impacts be refined. Stone is working to address the comments.

Next Steps: When DEC approves the draft partial CAP, the CAP will be published for a 30-day public comment period. The final CAP is expected to be completed by the end of 2017. Assessment work complete.

1 **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: Draft Phase 2 report completed.
 Funds Authorized: \$11,920 - Petroleum
 Contractor: LE Environmental (LEE)
 BRELLA: Application in progress

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3 Update: Draft Phase 2 was submitted to EPA and DEC for comment.

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5 Next Steps: Evaluate further assessment investment (i.e. monitoring wells and CAP) based upon
 6 remaining funds.

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8 **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: Petroleum eligibility determination in progress; SSQAPP submitted to DEC.
 Funds Authorized: \$20,000 - Hazardous Materials
 Contractor: Stone Environmental (Stone)
 BRELLA: Application initiated

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10 Update: Currently waiting for EPA comments on the SSQAPP.

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12 Next Steps: Stone to start Phase 2 field work. Evaluate future assessment investment (i.e. CAP) based
 13 upon remaining funds.

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15 **Union Elementary School, Montpelier**

Reuse: Public - Playground
 Owner: Montpelier Public Schools
 Developer: Montpelier Public Schools
 Assessment Activity: Soil investigation and CAFI/CAP; CAP includes extensive site re-design work in
 light of contamination issues
 Assessment Status: Phase 2 soil investigation draft report
 Funds Authorized: \$65,000 - Hazardous Materials
 Contractor: The Johnson Company (JCO)
 BRELLA: No action.

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17 Update: Staff met with the contractor and school officials to review preliminary soil investigation

18 results. The results are indicative of a property that had a structural fire and subsequent relocation

1 of soils (ex. burying debris, leveling site for new construction, etc.).

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3 The school and Playground Committee have planned a community outreach event for late October.
4 Staff discussed the soil results with the Dept. of Health's (DOH) Barre District Director as part of a
5 broader meeting. DOH offered assistance to the school for communication outreach and may
6 complete a risk assessment as part of that effort. The draft soil investigation report was distributed
7 for comment.

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9 The Johnson Company contacted the school's design team to request cost estimates for site
10 redesign in light of the assessment results. The school's design team would become a subcontractor
11 to CVRPC's contractor. EPA has verbally approved this approach as a means of reducing costs for
12 the school.

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14 Next Steps: Coordinate site redesigns. ***Additional funding request: \$5,000 for CAP and site redesigns***
15 ***(see budget spreadsheet).***

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17 **Montpelier Granite Works, Montpelier**

Reuse: Economic Development – Commercial
Owner: Montpelier Granite Works
Developer: Steve Ribolini
Assessment Activity: Phase 2 ESA
Assessment Status: Phase 2 workplan development
Funds Authorized: \$40,000 - \$7,000 Hazardous Materials and \$33,000 Petroleum (tentative)
Contractor: The Johnson Company (JCO)
BRELLA: DEC issued a letter of eligibility

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19 Update: Site has received petroleum and hazardous substances eligibility. The Johnson Company
20 prepared a detailed cost estimate which exceeded already authorized funds. The cost increase
21 includes a building material assessment. A new prospective purchaser is seeking to purchase the
22 property. Staff met with the property owner and the Johnson Company to review the Phase 2
23 assessment activities.

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25 Next Steps: Authorize Johnson Company to draft Phase 2 workplan for DEC and EPA approval.
26 ***Additional funding request: \$15,000 for hazardous substances and building materials assessment***
27 ***(see budget spreadsheet).***

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29 **Site Recruitment**

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31 No activity.

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33 **Program Outreach**

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35 CVRPC's new planner, Clare Rock, started work in late September. Rock attended the EPA's grant

1 workshop in preparation for submitting a grant application for additional assessment funds in
2 November.

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4 **Work Plan and Budget**

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6 Staff discussed a budget modification with EPA. The modification would move funds to personnel from
7 other categories. The adjustment will be submitted in October.

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9 See attached Budget Spreadsheet

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Site	Approved by Committee	Current Funding Request	Assessment Activity	Contracted			Potential future assessment activities	Estimated potential future funding requests		
				Total	Hazardous	Petrol		Total	Hazardous	Petrol
Barre City, 51 Prospect Street	\$20,000		for Phase II and CAP	\$13,009	\$7,536	\$6,172				
			Phase II contract amend	\$699	\$0	\$0	CAP	\$5,000	\$2,500	\$2,500
Barre City, Ayer Autobody	\$30,000		for Phase II	\$24,842	\$9,367	\$19,779				
			Phase II contract amend (amt incl in petrol total)	\$4,304	\$0	\$0				
		\$8,000	CAP	\$7,466	\$2,390	\$5,076	Will be complete	\$0	\$0	\$0
Barre City, Bonacorsi	\$17,000		for Phase I	\$10,529	\$10,529	\$0				
	\$40,000		for Phase II	\$36,189	\$36,189	\$0	CAP	\$6,000	\$6,000	\$0
Barre City, Keith Avenue	\$26,638		for Phase II and CAP	\$26,621	\$17,429	\$9,192	Will be complete	\$0	\$0	\$0
Montpelier, Granite Works	\$40,000		for Phase II							
		\$15,000	additional Phase II scope	\$53,548	\$15,709	\$37,840	CAP	\$7,000	\$1,050	\$5,950
Montpelier, UES	\$65,000		targeted soil investigation with CAP with site redesign	\$40,601	\$40,601	\$0				
		\$5,000	additional CAP and site redesign work	\$29,399	\$29,399		Will be complete?	\$0	\$0	\$0
Whiting, Town of	\$11,000		for Phase II	\$11,917	\$0	\$11,917	Add monitoring wells	\$10,000	\$0	\$10,000
	\$920		for Phase II contract amend				CAP	\$6,000	\$0	\$6,000
Woodbury, Town of	\$40,000		For Phase I & QAPP (will not use all of Phase I \$)	\$10,322	\$0	\$10,322				
			Phase II cost estimate	\$33,742	\$4,290	\$29,452	CAP and site redesign	\$15,000	\$7,500	\$7,500
Total	\$290,558	\$28,000		\$303,188	\$173,439	\$129,750		\$49,000	\$17,050	\$31,950
Total				Total	Hazardous	Petrol		Total	Hazardous	Petrol
Current uncommitted by Committee	\$59,428		EPA grant total for contractual	\$349,986	\$175,627	\$174,359				
Future Uncommitted (includes funding request)	\$31,428		Remaining contractual funds (includes cost estimates for requested funds)	\$46,798	\$2,188	\$44,609	Remaining contractual funds including potential future assessment activities	-\$2,202	-\$14,862	\$12,659