



Central Vermont Brownfields Program Site Nomination Form

The Central Vermont Brownfields Program offers grant funding and technical assistance to property owners to assess potential contamination for the purpose of site re-use or re-development.

Person/Organization Nominating the Site: *Town of Whiting, Ellen Kurrelmeyer, Selectboard Chair*

Nominator Address and Contact Information: *29 South Main St., Whiting, VT 05778. 802-623-7813*

Relationship of nominator to site: ☒ Owner ☐ Prospective Purchaser ☐ Other (please describe):

The site is owned by the Town of Whiting

Site Owner Name, if different than nominating party: *Site Owner is Site Nominator*

1. Site Location & Description:

If location or site maps depicting the property are available, please provide copies with this application. Large format map reproductions are not necessary. 11 x17 or smaller prints are acceptable.

Site Name: *Town Recycle Shed and Fire Station.*

Site's Street Address: *75-79 South Main Street*

City/Town & Zip Code: *Whiting, VT 05778*

Proof of Ownership - Copy of Deed/Title : *provided and in CVRPC files*
which can be found in the Town/City of *Whiting* Land Records
Book 15 Page 21-23 (attach if possible)

Acquisition Date: *Dec. 23, 1983*

Acquisition Type (purchase, foreclosure, donation, etc.): *Tax Sale*



LEGEND

Land Use Restrictions

- Class IV GW Reclass
- Class VI GW Reclass
- Deed Restriction
- Easement
- Land Record Notice
- Other

- ◆ Hazardous Site
- Brownfields
- Underground Storage Tank (w/...)
- Stream
- Town Boundary



1: 1,502

September 13, 2016



76.0 0 38.00 76.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Vermont Agency of Natural Resources

1" = 125 Ft. 1cm = 15 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

NOTES

Map created using ANR's Natural Resources Atlas

75 & 79 South Main Street

Town of Whiting

Addison County, VT

Fire Station

Recycle
Shed

Abutting
School



Parcel Size (Acres): *2.44 acres*

Describe any existing structures (type, age, square footage, # of stories, etc.):

Fire Station with 6 garage bays. Recycle Shed approx.. 16' x 20', uninsulated building. It is used to store the recycling bins which are distributed to townspeople.

Are the structures utilized or abandoned? *utilized*

Occupancy Status (Check One): ☒ < 25% Occupied (Recycle Shed) ☐ 25%-75% ☐ >75% Occupied

Describe any other prominent site characteristics:

The site is flat with no trees. Both on site buildings are accessed via separate driveways. Part of the parcel is the outfield of a baseball field.

Infrastructure: Is the site served by municipal sewer and water, public transportation, sidewalks...etc?

The site is not served by municipal infrastructure other than the building themselves and the school next door. The infrastructure plan for the designated Village Center includes water, sewer and sidewalk.

Zoning District: *Medium Density Residential*

Neighborhood Description:

Residences to the north in the more dense area of the village. The village core also includes multiple stores, the Post Office, Town Hall, and Town Office. The Town Garage is also nearby.

2. Site History:

Immediate Past Owner (if known): *Gerald Cloutier*

Immediate Past Owner Contact Information: *Deceased*

Next Past Owner (if known): *Russell W. & Hazel H. Simonds*

Next Past Owner Contact Information: *Deceased*

Former Uses (please list all): *Junk Dealer, apartments, gas station & store*

Current Use: *Fire Station, recycling drop off, land is used occasionally as part of events at school or Fire Station, recreation field.*

3. Environmental Information:

Identify when and how the site became contaminated; describe previous known uses. If the land has been vacant for many years, tell us why you think it's contaminated OR what are the environmental concerns?

Contamination at the site has been nearly completely characterized by a Phase 2 ESA conducted by Addison County Regional Planning Commission. Fuel oil from undefined sources has impacted groundwater at the site. The majority has been characterized, however the extent and severity of petroleum contamination in one area of the parcel needs to be further assessed to conclude site characterization, by the recommendation of VTDEC. The property is otherwise currently under semi-annual monitoring by the Vermont Petroleum Clean Up Fund.

Has a site investigation of potential contaminants previously been performed?

☒ YES ☐ NO

If yes, list the type of investigation(s) conducted and the year(s) it was conducted. *Please provide any previous environmental investigation reports completed.*

2011 Phase 1 ESA

2011 Phase 2 ESA

Vermont Sites Management Section Site Number (SMS #): *2011-4177*

Dept. of Environmental Conservation (VTDEC) Site Manager: *Matt Becker*

Does the property now, or in the past, contain above ground or underground storage tanks (UST's)?

☒ YES ☐ NO ☐ Unknown

If yes, where are/were they located and what do/did they contain?

The USTs formerly on site have been removed and their contamination impacts characterized through the Phase 2 ESA and the work of the Petroleum Clean Up Fund.

What type of assistance is being requested?

☐ Phase 1 Environmental Site Assessment (ESA) ☐ Phase 2 ESA ☒ Supplementary Phase 2 ESA

☐ Corrective Action Feasibility Investigation (CAFI) ☐ Corrective Action Planning (CAP)

Please provide further detail on the assistance needed, if possible. If a cost estimate or work proposal is already available, please provide a copy.

The goal of the investigation is delineation of soil and groundwater fuel oil impacts identified around two specific existing soil borings/monitoring wells. A site work plan developed by ECS proposes seven soil borings to be field screened for petroleum contaminants. Four monitoring wells will be drilled, if the field screening indicates contamination. These will be lab analyzed for petroleum related volatile organic compounds. The cost estimate for this work is \$8,931, however this does not include the

development of a Quality Assurance Project Plan, which is required when work is funded by the U.S. EPA.

4. Site Redevelopment:

What is the Proposed Future Use for the site? (include conceptual site plans, if available):

The Selectboard states the following in a letter to CVRPC:

“This brownfield site is a crucial spot for the town, which wants property that abuts the school and fire station to be free of its brownfield status. In addition, we are currently in the process of applying for Village Center Designation, as part of an ongoing economic development plan for the town. The site is in the defined village center, and therefore becomes part of any redevelopment plan. The state may eventually force us to close our small school, in which case the site would be up for a combination of municipal and commercial uses. In addition, the fire station may need to expand, and the only available space for them is this site.

Once the brownfield work is complete and we achieve our Village Center designation, the town will have the ability to continue planning for the future of this site and for the rest of the town. Because of our size, and history as an agricultural town with a complete lack of a commercial base we have been taking planning and development steps as small bites, with lots of chewing in between. Right now, we have bitten off planning and clean up, then comes the VC designation and town infrastructure. Once we have successfully achieved these goals, the town will be able to create a redevelopment plan and move forward into a more sustainable rural economy.”

What will be/is the funding strategy(s) for site remediation (clean up) and redevelopment? Please describe in detail.

The town intends to take advantage of funding for which Village Centers have an advantage in obtaining, such as Municipal Planning Grants, and the Vermont Community Development Program. They anticipate that the Town will also contribute to clean up and redevelopment costs through municipal revenues raised locally.

