

**Lamoille County Planning Commission  
Brownfields Committee Meeting Minutes  
September 10, 2024**

**Brownfields Committee Members Present**

<input checked="" type="checkbox"/>	Pat Ripley	<input checked="" type="checkbox"/>	Will Fricke	<input checked="" type="checkbox"/>	Linda Martin	<input checked="" type="checkbox"/>	Jill Richardson	<input checked="" type="checkbox"/>	Elise Simons
<input checked="" type="checkbox"/>	Susan Alexander	<input checked="" type="checkbox"/>	Aaron French	<input type="checkbox"/>	Steve Foster	<input checked="" type="checkbox"/>	Maxfield English	<input type="checkbox"/>	Sarah Bartlett
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>					

**LCPC Staff:** Tori Hellwig, Alec Jones, Tasha Wallis, Conrad Becker

**Guests:** Kurt Muller, Zac Neudeck, Heather Thomas

*Pat called the meeting to order at 2:30 pm*

**Welcome and Introduction; Opportunity for Public Comment; Changes to Agenda**

Introduction and Call to Order

-No public comment.

-No changes to the agenda.

**Approve Minutes of May 14, 2024 Action Item**

A motion was made by Linda Martin to approve the May 14, 2024 meeting minutes. The motion was seconded by Susan Alexander. The motion passes with 2 abstentions.

**Phase II ESA Update**

Kurt Muller from VHB provided a high-level overview of the Denoia’s Laundromat Phase II ESA. Kurt outlined where sub slab sampling and soil borings were taken around the site. Chlorinated solvents were found under the Denoia’s building and in the vicinity around the building. VHB also examined groundwater samples, via 2 deep monitoring wells that were installed. Contaminants were found but no data is currently available to determine whether there are human health impacts. DEC requested additional sampling, and sampling workplans for additional sampling are underway at the Denoia’s site and neighboring gas station.

**Request for Funding Action Item**

Given the complex nature of the Denoia’s Phase II site investigations, VHB incurred costs above what was approved for funding, in the amount of \$19,650. LCPC staff did a careful review of the overage budget proposal that was submitted and are recommending partial funding for some items, in the amount of \$13,750. VHB did not do their due diligence to determine whether permits would be needed to sample in the Morrisville right-of-way, had an unexpected request for mercury sampling after already under contract with LCPC, and did not build in a contingency to the project budget since it is unclear to VHB whether contingencies are acceptable to EPA for site assessments. There is about \$19,800 left in uncommitted EPA Brownfields funding under the LCPC grant agreement. LCPC also recently received an additional \$50,000 in state funding to support additional site work. A motion was made by Susan Alexander to approve funding in the amount of \$13,750 per LCPCs recommendation. Jill Richardson seconded the motion. The motion passed unanimously.

**Discussion**

LCPC suggested some future topics of discussion for Brownfields Committee meetings. Since the current EPA grant is running low on funds and as new grant funding comes in, it may be a good opportunity for the committee to have a policy discussion about what priorities there are for future site enrollment and support for redevelopment. LCPC can review the site enrollment form and highlight some areas that Committee members may want to consider changing to help frame the discussion. LCPC will continue to work with the Committee to narrow down the priorities of the group.

At a past committee meeting, there was also a question about whether a map exists of the Brownfields sites in the region to get a better understanding of what sites are under investigation. LCPC is working on a map that can be used for internal purposes, to show where sites are in the region, what stage of investigation or clean up they are in, and how much LCPC Brownfields funding the site has received. The map will be shared with the Committee for internal review in a future meeting.

**Adjourn** *Meeting ended at 3:15 pm*