

Addison County Regional Planning Commission

14 Seminary Street

Middlebury, VT 05753

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ACRPC Economic Development Committee

Brownfields Meeting

9:30 a.m. Monday, March 4, 2024

MINUTES

In Attendance: Joseph Andriano, Jennifer Erwin (ACRPC Reps), Fred Kenney (ACEDC), Andrew L'Roe and Adam Lougee (ACRPC Staff), David Allwine (Stantec), Caitlyn Bain and Kassandra Kimmey (VT DEC Brownfields program).

- I. Call to Order (9:32) by Joe Andriano
- II. Andrew L'Roe provided a brief review of EPA Community-Wide Assessment grant workplan (see page 3)
- III. A. L'Roe provided an update current Brownfield sites and work status (see page 4)

J. Andriano asked about the rate of progress and whether it was too much/too little?

D. Allwine noted that there will certainly be additional work, like Corrective Action Plans (CAPs) for Maverick and Addison School sites, but Stantec has the capacity to handle them. Much of the RBMS work has gone to Clay Point Associates.

J. Andriano asked if there should be a deadline for taking on new projects, for example, no more than #X projects or nothing new after January 1, 2025?

D. Allwine noted that it depends on the type of project- the Regulated Building Materials Surveys (RBMS) are pretty easy and quick to accomplish, while Phase II's and Corrective Action Plans start to stretch out and will need to be started well in advance. He recommended that ACRPC be thinking about the possibility of future grants and applying for the next one- there are some restrictions, like for EPA you can't apply until the current grant has been 75% expended.

J. Andriano asked if once a project site is accepted, are we taking them through the entire process?

A. Lougee answered that generally yes, if an owner wants to commit to brownfields assessment and potential cleanup, we want to provide certainty and cover as much of the process as possible.

F. Kenney asked if it was possible to get estimated numbers for the remaining work at the current sites, to better understand the budget progress?

D. Allwine noted that Phase II's tend to be more expensive and harder to predict, but he will work with ACRPC to provide some rough estimates.

IV. A. L’Roe reviewed potential Area-Wide Planning (AWP) activities for discussion. Up to 3 (and likely 1 or 2) AWP activities are included in the

AWP is meant to develop community vision for multiple properties and targets areas for redevelopment rather than examining properties independently. AWP 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

L’Roe noted some potential locations: Addison Village Center (Town Hall, Town Office, Addison School), and other Possibilities that were listed in the EPA grant proposal: New Haven Junction, Middlebury Railyard/Exchange Street, Northland Campus

At the last (10/23) meeting, areas around water supply sources and aquifers were discussed, but that is a pretty limited area and - little overlap with potential brownfields]

A. L’Roe asked whether there are places with concentrations of brownfields or potential development that we’re missing?

F. Kenney suggested the Route 7 corridor

J. Andriano asked how this is different than what is already being done.

A. Lougee clarified that

F. Kenney expressed interest in the Northlands site being a focus

A. L’Roe will work with F. Kenney to reach out the VT BGS for more information and potential interest.

J. Andriano noted 3 decision points-

- 1) Do we want to do this at all?- general agreement that we do
- 2) Do we want the survey vs planning approach?- he advocated the planning, as surveying might expend a lot of effort and not come up with much.
- 3) Where do we want to focus efforts?

F. Kenney noted that ideally the projects would be within single municipalities to have a defined scope and specific audience.

V. A. L’Roe provided very preliminary information on a possible assessment project **Turning Point Center of Addison County (54A Creek Road, Middlebury)**

Renovation project will require a Phase 1 ASTM Environmental Site Assessment (and probably buildings material survey, for lead/asbestos/PCBs) as part of the Environmental Review.

A. L’Roe will reach out to the Turning Point Center for additional information and interest before requesting committee approval.

