

Addison County Regional Planning Commission

14 Seminary Street

Middlebury, VT 05753

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ACRPC Economic Development Committee

Brownfields Meeting

9:00 a.m. Thursday, April 13, 2023

Minutes

- I. Committee Members present: Ross Conrad (ACRPC Rep), Bob Feuerstein (ACCOC), Fred Kenney (ACEDC), A. L'Roe (ACRPC Staff)

- II. Brownfields Grant Update
 - Contract for Community Wide Assessment work was signed with Stantec Consultants for implementation (*see below and Background language from EPA Assessment Grant Workplan on following page)
 - ACRPC has held monthly meetings with Stantec and with EPA Region 1 Project Manager, William Lariviere, several conversations with VT DEC Brownfields about BRELLA enrollments ([Brownfields Reuse and Environmental Liability Limitation program](#)) and specific sites.

- III. *Stantec Personnel Changes
 - The main staff members that ACRPC interacted with have moved to a different company with regional offices.
 - The ACRPC contact at Stantec is now Dave Allwine
 - Stantec appears to have the capacity to do the work, so ACRPC is planning to continue working with them.

- IV. Identified Sites and timeline
 - Middlebury- Maverick Station (82 Court Street)
 - BRELLA enrollment finalized (CWA grant reimbursed \$500 enrollment fee)
 - Phase 1 ESA completed April 7 (CWA funding approved by EPA)
 - Town Selectboard voted to finalize acquisition on April 25
 - Vergennes- Opera House - adding elevator
 - Access Agreement signed
 - Phase 1 ESA & Regulated Building Material Survey (CWA funding approved by EPA)
 - Susan Schaefer will be put in touch with Dave Allwine at Stantec
 - Middlebury- Otter Creek Childcare Center lots and building (Weybridge St)
 - Access Agreement signed
 - Phase I Site Assessment survey for both lots (funding approved by EPA)
 - Regulated Building Material Survey (to ID potential asbestos, lead paint etc.)
 - OCCC owner Linda January will be put in touch with Dave Allwine at Stantec

- Discussion of other potential sites
 - Bristol new buildings (on long-time Public Works property, so will be challenging to fund unless they transfer to a new owner, e.g. an economic development corporation)
 - Cornwall salt shed (the town has been pumping out salt-polluted water for 30+ years and town board members want to find out if there are better approaches)
 - Addison school- Town of Addison is in process of re-acquiring from the School District, but the town was original owner of the site so they would be responsible for any contaminants.

V. Future Brownfields Inventory and Identification

- B. Feuerstein and F. Kenney brainstormed some additional potential sites. And both volunteered to help get the word out to other potential property owners and groups.
- A. L’Roe will put together a one-page handout with information to pass along.

VI. Date for next meeting

R. Conrad suggested having quarterly meetings on the calendar and the committee could cancel them if there are no updates or pressing business.

On a quarterly schedule, the next meeting would be in July. A.L’Roe will send out a poll for dates

Meeting adjourned at 10am

Background Language from EPA Assessment Grant Workplan

The ACRPC will use funding to establish an effective brownfields program to engage the community and create a brownfields inventory, prioritize revitalization opportunities, perform Phase I/II ESAs and conduct site cleanup/reuse planning and AWP activities. The ACRPC will develop a process to assess and remediate sites and facilitate public-private partnerships necessary to complete revitalization efforts.

The project will include assessment activities at priority brownfield sites in the target areas, including an estimated:

- 4 BRELLA enrollment fees (\$500 each),
- 11 Phase I ESAs,
- 6 Phase II ESAs,
- 6 Regulated Building Materials (RBM) Surveys,
- 4 Site-Specific Cleanup/Reuse Plans, and
- Up to 3 [Area-Wide Planning \(AWP\)](https://dec.vermont.gov/waste-management/contaminatedsites/brownfields/areawideplans) activities

<https://dec.vermont.gov/waste-management/contaminatedsites/brownfields/areawideplans>