Describe the municipal and/or community support for redevelopment of this property. Letters of support describing why the municipality or community entity supports the project are helpful to the application. However they are not required.

The town and community are both interested in expanding its rural economy and producing local jobs beyond the historic agricultural economy. See also the above statement from the Selectboard.

Please describe the project timeline.

The town has not defined a specific timeline, but expects the broader revitalization plan for the Village Center to take a number of years. Staff has requested additional information on the Village Center Designation timeline be shared by the project representative at the BAC meeting.

4. How will this project benefit from receiving brownfield assessment grant funds?

As the community takes redevelopment one small step at a time, this task is the next step they would like to complete in order to mitigate and better define the effects of having a contaminated site on their Village Center revitalization.

How will redevelopment of the site assist in addressing public health, environmental, and land use issues?

The community wishes to focus its development in the Village area to provide jobs and maintain the provision of local services all within walking distance of each other, and residents of the village who cannot drive.

How will redeveloping the site offer other public benefit, such as housing, parkland/greenspace, economic development, or job creation/retention?

The site will eventually have a sidewalk and public amenities.

Please provide any other information which demonstrates how the redevelopment is an achievable project.

This piece of property has the potential to be a key component of several different scenarios for redevelopment – depending on whether it becomes part of the school, fire station or public space.

5. Are you able to attend a Brownfields Advisory Committee meeting to discuss your project?

☒ YES ☐ NO By Phone



CENTRAL VERMONT BROWNFIELDS PROGRAM

Site Selection Criteria

Projects nominated to receive Brownfields funding are reviewed by the CVRPC Brownfields Advisory Committee for their potential to achieve the mission of the program and result in successful re-use of the site. The Advisory Committee uses the criteria below to guide its evaluation of the overall strength of the site and redevelopment proposal. Sites will be selected for the program based upon its responsiveness to the criteria, other demonstrated strengths toward achieving reuse, and the amount of grant funds available.

CVRPC staff will provide recommendations on each criteria based upon information provided by the program applicant, as well as independent research. Criteria are evaluated in light of what is appropriate for the proposed redevelopment. Certain criteria are more applicable to some projects than others. Not all criteria are requisite, but all will be looked upon favorably when addressed by a project.

Site Name_Town Of Whiting Recycle/Fire Station___ Date of Review__Oct. 12, 2016__

Review Prepared By_____Gail Aloisio, CVRPC Assistant Planner_____

Threshold Criteria

Is the property eligible under U.S EPA regulations? __X__ Yes ____ No

The applicant is requesting Petroleum Substances funds.

Has the property owner provided site access and agreed to conditions of participation?

__X__ Yes ____ No

| Qualitative Criteria | How does the project demonstrate potential for successful re-use in response to this criteria? |
|--|--|
| 2) Is there a prospective purchaser, investor, developer, etc.? | <i>The Town will develop the property. They will rely a great deal on the assistance of the Addison County Regional Planning Commisison, as well as expertise provided by the Dept. of Housing & Community Development program through Village Center designation.</i> |
| 3) Site redevelopment potential: a) Are conceptual site plans available? b) Would redevelopment conform to local zoning regulations? c) Other: _____? | <i>The municipality was responsible for a \$10,000 deductible to access the services of the Petroleum Clean Up Fund. Conceptual site plans have not been developed. Community facilities are permitted in the Medium Density Residential District.</i> |
| 4) Will the site assessment and/or reuse assist in addressing: a) Public health b) Environmental quality c) Land use issues (Local & Regional land use goals) d) Other: _____? | See site application page 5. |
| 5) To what degree does the site assessment and redevelopment have community and/or municipal support? | <i>See site application page 4.</i> |

| Qualitative Criteria | How does the project demonstrate potential for successful re-use in response to this criteria? |
|---|--|
| <p>6) Will redeveloping the site offer public benefit, such as:</p> <ul style="list-style-type: none"> a) Housing, b) Parkland/greenspace, c) Economic development job creation/retention or d) Other:_____? | <p>See site application page 5. The town anticipates that the revitalization of the village will eventually provide some job growth.</p> |
| <p>7) Has the owner or developer provided willingness to carry out clean up, if it is necessary? Can they provide financial support/in-kind help for it?</p> | <p><i>See site application page 4.</i></p> |
| <p>8) Are results achievable?</p> <ul style="list-style-type: none"> a) Is the project financially feasible? b) Is the timeline realistic? c) Is there commitment from necessary partners (public &/or private)? d) Other_____? | <p><i>Although the community has not yet defined redevelopment plans and financing clearly, CVRPC has the opportunity to help them bring resolution to this issue and move to the next stage in their community planning and revitalization process by contributing a relatively small portion of Petroleum grant funds.</i></p> |

Program Coordinator Recommendation

The Program Coordinator recommends enrolling the property for up to \$11,000 of assessment and remediation planning work. This amount budgets for the cost of the EPA Quality Assurance Project Plan that is not included in the Phase 2 proposal provided by ECS. The site work is to be substantially underway (sampling dates scheduled) by March 1st, 2017. If assessment work is not underway by that date, the funding will be returned to the grant funding pool to be considered for other

nominated sites. Should the need for funding at this site exceed \$11,000, the Brownfield's Advisory Committee will consider a request for supplementary funding

Enrollment Determination

Determination of the Brownfields Advisory Committee regarding enrollment, and recommendation to the CVRPC Executive Committee regarding the amount of funding to authorize for expenditure to cover assessment or clean up planning activities.



Central Vermont Regional Planning Commission

29 Main Street • Suite 4 • Montpelier • Vermont 05602
802.229.0389 • fax 223.1977 • cvrpc@cvregion.com

Central Vermont Brownfields Program Site Nomination Form

The Central Vermont Brownfields Program offers grant funding and technical assistance to property owners to assess potential contamination for the purpose of site re-use or re-development.

Person/Organization Nominating the Site: *Jay Tosi*

Nominator Address and Contact Information:

*299 Taplin Rd., Barre, VT 05641
Jaytosi123@gmail.com*

Relationship of nominator to site: ☐ Owner ☒ Prospective Purchaser ☐ Other (please describe):

If the applicant is not the owner or prospective purchaser, please include a letter of agreement or other documentation showing the applicant is authorized to act on behalf of the owner or prospective purchaser.

Site Owner Name, if different than nominating party:

Dan Armstrong

Site Owner Address:

VT Lazer Wash , 180 River Street, Montpelier, VT 05601

Site Owner Contact Information (Phone, Email, etc.): 802-522-3199 vtlazerwash@gmail.com

(Application continued on next page.)

