

**Southern Windsor County
Regional Planning Commission**

Minutes of Monday, September 17, 2018
Martin Memorial Hall, Ascutney, VT

Commissioners Present: Joe Wilson, Springfield; Wayne Wheelock, Baltimore; Kathy Rondeau, Reading; Joe Fromberger, Andover; Tom Kenyon, West Windsor; Etienne Ting, Cavendish; Peter Daniels, Weathersfield; Walter Martone (Alt.), Springfield; Tom Bock, Chester.

Staff Present: Tom Kennedy, Jason Rasmussen, Chris Titus, Anthony Summers.

Joe Wilson opened the meeting at 12:01 PM.

1. Changes to the Agenda
 - a. The Board asked Tom Kennedy to provide an update about the possible purchase of the office building under Old Business.
2. Secretary's Report
 - a. *Peter Daniels made a motion to approve the minutes of the June 25, 2018 meeting. Second by Joe Fromberger. Motion passed.*
3. Treasurer's Report
 - a. The August Treasurer's Report was handed out at the beginning of the meeting. It was not available when the agenda packet was distributed.
 - b. *Peter Daniels made a motion to accept the June and August 2018 Treasurer's Reports. Second by Tom Bock. Motion passed.*
4. Committee Membership Appointments
 - a. *Peter Daniels made a motion to create a Finance Committee and appoint members to include Kathy Rondeau, Peter Daniels and Walter Martone. Second by Joe Fromberger. Motion passed.*
5. Brownfields Program
 - a. Woolson Block
 - 1) Tom Kennedy and Peter Daniels reported that the Brownfield Steering Committee met recently to discuss asbestos remediation in the Woolson Block building in downtown Springfield. The request is for an up to \$170,000 loan with a tax credit entity to be created by Housing Vermont (0% interest, 30 year term, with a 5 year deferral). The Committee recommends approval.
 - 2) Walter Martone indicated that this project is one small component of a very important redevelopment project for Springfield.
 - 3) *Peter Daniels made a motion to approve a loan to a tax credit entity to be created by Housing Vermont for asbestos remediation in the Woolson Block building in Springfield in an amount not to exceed \$170,000 at 0% interest for a total loan*

length of 30 years, with a deferral for the first 5 years. Second by Etienne Ting. Motion passed.

b. Goodyear

- 1) Tom Kennedy and Peter Daniels reported that the Brownfield Steering Committee also discussed a project to remove numerous construction and demolition piles at the former Goodyear facility in Windsor that are contaminated with asbestos. This work is related to a proposed solar project at this site and will remove the contaminated piles that are located within the floodplain per the Vermont Department of Environmental Conservation. The property will be transferred to the Windsor Improvement Corporation this fall. The project involves removal of asbestos laden debris that was created when a portion of the Goodyear plant was demolished many years ago. Funding assistance is being requested in the forms of both a grant and loan. The Committee recommends approval.
- 2) *Peter Daniels made a motion to approve a grant of \$100,000 and a loan of up to \$250,000 at 0% interest for a term of 25 years to the Windsor Improvement Corporation for the proper removal of asbestos debris from the former Goodyear site in Windsor. Second by Etienne Ting. Motion passed.*

c. Park Street School

- 1) Tom Kennedy provided an update on the Park Street School redevelopment project in Springfield. Funds from the Town's recent EPA award may not be eligible since historical town ownership of the property is not clear at this point. Therefore, the school district is requesting RPC Brownfield RLF funding in order to complete an exterior Phase II assessment at this site. Walter Martone noted the significance of the redevelopment project for Springfield.
- 2) *Peter Daniels made a motion to approve a grant of up to \$35,000 to the Springfield school district for an exterior Phase II environmental assessment of the Park Street School site in Springfield. Second by Etienne Ting. Motion passed.*

6. Updates

- a. Anthony Summers, the RPC's newest planner, introduced himself. The Board gave him a warm welcome.
- b. Jason Rasmussen reported on the recent Regional Energy Plan hearing. After the Board adopted the Energy Plan as a component of the Regional Plan in June 2018, staff submitted the plan to the Department of Public Service for a determination of energy compliance. A positive determination would give the Regional Plan greater weight in the Section 248 process and would enable the RPC to issue energy compliance determinations for town plans. On Sept. 4, 2018, the Department held a lightly attending public hearing on energy compliance of the Regional Plan. They should make a decision within a week from now.

- c. Jason Rasmussen indicated that with being understaffed for the summer, we had extra funds in our TPI program. We received approval from VTrans to hire the SE Group to develop a regional bicycle route map. The purpose of this project is to encourage people to visit the region to ride bikes and stop at local businesses and attractions. It will highlight about 10 routes in the region and indicate attractions, such as bike shops, ice cream shops, breweries, campgrounds and other things that cyclists might want to stop for along the routes. The final map will be available as a hard copy and online. A suggestion was made to include the STAB mountain bike trails in West Windsor as an attraction to the map. The project should be completed later this fall.
- d. Tom Kennedy provided a handout that lists clean water initiative funding programs. He suggested that, given Vermont Clean Water Act requirements, towns should take advantage of these funding programs while they are available. There are a number of options currently and it is hard to know if these funding sources will be available in the future. Staff is encouraging towns to apply and RPC staff can assist with applications. Tom Bock encouraged people to contact their legislators to indicate support for continuing to make funding available to towns in the future.

7. Old Business

- a. Tom Kennedy gave an update on the consideration of buying the Ascutney Professional Building. The owners want to sell it to us. At the request of the Executive Committee, Tom hired some contractors to inspect the building and indicate how much work is required, if we were to buy it. At this point, it looks like needed work includes the windows, heating system and ADA accessibility upgrades. There is a substantial amount of anticipated income from renting out the apartment, RSVP office space and opportunities for storage in the barn. Tom will continue to investigate this further and report back to the Board.

8. Adjourn

- a. *Joe Fromberger made a motion to adjourn. Second by Tom Bock. Motion passed. The meeting was adjourned at 1:50 PM.*

Respectfully submitted,

Jason Rasmussen