



**Windham Region Brownfields Reuse Initiative
Steering Committee Meeting Minutes
February 14, 2024
4:00 p.m.
WRC Zoom Call**

Attendees: Gabby Ciuffreda Chair, Ralph Meima, Stephen Dotson and Cheryl Kaufman

Absent: Bonnie North, Elizabeth Bridgewater, Robin Sweetapple and Sue Fillion

Staff: Susan Westa, WRC and Amanda Van, EPA

Gabby Ciuffreda Chair, called the meeting to order at approximately 4:02 pm with a quorum present. All attendees joined the meeting by Zoom.

Agenda Amendments

There were no amendments

Minutes Approval

The Minutes of December 13, 2023 were approved unanimously with a motion by Ralph Meima and seconded by Cheryl Kaufman.

Status of WRBRI Funds

Susan gave an overview of WRC's brownfields funding status. She noted that most of the assessment funds we received from the state have been used for additional Phase II work. Our EPA assessment funds have been used for additional Phase II work, as well as projects approved in December. There has not been much change in the RLF, since we're waiting on the Bellows Falls Train Station ownership transfer. Some of the ongoing assessment work will probably need cleanup funds as well.

Vermont Assessment Funds
▪ \$171

EPA Assessment Funds 2023
▪ \$276,894

RLF Loan/Grant Funds (Haz)
▪ Loans = \$160,493
▪ 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
▪ \$300,060

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

CONSULTANTS 2024

Site	Consultants
0 Bridge St., Bellows Falls	Weston & Sampson
Bellows Falls Bike Project	Stone
Bellows Falls Train Station	Sanborn Head
Brattleboro Basketville	Atlas
CF Church, Brattleboro	Stone
Garage, Bellows Falls	KAS
McNeill's Brewery, Bratt.	Stantec
NEYT, Brattleboro	LEE
Penta Wyman, Bellows Falls	Stone
S. Newfane Store Buyout	KAS
TLR, Bellows Falls	Stone
WW Building Supply, Wilm.	LEE

WRBRI Applications

- Adams Grist Mill, Bellows Falls - This property is owned by the Bellows Falls Historical Society who currently displays grist mill machinery and equipment. They would like to continue the museum use in conjunction with the plans for the adjacent CT River Cultural Heritage Center. Gary Fox is helping BFHS move this forward. They are requesting approval for a Phase I ESA.

Contamination may be comingled with adjoining properties, Penta Wyman and TLR, who are getting ready for corrective action planning. DEC would prefer that the same consultant work on all three projects and Stone is already working on the other two.

This redevelopment was identified in the Areawide Plan, Under the Hill (funded by WRC/EPA assessment grant). The Committee reviewed the project matrix (attached below).

A motion was made by Stephen Dotson to approve funding for a Phase I ESA. Ralph Meima seconded the motion, which was approved unanimously.

Active Sites Updates

Site	Updates
0 Bridge St., Bellows Falls	Phase I underway.
Bellows Falls Bike Project	ECAA/CAP complete. Working with state on next steps.
Bellows Falls Train Station	Waiting on land lease and building sale completion before finalizing grant loan agreement for abatement work – probably June.
Brattleboro Basketville	Vapor Intrusion Study complete. Determined additional work needed.
CF Church, Brattleboro	ECAA/CAP & Pilot testing underway.
Garage, Bellows Falls	Offsite Vapor Plume Delineation underway.
McNeill’s Brewery, Bratt.	Phase I underway.
NEYT, Brattleboro	Final sandblasting complete. Working on closing out project.
Penta Wyman, Bellows Falls	CAP – awaiting work plan from Stone.
S. Newfane Store Buyout	Phase II underway.
TLR, Bellows Falls	CAP & Pilot testing – awaiting work plan from Stone.
WW Building Supply, Wilmington	Phase II underway.

Public Comment

There was no public comment.

Adjourn

The meeting was adjourned at 4:18 with a motion by Cheryl and seconded by Stephen.

**Windham Regional Brownfields Reuse Initiative
Site Selection Form**

Site name and location:	Adams Grist Mill, Bellows Falls
What will be done on the site when it is redeveloped?	Continued use as grist mill museum in conjunction with adjoining CT Heritage Center.

Jobs <i>Economic impact of reuse</i>	New Jobs? museum staff __ Jobs Retained ? _____ Other economic benefits?
Built Environment <i>How does the project use or reuse its physical surroundings?</i>	Reuse of historic structure? YES Listed on National Register of Historic Places? YES Located in Historic District? Is building demolition proposed? No
Neighborhood Benefit/ Impact <i>What are the benefits of this particular redevelopment project?</i>	Is some percentage (%) of site affordable housing? No Improve site in low/med income areas? YES Near other Brownfields sites ? YES Other Community Benefits? Historic/Cultural Asset
Local Priority <i>How does this relate to the local and regional plan? How does the Town regard the project's net impacts (positive and negative)?</i>	High Implementation of the Areawide Plan is a high priority Medium Low
Open or Public Space	Is open or public space part of the reuse plan? No but site adjoins open space What is the type and purpose of the space? How much of it is green space?
Sustainability * Park and Ride Facilities? * Improve Site Drainage * Near Transit * Walkable? * Energy Efficient Construction? * Renewable Energy Systems? * Uses Existing Infrastructure? * "Neighborhood Assets" - increased diversity of shops/services? * Use of Native Plantings/LID? * Other approaches that promote	<i>For Steering Committee discussion. Sample list at left. Site located adjacent to downtown, it's walkable and is a neighborhood asset.</i>

Additional notes: