

**Mount Ascutney
Regional Commission**

Minutes of Monday, February 28, 2022
MARC Offices, Ascutney, VT
and via Zoom

Commissioners Present: Tom Bock, Chester; Tom Marsh, Windsor; Wayne Wheelock, Baltimore; Walter Martone, Springfield; Terry Carter, Ludlow; Joe Fromberger, Andover; Etienne Ting, Cavendish; Peter Daniels, Weathersfield; Tom Kenyon, West Windsor.

Staff Present: Tom Kennedy, Jason Rasmussen, Cynthia Porter, Rachel Scudder, Otis Munroe.

Tom Bock opened the meeting at 12:00 PM.

1. Changes to the Agenda
 - a. None.
2. Secretary's Report
 - a. *Walter Martone made a motion to approve the January 24, 2022 meeting minutes as presented. Second by Peter Daniels. Motion passed unanimously.*
3. Treasurer's Report
 - a. *Peter Daniels made a motion to table the January 2022 financial report until next month in order to correct a calculation error. Second by Tom Kenyon. Motion passed unanimously.*
4. Staffing Updates
 - a. Jason Rasmussen reported that Mandy Smith has taken a job with Vail and is no longer working at MARC. Lisa Comstock has been hired as the new Administrative Assistant, and she starts March 7th.
5. Brownfields
 - a. Tom Kennedy and Peter Daniels reported on recommendations from the Brownfield Steering Committee.
 - b. *Peter Daniels made a motion to approve up to \$8,000 for a Corrective Action Plan (CAP) at 133-139 Main Street in Windsor to be funded with ACCD Brownfields Assessment funding. Second by Walter Martone. Motion passed unanimously.*
 - c. *Peter Daniels made a motion to approve up to \$15,000 for a Corrective Action Plan (CAP) at the Windsor Railyards property, located between Goodyear and Cone-Blanchard, to be funded with program income. Second by Walter Martone. Motion passed unanimously.*
 - d. *Peter Daniels made a motion to approve up to \$30,000 for soil assessment along Clinton Street for a water line project in Springfield to be funded with program income, with the Town of Springfield to pay for the balance of the soil assessment costs. Second by Walter Martone. Motion passed unanimously.*
 - e. *Peter Daniels made a motion to approve up to \$2,000 for a hazardous waste characterization at 7 Maple Street (Windsor Dry Cleaners) in Windsor to be funded with program income. Second by Tom Kenyon. Motion passed unanimously.*

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- f. Based on discussion during the meeting, the proposed small brownfield assessment assistance policy will be revised and considered at the next meeting. Joe Fromberger suggested that the Board should make all decisions, not the Brownfield Steering Committee. Walter Martone suggested that the Brownfield Steering Committee should be allowed to make decisions for up to \$10,000 as presented, but they should simply report back to the Board, not seek ratification. There was general consensus with Walter's suggestion.
6. Broadband Project Update
 - a. Tom Kennedy reported on the ongoing broadband project that is funded through supplemental funding through U.S. EDA. Our efforts are focused on improving broadband service in the under-served areas in Ludlow, Cavendish, Baltimore and Weathersfield. Rachel Scudder reviewed survey results which helped to verify these under-served areas. TDS recently announced that they are willing to provide fiber upgrades in their service area and are working with the state presently. This will likely take years to make these improvements.
 7. Review Regional Plan Drafts
 - a. The Regional Plan Committee met recently to review and comment on draft Regional Plan Chapters. Otis Munroe provided an overview of the proposed Utilities and Facilities Chapter. Rachel Scudder reviewed the Cultural and Aesthetic Resources Chapter. The memo in the agenda packet provided detail on the comments and changes. The proposed chapters are posted on the MARC website. Commissioners wanted more time to review the proposed chapters and will revisit them at the next meeting.
 8. Old Business
 - a. Jason Rasmussen reported that the Permit Review Committee reviewed two Act 250 applications via email. Jason attended a public hearing for the Divided Sky substance use treatment center proposed for the former inn on Fox Lane in Ludlow. During the hearing, Jason expressed that the project appeared to be consistent with the Regional Plan. The neighbors in the condo association are opposing the project and asked to be co-applicants due to shared infrastructure. The District Commission denied that request in the recess memo. Peter Daniels noted that there were no concerns with the proposed Phase 2 expansion of Blake Hill Preserves in Artisan's Park, Windsor.
 - b. Jason Rasmussen reported on a recent Building Committee meeting. We continue to explore converting the two vacant spaces into apartments or other commercial uses. This would require permit amendments, including zoning, Act 250, wastewater, and fire and safety code. We need to know more about fire and safety requirements and cost estimates before decisions can be made. Someone has expressed interest in potentially buying the old Post Office for a hair salon. Staff is hiring an engineer to determine wastewater and fire/safety code issues.
 - c. Jason Rasmussen reviewed the messaging being used by VAPDA with the Legislature for an increase in RPC funding. The Vermont Business Magazine article does a nice job of stating the justifications.

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- d. Jason Rasmussen reported that we have engaged with RHR Smith for an audit for this year only. In their proposal, they gave us a price that is good for the next five years. We will be contracting with them on a year at a time basis.
9. Adjourn

Peter Daniels made a motion to adjourn at 1:05 p.m. Second by Tom Kenyon. Motion passed unanimously.

Respectfully submitted,
Jason Rasmussen