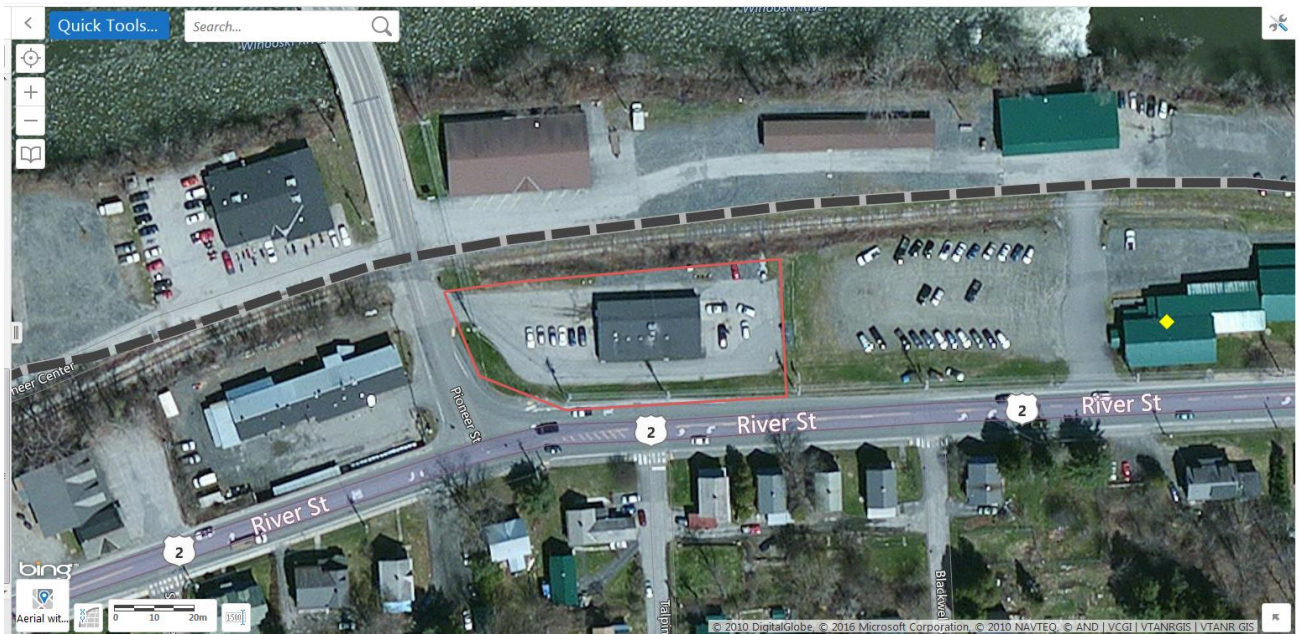
1. Site Location & Description:

Site Name: *VT Lazer Wash* ,

Site's Street Address: *180 River Street, Montpelier, VT 05601*

Acquisition Date: *2008*

Parcel Size (Acres): *0.63*



Describe any existing structures (type, age, square footage, # of stories, etc.):

Concrete block, roughly 2,500 sq. ft., 1 story

Are the structures utilized or abandoned? *Partially utilized*

Occupancy Status (Check One): ____ < 25% Occupied ____ 25%-75% __X__ >75% Occupied

Describe any other prominent site characteristics: *paved parking available on the east and west sides of the building*

Infrastructure: Is the site served by municipal sewer and water, public transportation, sidewalks...etc?

Served by both municipal water and a private well. Served by municipal sewer.

Zoning District: *General Business*

Neighborhood Description:

The site is located at the stop-light intersection where Barre St. meets Route 2 East, across from the Stove Works. Surrounding neighborhood is primarily commercial, along the Route 2 commercial corridor leading into Montpelier from the east. The site is on the north side of Route 2 and a residential neighborhood exists to the south of Rt. 2, uphill from the site. The railroad corridor parallels Rt. 2 to the north of the site. North of the RR corridor is another row of businesses, and those businesses are on the Winooski River.

2. Site History:

Immediate Past Owner (if known): *VT Lazerwash (Peter Kelly)*

Next Past Owner (if known): *Superior Wash (Wayne Lamberton/Randy Lague)*

Former Uses (please list all):

Car Wash/Laundromat. Between 1914 and 1963 the lot was part of a larger parcel on which there was a power plant. The plant itself was not located on this site, and the site was undeveloped until 1980 when the car wash/Laundromat was constructed.

Current Use: *Car Wash. The former Laundromat facility is underutilized.*

3. Environmental Information:

Identify when and how the site became contaminated; describe previous known uses. If the land has been vacant for many years, tell us why you think it's contaminated OR what are the environmental concerns?

Historical records name one of the former business as a dry cleaner. Anecdotal reports are that the facility received clothing to be transferred offsite for dry cleaning. No data exists to confirm whether or

not any dry cleaning processes took place on site. The prospective purchaser is seeking Small Business Administration (SBA) financing, and the SBA has requested Phase 2 Environmental Site Assessment.

Has a site investigation of potential contaminants previously been performed?

☒ YES ☐ NO

If yes, list the type of investigation(s) conducted and the year(s) it was conducted. *Please provide any previous environmental investigation reports completed.*

2016 Phase 1 Environmental Site Assessment conducted by Stonecipher and Clark Environmental Solutions for Mr. Jay Tosi

Vermont Sites Management Section Site Number (SMS #): *not an SMS managed site*

Dept. of Environmental Conservation (VTDEC) Site Manager: *n/a*

Does the property now, or in the past, contain above ground or underground storage tanks (UST's)?

☒ YES ☐ NO ☐ Unknown

If yes, where are/were they located and what do/did they contain?

3 Propane tanks

Did the property owner cause or contribute to the contamination?

☐ YES ☒ NO

Did the property owner generate or transport any waste brought to the site?

☐ YES ☒ NO

What type of assistance is being requested?

☐ Phase 1 Environmental Site Assessment (ESA) ☒ Phase 2 ESA ☐ Supplementary Phase 2 ESA

☐ Corrective Action Feasibility Investigation (CAFI) ☐ Corrective Action Planning (CAP)

Please provide further detail on the assistance needed, if possible. If a cost estimate or work proposal is already available, please provide a copy.

A Phase 2 ESA cost proposal has been prepared by Stonecipher & Clark to assess the site for dry cleaning impacts only. The cost estimate for this work is \$7,804. This does not include preparation of a U.S. EPA approved Quality Assurance Project Plan.

4. Site Redevelopment:

What is the Proposed Future Use for the site? (include conceptual site plans, if available):

Car Wash and New Laundromat, expanding the business locations of Busy Bubble, currently operating a laundromat on the Barre-Montpelier Road. The Laundromat space onsite is to be brought back to utilization with a complete remodel of the building using energy efficient lighting, and recycled lumber (for decorative purposes). The prospective purchaser is planning on installing 12-15 new state-of-the art, energy efficient, washers & dryers at a cost of roughly \$140,000 with an additional expected spend of around \$100,000 for improvements to the space.”

Does the proposed reuse involve a change in use from the current land use or operations on the site? Please describe.

The project does not propose a change in use, but will expand a use that has gone underutilized for several years.

What will be/is the funding strategy(s) for site remediation (clean up) and redevelopment? Please describe in detail.

