



**Windham Region Brownfields Reuse Initiative  
Steering Committee Meeting**

**June 11, 2025**

**4:00 p.m.**

**Hybrid Meeting on Zoom or in Person @ WRC**

<https://us02web.zoom.us/j/88364538112?pwd=QjNMNFRDaXlwUGZqL2RYTE82ZmhCZz09>

**Agenda**

- Agenda Amendments**

- Minutes Approval**

- April 9, 2025

- Status of WRBRI Funds**

<b>Vermont Assessment Funds 2024</b>
▪ \$41,120

2023 State funds will be closed out in June

<b>EPA Assessment Funds 2023</b>
▪ \$634

<b>RLF Loan/Grant Funds (Haz)</b>
▪ Loans = \$78,184
▪ Grants = 0
▪ Consultant Services = 0

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

<b>RLF Funds Revolved available for Loans, Grants and staff time</b>
▪ \$94,735

<b>FY '23 Supplemental RLF Loan/Grant Funds</b>
▪ Loans = \$1,250,000
▪ Grants = \$423,927
▪ Consultant Services = \$32,627

**CONSULTANTS 2025**

Site	Consultants
Adams Grist Mill	Stone
Bellows Falls Bike Project	Stone
Bellows Falls Island Gas Station	LEE
Bellows Falls Train Station	Stone
Boys & Girls Club, Bratt.	Stone
CF Church, Brattleboro	Stone
Foodworks, Brattleboro	Nobis
Garage, Bellows Falls	KAS
Leonard Block, Bratt.	KAS
McNeill's Brewery, Bratt.	Stantec
Morningside Shelter, Bratt.	KAS
Penta Wyman, Bellows Falls	Stone
S. Newfane Store Buyout	KAS
Talc Mine Site, Windham	W&S
TLR, Bellows Falls	Stone
Windham School Site	W&S
WW Building Supply, Wilm.	LEE
Winston Prouty, Bratt.	KAS

**WRBRI Applications**

- 37 Main Street, Saxtons River
  - WRC previously funded assessment work and the state issued a Certificate of Completion with land use restrictions that require no digging on site and no residential use. Main Street Arts is the owner. They would like to transfer ownership to BFADC for environmental review and to pursue redevelopment for residential use. The site is located in the heart of downtown Saxtons River. The town conducted an extensive community engagement process in conjunction with a UMASS design studio. Residential use for seniors was identified as the best use for this site.
  - This request is from BFADC as a perspective purchaser for a Phase I ESA.
  - Action: Consider accepting the site into the WRBRI program and approving funding for a Phase I ESA.

**Active Sites Updates**

<b>Site</b>	<b>Updates</b>
Adams Grist Mill, Bellows Falls	Phase II Supplement testing will be coordinated with TLR and Penta Wyman.
Bellows Falls Bike Project	Preparing to enter into Cooperative Grant/Loan Agreement.
Bellows Fall Island Gas Station	Phase I complete. Discussions underway with BFADC about transfer of ownership for additional assessment and cleanup.
Bellows Falls Train Station	Preparing to enter into Cooperative Grant/Loan Agreement, which has been approved by EPA. Town hired Stone as QEP.
Boys and Girls Club, Bratt.	Site investigation complete. Indoor air tasting complete but state has requested additional testing that they will fund.
CF Church, Brattleboro	ECAA/CAP & Pilot testing – field work complete.
Foodworks, Brattleboro	Phase II underway.
Garage, Bellows Falls	Offsite Vapor Plume Delineation underway.
Leonard Block, Brattleboro	Phase II underway.
McNeill’s Brewery, Bratt.	Phase II complete.
Morningside Shelter Site, Bratt.	Site Investigation underway and getting ready for cleanup planning.
Penta Wyman, Bellows Falls	CAP – underway (in conjunction with Adams & TLR).
S. Newfane Store Buyout	Supplemental sampling underway.
Talc Mine Site, Windham	Phase I complete.
TLR, Bellows Falls	CAP & Pilot testing – underway (in conjunction with Adams & Penta).
WW Building Supply, Wilmington	Supplemental soils testing complete.
Windham School Site	Phase I complete.
Winston Prouty, Brattleboro	Phase II underway.

**Public Comment**

**Adjourn**

**Attachments**

1. Minutes – April, 2025
2. 37 Main St., Site Nomination Form & Selection Matrix

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

Topic: Brownfields Committee Meetings

Time: June 11, 2025 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88364538112?pwd=QjNMNFRDaXlwUGZqL2RYTE82ZmhCZz09>

Meeting ID: 883 6453 8112

Passcode: 059866

Dial by your location

- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)