

# Addison County Regional Planning Commission

14 Seminary Street     Middlebury, VT 05753     [www.acrpc.org](http://www.acrpc.org)     Phone: 802.388.3141

**ACRPC Economic Development Committee  
Brownfields Meeting  
9:00 a.m. Thursday, May 1, 2025**

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

Video call link: [meet.google.com/bms-vqqu-bxi](https://meet.google.com/bms-vqqu-bxi)  
Or dial: +1 319-343-8960  
PIN: 166 157 409#

## **DRAFT AGENDA**

- I. Call to Order
- II. Brief review of EPA Assessment Grant Workplan and Budget
- III. Update current Brownfield sites and work status
- IV. Area-Wide Planning (AWP) product update- Joe Morici, Stantec
- V. Discussion of additional sites, Area Wide Planning ideas

Set Date for next meeting – approximately **Thursday, July 31, 2025**

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

## **Brownfield Sites and Work Status (under current EPA CWA Grant) as of April, 2025:**

### Cornwall Salt Shed:

- Data Evaluation Write up –under preparation by Stantec.

### Addison School:

- Phase II drilling completed 3/31-4/2. Soil data received. Expect to begin reviewing data/reporting asap.
- Phase II groundwater sampling scheduled for next week (4/30-5/1)

### Addison Town Hall:

- Lead in soil Phase II drilling completed 2/26. Results indicate concentrations of total lead up to 18,800 ppm in 0-1 ft interval and up to 1,550 ppm in 1-2 ft interval. Waiting on additional data (2-4 ft) from samples collected during second drilling mob.
- RECs from Central School Phase II drilling completed 3/31-4/2. Soil data received. Expect to begin reviewing data/reporting asap.

### Maverick Gas Station-Town of Middlebury, 82 Court Street:

- Phase II ESA under review – expected finalization this week.
- Results indicate MtBE, naphthalene & benzene > VGES in groundwater

### Satori/Connor Homes:

- PFAS Investigation complete -> COC waiting on Dubois & King items.
- DEC has been working through review and has an internal meeting scheduled this week to discuss how DEC wants to proceed. We can expect to hear some determination by mid-May.

### 52 Ossie Road:

- Phase II ESA SAP on hold until more is known about buyout funding

### 83 Court Street:

- RBM sampling to occur summer 2025

### Isley Library:

- Per Clay Point, asbestos abatement at the library is complete.

### Area-Wide Planning:

- Maps sent to ACRPC and TOD consultants
- Online dashboard is set up and ready for use by ACRPC

### MERP sites:

#### **Eligibility applied for Municipal Energy Resilience Program (MERP)-awarded buildings:**

- |                           |                                      |
|---------------------------|--------------------------------------|
| • Whiting, Town Office    | • Starksboro, Jerusalem School House |
| • Whiting, Town Hall      | • Orwell, Firehouse                  |
| • Leicester Meeting House | • Orwell, Town Office                |
| • Bridport, Town Office   | • Ripton, Community House            |
| • Vergennes Bixby Library | • Orwell, Sewer Plant                |
| • Bristol, Holley Hall    | • Starksboro, Food Shelf             |
- Stantec will get quotes and work scopes for each site from Clay Point.