The redevelopment of the site would be financed by the SBA loans which the prospective purchaser is in the process of seeking. The prospective purchaser provided the following information in regards to the financing of site remediation:

“Our intentions are to determine if the property located at 180 River Street is, or is not, contaminated. This determination will be main factor as to whether or not we pursue the project. As we do not currently own the land, we would not be inclined to accept the cost to clean up the property. Should the cleanup costs be “reasonable”, perhaps an arrangement could be made between the ourselves and the current owners to take care of what needs to be done. I do not believe the SBA would help with the remediation costs.”

Describe the municipal and/or community support for redevelopment of this property. Letters of support describing why the municipality or community entity supports the project are helpful to the application. However they are not required.

The site has been permitted for a car wash and Laundromat use for many years. The prospective purchaser did not indicate that they had yet approached the municipality.

In response to this question, the applicant also provides the following information:

“In regards to whether the community would need or support a project such as the proposed. My answer is absolutely!! I have many customers at my Barre location that travel from Montpelier, and surrounding areas, that once patronized the Laundromat at 180 River Street. I am told they loved the parking and the fact that it was so spacious. One gentleman in particular who suffers from a physical handicap has mentioned on many, many occasions how much he appreciates our facility but that it would be much more convenient back in Montpelier where he lives. I have also traveled to the existing laundromats in Montpelier and spoken with customers as to what they would like to see improved (I often do this in my own business) and the top 3 things that continue to surface are :

- 1. Dedicated, with close proximity, parking*
- 2. Better equipment with more space to move about and fold*
- 3. Ability to accept cards as payment*

So in response to our project fitting in with the community (being all commercial yet with very close proximity to a large number of apartment houses) and something that the people of the community would want I say YES, this is something that is both wanted and needed. ”

Please describe the project timeline.

The applicant would like to proceed with the project as soon as possible. There are no imminent deadlines, but as a private enterprise, it is likely the prospective purchaser would like to move along a timeline similar to most private business expansion projects of this scale.

4. How will this project benefit from receiving brownfield assessment grant funds?

The project will expand and improve the existing business and create new jobs. The applicant states the following:

“While we haven’t determined the number of employees yet we are anticipating hiring a person(s) responsible for the cleaning of the facility, a person who will provide a folding service and attend to any needs our customers might have, and a general maintenance person to maintain the buildings, grounds and equipment. We believe our business will offer employment, add to city’s tax rolls & provide a quality product at a safe & convenient location.”

How will redevelopment of the site assist in addressing public health, environmental, and land use issues?

The community and environment will benefit from determining if any impacts from a potential dry cleaning operation have occurred. The Winooski River is a sensitive receptor in proximity to the site, and it is beneficial to determine if any contamination is impacting water quality.

How will redeveloping the site offer other public benefit, such as housing or parkland/greenspace?

The applicant plans for the renovated business to be more accessible to those with physical disabilities or limitations than other facilities in the area. Parking is located closer to the building, and the laundry facility will include a wheelchair accessible design.

5. Are you able to attend a Brownfields Advisory Committee meeting to discuss your project?

X YES ☐ NO



CENTRAL VERMONT BROWNFIELDS PROGRAM

Site Selection Criteria

Projects nominated to receive Brownfields funding are reviewed by the CVRPC Brownfields Advisory Committee for their potential to achieve the mission of the program and result in successful re-use of the site. The Advisory Committee uses the criteria below to guide its evaluation of the overall strength of the site and redevelopment proposal. Sites will be selected for the program based upon its responsiveness to the criteria, other demonstrated strengths toward achieving reuse, and the amount of grant funds available.

CVRPC staff will provide recommendations on each criteria based upon information provided by the program applicant, as well as independent research. Criteria are evaluated in light of what is appropriate for the proposed redevelopment. Certain criteria are more applicable to some projects than others. Not all criteria are requisite, but all will be looked upon favorably when addressed by a project.

Site Name Montpelier Lazer Wash Date of Review October 11, 2016

Review Prepared By Gail Aloisio, Assistant Planner

Threshold Criteria

Is the property eligible under U.S EPA regulations? ☐ Yes ☐ No ☒ TBD

The applicant requests Hazardous substances funding as Petroleum Substances are not indicated to be of concern.

Has the property owner provided site access and agreed to conditions of participation?

☒ Yes ☐ No

| Qualitative Criteria | How does the project demonstrate potential for successful re-use in response to this criteria? |
|--|--|
| 2) Is there a prospective purchaser, investor, developer, etc.? | <i>Yes, the prospective purchaser currently operates Busy Bubble Laundromat in Barre City.</i> |
| 3) Site redevelopment potential: a) Are conceptual site plans available? b) Would redevelopment conform to local zoning regulations? c) Other: _____? | <i>Conceptual plans are not available, but a description of renovation and expansion plans is included in the site application.</i> <i>The site is permitted for car wash/Laundromat use, and no change in this use is proposed.</i> |
| 4) Will the site assessment and/or reuse assist in addressing: a) Public health b) Environmental quality c) Land use issues (Local & Regional land use goals) d) Other: _____? | <i>The community and environment will benefit from determining if any impacts from a potential dry cleaning operation have occurred. The Winooski River is a sensitive receptor in proximity to the site, and it is beneficial to determine if any contamination is impacting water quality.</i> |
| 5) To what degree does the site assessment and redevelopment have community and/or municipal support? | <i>There is unlikely to be opposition to the project as it does not propose a change in use. Further information in response to this criteria is included in the site application.</i> |
| 6) Will redeveloping the site offer public benefit, such as: a) Housing, b) Parkland/greenspace, c) Economic development job creation/retention or d) Other: _____? | <i>2-3 jobs will be created by the business expansion. See the site application for additional detail.</i> <i>The applicant plans for the renovated business to be more accessible to those with physical disabilities or limitations than other facilities in the area. Parking is located closer to the building, and the laundry facility will include a wheelchair accessible design.</i> |

| Qualitative Criteria | How does the project demonstrate potential for successful re-use in response to this criteria? |
|---|---|
| 7) Has the owner or developer provided willingness to carry out clean up, if it is necessary? Can they provide financial support/in-kind help for it? | <i>The prospective purchaser has expressed willingness to negotiate with the property owner to include the costs of remediation a provision of the purchase. If the costs are more than the property owner is willing to cover, however, and other financing is not available, the prospective purchaser has indicated he will discontinue the project.</i> |
| 8) Are results achievable? a) Is the project financially feasible? b) Is the timeline realistic? c) Is there commitment from necessary partners (public &/or private)? d) Other_____? | <i>The project will be achievable if the site is not contaminated or if remediation costs prove to be within the reasonable means of the property owner. The project is modest in scope, with fewer partners coordinating and scale of redevelopment costs than other recent applications.</i> |

Additional items for consideration:

- Municipal, non-profit vs. private ownership/development?
- historic preservation?
- Eligibility for State Brownfields Programs for clean-up and/or assessment funding?
- Eligibility for US EPA Clean-up funds?

