



**Windham Region Brownfields Reuse Initiative
DRAFT Steering Committee Meeting Minutes
February 11, 2026
4:00 p.m.**

Attendees: Sue Fillion Acting Chair, Dan Toomey, Adam Grinold and Stephen Dotson

Absent: Elizabeth Bridgewater, Ralph Meima and Bonnie North

Staff: Susan Westa and Mike McConnell

Sue Fillion, Acting Chair called the meeting to order at 4:07 pm with a quorum present. All attendees joined the meeting by Zoom.

Agenda Amendments – There were none.

Welcome New Committee Member

Sue Fillion welcomed Adam Grinold, BDCC nonvoting member. Adam explained that Neil Goldberg will also attend as he is able to learn more about brownfields. Susan Westa said she’s happy to have BDCC involved again because of their development related expertise.

Minutes Approval

Decided to move approval of the December 10, 2025 minutes to next month.

Coalition Assessment Grant Application

Susan submitted this grant application January 27th. We should hear the results in June.

Status of WRBRI Funds

Susan noted that we received additional funding, \$37,000, from MARC/state assessment funds for the 108 Rockingham St. project that we approved last month. She said that with that contract in place we now have \$225 remaining. She also said that there may be less than \$2000 in the EPA assessment funds which she needs to reconcile. She also noted that the RLF fund has not changes since the last meeting.

Vermont Assessment Funds 2024
▪ \$8,924

EPA Assessment Funds 2023
▪ \$2,119

RLF Loan/Grant Funds (Haz)
▪ Loans = \$56,488
▪ 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
▪ \$468,581

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

CONSULTANTS 2026

Site	Consultants
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 including a distillery and slaughter house. There is also 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 (*historic preservation*).

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. Susan reviewed highlights of the Site Selection Matrix. She noted that this is an important town led project in the village center using existing infrastructure.

Dan said that this is an old building in significant need of updating. Stephen asked about other projects in pipeline since we are so low on funding. Sue asked if this site is really considered a brownfields site. Susan shared more information about past uses. Adam asked about the impact of an oil tank. Sue suggested talking about the other site, 33 Oak St., before deciding on this one to help with prioritization. We did that and then voted.

Stephen moved to accept the site into the WRBRI program and approve funding a Phase I ESA contingent on funding availability. Dan seconded the motion and it passed unanimously.

- 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. Lead abatement is underway but there are concerns about lead 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. Highlights of the Site Selection Matrix include rehabbing housing to address low/mod income needs with a location close to downtown, bus lines and use of existing infrastructure.

Sue said that the town is not moving forward with a CDBG/VCPD application because the site does not meet HUD habitability standards and they are not far enough along with their application. The state is also not supporting this effort at this time. Sue is not comfortable moving this project forward here without funding. The committee agreed by consensus. Susan will discuss this with Megan.

Active Sites Updates

Site	Updates
108 Rockingham St., BF	Awaiting MARC approval for Phase II funding. <i>MARC approved funding now need state approval.</i>
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. <i>Received state approval.</i>
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. <i>Trying to figure out if funding is available.</i>

Sue asked more about the buyout project in Weston and Susan shared the results of the Selectboard Meeting. Dan asked about Foodworks and why an updated Phase I was needed and Susan clarified that they were getting ready to purchase the property.

Public Comment – There was none.

Adjourn – The Chair adjourned the meeting at 4:36.

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

Site name and location:	Putney Town Hall
What will be done on the site when it is redeveloped?	Reused as town hall, offices and historical society

Jobs <i>Economic impact of reuse</i>	New Jobs? __construction jobs only____ Jobs Retained? _____ Other economic benefits?
Built Environment <i>How does the project use or reuse its physical surroundings?</i>	Reuse of historic structure? X Listed on National Register of Historic Places? Yes Located in Historic District? Yes Is building demolition proposed? No
Neighborhood Benefit/ Impact <i>What are the benefits of this particular redevelopment project?</i>	Updated town hall and historical society space.
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 - Town led project Medium Low
Open or Public Space	Is open or public space part of the reuse plan? Yes, small What is the type and purpose of the space? lawn and vetrerans memorial How much of it is green space?
Sustainability * 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 sustainability and good planning	<i>For Steering Committee discussion. Sample list at left.</i> Site is located in a walkable village center and will use existing water and wastewater infrastructure. Rehab plans include a new heat/air pump system, new windows and insulation, as well as 2 EV chargers.

Additional notes:

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

Site name and location:	33 Oak St., Brattleboro
What will be done on the site when it is redeveloped?	Redeveloped for 13 new housing units

Jobs <i>Economic impact of reuse</i>	New Jobs? __construction jobs only____ Jobs Retained? _____ Other economic benefits?
Built Environment <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? Yes Is building demolition proposed? No
Neighborhood Benefit/ Impact <i>What are the benefits of this particular redevelopment project?</i>	Cleaned up building with 13 rehabilitated affordable units where there is a significant need for housing.
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 - Town assisting with CDBG App Medium Low
Open or Public Space	Is open or public space part of the reuse plan? Small backyard What is the type and purpose of the space? How much of it is green space?
Sustainability * 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 sustainability and good planning	<i>For Steering Committee discussion. Sample list at left.</i> Site is walkable to downtown, is close to transit and will use existing water and wastewater infrastructure. Rehab plans include a new heat pump system and new windows.

Additional notes: