



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

**February 11, 2026**

**4:00 p.m.**

**Hybrid Meeting on Zoom or in Person @ WRC**

<https://us02web.zoom.us/j/88219313161?pwd=QVks83CNJ8VBEma1OCF8pae3PazXtbK.1>

**Agenda**

- Agenda Amendments**
  
- Welcome New Committee Member**
  - Adam Grinold, BDCC - nonvoting member
  
- Minutes Approval**
  - December 10, 2025
  
- Coalition Assessment Grant Application**
  - Submitted January 27<sup>th</sup>

**Status of WRBRI Funds**

<b>Vermont Assessment Funds 2024</b>
▪ \$8,924

<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>
▪ \$468,581

<b>FY '23 Supplemental RLF Loan/Grant Funds</b>
▪ Loans = \$1,250,000
▪ Grants = \$337,542
▪ Consultant Services = \$28,627

**CONSULTANTS 2026**

<b>Site</b>	<b>Consultants</b>
108 Rockingham St., BF	LEE
Adams Grist Mill	Stone
Bellows Falls Bike Project	Stone & LEE
BF Island Gas Station	LEE
Bellows Falls Train Station	Stone & LEE
Boys & Girls Club, Bratt.	Stone
CF Church, Brattleboro	Stone
Foodworks, Brattleboro	Nobis
McNeill's Brewery, Bratt.	Stantec
Morningside Shelter, Bratt.	KAS & LEE
Penta Wyman, Bellows Falls	Stone
S. Newfane Store Buyout	KAS
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**

- Putney Town Hall
  - The Town of Putney is preparing for a major rehabilitation project for their town hall, including a new heating and cooling system, new windows and insulation. The building has housed the town hall and offices since the 1960's. It was built in 1871 and since that time has been the home of a school, post office, library, hotel and other potential uses. There is a record of an oil tank remediation. The town is requesting funding for a Phase I ESA, which is required for the Paul Bruhn grant.
  - The town has multiple grants, including MERP and Paul Bruhn for this work and are currently fundraising. The site is listed on the National Register.
  - Site Selection Matrix review.
  - Action: Consider accepting the site into the WRBRI program and approve funding a Phase I ESA contingent on funding availability.

- 33 Oak St., Brattleboro
  - The property owner, Megan Talbot purchased the site in 2023 and plans to rehabilitate the building and increase the number of housing units from 8-13. The building is currently empty but has a long history as a problematic site due to drug use, etc. Led abatement is underway but there are concerns about led and asbestos in the soils and contamination related to an oil tank. She is requesting funding for a Phase I ESA.
  - Megan is working with the town on a CDBG application. The new units will be affordable to those with low/mod incomes. The site is walkable to downtown and in a Historic District, although the building is not on the National Historic Register.
  - Site Selection Matrix review.
  - Action: Consider accepting the site into the WRBRI program and approve funding a Phase I ESA contingent on funding availability.

**Active Sites Updates**

Site	Updates
108 Rockingham St., BF	Awaiting MARC approval for Phase II funding.
Adams Grist Mill, Bellows Falls	ABCA/CAP will be coordinated with TLR and Penta Wyman.
Bellows Falls Bike Project	Cleanup underway.
Bellows Falls Train Station	Cleanup is underway.
CF Church, Brattleboro	ECAA/CAP & Pilot testing – field work complete.
Foodworks, Brattleboro	Phase II complete and updated Phase I underway.
McNeill’s Brewery, Bratt.	Phase II complete. Town is determining next steps.
Morningside Shelter Site, Bratt.	Preparing Cooperative Agreement for cleanup grant/loan.
Penta Wyman, Bellows Falls	ABCA/CAP will be completed in conjunction with Adams & TLR.
S. Newfane Store Buyout	Supplemental sampling complete.
Talc Mine Site, Windham	Phase I complete. Phase II underway with funding from owner.
TLR, Bellows Falls	ABCA/CAP will be completed in conjunction with Adams & Penta.
WW bldg./WheelPad, Wilmington	Awaiting state approval for funding supplemental testing.
Windham School Site	Phase II should move forward soon with partial funding from WRC.
Winston Prouty, Bratt.	Supplemental sampling and ECAA underway.
Weston FEMA Buyout Site	Phase I complete. Town would like to move forward with Phase II.

**Public Comment**

❏ **Adjourn**

**Attachments**

1. Minutes – December, 2025
2. Putney Town Hall – Site Nomination Form and Selection Matrix
3. 33 Oak St., Brattleboro – Site Nomination Form and Selection Matrix

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

Topic: Brownfields Committee Meeting

Time: Feb 11, 2026 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88219313161?pwd=QVk83CNJ8VBEmalOCF8pae3PazXtbK.1>

Meeting ID: 882 1931 3161

Passcode: 267613