



**Windham Region Brownfields Reuse Initiative  
Steering Committee Meeting Minutes  
April 10, 2024  
4:00 p.m.  
WRC Zoom Call**

Attendees: Bonnie North Acting Chair, Cheryl Kaufman, Ralph Meima, Sue Fillion, Stephen Dotson

Guests: Gary Fox

Absent: Elizabeth Bridgewater, Gabby Ciuffreda and Robin Sweetapple

Staff: Susan Westa, WRC and Amanda Van, EPA

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Bonnie North, Acting Chair called the meeting to order at approximately 4:05 pm with a quorum present. All attendees joined the meeting by Zoom.

**Agenda Amendments**

There were no amendments

**Minutes Approval**

The Minutes of February 14, 2024 were approved unanimously with a motion by Stephen Dotson and seconded by Cheryl Kaufman

**Status of WRBRI Funds**

Susan Westa gave an overview of WRC's brownfields funding status. She noted that we received additional assessment funding from the state.

<b>Vermont Assessment Funds</b>
▪ \$40,271

<b>EPA Assessment Funds 2023</b>
▪ \$276,894

<b>RLF Loan/Grant Funds (Haz)</b>
▪ Loans = \$168,976
▪ 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>
▪ \$307,766

<b>FY '23 Supplemental RLF Loan/Grant Funds</b>
▪ Loans = \$1,250,000
▪ Grants = \$850,000
▪ Consultant Services = \$44,752

**CONSULTANTS 2024**

<b>Site</b>	<b>Consultants</b>
0 Bridge St., Bellows Falls	Weston & Sampson
Adams Grist Mill	Stone
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**

- 0 Bridge St., Bellows Falls – The Brownfields Committee previously approved a Phase I ESA for this site. The Committee requested that the town come back before approving a Phase II to clarify the status of the project. Gary Fox submitted a memo outlining projects in the Island District Areawide Plan, as well as specific tasks undertaken for this site. The town has committee \$60,000 to fund predevelopment work and they've hired White and Burke, development consultants, to help move the project forward.

Sue Fillion said that she is satisfied with the information presented. Stephen Dotson said that he supports funding a Phase II. The group agreed by consensus that it is appropriate to move forward with a Phase II.

- McNeill's, Brattleboro - The Brownfields Committee previously approved a Phase I ESA for this site. Susan requested that the town come back before approving a Phase II to clarify status of project. Sue Fillion submitted a memo outlining the status of the project. The town has committed \$60,000 for predevelopment work on this and another site.

Ralph Meima noted that site is incredibly steep and asked if there were special considerations for building here. Sue said that the site is buildable but would need extra features including potentially cantilevering. Bonnie and Cheryl Kaufman said they felt it was appropriate to move ahead with a Phase II and the Committee agreed by consensus.

- 130 Birge St., Brattleboro - The prospective purchaser of this site is 7-8 Estey LP, an entity set up specifically for this project. M&S Development will advise on redevelopment. They would like to continue the child care use and dental office on the first two floors and to redevelop the third and fourth floors for housing, potentially for refugees.

They are requesting funding for a Phase I ESA. The site was part of a previous assessment and cleanup work that was completed in conjunction with the adjacent Estey Organ properties. A Phase I will clarify the status of this complicated site for the new owners.

Susan said that Alan Liptak, LEE, reached out to express interest in this site. They did the ABCA/CAP and Completion report for this and surrounding properties (2016-2017). Susan agreed that it would be good to use someone who already understands this complicated site.

Susan said that we don't need to do a site selection matrix for this site since it's already been in our program. Sue Fillion said that she hopes this review should be simple since it's already been assessed. She also noted that this is a good project since the town needs more housing and it's a reuse of a historic building

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

## Active Sites Updates

Site	Updates
0 Bridge St., Bellows Falls	Phase I complete.
Adams Grist Mill, Bellows Falls	Phase I underway. Cleanup planning will be done in conjunction with Penta and TLR.
Bellows Falls Train Station	Waiting on land lease and building sale completion before finalizing grant loan agreement for abatement work – summer estimate.
CF Church, Brattleboro	ECAA/CAP & Pilot testing underway.
Garage, Bellows Falls	Offsite Vapor Plume Delineation underway.
McNeill's Brewery, Bratt.	Phase I complete.
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

Stephen asked question the Soundview Paper Co. closure in Putney and said that the town is concerned about contamination issues onsite. He asked if there's a way to track what's been done on site to address contamination issues. He said that BDCC has been involved and that people in town are worried about the future of the site. Susan said that environmental cleanup is usually done when property ownership transfers.

### Adjourn

The meeting was adjourned at 4:22 with a motion by Cheryl and seconded by Ralph.