



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

December 10, 2025

4:00 p.m.

Hybrid Meeting on Zoom or in Person @ WRC

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

Agenda

- Agenda Amendments**

- Welcome New Committee Member**
 - Dan Toomey, Putney

- Minutes Approval**
 - October 8, 2025

- Coalition Assessment Grant Application**
 - Coalition members – WRC lead, Brattleboro and Rockingham

Status of WRBRI Funds

Vermont Assessment Funds 2024
▪ \$17,496

EPA Assessment Funds 2023
▪ \$2,119

RLF Loan/Grant Funds (Haz)
▪ Loans = \$56,488
▪ Grants = 0
▪ Consultant Services = 0

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

RLF Funds Revolved available for Loans, Grants and staff time
▪ \$475,880

FY '23 Supplemental RLF Loan/Grant Funds
▪ Loans = \$1,250,000
▪ Grants = \$337,542
▪ Consultant Services = \$32,627

CONSULTANTS 2025

Site	Consultants
37 Main St., Saxtons River	LEE
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
Weston FEMA Buyout	Waite-Heindel

WRBRI Applications

- 108 Rockingham St., Bellows Falls
 - Lucia Zachowski is the prospective purchaser. She is working with the current property owner, who did a Phase I with Lucia identified as a user. LEE did the Phase I and recommended a Phase II and an HBMA. The owner removed the underground storage tanks. The site was previously a gas station and auto repair shop.
 - Lucia would like to split the building in two to provide two new housing units.
 - Site Selection Matrix review.
 - Action: Consider accepting the site into the WRBRI program and approve funding a Phase II and HBMA contingent on funding availability.

Active Sites Updates

Site	Updates
Adams Grist Mill, Bellows Falls	Phase II Supplement testing and CAP will be coordinated with TLR and Penta Wyman.
Bellows Falls Bike Project	Cleanup underway.
Bellows Falls Train Station	Cooperative Grant/Loan Agreement has been executed and cleanup is underway.
CF Church, Brattleboro	ECAA/CAP & Pilot testing – field work complete.
Foodworks, Brattleboro	Phase II complete and updated Phase I underway.
Garage, Bellows Falls	Offsite Vapor Plume Delineation complete.
Leonard Block, Brattleboro	Phase II complete. Project is not moving forward due to lack of funding for redevelopment.
McNeill’s Brewery, Bratt.	Phase II complete. Town is determining next steps.
Morningside Shelter Site, Bratt.	Site Investigation complete and CAP complete. Preparing for cleanup.
Penta Wyman, Bellows Falls	CAP – will be completed in conjunction with Adams & TLR.
S. Newfane Store Buyout	Supplemental sampling complete.
Talc Mine Site, Windham	Phase I complete.
TLR, Bellows Falls	CAP & Pilot testing – will be completed in conjunction with Adams & Penta.
Windham School Site	Phase II should move forward soon with partial funding from WRC.
Winston Prouty, Brattleboro	Phase II complete. Supplemental sampling and ECAA underway.
Weston FEMA Buyout Site	Phase I underway.

Public Comment

Adjourn

Attachments

1. Minutes – October, 2025
2. 108 Rockingham St., Bellows Falls – Site Nomination Form and Selection Matrix

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

Topic: Brownfields Committee Meetings

Time: Dec 10, 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