

Addison County Regional Planning Commission

14 Seminary Street

Middlebury, VT 05753

www.acrpc.org

Phone: 802.388.3141

ACRPC Economic Development Committee

Brownfields Meeting

9:30 a.m. Tuesday, October 24, 2023

HYBRID MEETING: This meeting will be conducted in person at ACRPC's office and remotely through the Google Meet remote meeting on-line platform. See the connection information below.

Video call link: <https://meet.google.com/wsz-byeu-zks>

Or dial: (US) +1 484-841-5316

PIN: 435 372 962#

AGENDA

- I. Introductions
- II. Brownfields work and EPA Community Wide Assessment grant overview
- III. Brownfield sites and work status
 - **Site #1 – Otter Creek Childcare (150 Weybridge St., Middlebury):** Town recently acquired property from Middlebury College and needs assessments completed in support of building new childcare center.
 - Phase 1 ESA – **COMPLETED**
 - RBM Survey Workplan - **COMPLETED**
 - RBM Survey – **COMPLETED**
 - **Site #2 – Vergennes Opera House (120/136 Main St., Vergennes):** Alley between City Hall and old Opera House. Looking to expand facility into alley and need assessment activities completed prior to construction.
 - RBM Survey Workplan - **COMPLETED**
 - RBM Survey – **COMPLETED**
 - **Site #3 – Maverick Gas Station (82 Court St., Middlebury):** Town has acquired from Global Corporation. Plans are in beginning stages for rerouting intersection to MUHS.
 - Property acquisition by Town – **COMPLETED**
 - Phase I ESA – **COMPLETED**
 - Phase II ESA/RBM Survey Workplan: **IN PROCESS, DRAFT ETA 10/6/23**
 - Phase II ESA/RBM Survey - **TBD**
 - **Site #4 – Addison Central School (Addison):** Town is planning acquisition from Addison Northwest School District for potential municipal use.
 - BRELLA enrollment- in process
 - Phase I ESA - **IN PROCESS, DRAFT ETA 10/13/23**
 - RBM Survey Workplan - **IN PROCESS, DRAFT ETA 10/6/23**
 - RBM Survey – **TBD**
 - **Site #5 – Cornwall Salt Shed:** Town seeking evaluation of effectiveness of current system and potential changes to mitigation approach.
 - Data Evaluation: **IN PROCESS, ETA 12/31/23**

IV. Additional Potential Sites for Assessment funding:

- a. **Satori building, 1741 Rte 7 Middlebury** (previously Connor Homes/American Standard)- has had extensive previous brownfield assessment and cleanup.
 - i. VTDEC has asked owner to sample for the possible presence of PFAS in groundwater. Needs an SSQAPP (Site-Specific Quality Assurance Project Plan) and the funding to sample several groundwater wells.
- b. **83 Court Street, Middlebury-** in-process residential Flood-risk property buyout- across from Maverick Station at location where Barnes Brook intersects Route 7.
 - i. Needs a Regulated Building Materials Survey (RBMS) and Abatement plan prior to town agreeing to take ownership.
- c. **52 Ossie Rd, East Middlebury-** vehicle storage lot on bank of Middlebury River-
 - i. Needs a Phase 1 ESA, Regulated Building Materials Survey (RBMS) and Abatement plan prior to town agreeing to take ownership.
- d. **Ilsley Library (Middlebury)**
 - i. Potentially needs a Regulated Building Materials Survey (RBMS) prior to future redevelopment.
- e. **Town of Addison Buildings-** Town Office or Town Hall
 - i. Potentially need a Regulated Building Materials Survey (RBMS) prior to their demolition or future redevelopment, respectively.
- f. **Bristol Public Works Building-** Pine Street- doesn't qualify for BRELLA protections, but town may want Regulated Building Materials Survey (RBMS) or abatement plan.

V. Additional [Area-Wide Planning \(AWP\)](#) activities- to develop community vision for multiple properties and targets areas for redevelopment rather than examining properties independently.

Elements can include:

- Evaluate existing conditions
- Evaluate land use and features
- Identify key brownfield sites
- Encourage community development and identify community priorities
- Market studies and market analysis
- Infrastructure and energy analyses
- Develop re-use scenarios
- Develop brownfields area wide plan document
- Identify resources for implementation
- Develop implementation strategy
- Creation of GIS database

VI. Determine date for next meeting - **January**

Background Language from EPA Assessment Grant Workplan

[Project Period: 09/01/2022 - 09/30/2026]

“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) **[2 committed so far]**
- 11 Phase I ESAs **[2 completed, 1 in progress]**
- 6 Phase II ESAs **[1 in progress]**
- 6 Regulated Building Materials (RBM) Surveys **[2 completed so far, 2 in progress]**
- 4 Site-Specific Cleanup/Reuse Plans **[1 likely- Maverick Station lot]**
- Up to 3 [Area-Wide Planning \(AWP\)](#) activities”