

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Brownfields Committee Meeting – MINUTES

June 5, 2026

Present:

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

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

Consultants present: Chris Gdak, Onterris, Andrea Pederson, Onterris, Dan Voisin, Stone Environmental

Members of the Public: Stephen Whitaker, Montpelier

Call to Order: Chair Janet Shatney called the meeting to order at 1:04 pm.

Roll Call

Adjustments to the Agenda: None

Public Comment: Stephen Whitaker (Montpelier) read his prepared comments into the record. A copy of these comments was sent to the Brownfields Advisory Committee and are filed titled *June5_Whitaker_Memo*. This public comment raised concerns of conflict of interest, governance concerns and assessment process and content flaws related to

an item on the agenda. The Chair stated time would be allowed during the agenda item for comment.

Review and Approval of Draft Minutes of 3/19/26 Meeting

The meeting minutes were not addressed during this meeting and will be on the agenda for the next Brownfields Advisory Committee meeting.

Review of Memo by Montpelier Community Member and Onterris Response, re:203 Country Club Road

Concerns by Montpelier community member, Stephen Whitaker, were further heard by the Brownfields Advisory Committee and guests. These comments are submitted as *June5_Whitaker_Memo* and were distributed to the Brownfields Advisory Committee immediately after the BAC meeting adjourned. Joan Marie Misek asked about the Work Plan and the inputs and process of the Work Plan in relation to assessment. Dan Voisin of Stone Environmental responded with the process for developing a SSI Work Plan and that they haven't been authorized to develop that Work Plan yet and that the development of the Work Plan and Data Gaps are what this funding request would fund. Dan Voisin, Stone Environmental further explained that a Site-specific Conceptual Site Model was developed during the Phase II assessment which is the mechanism to capture all available data and how the site is to be managed and what the recommendations of the Phase II are. He went on to state that the Work Plan is the development of a good and reasonable approach to fill data gaps. He went on to explain that the cost estimate we have is a budgetary placeholder for what is estimated needs to be done to develop a Work Plan and fill data gaps. Dan stated that he's been in this business for 25 years and that he does many of these to the requirements of DEC and EPA. Chris Gdak, Onterris, stated that the next steps would be to draft a Supplemental Site Investigation Work Plan and to work through CVRPC to submit this to VT DEC and EPA for review and comment. If the costs deviate from what has been estimated, then it would come back to CVRPC.

Chair asked what the action is and staff responded that there was no specific action, that there was action possible noted on the agenda if it should come up.

Projects and Requested Actions

Site summaries were given for each site by CVRPC staff, Eli Toohey. Janet asked the consultants how quickly this would move once approved and if they have built it into budget and time constraints. Onterris' Andrea Pederson responded that they have and stated that within the timeline allowed with the DEC process including review periods of 30 days and EPA including up to 60 days. She also added to previous conversation that all Work Plans have 2 EPA and 1 DEC reviewers signing off on those. Fred Kenney

asked if the sequence of tasks was the same as for any other project for 203 Country Club Road. Onterris' Andrea Pederson responded that the sites were different assessment Phases. Chris Gdak, Onterris, said that essentially the process is the same for each phase.

Work Plan Development for a Phase II ESA - 143 N. Main Street, Barre City

Move to recommend the CVRPC Board of Commissioners' Executive Committee approve funding of up to \$4,000 for Onterris to do a Work Plan Development for a Phase II Environmental Site Assessment Work Plan for 143 North main Street, Barre City

Peter Carbee made Motion, seconded by Joan Marie Misek, passed unanimously.

Phase I ESA – 150 Ayers Street, Barre City

Move to recommend to the CVRPC Board of Commissioners' Executive Committee to approve funding of \$5,500 for Onterris to do a Phase I Environmental Site Assessment for 150 Ayers Street in Barre City.

Motioned by Peter Carbee, seconded by Janet Shatney, passed unanimously.

Supplemental Site Investigation for 707 Stonecutters Way in Montpelier.

Move to recommend to the CVRPC Board of Commissioners' Executive Committee to approve funding of up to \$55,203.35 (estimates plus a 20% contingency) for a Supplemental Site Investigation for 707 Stonecutter Way in Montpelier.

Motioned by Peter Carbee, seconded by Janet Shatney, passed unanimously.

Supplemental Site Investigation for 203 Country Club Road in Montpelier

Move to recommend to the CVRPC Board of Commissioners' Executive Committee to approve funding of up to \$86,928.85 (estimates plus a 20% contingency) for a Supplemental Site Investigation for 203 Country Club Road in Montpelier.

Motioned by Peter Carbee, seconded by Fred Kenney, passed unanimously.

Program Updates

Will be addressed at next Brownfields Advisory Committee meeting.

Meeting Adjournment: Motion to adjourn was made by Don LaHaye and seconded by Peter Carbee and passed unanimously. Meeting adjourned at 1:51.