

SITE APPLICATION FORM

Site Name 64 State Street Parcel Id # 1V155009

Address 64 State Street Town St. Johnsbury State Vermont Zip 05819

Current Owner Vermont Salvage Holdings, LLC

Address [REDACTED] Town St. Johnsbury State VT Zip 05819

Phone 518-645-6830 Email [REDACTED]

Person/Organization Nominating the Site* [REDACTED]

Address [REDACTED] Town [REDACTED] State VT Zip 05819

Phone 518-645-6830 Email [REDACTED]

Proof of Ownership - Copy of Deed/Title no Town ID #/code, which can be found in St. Johnsbury Land Records, Book 334 Page(s) 608 (attach if possible).

**If the person or organization nominating this site is not the property owner, please attach a statement signed by the owner(s) of the property granting unto the Town of St. Johnsbury and its environmental consultant(s) access to the property for the purpose of conducting an environmental assessment.*

ENVIRONMENTAL SITE ASSESSMENT WORK REQUESTED

Phase I ESA X Phase I ESA Update (for previously expired) Phase II ESA Phase III ESA
Corrective Action Feasibility Investigation (CAFI) Corrective Action Plan

SITE DESCRIPTION

Property's Current Use(s) miscellaneous scrap storage

Property Size (acres) 0.69 # of Buildings n/a Years built (if applicable) n/a

% Occupancy n/a Acquisition Date Sept. 29, 2008 Acquisition Type (purchase, foreclosure, donation, etc.)

Purchase by Warranty Deed

If there are residential uses on the property, are they currently occupied? Yes No X # of People: n/a

St. Johnsbury Brownfield Program

Neighborhood Description This site is located in a primarily commercial and light industrial area with a few residential buildings also present. The parcel is nearby to the south bank of the Moose River, and the neighborhood is built along the corridor of U.S. Route 2 leading into downtown St. J. An out of service railroad line also runs through the neighborhood. The neighborhood between and immediately surrounding Ely and State Streets is flanked by two industrial sites. One is the vacant True Temper Tool Manufacturing Facility and the other is an operating concrete processing facility. There are several gas and service stations along the nearby Route 2 corridor. Various buildings and lots in the neighborhood are vacant or minimally occupied, primarily on the same side of Route 2 as this parcel.

Is the property on Municipal Water? Yes No X Municipal Sewer? Yes No X

ENVIRONMENTAL CONCERNS

Immediate Past Owner (if known) Vermont Salvage Corporation, preceded by Harry & Frances [REDACTED] (1953), and True Temper Corp. (1951), and John B. and Ruth F. [REDACTED] (1952)

Address [REDACTED] Town St. Johnsbury State VT Zip 05819

Phone 518-645-6830 Email [REDACTED]

Property's Past Uses (if known) The property was operated as a scrap salvage facility. Local knowledge indicates that True Temper Corp. was a wood products manufacturing facility.

To your knowledge, does the property now, or has it in the past contained above ground or underground storage tanks? Yes No X If yes, where are/were they located and what do/did they contain? _____

What are the environmental concerns of the property? Petroleum product releases from processing automobile bodies, solid waste and debris, metals. Activities on the former wood products manufacturing facility may have extended to this property. In the late 1980's the property may have been investigated for petroleum contamination as a result of damage to a storage tank at the nearby Portland Street Jiffy Mart/Valero Station. A railroad spur is reported to have formerly existed onto this property. The property also abuts a former automotive repair center. The parcel is nearby to the riparian zone of the Moose River, a sensitive receptor.

St. Johnsbury Brownfield Program

Has the property been previously investigated for environmental contaminants?* Yes X No

If yes, what level of assessments were completed and when? Phase I. 25 years ago concerning a damaged gas tank from gas station on Portland Street - Jiffy Mart Portland Street Valero: 757 Portland Street, Vermont SMS# 931407

Vermont SMS # _____ ANR Site Manager _____

**Please attach any previous environmental assessments or reports that were completed.*

PROPERTY POTENTIAL

Are there any potential purchasers at this time? Yes No X

Are there any specific redevelopment plans or ideas at this time? Yes No X

If yes, what do the redevelopment plans include (please be specific)? _____

Are the redevelopment plans supported by the St. Johnsbury Town Plan? Yes No

If yes, how so or what goals will be met by the project? See Below

What zoning district is the property currently in (list all applicable)? Industrial

Describe the municipal or community interest in redevelopment of the property? The St. Johnsbury Planning Commission has identified this group of parcels as an area stigmatized by its underutilized status and that of some of its neighbors. The site is grouped with the underutilized former True Temper facility, and the area constitutes underutilization of several nearby resources such as U.S. Route 2 access, nearby business activity, and the Moose River. This site may also be considered part of the Route 2 East "gateway" into Downtown St. Johnsbury.

Why are you requesting this environmental site work? This assessment is part of an investigation into the potential for development and business growth at this site. I would like to better characterize the potential risks of environmental liability and associated remediation costs, as well as improve the marketability of the site by providing this information to interested purchasers or investors.

Is the property currently enrolled in or ever received funding from the following programs:

Vermont Petroleum Clean-up Fund Yes No

St. Johnsbury Brownfield Program

Vermont Brownfield Reuse Initiative (Technical Assistance Program)

Yes No

Vermont Brownfield Reuse Initiative (Revolving Loan Fund)

Yes No

Leaking Underground Storage Tank (LUST) Trust Fund

Yes No

Are there any other factors that should be considered (zoning issues, need for demolition, potential for business growth, private investor commitments, public health concerns, etc.)? potential for business growth given proximity to Route 2 shipping and consumer transportation corridor and existing commercial sites

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

Applicant (signature)

Title (If not the Owner, indicate relationship to Owner)



Applicant (printed/typed name)

Date