



**Windham Region Brownfields Reuse Initiative  
Steering Committee Meeting  
December 13, 2023  
4:00 p.m.  
WRC Zoom Call**

<https://us02web.zoom.us/j/81663539936?pwd=bDczQ28wYzJ0cjJoZlEyQUJ4UlcyUT09>

**Agenda**

- Agenda Amendments**
  
- Minutes Approval**
  - June 14, 2023
  - July 12, 2023
  - September 20, 2023
  
- Status of WRBRI Funds**

<b>FY '19 EPA Assessment Grant Funds</b>
▪ Closed out in October

<b>Vermont Assessment Funds</b>
▪ \$34,529

Additional \$50,000 received this summer and \$16,000 pending state approval for Penta Wyman

<b>RLF Loan/Grant Funds (Haz)</b>
▪ Loans = \$160,493
▪ Grants = \$0
▪ Consultant Services = 0

<b>RLF Loan/Grant Funds (Petro)</b>
▪ Loans = \$41,603
▪ Grants = \$8,333
▪ Consultant Services = \$500

Would like to closeout but need to wait until all funds are spent down (train station, etc)

<b>RLF Funds Revolved available for Loans, Grants and staff time</b>
▪ \$285,951

<b>FY '23 Supplemental RLF Loan/Grant Funds</b>
▪ Loans = \$1,250,000
▪ Grants = \$850,000
▪ Consultant Services = \$45,627

**CONSULTANTS 2023**

<b>Site</b>	<b>Consultants</b>
21 O'Bryan Dr., Brattleboro	LEE
Bellows Falls Bike Project	Stone
Bellows Falls Train Station	Sanborn Head
Brattleboro Basketville	Atlas
Foodworks, Brattleboro	Nobis
Garage, Bellows Falls	KAS
Glen & Black Mtn. Parks, Brattleboro	KAS
NEYT, Brattleboro	LEE
Penta Wyman Flint, Bellows Falls	Stone
S. Newfane Store Buyout	KAS
SoVT Riding Center, Dover	CREDERE
Thermal House, Brattleboro	Stone
Winston Prouty, Brattleboro	KAS
WW Building Supply, Wilmington	LEE

**WRBRI Applications**

- TLR, Bellows Falls/Rockingham
  - WRC previously funded brownfields work here beginning in 2005. Previously owned by the Bellows Falls Historical Society but now owned by the Sustainable Valley Group (Rockingham Economic Development). Would like to redevelop in conjunction with Penta Wyman Flint for Connecticut River Heritage Center. Phase II is underway with Stone and state funding.
  - Requesting approval for a Corrective Action Plan (CAP) and a pilot test for vapor intrusion estimated at \$35,000.
  - WRC is also working with the town and Stone on neighboring Penta Wyman Flint site. WRC partially funded a Phase II (state remainder). Ready to do CAP and potential structural assessment (\$6,000 and \$10,000, respectively).

- This redevelopment was identified in the Areawide Plan, Under the Hill (funded by WRC/EPA assessment grant).
- *Action:* Consider approving funding for CAP and pilot testing at \$35,000.
- 0 Bridge St., Bellows Falls/Rockingham
  - This approximately one-acre site, located on the Bellows Fall Island, is owned by the Town of Rockingham. The town would like to assess the site in preparation for redevelopment for a mix of uses, commercial on the ground floor with residential above. This redevelopment was identified in the Areawide Plan (funded by WRC) and further analyzed by through EPA’s technical assistance program.
  - The site has been a parking lot since the 1960’s but was previously railroad land and is surrounded by past industrial users.
  - Recommend using one of the new consultants: Weston & Sampson, Waite Heindel or Stantec.
  - *Action:* Consider accepting project and approving funding for Phase I ESA.

**Active Sites Update**

Site	Consultants
Bellows Falls Bike Project	ECAA/CAP complete.
Bellows Falls Train Station	Waiting on land lease and building sale completion before finalizing grant loan agreement for abatement work.
Brattleboro Basketville/Daley Shoe Building	Vapor Intrusion Study complete.
FoodWorks, Brattleboro	Accepted into BRELLA.
S. Newfane Store Buyout	Phase II underway with KAS.
Thermal House, Brattleboro	CAP complete.
Winston Prouty, Brattleboro	Site investigation underway. Accepted into BRELLA.
WW Building Supply, Wilmington	Phase II underway with LEE

**Public Comment**

**Adjourn**

**Attachments**

1. Minutes – June, July and September
2. Site Nomination Forms

- a. O Bridge St., Bellows Falls
3. Site Selection Criteria Matrix

**Windham Regional Commission is inviting you to a scheduled Zoom meeting.**

Topic: Brownfields Committee

Time: Dec 13, 2023 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81663539936?pwd=bDczQ28wYzJ0cjJoZlEyQUJ4UlcyUT09>

Meeting ID: 816 6353 9936

Passcode: 509960

Dial by your location

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- +1 301 715 8592 US (Washington DC)