Program Coordinator Recommendation

The Program Coordinator recommends enrolling the property for up to \$12,000 of assessment and remediation planning work, to be substantially underway (sampling dates scheduled) by March 1st, 2017. If assessment work is not underway by that date, the funding will be returned to the grant funding pool to be considered for other nominated sites. Should the need for funding at this site exceed \$12,000, the Brownfield's Advisory Committee will consider a request for supplementary funding

based on an update to the Site Nomination reflecting the current project circumstances.

Enrollment Determination

Determination of the Brownfields Advisory Committee regarding enrollment, and recommendation to the CVRPC Executive Committee regarding the amount of funding to authorize for expenditure to cover assessment or clean up planning activities.

29 Main Street • Suite 4 • Montpelier • Vermont 05602
802.229.0389 • fax 223.1977 • cvrpc@cvregion.com

Central Vermont Brownfields Program Site Nomination Form

The Central Vermont Brownfields Program offers grant funding and technical assistance to property owners to assess potential contamination for the purpose of site re-use or re-development.

Person/Organization Nominating the Site Capital Candy Company, Inc.

Nominator Address and Contact Information:

*George Burnes
32 Burnham Street
Barre, Vermont 05641
802-476-6689 x*249
gburnes@capitalcandy.com*

Relationship of nominator to site: ☐ Owner ☒ Prospective Purchaser ☐ Other (please describe):

If the applicant is not the owner or prospective purchaser, please include a letter of agreement or other documentation showing the applicant is authorized to act on behalf of the owner or prospective purchaser.

Site Owner Name, if different than nominating party:

N & M Investments, LLC

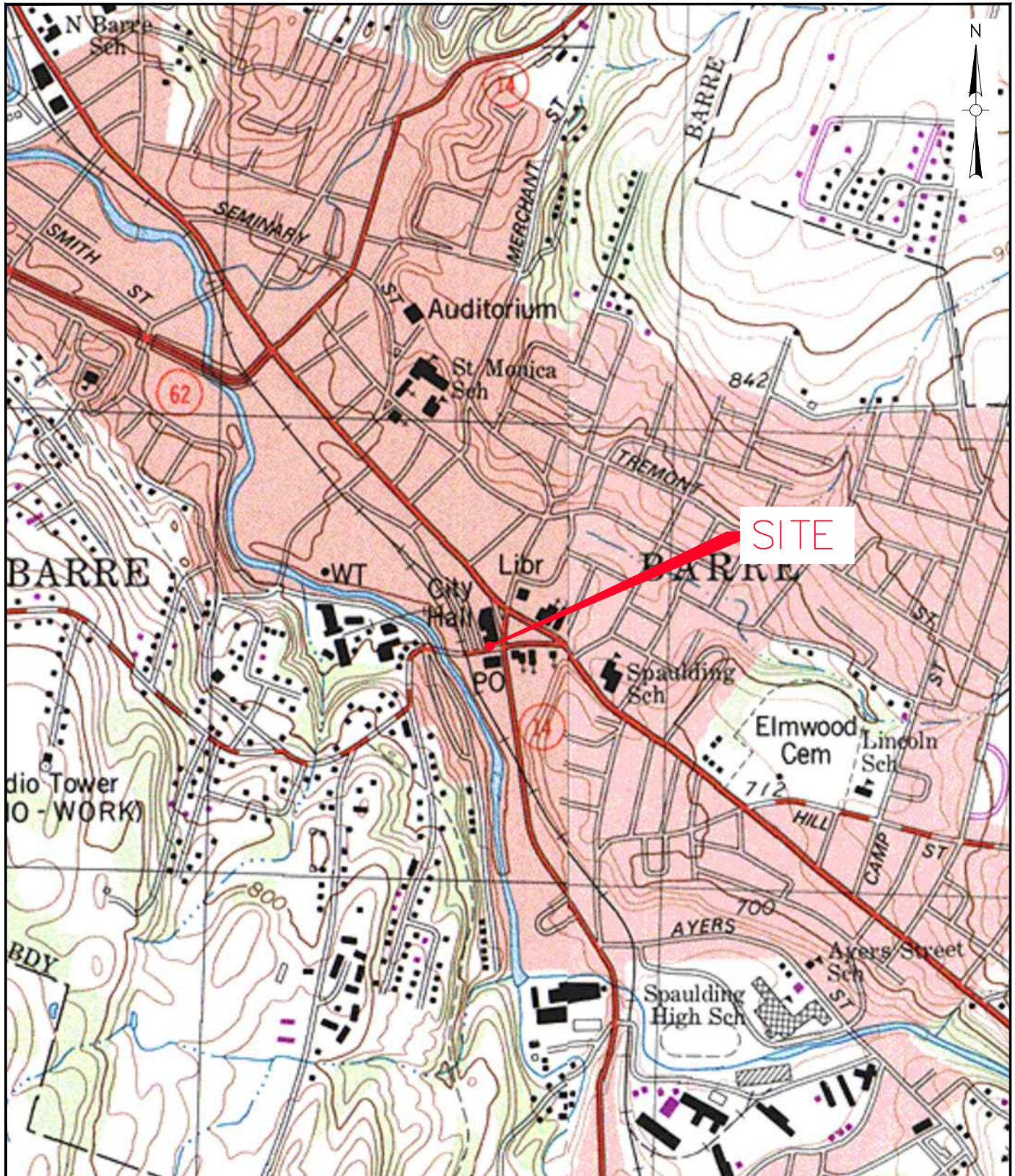
Site Owner Address:

*Domenic Bonacorsi, President
N & M Investments
66 Orange Street
Barre, Vermont 05641*

Site Owner Contact Information (Phone, Email, etc.):

802-461-7835; dominicluigi2@gmail.com

(Application continued on next page.)



DATA SOURCES:

