

# Addison County Regional Planning Commission

14 Seminary Street

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## 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#

### MINUTES

- I. In Attendance: Joseph Andriano, Jennifer Erwin, and Gioia Kuss (ACRPC Rep), Fred Kenney (ACEDC), A. L'Roe and Adam Lougee (ACRPC Staff), David Allwine and Derek Street (Stantec), Caitlyn Bain, Lynda Provencher, and Kassie (VT DEC Brownfields program).
  - II. Brownfields background and grant overview
    - A. L'Roe provide a brief overview of the Brownfields Assessment process including BRELLA, and previous brownfields projects in Addison County
    - A. L'Roe then provided an overview of the EPA Community Wide Assessment grant received by ACRPC in 2022. He noted that ACRPC had prepared an RFP and hired the Stantec Corporation to implement the work. The grant project period is **09/01/2022 - 09/30/2026**, and includes this text in the Scope of Work:  
*"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 Scope of Work also provides an estimated number of assessment activities at priority brownfield sites in the target areas: **[current ACRPC status in bold]**
- 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

III. Brownfield sites and work status

A. L’Roe provided a brief overview of the brownfield project sites already completed, in-progress, or declined. These included,

**Site Assessments Completed:**

- Otter Creek Childcare (150 Weybridge St., Middlebury)
- Vergennes Opera House (120/136 Main St., Vergennes)

**Site Assessments in Progress:**

- Maverick Gas Station (82 Court St., Middlebury)
- Addison Central School (Addison)
- Cornwall Salt Shed (Cornwall)

**Sites/Owners declining to Participate in Assessment**

- Green Mountain Power, for property below Twin Bridges on Otter Creek (Weybridge)

IV. Additional Potential Sites for Assessment funding

A. L’Roe reviewed potential project sites that have expressed interest in brownfield assessment

Two potential Flood-Buyout acquisitions with structures may need a Phase 1 ESA and/or Regulated Building Materials Survey (RBMS) and Abatement plan prior to town agreeing to take ownership:

- **83 Court Street, Middlebury**
- **52 Ossie Rd, East Middlebury**

J. Andriano made a motion to provide a Phase 1 ESA and RBMS for the 2 potential Flood-Buyout properties, G. Kuss seconded the motion, and the vote was unanimous to approve.

**MOTION PASSED.**

A. L’Roe then reviewed an additional potential project sites that have expressed

- **Satori building, 1741 Rte 7 Middlebury** (was Connor Homes/American Standard)

VTDEC has asked owner to sample for the possible presence of PFAS in groundwater in order to receive a Certificate of Completion. Satori needs an SSQAPP (Site-Specific Quality Assurance Project Plan) and the funding to sample several groundwater wells, and is currently represented by DuBois & King but wanted to see if the RPC/Stantec could do some or all of that work. C. Bain from DEC provided additional information.

J. Andriano made a motion for ACRPC Staff to reach out to obtain more information about Satori monitoring needs and costs, G. Kuss seconded the motion, and the vote was unanimous to approve. **MOTION PASSED.**

At this point in the meeting, J. Andriano had to depart for a separate meeting, so the rest of the meeting was informational without committee quorum.

A. L’Roe reviewed three additional potential assessment project sites:

- **Ilsley Library (Middlebury)**
- **Town of Addison Buildings (Addison)**
- **Bristol Public Works Building (Bristol)**

Remaining committee members expressed interest in providing needed assessments for those sites and RPC will reach out to obtain more information about their needs and start checking on eligibility under the CWA grant.

V. Additional [Area-Wide Planning \(AWP\)](#) activities-

A portion of the CWA grant is directed 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

RPC staff will work with Stantec to identify some locations and strategies for beginning Area Wide Planning, outreach, and site prioritization. G. Kuss asked about creating a database with information like proximity to water supply sources and aquifers to help with determining priorities.

A. L’Roe also reviewed new sign requirements for “Bipartisan Infrastructure Law”-funded projects. He and Stantec will follow up with the EPA to find out if/when signs need to be posted at any Brownfields assessment projects in the area.

VI. Determine date for next meeting- ideally in December for everyone on the RPC committee to participate. A. L’Roe will identify potential times and reach out to the RPC Committee and other attendees about scheduling.

VII. The meeting was adjourned at 11:00am