

THE WRITTEN MINUTES ARE A SYNOPSIS OF DISCUSSION AT THE MEETING. MOTIONS ARE AS STATED BY THE MOTION MAKER. MINUTES ARE SUBJECT TO CORRECTION BY THE SHELBURNE NATURAL RESOURCES AND CONSERVATION COMMITTEE. CHANGES, IF ANY, WILL BE RECORDED IN THE MINUTES OF THE NEXT MEETING OF THE COMMITTEE.

Natural Resources and Conservation Meeting

Draft Meeting Minutes

Wednesday, March 8, 2017

Attendance:

Members Attending

Gail Albert (Chair), Sean MacFaden, Peg Rosenau, Fred Morgan, Don Rendall

Staff Attending

Dean Pierce

Others Attending

Linda Elliot (ANR)

Call to Order:

The meeting was called to order at 7:01PM by Chair Gail Albert.

Approval of Agenda:

Approval of the Agenda was moved by Don Rendall, seconded by Peg Rosenau. By unanimous vote the agenda was approved.

Approval of Minutes:

The group considered the draft minutes for February 8. Fred Morgan noted that in instances his name was misspelled. Peg Rosenau moved approval of the minutes as corrected, with Sean MacFaden seconding. The motion was approved unanimously, and the minutes were approved.

Welcome:

Gail welcomed Linda Elliot to the meeting.

Public Comment (for issues not on agenda):

No public present.

Annual Organization:

As is customary practice when the time comes to elect a Chair, a member of Town staff--in this case Dean Pierce--ran the meeting briefly. Dean asked for nominations for the position of Chair. Don Rendall nominated Gail Albert, seconded by Peg Rosenau. There was brief discussion and no other nominations. Gail Albert was elected Chair unanimously. Gail then asked for nominations for Vice Chair. Peg nominated Don Rendall, and Sean MacFaden seconded the motions. There were no other nominations. Don Rendall was elected Vice Chair unanimously.

Discussion of Groundwater Monitoring Report

Linda Elliot of the Vermont Agency of Natural Resources was present to discuss the Fall 2016 Groundwater Monitoring report prepared for 4740 Shelburne Road. Copies of the report were previously distributed to members of the Committee. Linda started by sharing an information sheet regarding the property, the site of what is known as the *Former* Harbour Industries facility. The corporate entity responsible for the pollution in the area is not the same corporate entity as occupies the adjacent property (and carries out similar activities).

As noted in the information sheet, the history of the site includes:

- The site was Leased/Operated ""17 years ('60's to early '80's).
- Operators manufactured high temperature wire and cable for aerospace, military, appliances.
- Process included insulating wire with a Teflon coating, labeling and etching of wire.
- Chemical use Teflon powder, isopar and various dyes.
- Waste Stream-waste gear oil, solvents (TCE, 1,1,1-TCA), kerosene, acetone, toluene, liquid Teflon.
- Reportedly these chemicals were disposed directly on the ground by former loading docks. Ceased disposal in early 1980's.
- Property owned by Shelburne Realty Corp. Building leased to various businesses over the years.

There have numerous previous environmental investigations on the property. Such investigations include:

- Late 1980's-early 1990's US EPA CERCLA PA/SI.
- 1994-US EPA NFRAP (not a candidate for Superfund); deferred to VT DEC Waste Management Division.
- Property added to the Vermont Active Hazardous Waste Site List, #1977007 4.
- 2003-to present property owner voluntarily compliance with conducting site investigation & long term monitoring requirements. Last reporting KAS Fall 2016 Report.
- 2015-2016 VT Railway-Phase I and II ESA for Transload Facility. Hired VHB.
- 2016- US EPA collection of drinking water- PFCs.

Regarding the findings of those investigations, the information sheet notes:

- Historical release of regulated hazardous materials onto the land that has and continues to impact soil and groundwater on and offsite.
- Violation of Vermont Groundwater Enforcement Standards onsite and offsite for VOCs and PFCs
- Exceedance of US EPA and VDH Risk Based Soil Screening Concentrations onsite and offsite for several VOCs
- 8 Contaminants-of-Concern: 6 VOCs & 2 PFCs, TCE, 1,1-DCE, cDCE, tDCE, VC, PCE, Perfluorooctanoic Acid (PFOA-C8), Perfluorooctane sulfonic acid (PFOS).