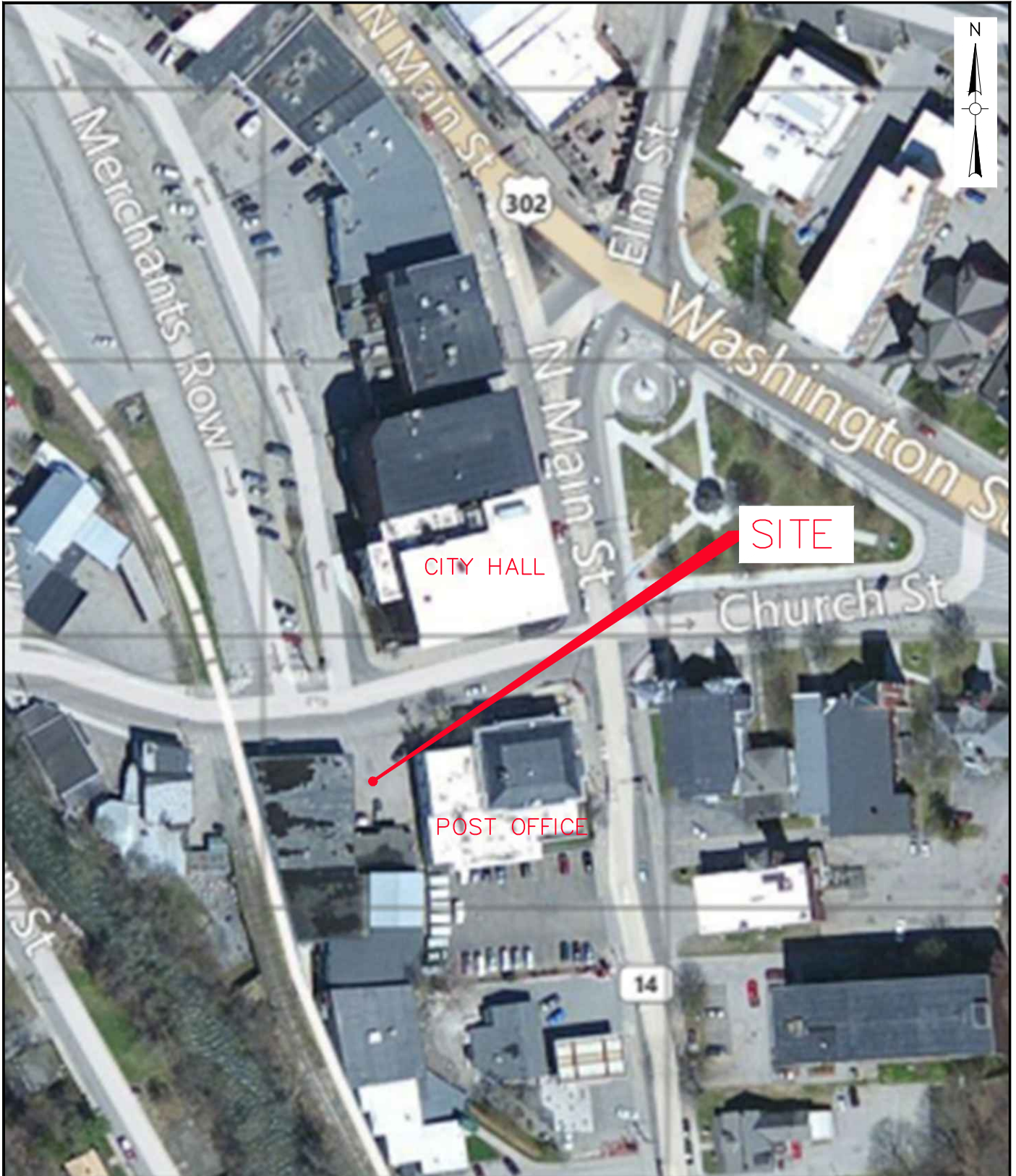
Printed from TOPO! (c) Wildflower
Productions, 1999, www.topo.com

FIGURE 1
SITE LOCUS MAP
BONACORSI & SONS
BARRE, VERMONT
SCALE: 1"=1000'

Weston & Sampson

0 1000 2000

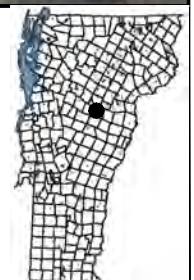




DATA SOURCES:

Printed from Vermont Natural
Resource Atlas October 1, 2015.

FIGURE 2
AERIAL MAP
BONACORSI & SONS
BARRE, VERMONT
SCALE: 1"=1000'



0 1000 2000

Weston&Sampson®

1. Site Location & Description:

If location or site maps depicting the property are available, please provide copies with this application. Large format map reproductions are not necessary. 11 x17 or smaller prints are acceptable.

Site Name: Bonacorsi and Sons

Site's Street Address: 16 Prospect Street

City/Town & Zip Code: Barre 05641

Parcel ID #: _____

Proof of Ownership - Copy of Deed/Title Quit Claim Deed
which can be found in the Town/City of Barre _____ Land Records
Book 196 _____ Page 1027 _____ (attach if possible)

Acquisition Date: 11/25/02

Acquisition Type (purchase, foreclosure, donation, etc.): Purchase

Parcel Size (Acres): approximately 0.45 acres

When the property was acquired, was due diligence for the property transaction conducted according to the accepted standards and practices of the time? ☐ YES ☐ NO

Please describe standards & practices followed: _____

Describe any existing structures (type, age, square footage, # of stories, etc.):

The building on site is an amalgamation of multiple buildings into a single structure. The building contains approximately 1,000 square feet of office space with the remainder being dry storage, walk in coolers and a covered loading dock. The building is 1 to 1.5 stories in height depending upon the location. Building section range in age from mid 1900's through early 2000's.

Are the structures utilized or abandoned? *Utilized as dry storage*

Occupancy Status (Check One): _____ < 25% Occupied ☒ 25%-75% _____ >75% Occupied

Describe any other prominent site characteristics: _____

Infrastructure: Is the site served by municipal sewer and water, public transportation, sidewalks...etc?

The property is served by municipal water and sewer. The location is less than one block from the downtown green and is easily accessed by public transportation, walking and biking. A rail line directly abuts the property to the west.

Zoning District: Commercial

Neighborhood Description:

Mixed Commercial. The Site is directly adjacent to the USPS Office and across Prospect Street from City Hall. Several other businesses surround the site including a bar, municipal parking, and rail line.

2. Site History:

Immediate Past Owner (if known): *Bonacorsi and Sons, Inc.*

Immediate Past Owner Contact Information: *Dominic Bonacorsi, 66 Orange St., Barre, VT 05641, 802-461-7835; dominicluigi2@gmail.com*

Next Past Owner (if known): *Estate of John A. Santorini*

Next Past Owner Contact Information: *N/A*

Former Uses (please list all):

A Phase I Environmental Site Assessment (ESA) was completed for this property by Heindel and Noyes Inc. (H&N) on September 30, 2002. Based on title information, interviews, and H&N's review of historical documents, the subject property appears to have had multiple uses. Sanborn Fire Insurance maps in 1900 show a dwelling on the property as well as a livery stable. In 1916, the residence had been converted to a storage space for automobiles and a carriage house was on the property. By 1925, there were two buildings in the area labeled as "wholesale grocers" and the livery was used for storage. The auto storage building was then referred to simply as a storage facility. In 1944 a dry cleaning facility replaced the former auto storage space. According to the current property owner, this building was razed in 1984. The property was utilized as a wholesale warehouse and shipping location from the 1960s to the present day.

Current Use: *Wholesale dry goods storage for Capital Candy under lease agreement.*

3. Environmental Information:

Identify when and how the site became contaminated; describe previous known uses. If the land has been vacant for many years, tell us why you think it's contaminated OR what are the environmental concerns?

Petroleum contamination appears to have originated from a former use as a filling station and auto repair shop in the early nineteen teens. Dry cleaning solvent (perchloroethylene – PCE) was released in the 1940-1970 timeframe.

