



**Windham Region Brownfields Reuse Initiative  
Steering Committee Meeting Minutes  
June 11, 2025  
4:00 p.m.  
Hybrid Meeting on Zoom or in Person @ WRC**

Attendees: Sue Fillion Acting Chair, Stephen Dotson, Cheryl Kaufman

Absent: Elizabeth Bridgewater, Bonnie North, Gabby Ciuffreda and Ralph Meima

Staff: Susan Westa and Mike McConnell, WRC

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Sue Fillion called the meeting to order at 4:01 pm with a quorum present. All attendees joined the meeting by Zoom.

**Agenda Amendments** - There were none.

**Minutes Approval**

The Minutes of April 9, 2025 were approved unanimously with a motion by Stephen Dotson and seconded by Cheryl Kaufman.

**Status of WRBRI Funds**

Susan Westa gave an overview of the status of our assessment grant funds. She noted that the 2023 State grant will be closed out in June. The 2024 State grant funds increased some because she rebudgeted some funds from 2023, since a couple projects came in under budget.

Sue asked about using the remaining \$634 in the EPA assessment grant and about getting more EPA funding. Susan said that she will figure out how to use those funds but there's time since although the funding has been committed to projects, there's still a significant amount that needs to be drawn down. Susan also said that she plans to apply for additional funds next fall if they're available.

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

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

Susan said that the cleanup/RLF funds – loans, grants, supplemental funds and program income/revolved funds have all decreased significantly since we approved cleanup funding for both the Bellows Falls Train Station and Bellows Falls Bike Project sites. Susan said that she needs to push the use of cleanup loan funds for private developers.

Stephen asked what else can be done to attract private developers. Susan said it would primarily involve discussing with BDCC. There was also a question about the impact of changes at EPA on staffing and budgets. Susan noted EPA is reviewing Cooperative Agreements for cleanup projects with a checklist and they seem to be getting much more particular and taking longer. Staff reductions were noted as a contributing factor.

<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 – Susan said that WRC previously funded assessment work, a Phase I and II at this site. The state issued a Certificate of Completion with land use restrictions that required no digging on site and no residential use. Main Street Arts is the property 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 funding request is from BFADC as a perspective purchaser for a Phase I ESA. Susan attached the Site Selection Matrix with the committee's meeting email. She said that the building not historic and not in good shape and will be demolished. BFADC would like to redevelop the site for senior housing. It is located in a walkable village center with wastewater capacity. BFADC does not have a developer at this point but they are doing their due diligence. LEE did the previous environmental work at this site.

Cheryl said that she liked the UMASS engagement project and Sue agreed. Sue asked more about the Phase 1 and asked if additional testing would be needed. Susan said that additional testing would probably be needed if the redevelopment plans included additional site disturbance and a new use, residential.

Stephen moved to accept the site into the WRBRI program and to approve funding for a Phase 1 ESA. Cheryl seconded the motion and it passed unanimously.

### **Active Sites Updates**

Susan said that the big updates are about the two cleanup projects moving forward. Other projects including Morningside Shelter, Boys and Girls Club, etc., are moving towards cleanup.

Sue asked more about the contamination at Morningside Shelter. Susan explained that its urban soils and building impacts and that the contamination is not deep. Cleanup will mostly involve capping and fencing off some areas.

Site	Updates
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** - Susan said that she will be going to the National Brownfields Conference in Chicago in August, before our next regularly scheduled meeting. Gary Fox is going too.

**Adjourn** – Sue adjourned the meeting at 4:18.