

Addison County Regional Planning Commission

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ACRPC Economic Development Committee

Brownfields Meeting

9:30 a.m. Tuesday, June 25, 2024

DRAFT MINUTES

In Attendance: Joseph Andriano, Jennifer Erwin (ACRPC Reps), Fred Kenney (ACEDC), Andrew L’Roe and Adam Lougee (ACRPC Staff), David Allwine (Stantec), and Cassandra Kimmey (VT DEC Brownfields program) and William LaRiviere (EPA).

I. Joe Andriano, Chair of the meeting opened the meeting at 9:30 a.m. He welcomed the committee. A. L’Roe Introduced Dave Alwine from Stantec, who joined in-person at the ACRPC. A. L’Roe Also introduced W. LaRiviere, from EPA and introduced K. Kimmey from the State of Vermont ANR, who joined remotely.

II. Brief review of EPA Assessment Grant Workplan

J. Andriano moved to revise the budget to move \$2000 of grant funding from Travel to Supplies the purchase of a new computer for A. L’Roe. F. Kenney seconded the motion. All approved of the motion.

III. D. Allwine provided a summary of each of the projects that are ongoing:

Addison School: Claypoint still need to test for PFAS and PCBs, does not want to disturb interior materials that may increase exposure in air;

Addison Town Hall: The main issue is lead paint in the soils around the town hall. D. Allwine expects that there will be some cost in removing some soil.

Satori Property: Stantec has initial results back- There was a small amount of PFAS in the results, but they need to compare it to the state standards. This may add to the sampling load Satori is already doing and will probably require additional (i.e. in a different season) monitoring to confirm whether it is below state limits, but is not expected to impact any wells in the area. **Upon completion of the report, ACRPC will schedule a meeting with Satori to explain the results and create next steps.**

83 Court Street Residence: - We have an RBMS survey planned for the property. However, we do not want to complete it until the tenant is out (because the survey requires that it damage the building. **ACRPC will schedule a meeting with the town, Clay Point and the owner to time the survey to make things work for the buyout.**

52 Ossie Road: Phase 1 testing complete. The report is forthcoming. D. Allwine expects a REC related to the storage of vehicles. This will require a Phase II remediation plan.

Ilsey Library: Claypoint has scheduled an RBMS of the portion of the library that will be torn down.

IV. Discussion of Area-Wide Planning (AWP) activities- to develop community vision for multiple properties and targets areas for redevelopment.

A. L'Roe presented several options of areas for conducting Area Wide Planning activities, including Route 7 corridor and the Vermont Rail System rail corridor. The committee discussed refining those areas to the 3 locations currently being planned in recently started Transit-Oriented Development (TOD) projects: Middlebury, Vergennes-Ferrisburgh, and central Ferrisburgh. A. L'Roe distributed rough maps of potential locations in separate document. Those projects are being conducted by three separate consulting groups (White & Burke, SE Group, TPUDC) but do not involve brownfields analysis, so an AWP project could be complementary and help identify or clear areas of potential concern before redevelopment. The RPC committee agreed to support continued investigations of this approach pending additional information.

L'Roe will follow up with Stantec and EPA to find out potential of conducting AWP activities (including total cost from CWA budget) in these areas and RPC committee will decide whether to proceed at the next committee meeting.

V. MERP RBMS building surveys: A. L'Roe introduced the idea of using brownfields funding to do Regulated Building Materials surveys to support the implementation work ACRPC is doing through the Municipal Energy Retrofit Program to perform energy upgrades on municipal buildings.

The first potential project is Goshen Town Hall- the town would like to utilize MERP funding to upgrade the town hall, but they suspect the building has hazardous materials.

A. Lougee suggested starting with Goshen since they have an application in. F. Kenney moved to support the application of Goshen to ACRPC's site work project list. J. Andriano Seconded the motion. The committee unanimously supported the application of the Town of Goshen.

A. L'Roe will follow up with Stantec and EPA to find out whether this and other town building projects are eligible for assessment funding and discuss the possibility of doing a larger set, possible culling the list of town buildings to those most likely to receive MERP implementation funding.

The date for the next meeting was discussed and will be held in **September, 2024** – the specific date and time will be confirmed with new and existing RPC Committee members.

The Committee adjourned by unanimous consent at 10:40am

-Minutes taken and submitted by Andrew L'Roe