Date for next meeting – **Tuesday, June 11, after 10:30am** (A. L’Roe will send out a doodle poll)

VI. The meeting was adjourned at 10:30am

Minutes taken and respectfully submitted by Andrew L’Roe

EPA Assessment Grant Workplan Language:

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

EPA Assessment Grant budget

	Initial Amount	Costs to Date (12/31)	Total Remaining (12/31)	% Remaining (12/31)
Personnel (ACRPC)	\$14,400.00	\$5,436.68	\$8,963.32	62.2%
Fringe Benefits (ACRPC)	\$5,400.00	\$2,752.11	\$2,647.89	49.0%
Indirect Costs (ACRPC)	\$15,000.00	\$5,988.16	\$10,011.84	66.7%
Travel (ACRPC)	\$7,000.00	\$0.00	\$7,000.00	100.0%
Supplies	\$0.00	\$0.00	\$0.00	
Contractual (Stantec/Claypoint)	\$456,200.00	\$64,384.78	\$391,815.22	85.9%
BRELLA Enrollments (4)	\$2,000.00	\$1,000.00	\$1,000.00	50.0%
Total	\$500,000.00	\$77,561.73	\$422,438.27	84.5%

Contractual Amount by Task

	Task 1	Task 2	Task 3	Task 4	
Initial Budget Categories	Grant Mgmt, Reporting & Other Eligible Activities	Community Engagement & Site Inventory/ Selection	Phase I/II ESAs & Cleanup/ Reuse Plans	Area-Wide Planning	Total
Contractual	\$24,000	\$24,750	\$323,450	\$84,000	\$456,200

Brownfield sites and work status (under current EPA CWA Grant):

In Progress

- **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 e.t.a. week of 3/4/24**
 - 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- **COMPLETED**
 - Phase I ESA - **in process, draft eta 10/13/23**
 - RBM Survey Workplan - **submitted to EPA for review**
 - RBM Survey – **to be scheduled with Clay Point**
- **Site #5 – Cornwall Salt Shed:** Town seeking evaluation of effectiveness of current system and potential changes to mitigation approach.
 - Data Evaluation: **in process, e.t.a. 12/31/23**
- **Site #6 – Town of Addison Town Hall**
 - RBM Survey Workplan - **final RBMS SAP in process**
 - RBM Survey – **to be scheduled with Clay Point**
- **Site #7 – Satori building, 1741 Rte 7 Middlebury** (previously Connor Homes/American Std)
 - SAP for Phase II: **in process, draft eta week of 3/4/24 week and submitted to EPA/DEC**
- **Site #8 – 83 Court Street, Middlebury-** in-process residential Flood-risk property buyout-
 - RBM Survey Workplan - **in process, draft eta week of 3/4/24**
 - RBM Survey – **TBD with Clay Point**
- **Site #9 – 52 Ossie Rd, East Middlebury-** vehicle storage lot on bank of Middlebury River-
 - Phase I ESA - **in draft form, to be finalized and submitted to EPA week of 3/4/24**
 - RBM Survey Workplan - **in process, e.t.a. week of 3/4/24**
 - RBM Survey – **TBD**
 - BRELLA enrollment- **POSSIBLE (if town decides to proceed on buyout)**
- **Site #10 – Ilsley Library (Middlebury)-** EPA approved eligibility, getting access agreement
 - RBM Survey Workplan - **TBD**
 - RBM Survey – **TBD**

Completed:

- **Site #1 – Otter Creek Childcare (150 Weybridge St., Middlebury)**
 - Phase 1 ESA – **COMPLETED**
 - RBM Survey – **COMPLETED**
- **Site #2 – Vergennes Opera House (120/136 Main St., Vergennes)**
 - RBM Survey – **COMPLETED**

Considered, but not currently feasible:

- **Bristol Public Works Building-** Pine Street- doesn't qualify for BRELLA protections
- **GMP Twin Bridges on Otter Creek, Weybridge-** not interested in assessment
- **Addison Town Office-** town not interested in building materials assessment