Has a site investigation of potential contaminants previously been performed?

X YES ☐ NO

If yes, list the type of investigation(s) conducted and the year(s) it was conducted. *Please provide any previous environmental investigation reports completed.*

Over the 15 year environmental assessment and clean up history of this site dozens of investigation and remedial reports have been generated. Over \$1 million dollars has been spent on the investigation and remediation efforts. More than 40 reports regarding the investigation remediation and long term monitoring of the site have been presented to the VTDEC. A brief summary of the findings regarding contaminant presence and remediation is included below.

In 2002 a Phase I ESA was performed at the property and identified past uses as a dry cleaner and gasoline filling station/repair shop as recognized environmental conditions requiring Phase II ESA work. From 2002 through 2004 several investigations were performed at the site to define the extent and degree of both petroleum and chlorinated solvent (PCE) contamination found beneath and off property. PCE and petroleum contamination was found beneath the Bonacorsi Building extending north east and west across Prospect Street, beneath the City Hall and Post Office into the municipal parking lot. A map showing the extent of contamination is attached.

A Corrective Action Plan was generated in late 2004 to remediate the primary source area on the 16 Prospect Street site. Implementation of this CAP reduced petroleum and PCE concentrations significantly in this area. However, a “hot spot” of PCE remained in the center of Prospect Street. IT was determined that a secondary source (PCE wastewater having leaked from a sewer line) existed and needed remediation. The CAP was amended and remediation of the secondary source area initiated in 2005. Continued remediation and use of innovative cleanup techniques reduced contaminant levels across the entire site to levels which cannot be effectively reduced further.

However, the residual contaminant concentrations in the groundwater and unsaturated soils still cause vapor intrusion risks to the Post Office and City Hall uses. In 2012 and 2013 vapor intrusion mitigation systems were installed at the Post Office and City Hall.

Since this time intermittent groundwater quality and mitigation system monitoring and maintenance has occurred. The latest site status report from 2015 is attached. Currently the petroleum contamination has been essentially completely remediated. The PCE contamination remains at low levels both on the property and downgradient above regulatory levels. These concentrations are expected to persist into the foreseeable future.

Vermont Sites Management Section Site Number (SMS #) 2002-3408

Dept. of Environmental Conservation (VTDEC) Site Manager *Gerold Noyes*

Does the property now, or in the past, contain above ground or underground storage tanks (UST's)?

☒ YES ☐ NO ☐ Unknown

If yes, where are/were they located and what do/did they contain?

A 1,000 gal. fuel oil UST in parking area east of main building. Previous investigations including metal detection and ground penetrating radar did not reveal any other relic USTs. Petroleum contamination on site is assumed to be associated with spills from previous use as an automobile repair and filling station.

Did the property owner cause or contribute to the contamination?

☐ YES ☒ NO

Did the property owner generate or transport any waste brought to the site?

☐ YES ☒ NO

What type of assistance is being requested?

☒ Phase 1 Environmental Site Assessment (ESA) ☒ Phase 2 ESA ☐ Supplementary Phase 2 ESA

☐ Corrective Action Feasibility Investigation (CAFI) ☒ Corrective Action Planning (CAP)

Please provide further detail on the assistance needed, if possible. If a cost estimate or work proposal is already available, please provide a copy.

Phase I ESA - The prospective purchaser, Capital Candy, requires a Phase I ESA prior to purchasing the property as part of the requirements for obtaining future liability limitations. Estimated cost: \$2,500 – \$4,000

Phase II ESA - A significant amount of investigation and remediation has occurred at the site to date, however some additional environmental assessment is required. Meetings with the VTDEC Brownfields Program have indicated that resampling of the soil gas and indoor air space of the N & M building will be required to determine current PCE concentrations and if full time occupancy can occur without the need for vapor intrusion mitigation. This work will require generation of an EPA approved Site Specific Quality Assurance Project Plan if funded by the CVRPC program. Renovations of the interior are planned. Therefore, building material testing (asbestos, lead paint) will be needed to determine if mitigation of these materials is required. Estimated Cost: \$10,000-15,000

CAP - If the soil gas and/or indoor air concentrations indicate that PCE levels are unacceptable for

commercial use a mitigation system will need to be designed, installed and proven effective prior to issuance of a Certificate of Completion. The design of the mitigation system must be provided in the form of an amendment to the existing site CAP. Cost Estimate for CAP Amendment: \$3,000 – \$4,500.

4. Site Redevelopment:

What is the Proposed Future Use for the site? (include conceptual site plans, if available):

The site will continue to be utilized as a wholesale storage facility.

Does the proposed reuse involve a change in use from the current land use or operations on the site? Please describe.

The use change will be from infrequent to full time commercial occupancy.

Will the proposed reuse involve expansion or improvement of the use or property? Please describe.

Renovation and optimization of the interior spaces will be performed likely including cooler removal and installation of up to date material racking and picking systems. A retail space is also planned to sell discounted product. Considering the current business climate it is anticipated that the redevelopment would allow Capital Candy to hire 2 to 4 full time new employees to staff the warehouse and retail space.

Why do the environmental concerns prevent the site from being reused for the future use you are proposing?

Currently, the VTDEC will not allow full time occupancy and commercial use until the soil gas beneath the basement slab and indoor air are tested to prove acceptable levels of PCE are present. IF elevated levels of PCE are observed, a mitigation system will be necessary to allow for fulltime occupation. Subslab mitigation systems are successfully operating in neighboring buildings and a similar system is expected to work well in this building.

What will be/is the funding strategy(s) for site remediation (clean up) and redevelopment? Please describe in detail.

Renovation of the building interior will be funded by Capital Candy. If mitigation system installation is necessary availability of cleanup loans/grants will be investigated. The anticipated costs for installation and startup of a mitigation system are within the range which traditional financing options could be utilized if necessary. The hope is to minimize the financial impact of mitigation on both Capital Candy and/or N & M Investments LLC if possible.

Describe the municipal or community support for redevelopment of this property. Letters of support describing why the municipality or community entity supports the project are helpful to the application. However they are not required.

None have been sought at this time.

Please describe the project timeline.

| | |
|---|---------------------------|
| <i>Receive commitment from CCRPC</i> | <i>Late October 2016</i> |
| <i>Complete Phase I ESA</i> | <i>Mid November 2016</i> |
| <i>Generate Phase II Work Plan and SSQAPP</i> | <i>Late November 2016</i> |
| <i>Complete Phase II ESA Work and Report</i> | <i>January 2017</i> |

IF NO MITIGATION NECESSARY

| | |
|----------------------------------|----------------------|
| <i>Certificate of Completion</i> | <i>February 2017</i> |
| <i>Property Transfer</i> | <i>March 2017</i> |

IF MITIGATION IS NECESSARY

| | |
|---|-----------------------|
| <i>Corrective Action Plan Amendment</i> | <i>February 2017</i> |
| <i>Assess Funding Mechanisms</i> | <i>March 2017</i> |
| <i>Mitigation System Installation and Startup</i> | <i>April-May 2017</i> |
| <i>Certificate of Completion</i> | <i>June 2017</i> |
| <i>Property Transfer</i> | <i>July 2017</i> |

4. How will this project benefit from receiving brownfield assessment grant funds?

The owner is retired and has limited income to fund the work required to perform the testing and mitigation system installation. The limited funds the owner has available are currently being spent on on-going obligation monitoring of groundwater and existing mitigation system operations.