In terms of possible concerns relating to groundwater, the sheet notes:

- VOCs: VGES exceedances onsite extending offsite onto VT Railway property (MW16-2) with highest at the source MW15 and MW16-1 (1.5'-8.9' bgs). Core of plume remains on site and decreases with distance with no voes in furthest well MW16-3; trend overall decrease in VOC concentration since 2003, but rate of natural attenuation is very slow.
- PFCs: VGES exceedance onsite and offsite PFOA-MW16-3 (town property) at 500 ppt. Highest further away from source area. More mobile in gw. PFOS MW-15 at 458 ppt. Higher concentration at the source. Tends to bind to particles.

In terms of possible concerns relating to soils, the sheet notes:

- VOCs-Former HI-historically TCE
- VT Railway: VHB testing B-3 and B-4 location @13'bgs TCE 9.6 to 15 ppm (above SSV for industrial soils 6 ppm). No VOCs in top 0-5' bgs.
- Town Property: None detected from KAS MW16-3
- PFCs-onsite only, 2 to 5.S'bgs, ranged 0.14 to 0.83 ppb (below VDH 300 ppb)

In terms of possible sensitive receptors in the area of the contamination, the sheet identifies the La Platte River Marsh Complex & LaPlatte River, any drinking water wells in the area, and indoor air.

In terms of next steps, the sheet notes owner to be directed to implement recommendations contained in the KAS report.

In the discussion with the SNRCC Ms. Elliot mentioned possible long term solutions might possibly involve soil removal and/or pumping and treating. Such solutions if implemented would be very costly. She also asked for input regarding the installation of additional monitoring wells on Town property. SNRCC members expressed considerable interest in the topic overall and will continue to track developments.

[Linda Elliot exited the meeting.]

Development Review

Saar subdivision

Dean Pierce made reference to the memo and plan circulated by engineer David Marshall regarding the proposed re-subdivision of the Saar (former Drumheller) property. The committee has previously discussed an earlier iteration of the project. Members now find that the revised plan is "more acceptable" than the original plan. However, they do not consider the revised plan necessarily desirable. The group expressed interest in seeing a wetland assessment performed on the property.

On the Record Review

There was a very brief discussion of On the Record Review.

Conservation Project Updates

Gail Albert reported on the closing of the Barr project. It appears that fundraising efforts are on track. According to Al Karnatz of VLT, with whom Gail has spoken, the neighborhood fundraising effort exceeded expectations. The funds raised above the target amount will be earmarked for future Shelburne projects.

Committee Retreat with Planning Commission

Members of the Committee discussed their priorities and possible agenda for a joint retreat with the Planning Commission. Discussion touched on a range of topics, including: possible guidelines for development in the rural zone, alternatives to 5 acre minimum lot size zoning, insights that might be provided by completing a build out analysis, and achieving conservation while at the same time respecting privacy of individual property owners. Other topics discussed by the committee included maps and mapping and desirable building design in rural areas. As a result of the group's effort to summarize discussion and identify key points for sharing with the Planning Commission, the group recognized 1) the importance of clustering, 2) the importance of connectivity (albeit not necessarily vehicular connectivity), and 3) the recognition that some compromise may be required in the pursuit of solutions.

Other Business

Town Meeting Review

Members feel that the results of the Town Meeting day vote were quite positive. Support for the open space fund was quite high.

Open Space Plan

Consulting editor Wes has provided a new version of the text for the Plan. The text has been shared with Joanna Ralston, who is using it to prepare another iteration of the desktop-published version of the document. Both Wes and Joanna are unavailable for a period of time (travel, etc.) so release of a new version is not imminent. But progress is being made.

Membership

Gail Albert reported that one position on the committee remains open/unfilled. She understands that two individuals might have expressed interest, but she has not heard any updates on their status from Joe Colangelo.

Adjournment:

Upon a motion by Peg Rosenau, seconded by Don Rendall, the meeting was adjourned at 9:25 pm.