



**Windham Region Brownfields Reuse Initiative  
DRAFT Steering Committee Meeting Minutes  
December 10, 2025  
4:00 p.m.**

Attendees: Bonnie North Chair, Dan Toomey, Ralph Meima, Stephen Dotson

Absent: Elizabeth Bridgewater and Sue Fillion

Guests: Adam Grinold and Neil Goldberg, BDCC

Staff: Susan Westa

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Bonnie North, Chair 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.

**Welcome New Committee Member**

Bonnie welcomed our newest committee member Dan Toomey from Putney.

**Minutes Approval**

The Minutes of October 8, 2025 were approved unanimously with a motion by Stephen Dotson and seconded by Ralph Meima.

**Coalition Assessment Grant Application**

Susan Westa said that she is moving forward with a Coalition grant and Coalition members will be WRC lead with Brattleboro and Rockingham as coalition members. Applications are due 1/28. Bonnie asked about the difference between a coalition grant and the current assessment grant, which Susan clarified and noted that coalition grants are eligible for additional funding.

**Status of WRBRI Funds**

Susan gave an overview of the funding status. She thinks she can access additional state funding but need to reach out to MARC next week to confirm.

<b>Vermont Assessment Funds 2024</b>
▪ \$17,496

<b>EPA Assessment Funds 2023</b>
▪ \$2,119

<b>RLF Loan/Grant Funds (Haz)</b>
▪ Loans = \$56,488
▪ 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>
▪ \$475,880

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

Ralph asked about additional clean up funding. Adam Grinold is expecting Fulflex cleanup to come in soon and not for crazy amounts. Stephen noted that the Putney papermill is changing hands. Dan Toomey talked to Putney Planning Commission Chair about paper mill. Another site in Dummerston will be auctioned soon.

**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. The committee reviewed the Site Selection Matrix (attached).

Bonnie asked about using the existing building, which needs significant rehab. Stephen said that Ben and Jerrys started in gas station. Stephen supports this effort. Bonnie is having a hard time envisioning it.

Dan moved to accept the site into the WRBRI program and approve funding a Phase II and HBMA contingent on funding availability. Stephen seconded the motion and it was approved unanimously.

## 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** – Stephen asked Dan if he had questions about projects or process. Dan said the website information is very thorough. He asked about the Putney papermill and what do we do next. Adam noted that the papermill is not a transfer but change of control – buyers bought company but not property and they're still trying to figure out what to do with the property.

**Adjourn** – The meeting was adjourned at 4:26 with a motion by Dan, seconded by Stephen.

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

<b>Site name and location:</b>	108 Rockingham St., Bellows Falls
<b>What will be done on the site when it is redeveloped?</b>	2 new housing units

<b>Jobs</b> <i>Economic impact of reuse</i>	New Jobs?     __construction jobs____ Jobs Retained? _____ Other economic benefits?
<b>Built Environment</b> <i>How does the project use or reuse its physical surroundings?</i>	Reuse of historic structure?    X Listed on National Register of Historic Places?   No Located in Historic District?    No Is building demolition proposed?   No
<b>Neighborhood Benefit/ Impact</b> <i>What are the benefits of this particular redevelopment project?</i>	Much needed new housing,
<b>Local Priority</b> <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>	<b>High</b> - although this project is small, housingn development is a priority for the town <b>Medium</b> <b>Low</b>
<b>Open or Public Space</b>	Is open or public space part of the reuse plan?    No, small lot What is the type and purpose of the space? How much of it is green space?
<b>Sustainability</b> * Flood Mitigation 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.</i> Site is near transit and in a walkable downtown neighborhood

**Additional notes:**