CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Brownfields Committee Meeting – MINUTES

November 19, 2026

Present:

X	Janet Shatney, Chair, Barre City Commissioner
X	Peter Carbee, Washington Town Commissioner
X	Mitch Osiecki, Alt Middlesex Commissioner
X	Jim Crafts, Warren Commissioner
-	Ron Krauth, Middlesex Town Commissioner
X	Richard Amore, CVEDC
X	Joan Marie Misek, VT Dept of Health
X	Nicola Anderson, Downstreet Housing and Community Development
X	Liz Scharf, Capstone Community Action
-	Kevin Casey, Hickok and Boardman
-	Vacant, (environment or finance organization)
-	Vacant (environment or finance organization)

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

Members of the Public: Stephen Whitaker, Montpelier

Call to Order: Chair Peter Carbee called the meeting to order at 10:03 am.

Roll Call

Adjustments to the Agenda: None

Public Comment: Stephen Whitaker, Montpelier

Comments were made regarding 203 Country Club Road. Steve Whitaker expressed significant concerns regarding the management and oversight of the Country Club Road Brownfields project as documented in attached transcript.

Review and Approval of Draft Minutes of 6/5/26 Meeting

Minutes were not included in the packet so will be on the agenda for the next meeting.

Revolving Loan Fund Update

Staff, Eli Toohey gave an update of the RFP for Financial Services that opened on October 30th, 2026, and closes on November 27, 2026.

Program Updates

CVRPC Staff gave updates on upcoming conferences/trainings, current and potential sites and assessment status, MARC Assessment Funds, EPA Coalition Assessment Grant activities, reporting and drawdown and EPA Revolving Loan Fund Grant.

Meeting Adjournment: Motion to adjourn was made by Janet Shatney and seconded by Nicola Anderson and passed unanimously. Meeting adjourned at 10:19.

Brownfields Advisory Committee Meeting November 19, 2026
Transcript of Public Comment

00:01:41.210 --> 00:01:49.369
Central VT RPC: Please identify yourself. Steve Whitaker, Montpelier: Thank you. I am, really concerned that the Brownfield management for Country Club Road is off the rails. Some of the factors that this Committee has not been discussing or advising the Board of Commissioners on is that the HUD Money that is supposed… is applied for… provisionally grant… granted to pay for The water and sewer upgrades. Triggers Federal Farmland Protection Act, the supplemental site investigation does not address the Farmland Protection Act. The Act 250 jurisdiction is triggered by the housing project, according to a A recently, well, not so recently, but a… Jurisdictional opinion which was sustained on reconsideration. So, Act 250 applies to the housing project so far. It's still in… A separate JO will decide whether it applies to the water and sewer, But… No one seems to be per… paying attention to the protection of the Primax oils that are directly under where housing is proposed. So, a Phase 2 ESA was… Recommended by this committee, But yet, the… staleness of the prior Phase 2, I mean, Phase 1 required that it be redone. So there's a new Phase 1 being done by Stone Environmental In effect, grading their own homework, while a supplemental site investigation is being planned, or a work plan is being reviewed. also being done by Stone Environmental, yet no one is paying attention to the…how you're going to go about. I found no precedent of this anywhere in the country, of how do you go about doing a Brownfield delineation and protection of prime ag soils under either Act 250 or Federal Farmland Protection Act simultaneously. That requires very careful work methodology, and… Everyone seems to be ignoring it, and I believe it's directly the responsibility of this committee, because you're the one funding the… or recommending funding for the project that has gone off the rails. So… I would encourage you to…set a meeting sooner than later and discuss this at length, and try to resolve it. The ongoing conflict of interest and the lack of transparency of the new program review under Onteris whose contract is still under challenge with the EPA, also merits, because this committee will not see the details of what's being done. Under its auspices, having turned loose these programs and projects, which are no longer providing records for your review, and constant, updates, and contracts, and work plans. Those… all of that material should be coming before this committee for review and… and recommendations. That's a lot to throw at you. I will hope staff will honestly digest it and present it for board consideration, or committee consideration. Thank you.
00:05:35.920 --> 00:05:36.880
Central VT RPC: Thank you.