

**Southern Windsor County
Regional Planning Commission**

Monthly Meeting Minutes of Tuesday, November 19, 2013
Martin Memorial Hall, Ascutney, VT

Commissioners Present: Peter Daniels (Chair), Weathersfield; John Mitchell, Reading; Joe Fromberger, Andover; Don Barrett, Springfield; Hal Pyke, West Windsor; Etienne Ting, Cavendish.

Staff Present: Tom Kennedy, Jason Rasmussen, Dan Potter, Cynthia Porter, Chris Titus.

Guests: Chris Callahan.

Peter Daniels called the meeting to order at 12:20 pm, following lunch. The agenda was modified adding recent permitting activity updates to the beginning of the meeting.

1. Permit Updates

a. North Springfield Biomass Project:

Chris Callahan provided an update. On November 8, 2013, a proposal for decision was issued by the Hearing Officer for the North Springfield biomass project. This is not a final decision by the Public Service Board (PSB), rather recommendations from PSB staff. Chris indicated that the SWCRPC pretty much got what we wanted in the proposed decision (i.e. traffic monitoring, disbursing traffic, avoiding fuel deliveries during peak ski traffic periods, etc.). However, this proposed decision is recommending denial based on the orderly development criteria and unacceptable truck traffic on local roads. (The SWCRPC did not take a position either supporting the project or advocating for denial.) Chris noted that the MOU regarding the new access road was not admitted as part of the application, and, even if it was, the hearing officer would be opposed to condemnation of land for such an access.

Tom Kennedy reported that Bob Flint was asking if the SWCRPC would consider issuing a letter reiterating our position on this project (i.e. the recommended conditions are adequate to address our concerns, the MOU represents an agreed upon solution to mitigate truck access into the site).

Don Barrett made a motion to allow staff to assist Chris Callahan draft such a letter regarding the proposal for decision, and authorize Peter Daniels to sign the letter for the SWCRPC Board. Joe Fromberger seconded the motion. Passed unanimously.

Joe Fromberger clarified that the SWCRPC is not endorsing this project.

b. Killington Village Master Plan Appeal:

Tom Kennedy reported that the Act 250 permit conditions included many of the traffic mitigation recommendations that SWCRPC and TRORC asked for, including requiring the applicant to help pay for a corridor management plan. The applicant is appealing this decision. Staff of the Natural Resources Board (NRB) has asked if the SWCRPC would be an active party in the appeal. The SWCRPC Board agreed that we need to be active in this appeals process, but we

will need to decide upon the proper level of participation (i.e. providing testimony for the NRB, or the RPCs hiring an attorney together).

Hal Pyke made a motion to allow staff to confirm with legal counsel and authorize the Executive Committee to decide which course of action to take in the Killington Village Master Plan appeals process. Etienne Ting seconded. Passed unanimously.

c. Black River Produce Slaughterhouse:

Chris Callahan indicated that he may have a conflict of interest as he has been asked to serve on the District Commission to review this project. He left the meeting before this discussion took place.

Tom Kennedy reported that Black River Produced has applied to establish an animal processing facility in the former ice cream plant in North Springfield. At this point the application is incomplete, but a public hearing will likely occur fairly soon. Chris Callahan had asked if the SWCRPC would participate in this proceeding. Staff told Chris that it is hard to say what our participation might be before seeing a complete application and discussing it with our Permit Review Committee. However, the SWCRPC Board indicated that it is likely that we would participate. Staff will meet with the Permit Review Committee to review the application.

2. Secretary's Report

- a. *Joe Fromberger made a motion to approve the October 15, 2013 meeting minutes as presented. Seconded by Hal Pyke. Passed unanimously.*

3. Treasurer's Report

- a. Tom Kennedy and Cynthia Porter indicated that there are no major issues to report based on this treasurer's report. Cindy Ingersoll was hired as a part time, temporary employee following a meeting with the Executive Committee last month. She is going to assist with grant writing activities. Tom also reported on budgeted expenses that will be occurring soon: updating the website and purchasing a new server. The website stopped working last Tuesday. The consultant that we just hired to work on the website helped to quickly get a temporary website up and running. We hope to get the full website rebuilt and functional fairly soon.

Don Barrett made a motion to accept the October 2013 Treasurer's Report. Seconded by Etienne Ting. Passed unanimously.

- b. A draft FY 2013 Financial Audit was handed out to the SWCRPC Board. Tom Kennedy reported that it is a clean audit with only two minor adjustments. The Board will vote to accept this audit at the January meeting.

