

CENTRAL VERMONT REGIONAL PLANNING COMMISSION
Brownfields Committee Meeting
MINUTES
December 19, 2024

Present:

x	Janet Shatney, Chair; Barre City Commissioner
x	Peter Carbee, Vice Chair, Washington Commissioner (Alternate Seat)
x	Alice Farrell, Barre Town Commissioner
x	Ron Krauth, Middlesex Commissioner
	Jenny Faillace, Warren Alternate Commissioner
x	Melissa Bounty, CVEDC (Central Vermont Economic Development Council)
x	Joan Marie Misek, Vermont Department of Health
	Liz Scharf, Capstone Community Action Council
x	Nicola Anderson, Downstreet Housing
	Vacant, (environment, finance, or real estate organization)
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Staff: Eli Toohey

Call to Order: Chair Shatney called the meeting to order at 10:03 am. Quorum was present. J. Shatney informed all she would take the meeting minutes.

Adjustments to the Agenda: There were no adjustments to the agenda by either members or staff.

Meeting Minutes for November 21, 2024: P. Carbee moved to approve the meeting minutes from November 21, 2024 with edits, and seconded by J.M. Misek, *motion carried*.

Public Comment: No members of the public were in attendance for any comment.

Funding Requests: E. Toohey informed all that there were several requests for funding for 2024, and there is slightly less money available than what the Committee will be able to authorize for spending.

- ***173 S Main Street, Barre (Quality Inn) for a Phase II BRELLA¹ Letter, and Phase II Supplemental Proposal and Cost Estimate:***

The Quality Inn is being purchased by Downstreet Housing and Community Development; they already have completed both a Phase I and Phase II ESA², but need funding to support a supplemental Phase II plan. The work plan has been submitted and approved for 42 transitional units. They are BRELLA enrolled, and the action is for approving the additional Phase II

¹ BRELLA = Brownfields Reuse and Environmental Liability Limitation Act

² ESA = Environmental Site Assessment

32 funds. Motion by P. Carbee and seconded by J. Shatney to approve the use of Brownfields
33 funding not to exceed \$14,857.42 for the supplemental Phase II. Further discussion regarding
34 the Phase II proposal and cost estimate ensued, and an amended motion was made by P. Carbee
35 to include the approval of the work plan and cost estimate, again seconded by J. Shatney,
36 ***motion carried. Vote of the first motion also carried.***
37

38 • ***53 Granite Street, Barre (Dessureau Machine) for Phase I funding:***
39

40 E. Toohey gave background information on the project and that the City of Barre is seeking a
41 Phase I as part of the FEMA³ buyout process – site must be BRELLEA enrolled and the funding
42 sought is a not-to-exceed \$5,000. Both J. Shatney and M. Bounty stated their closeness to the
43 project, and volunteered for recusal if appropriate. P. Carbee stated he saw no reason, nor had
44 a problem with either participating in the committee's voting, and A. Farrell stated that there
45 was no appearance of a conflict of interest. Moving on, P. Carbee was concerned that the
46 funding request be postponed until the Committee knew it was BRELLEA enrolled, E. Toohey
47 stated that it was acceptable to allow for funding at this time knowing that the City of Barre
48 was in the process.
49

50 P. Carbee motioned to fund the Phase I and not-to-exceed \$5,000 with the requirement that it
51 be BRELLEA enrolled and accepted with funds coming out of the FY22-23 leftover, J.M. Misek
52 seconded, ***motion carried.***
53

54 At this point, E. Toohey noticed in the November minutes that the Committee was referred to as
55 the Commission, and that she would revise the minutes noting this change.
56

57 • ***57 Freight Yard Way, Northfield for Phase I funding:***
58

59 E. Toohey noted that this project is similar to the Dessureau Machine project in that it she does
60 not have a BRELLEA letter in hand for this. They are looking for Phase I funding to turn the
61 building into containing 8-10 housing units. Also noted that this would come out of the FY24
62 funds. P. Carbee motioned to fund the Phase I with funds not-to-exceed \$2,750 contingent
63 upon BRELLEA enrollment and approval, seconded by A. Farrell, ***motion carried.***
64

65 • ***300-302 Granger Road, Berlin (CVSWMD⁴) for CAP⁵ Planning:***
66

67 Background given by E. Toohey that this is to have a permanent hazardous waste center or
68 Environmental Depot for the solid waste district, and they need funds for a CAP. There are
69 vapor intrusion issues with sub-slab depressurization system needed. The quote by the
70 environmental engineer was for \$8,400. P. Carbee made the motion to fund the CAP planning
71 with funds not-to-exceed \$8,400, J. Shatney seconded. With discussion, P. Carbee noted he
72 was at a solid waste district meeting and that the executive director mentioned funding
73 everything needed to be done, and that the BRELLEA program was out of funds, but the

³ FEMA = Federal Emergency Management Agency

⁴ CVSWMD = Central Vermont Solid Waste Management District

⁵ CAP = Corrective Action Plan

74 VTDEC⁶ will cover ongoing monitoring events. Both J. Shatney and E. Toohey stated they
75 had not heard such a thing, and E. Toohey said that we could cover the assessment funds.
76 Voting occurred, ***motion carried.***
77

78 **Program Updates:**
79

80 • ***203 Country Club Rd, Montpelier***
81

82 The project has been contracted with Stone Environmental for a Phase II
83

84 • ***300-302 Granger Rd, Berlin***
85

86 P. Carbee noted that the packet stated funding sought of \$9,500 in one place, and \$8,400 in
87 another, and that the Committee had just authorized funding at \$8,400.
88

89 • ***63 Sawmill Rd, Cabot***
90

91 A Phase I was completed in August of 2024; that there will need to be a quitclaim deed to the
92 Town of Cabot when the property transfer is done, but must be done within 6 months of the
93 date of the report, which will be in February 2025 some time.
94

95 • ***Former Shatney's Garage, Woodbury***
96

97 With a realtor reaching out, E. Toohey went documentation and information about the
98 Brownfields Committee and what can be done. E. Toohey believes that the aboveground
99 storage tanks were removed after the sale of the property, not sure if there any remaining or
100 known underground storage tanks. P Carbee noted this business has been around a long time.
101

102 **Adjourn:** With no other items for the Committee, a motion was made by P. Carbee and seconded
103 by R. Krauth to adjourn at 10:38 am, ***motion carried.***

⁶ VTDEC means Vermont Department of Environmental Conservation