

Brownfields Steering Committee Meeting

Monday February 12, 2024

1:00 PM

Meeting Minutes

Attendance: C. Sawyer, M. Sherlund, J. Leddy, B. Stebbins, L. Scangas

C. Sawyer opened the meeting at 1:02 PM.

1) Adjustments to the Agenda. None.

2) Finance Reports on All Grants

G. Brunswick referred to the enclosed financial report. Brunswick review the obligated expenses for the RLF 2010 grant, the 2023 EPA assessment grant and the ACCD Assessment grant. There are no expenses obligated to the 2023 RLF grant.

3) Update on Existing Assessment Projects

G. Brunswick referred the Committee to the enclosed Report on Active Sites. Brunswick reported that the ECAA is complete for the Young Landfill. She is working on coordinating a meeting to review next steps with DEC, the prospective developer, the town and the adjacent landowner in later February/March. Brunswick reported that the ECAA is complete for the 113 Main Street site recommending a cleanup plan that uses vegetation to restrict access to contaminated soils outside the ROW/driveway, with a standard engineered barrier (soil cap) in the ROW/driveway. Brunswick reported on the results of the supplemental assessment at the Missisquoi Abenaki Headquarters in Swanton, which identified a volatile organic compound (VOC) benzene in soil gas at concentrations which may pose a risk of vapor intrusion into the adjoining residence located at 102 Grand Avenue. The report recommends supplemental vapor intrusion assessment at this site.

4) Assessment Requests/Site Nominations

- 20-22 Stebbins Street, Supplemental Groundwater Sampling, proposed estimate for \$5,732, source ACCD Assessment funds. Brunswick reported on the request for supplemental groundwater sampling at the 20-22 Stebbins Street site. This property has a history in our program, originated with the Leader Evaporator site. It is now owned by a catering company and there is additional assessment remaining to secure a certificate of completion. The State of Vermont has funded the assessment because our program was out of funds. We now have funds to support.

B. Monaghan motioned to approve \$5,732 for the supplemental assessment at 20-22 Stebbins Street. L. Scangas seconded. Motion carried.

- Maquam Bay of Missisquoi, Supplemental Vapor Intrusion Sampling, proposed

estimate for \$7,700, source EPA Assessment funds. Brunswick reported on the request which will off-site vapor intrusion sampling as noted earlier in the meeting.

B. Monaghan motioned to approve 7700 for the off-site vapor investigation associated with the Maquam Bay of Missisquoi site. B. Savage seconded. Motion carried, with B. Savage abstaining.

- Highgate Village Core, Supplemental Assessment and Phase 1 Assessment, proposed estimate for \$26,410, source EPA Assessment funds. Brunswick reported on this assessment, which was tabled for several years while the Town of Highgate continued with redevelopment plans. They are now working with Cathedral Square on a senior housing project, which will serve as a catalyst for redevelopment at site. The proposal is for supplemental assessment to refine areas of contamination and for a Phase 1 Assessment on the adjacent parcel, which was added to the Highgate Village Core after the initial Phase 2 Assessment was completed.

L. Scangas motioned to approve \$26,410 for the Supplemental Assessment and Phase 1 Assessment at the Highgate Village Core property. B. Savage seconded. Motion carried.

- 113 Main Street CAP, proposed estimate for \$6,390, source EPA Assessment. Brunswick reported that she has not had a chance to review the ECAA with the landowner, the Richford Economic Advancement Corporation and therefore recommends tabling this decision until next month.

M. Sherlund motioned to table the decision on the 113 Main Street CAP. L. Scangas seconded. Motion carried.

5) Meeting Summary from November 2023

B. Monaghan motioned to accept the November 2023 meeting minutes as presented. Motion carried.

6) Other business. None.