

Meeting Minutes

Stafford Brownfields Advisory Committee
Warren Memorial Town Hall

1st Floor Conference Room
Special Meeting

Wednesday, April 17, 2024
6:00pm

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TOWN CLERK

1. Establish quorum and call the meeting to order.

Members present: Sean P. Beaudry, Aaron Eberhard, Kathy Geryk, Beth Magura, Todd Ostrowski, Amber Wakley. Quorum established.

2. Former Witt School property - updates and correspondences

The federal Technical Assistance Request for conducting a Financial Feasibility Analysis and Market Use Research in support of the Witt School project was submitted in February and subsequently approved for funding. Town staff held a virtual kickoff meeting with Region 1 EPA and project consultants to initiate the process. This Technical Assistance (TA) Scope of Work, funded under the Tetra Tech/ U.S. EPA Funding and Financing TA task order, will complement the planning work already undertaken by the Town. TA will be provided to the Town of Stafford by Tetra Tech and Vita Nuova (VN Team) and include the following:

Task 1: Planning Kickoff Meeting and Data Review/Collection (Webinar #1)

Task 2: Data Collection and Background Research

Task 3 & 4: Site Visit/Review Existing Conditions/Identify Stakeholders & Engagement

Task 5: Develop Existing Conditions Map

Task 6 and 7: Initial Market Findings (Webinar #2)

Task 8 and 9: Financial Feasibility Analysis (Webinar #3)

Task 10: Final Redevelopment Plan

A Site Visit involving the Committee, Town Staff, Region 1 EPA, and Vita Nuova is scheduled for April 26. During the visit, the group will tour the Witt School, inspect the site and surrounding neighborhood, discuss the reuse plan, identify priorities, confirm deliverables and expectations, and strategize on community engagement. Beth Magura and Kathy Geryk have confirmed their availability to attend.

Additionally, in late March, a funding request was submitted to the Capitol Region Council of Governments (CRCOG) as part of a Revolving Fund Loan application, aimed at securing additional cleanup and remediation gap funding for the Witt School project.

3. Discuss community engagement and approach.

The Committee reflected on past engagement activities and meetings, concurring on the importance of expanding these efforts to keep stakeholders informed and involved. Previous endeavors have leaned towards formality, relying on presentations to report progress while seeking community input. In pursuit of more inclusive engagement, the group explored informal approaches to initiate contact with community members. Ideas discussed encompassed focus groups, open forums, new surveys, information booths at various events, and educational workshops. The overarching aim is to enhance two-way communication.

Witt School redevelopment scenarios have often revolved around different iterations of housing. The Committee delved into the current housing landscape in Stafford, acknowledging the significant shifts the market has undergone in recent years. This discussion extended to a delineation of housing models, encompassing workforce, affordable, and market rate options. As part of an engagement strategy, the Committee entertained the idea of hosting a public workshop focusing on various residential settings, recognizing that these can often be misunderstood or stigmatized. The proposed housing workshop aims to provide education on different housing types and foster a community dialogue on the topic.

4. Adjournment – meeting adjourned at 7:40.

Respectfully submitted,

A handwritten signature in black ink that reads "Amber E. Wakley". The signature is written in a cursive, flowing style.

Amber Wakley