

Date Approved:

**Lamoille County Planning Commission
Brownfields Committee Meeting Minutes
November 12, 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"/>	Heather Thomas	<input checked="" type="checkbox"/>	Aaron French	<input checked="" type="checkbox"/>	Brent Raymond	<input checked="" type="checkbox"/>	Maxfield English	<input type="checkbox"/>	Sarah Bartlett
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>					

LCPC Staff: Tori Hellwig, Conrad Becker

Guests: Annemarie Fortune

Pat called the meeting to order at 2:32 pm

Welcome and Introductions; Opportunity for Public Comment; Changes to Agenda

Introduction and Call to Order

- No public comment
- No changes to agenda

Approve Minutes – September 10, 2024 (action item)

A motion was made by Linda Martin to approve the September 10, 2024 meeting minutes. The motion was seconded by Maxfield English. The motion passes unanimously.

Wolcott Town Forest ABCA Funding Request (action item)

The Town of Wolcott now owns the new Town Forest. A small cutout of property is still owned by previous property owner, once assessed and cleaned up will be a future Habitat for Humanity (HFH) affordable housing site. Stone Environmental assessed the site and found presence of PAHs. There was discussion of the possibility of creating an engineered barrier or cleaning contaminated soils. HFH won't do design until they own the site. Estimated \$9,166 for ABCA/CRP funding and assessing cost effectiveness of different alternative clean up options. State clean up funding cannot be applied for until alternatives are analyzed and a corrective action plan is developed. There is no expiration for the ABCA/CRP, only requirement is 30-day public comment period. LCPC was recently awarded \$50,000 from ACCD to support additional site assessments. A question is asked about using Brownfields funding for single family home, and EPA clarifies funding is used for assessment and clean up, site can then be used for anything. \$37,000 has been committed to assessment and clean up planning so far.

A motion to approve \$9,166 dollar request for funding was made by Will Fricke. Aaron French seconded the motion. The motion passes with 1 abstention.

Discussion

Clarifications to Brownfields Committee representatives were discussed. Reaching out to Lamoille Area Board of Realtors suggested for vacant Realtor/Broker entity seat. Brent Raymond to be added as representative for Morristown. LCPC will be reaching out about the program, and can mention other municipalities can serve on the committee. There is an internal site selection sheet that is used to evaluate sites enrolled in the program. There is a suggestion for adding a disclaimer that the sheet is not a formal determination for Brownfield Assistance, but rather used for advisory purposes for the Committee. The committee discussed funding priorities and whether the scoring sheets needs to be changed to better reflect those. No significant changes need to be made at this time. Will revisit this sheet in future meetings.

Adjourn Meeting ended at 3:29 pm