

Brattleboro Planning Commission

Monday, August 1, 2016

Minutes

Planning Commission: Elizabeth McLoughlin, Chair; Kate Audlin, Rachel Zamore, Shannon Primrose, Casey Berg

Excused: Kathy Urffer

Staff: Rod Francis, Sue Fillion

A. Meeting called to Order

Ms. McLoughlin called the meeting to order at 6:05 PM.

B. Welcome New Planning Commissioners

Ms. McLoughlin welcomed Casey Berg as a newly appointed member of the Planning Commission.

C. Approve Minutes of May 2, 2016

Ms. Audlin moved approval of the minutes as written; seconded by Ms. Zamore. Pass 5-0.

D. Announcements

No announcements.

E. Organizational Meeting

1. Elect Chair, Vice-Chair, and Clerk

Ms. Zamore moved following the following slate: Ms. McLoughlin, Chair; Ms. Urffer, Vice-Chair, and Ms. Audlin, Clerk. Pass 5-0.

2. Review Bylaws

No changes were made to the bylaws.

F. Public Comments

No public comment.

G. Brattleboro Brownfields Program

1. Status of Funds

The Commission reviewed the available funds. Petroleum has \$173,152 available for assessment and corrective action planning. Hazardous substance has \$138,657 available for the same work.

2. Update on sites

56 Elm Street, New England Youth Theater	Waiting on Section 106 (Historic Pres) review to be complete before finalizing the design and CAP. Some design work has been completed. Will need to warn public meetings when amended CAP is completed. Meetings expected in January 2017.
Reformer Building	Initial Phase I ESA came back without out any RECs. VT DEC is concerned about potential for leaks from the floor drain associated with the photo finishing

	operations. We will do Phase II to test the groundwater. Town wants to submit the property into the state's limited liability program. No asbestos or mold was found.
250 Birge Street	A Phase I ESA has been completed. We will be going out for Phase II ESA. Prospective purchaser is VT River Conservancy. They will enter BRELLA.
14 Spring Street	The Phase I ESA revealed the need for Phase II testing due to its history of auto-related services and the numerous cans and plastic containers of paints, paint thinners, and cleaning chemicals observed on the ground floor. Property owner is going to wait on proceeding with a Phase II at this time.

3. Area Wide Planning

Ms. Fillion advised that some of the Brownfields funding can be used to do area-wide planning. There are a lot of different activities that can be conducted under area-wide planning, including market study, infrastructure analysis, and reuse planning. Staff has identified the area between Arch Street to the new Hinsdale bridge for area-wide planning as the new bridge will change traffic patterns and result in new land use opportunities.

H. Discussion of Downtown Master Planning

Mr. Francis spoke to the potential funding sources and type of work that could be covered under source of funding. The EPA Smart Growth Implementation Assistance (SGIA) work and any brownfields area-wide planning would be a part of the Master Plan. There was a discussion of different boundary lines in downtown as well (Downtown Improvement District, Designated Downtown, Historic District and zoning).

There was also an update on the Route 30 Corridor study. VTrans is currently working through some concerns with the proposed design.

1. Lower Whetstone Brook Corridor Project

Staff advised that the charrette was well attended. Changes were made to designs on 250 Birge Street based on feedback from VT DEC during the event. There continues to be some concerns over getting VT DEC to allow for multi-uses in the area that will be under river corridor easement. VT DEC's priority is floodplain restoration while the Town and EPA works had 3 priorities: floodplain restoration, improving water quality and public access. There was discussion amongst the Commissioners about the need to do all three and to recognize that this is an urban area so a 1 size approach is not best for the community. Ms. Zamore suggested researching how waterbodies in other urban areas have been treated. She suggested finding another avenue to create policy change. Ms. McLoughlin stated that this is part of a larger problem with the way urban areas are treated.

2. Municipal Planning Grant

This is a state program that funds planning related projects. Applications are due October 31. Staff intends to apply and will utilize the brownfields fund as a match, if possible. Ms. McLaughlin suggested that the application include all of the activities (EPA work, area-wide planning) so that there is a full picture of the planning

I. Adjourn

The meeting adjourned at 7:25 PM on a motion by Ms. Audlin. Pass 5-0.