The prospective purchaser desires liability limitation and assurance of a safe work space for their employees.

Through the use of the brownfields grant monies a determination of need for a mitigation system will be made and a design for mitigation provided. This will give the prospective purchaser the information necessary to evaluate mitigation funding methods and limit future liability. Thereby providing both Capital Candy and their lenders the surety necessary for a property transaction.

How will redevelopment of the site assist in addressing public health, environmental, and land use issues?
The redevelopment will only occur if the risk to building occupants is addressed. Renovation and more active use of the property will improve the buildings functional use and value.

How will redeveloping the site offer other public benefit, such as housing or parkland/greenspace?
It is anticipated that 2 to 4 jobs will be created by Capital Candy purchasing and renovating this space.

Please provide any other information which demonstrates how the redevelopment is an achievable project.

In total more than \$1 million dollars have been spent to assess and remediate this site to date. The thorough assessment of the site over the past 15 years has resulted in the identification of the full extent and degree of potential contamination resulting from past uses. The extensive remedial efforts utilized have reduced residual contamination to levels which cannot be effectively cleaned up further. These efforts have resulted in the only remaining concern for the VTDEC is the potential for vapor intrusion to the building above commercial occupancy limits. Determination of this condition is easily performed. In addition, 2 vapor intrusion mitigation systems operating at neighboring buildings prove that successful mitigation is easily accomplished.

5. Are you able to attend a Brownfields Advisory Committee meeting to discuss your project?

X YES ☐ NO

Property Owner is also able to attend the meeting.

I attest by my signature that the above information is true and complete to the best of my knowledge.

Nominating Party Signature



Nominating Party Name and Title (please print or type)

Return to:

Gail Aloisio, Assistant Planner
Central Vermont Regional Planning Commission
29 Main Street, Suite 4 • Montpelier, VT 05602
Phone: 802-229-0389
Email: Aloisio@cvregion.com Fax: 223-1977



CENTRAL VERMONT BROWNFIELDS PROGRAM

Site Selection Criteria

Projects nominated to receive Brownfields funding are reviewed by the CVRPC Brownfields Advisory Committee for their potential to achieve the mission of the program and result in successful re-use of the site. The Advisory Committee uses the criteria below to guide its evaluation of the overall strength of the site and redevelopment proposal. Sites will be selected for the program based upon its responsiveness to the criteria, other demonstrated strengths toward achieving reuse, and the amount of grant funds available.

CVRPC staff will provide recommendations on each criteria based upon information provided by the program applicant, as well as independent research. Criteria are evaluated in light of what is appropriate for the proposed redevelopment. Certain criteria are more applicable to some projects than others. Not all criteria are requisite, but all will be looked upon favorably when addressed by a project.

Site Name__Bonacorsi-Capital Candy__ Date of Review_Oct. 12, 2016__

Review Prepared By__Gail Aloisio, CVRPC Assistant Planner__

Threshold Criteria

Is the property eligible under U.S EPA regulations? ____ Yes ____ No __X__ TBD

Has the property owner provided site access and agreed to conditions of participation?

____ Yes ____ No

Agreements have been executed and are en route to delivery to CVRPC.

| Qualitative Criteria | How does the project demonstrate potential for successful re-use in response to this criteria? |
|---|--|
| <p>2) Is there a prospective purchaser, investor, developer, etc.?</p> | <p><i>The property owner and prospective purchaser have a standing relationship as the prospective purchaser has been the tenant in the building for several years. They have worked together successfully through previous building renovations and equipment installations, as well as ongoing monitoring and remediation of the environmental issues.</i></p> |
| <p>3) Site redevelopment potential:</p> <p>a) Are conceptual site plans available?</p> <p>b) Would redevelopment conform to local zoning regulations?</p> <p>c) Other: _____?</p> | <p><i>Although conceptual plans have not been provided, the prospective purchaser has identified specific renovation plans, as described on page 6 of the site application.</i></p> |
| <p>4) Will the site assessment and/or reuse assist in addressing:</p> <p>a) Public health</p> <p>b) Environmental quality</p> <p>c) Land use issues (Local & Regional land use goals)</p> <p>d) Other: _____?</p> | <p><i>The prospective purchaser is seeking a Certificate of Completion through the Vermont Brownfields Environmental Liability Limitation Program. This will ensure not only liability limitation for the purchaser, but ongoing close involvement of the VT Dept. of Environmental Conservation in ensuring the protection of human health and the environment for future uses and activities at this site.</i></p> |
| <p>5) To what degree does the site assessment and redevelopment have community and/or municipal support?</p> | <p><i>The property owner and prospective purchaser will be available at the Committee meeting to address this criteria. See also page 6 of the site application.</i></p> |

| Qualitative Criteria | How does the project demonstrate potential for successful re-use in response to this criteria? |
|--|---|
| <p>6) Will redeveloping the site offer public benefit, such as:</p> <p>a) Housing, b) Parkland/greenspace, c) Economic development, job creation/retention or d) Other:_____?</p> | <p><i>The prospective purchaser plans to expand Capital Candy's reach into rural markets for dry goods. This expansion will add 2 to 4 jobs on site, as well as a retail space in the building.</i></p> |
| <p>7) Has the owner or developer provided willingness to carry out clean up, if it is necessary? Can they provide financial support/in-kind help for it?</p> | <p><i>See page 6 of the site application.</i></p> |
| <p>8) Are results achievable?</p> <p>a) Is the project financially feasible? b) Is the timeline realistic? c) Is there commitment from necessary partners (public &/or private)? d) Other_____?</p> | <p><i>Capital Candy has connected with the key partners for the project, including the State of VT Brownfields Revolving Loan Fund for potential clean up/redevelopment funding. The timeline projected in the site application is realistic, although it may need to be adjusted 1-2 weeks for CVRPC's consultants to come on board. See also p. 8 of the site application</i></p> |

Program Coordinator Recommendation

The Program Coordinator recommends enrolling the property for up to \$15,500 of assessment and remediation planning work. The site work is to be substantially underway (sampling dates scheduled) by March 1st, 2017. If assessment work is not underway by that date, the funding will be returned to the grant funding pool to be considered for other nominated sites. Should the need for funding at this site

exceed \$15,500, the Brownfield's Advisory Committee will consider a request for supplementary funding.

Enrollment Determination

Determination of the Brownfields Advisory Committee regarding enrollment, and recommendation to the CVRPC Executive Committee regarding the amount of funding to authorize for expenditure to cover assessment or clean up planning activities.