4. Regional Plan Amendment Schedule

- a. Tom Kennedy indicated that the State Agency of Commerce and Community Development wants to see a schedule for our process to update those sections of the Regional Plan that scored D or F in the recent assessment conducted by Brandy Saxton. Those sections that need improvement include educational resources, recreation, plan relationship, implementation sections. Under the

proposed schedule (in the agenda packet) final drafts will be presented to the Board in May, with adoption anticipated by September.

Joe Fromberger made a motion to approve the Regional Plan amendment schedule as presented in the agenda packet. Seconded by Hal Pyke. Passed unanimously.

5. Update on Brownfields Program

- a. Dan Potter reported that SRDC owns the Bryant Grinder site in Springfield, for which a Phase I Site Assessment and a limited Phase II Site Assessment has been completed to date. The Brownfields Steering Committee met to discuss a new grant for supplemental Phase II Site Assessment for this property. As Stone Environmental completed the initial Phase II work, they were asked to develop a proposal for the additional work. Initially, the proposal included the entire building and was of a scope sufficient to complete all required assessment on the site. However, if we want to continue receiving Brownfields money from the EPA, we need to start showing progress in redeveloping structures. We do not want to fund projects that do not have a good redevelopment potential. Therefore, Stone Environmental reduced the scope and cost of the proposed supplemental Phase II Site Assessment to focus upon those areas of the building that are in the best shape and have the highest potential for redevelopment, i.e. the northern and southern ends of the building. The Brownfields Steering Committee recommended moving forward with the assessment at a cost of \$60,000.

Hal Pyke made a motion to approve an award of \$60,000 to complete supplemental Phase 2 assessment of the Bryant Grinder site in Springfield. Seconded by Don Barrett. Passed unanimously.

- b. Dan Potter indicated that we received a sub-grant application for remediation at the Edgar May Recreation Center in Springfield. The remediation would be located outside and next to the pool building, and does not involve the foundry building. Contaminated soil will be removed and disposed of with clean fill replacing what is removed. The total estimated project cost is \$100,000. Once remediated, the hospital will redevelop this site as a playground at its own cost. The Steering Committee recommends funding up to 80% of this project.

Don Barrett made a motion to award grant funding for this project at up to 80% of project costs, but to not exceed \$80,000. Etienne Ting seconded. Passed unanimously.

- c. Tom Kennedy reported on the Brownfields Revolving Loan Fund (RLF) situation with 100 River Street. The owners are seeking new financing from a different lender. There will likely be no progress with RLF repayment until they find new tenants for the building. The owners previously asked if the SWCRPC would write off this debt. We did not, but reduced interest payments to zero. The EPA does not want us to write off any debt, but they support reducing the terms of the loan. We have no better terms to give at this point. We will continue doing what we are doing, and hope for future repayment.

6. Title VI Plan Adoption

- a. Jason Rasmussen discussed the modified Title VI Plan that was included in the agenda packet. This version includes Appendix A which was missing from the draft reviewed last month. In addition, VTrans' Title VI Coordinator has reviewed this draft and indicated that it meets the requirements.

Joe Fromberger made a motion to approve the Title VI Plan for non-discrimination in federally assisted programs as presented. Seconded by Hal Pyke. Passed unanimously.

7. Discuss draft HUD materials

- a. Jason Rasmussen discussed the draft transportation goals, policies and action steps that are listed in the draft document provided in the agenda packet. This draft document is the result of the HUD Sustainable Communities grant awarded to the Two Rivers-Ottawaquechee Regional Commission as discussed at previous meetings. The housing section was discussed last month, and more topics will be discussed in the future. While these document will not have affect under Act 250 or Section 248 proceedings, the expectation is that we will consider inclusion of these documents when we update our Regional Plan. The SWCRPC Board agreed to involve the Regional Plan Committee to review these documents.

8. Permit Updates (continued)

- a. Jason Rasmussen discussed the document included in the agenda packet. The purpose of that document is to estimate total traffic impacts of recent, large projects, including Timber Creek 2, Biomass, and Killington Village Master Plan. The estimates represent a rough approximation to better understand cumulative impacts. These figures will need to be refined and should help as a basis for the corridor management planning process as referenced in recent Act 250 permits for Killington and Timber Creek 2.
- b. Tom Kennedy discussed the preliminary ideas for a transmission line that would terminate in Ludlow and connect Hydro-Quebec into Vermont and the New England grid. The current proposal would involve burying this transmission line. This is a preliminary project idea at this time.

9. Old Business

- a. Nothing to report

10. New Business

- a. Holiday party is scheduled for December 12th at the Weathersfield Inn. Invitations will be going out soon.

11. The meeting was adjourned at 2:00 p.m.