

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Brownfields Committee Meeting – MINUTES

February 19, 2026

Present:

X	Janet Shatney, Chair, Barre City Commissioner
-	Don LaHaye, Vice Chair, Waitsfield Commissioner (Alternate Seat)
-	Alice Farrell, Barre Town Commissioner
X	Peter Carbee, Washington Town Commissioner
X	Ron Krauth, Middlesex Town Commissioner
-	Heather Hurlbert, CVEDC
X	Joan Marie Misek, VT Dept of Health
X	Nicola Anderson, Downstreet Housing and Community Development
X	Liz Scharf, Capstone Community Action
X	Kevin Casey, Hickok and Boardman
-	Vacant, (environment or finance organization)
-	Vacant (environment or finance organization)

Staff present: Christian Meyer, CVRPC Executive Director, Eli Toohey, CVRPC Planner, Kari Pelletiere, CVRPC Planner

Members of the Public: Stephen Whitaker

Call to Order: Chair Janet Shatney called the meeting to order at 10:06 am.

Roll Call

Adjustments to the Agenda: None

Public Comment: *Stephen Whitaker of Montpelier commented on 203 Country Club Road and that it was not yet submitted to the EPA, the sequencing of developers and brownfields timeline, the standards to which the remediation is happening and the role of the committee, requesting it be put on the agenda.*

Christian Meyer responded that the 203 Country Club Road has been submitted to EPA, Eli Toohey noted that that is included in the agenda item “program updates”.

Review and Approval of Draft Minutes from 1/15/25 Meeting

Peter Carbee made a motion to accept the minutes from the 1/15/25 meeting, Joan Marie Misek seconded, passed unanimously.

Review of Brownfields Advisory Committee Rules of Procedure: Conflicts of Interest

CVRPC staff, Eli Toohey reviewed the Brownfields Advisory Committee Rules of Procedure: Conflict of Interest section.

Committee had a discussion of the Conflicts of Interest Rules of Procedure.

Member of the public Stephen Whitaker provided additional comments, noting governance and structural issues that he opined are not resolved. He further opined that being employed by an organization/agency was a conflict of interest.

Brownfields Advisory Committee Process

CVRPC staff Eli Toohey reviewed the *Roles and Responsibilities* document. Committee had discussion of the roles and responsibilities.

CVRPC staff Eli Toohey reviewed the *Brownfields Assessment and Remediation timeline* document. IRule was defined.

Stephen Whitaker make public comment that what was asserted, that IRule applies to cleanup and not assessment, is not accurate.

Eli Toohey stated she would follow up with DEC and our QEP to confirm when IRule applies.

Staff reviewed the process for *EPA Grants Process* document from when a site is nominated through cleanup. Committee discussed the process.

Site Selection and Requested Actions

9 Heaton Street, Montpelier

CVRPC staff Eli Toohey informed the committee that 9 Heaton Street in Montpelier withdrew their funding request due to their project moving faster than our process allows for. Eli also noted that a typo was made in the assessment requested and address for 1756 US Rt 302, VTRANS Central Garage and that they requested a Supplemental Phase II, not a Phase I as printed.

Public comment question from Stephen Whitaker asked if the Brownfields Advisory Committee tracked the project if they withdrew funding request. Eli Toohey replied that

the BAC does not unless they submit a funding request in the future and clarified that DEC monitors the site.

150 Ayers Street, Barre VT

Staff reviewed the project and the reuse intentions as well as the request for a Phase I and noted that the site was a service station and likely had petroleum contamination which would necessitate the reuse owner be 2 owners removed from the responsible owner per EPA rules. Committee had discussion on this and Eli noted she would clarify that eligibility rule with EPA and Montrose.

Peter Carbee made the motion to recommend to fund the Phase I ESA for 150 Ayers Street in Barre City, Kevin Casey seconded, discussion of site selection matrix and map of property, what programs would be housed there was had, passed unanimously.

1756 US Rt 302 – VTrans Central Garage, Berlin VT

Eli Toohey presented the VTrans Central Garage in Berlin project and the request for a supplemental Phase II. Discussion was had around the readiness, timeline, reuse potential, cost estimate, whether the property would transfer ownership and previous reports.

Peter made the motion to recommend funding for a Supplemental Phase II for 1756 US Rt 302. No second, motion failed.

Program Updates

CVRPC Staff gave updates on current sites, MARC Assessment Funds, EPA Coalition Assessment Grant activities and EPA Revolving Loan Fund Grant, noting that the anticipated date for the Revolving Loan Fund to be operational is April 2026 and that the March meeting would be dedicated to discussion of the Revolving Loan Fund. Eli also noted that RFPs for legal and financial services has been drafted and will be posted soon.

Stephen Whitaker asked that 203 Country Club Road update and what threshold of cleaned up is to be used be on the next

Meeting Adjournment: Motion to adjourn was made by Kevin Casey and seconded by Peter Carbee and passed unanimously. Meeting adjourned at 11:08.