

Brownfields Steering Committee Meeting

Monday September 11, 2023 at 1:00PM

Remote Meeting

Meeting Minutes

Attendance: J. Leddy, C. Sawyer, B. Stebbins, M. Sherlund, T. Smith, B. Savage

Staff: Greta Brunswick, Maddie Yandow

Other: Chris Beling, Chris Wood (proposed landowner), Kurt Miller (VHB)

C. Sawyer opened the meeting at 1:07.

1) Welcome and introductions. Introductions were made.

2) Adjustments to the Agenda. G. Brunswick suggested that agenda item 6, on 191 Lake Street, be switched to first. This allows current lease, prospective buyer, and consultant to present on the situation and provide information the committee needs ahead of taking action on requests for funding.

3) Presentation on 191 Lake Street. G. Brunswick introduced the project. K. Miller gave background on the project. C. Wood noted he would like to know more of the potential issues on-site before buying property. He also noted there is an apartment upstairs that is not currently occupied, but with small investment could be back on the housing market. G. Brunswick asked about the timeline and asked if the proposed landowner is prepared to incorporate the cleanup costs without public funding. C. Wood noted the timeline would be 4-5 years for redevelopment to occur, would want property to fit the bill of the area. The more immediate timeline is to keep the property as the home to his business. He noted knowing the issues in fixing the contamination would be needed in the conversation with the sellers and a negotiation tool, a strategy moving forward. The committee discussed with C. Beling the work completed in the Phase 1 Assessment. The committee discussed funding eligibility.

C. Sawyer asked what the request for this project was. G. Brunswick noted committee could move to approve or deny request for Phase 2 Assessment for \$49,500 to accept the site into the program or request more information. C. Sawyer and G. Brunswick thanked the guests and noted that the committee would make the determination during the Assessment Request/Site Nomination portion of the meeting later on in the agenda.

4) Finance Update. G. Brunswick reviewed the Finance Report for all grants. There were no questions.

5) Update on Existing Assessment Projects. G. Brunswick referred the Committee to the report on the status of work on active sites that was included in the agenda packet. She touched on updates to the 6. South River site, Young Landfill site, 24 Lower Welden, 200

Bridge Street site, 113 Main Street, Maquam Bay of Missisquoi site, and 124 First Street/Former Batch Plant site.

- 6) Upcoming Assessment Needs (Existing Sites and Potential New Sites).** G. Brunswick reviewed a list of sites that are in need of assessment funds, which was included in the agenda packet. Brunswick will add the supplemental work for Maquam Bay. G. Brunswick noted that if the committee were to fund all the potential sites listed, there is a balance left of \$90,000 between the two grants.

7) Assessment Requests / Site Nominations

- 2099 North Road, Fletcher. It is noted that EPA denied eligibility because proposed redevelopment was a single dwelling unit, which was not a compelling enough redevelopment plan. Need to see a community need/benefit, in line with the intent of the Brownfields program. G. Brunswick will relay this information to the applicant noting if the redevelopment plan changes in the future, could bring forward assessment request again.
- 191 Lake Street, St. Albans. EPA had questions on the eligibility determination related to the adequacy of the redevelopment plan at the site given that the applicant was the current lessee of the property for an auto service business. As a potentially responsible party, the applicant/lessee would not have access to cleanup funds. The immediate redevelopment plan was to continue the auto service business with the potential of rehabbing one apartment. Housing was a potential plan 5 years in the future. The committee discussed possibility of funding this site with a more detailed redevelopment plan or perhaps with a new prospective buyer at the table. There was consensus not to fund the current application as proposed.

M. Sherland motioned for G. Brunswick to pass along information and suggest to have more players (current landowner, next prospective buyer/developer) be involved with redevelopment plan. J. Leddy seconded. Motion carried.

- 200 Bridge St, Sheldon. The request is made for Supplemental Sampling & ECAA for \$10,395. The Committee discussed the town's responsibility for cleanup and need for property transfer from the Town of Sheldon to the Historical Society. G. Brunswick noted that the cost estimate is still valid even if from a few years ago.

B. Stebbins motioned to approve the assessment request for supplemental funding and ECAA in the amount of \$10,395. T. Smith seconded. Motion carried.

- 8) Meeting Minutes from July.** *J. Leddy motioned to accept the minutes as written. M. Sherland seconded. Motion carried.*

- 9) Meeting Summary from April.** C. Sawyer inquired about this item. G. Brunswick will bring to the next meeting.

- 10) Other business.** No other business
Meeting adjourned at 2:28.