



Brownfields Advisory Committee

Monday March 21, 2022

Remote Participation via Zoom¹

<https://us02web.zoom.us/j/86817324610?pwd=aEhHdGRSK1dHQzBJQnN1V1RVbXdZQT09&from=addon>

Via phone: 1.929.436.2866 or 1.301.715.8592

Meeting ID: 868 1732 4610; Passcode: 0995979

Download the app at least 5 minutes prior to the meeting start: www.zoom.com

AGENDA

Page in packet	Time	Item
	6:00pm²	Adjustments to the Agenda
		Public Comment
Page 5 Page 7 Page 23	6:05pm	Enrollment and Funding Requests Consideration of the following properties for enrollment into the brownfields program: a) 9 Main Street, Montpelier for Phase II Environmental Site Assessment b) 18 South Main Street, Barre City for Phase II Environmental Site Assessment
Page 42	7:25 pm	Minutes Approve February 22, 2022 meeting minutes
	7:30 pm	Adjourn

Starting next month regular Brownfields Meetings will be held on the 3rd Monday of each month at 6pm.

Next Meetings: April 18, 2022; May 16, 2022

¹ Dial-in telephone numbers are "Toll" numbers. Fees may be charged to the person calling in dependent on their phone service.

² All times are approximate unless otherwise advertised

Brownfields Advisory Committee

Committee Member Biographies

2022

Regional Commissioner Representation: Four (4) membership seats and one alternate shall be designated for Regional Commissioners. These representatives shall represent the interests of the region as a whole and municipalities in general. Commissioners will be appointed by the CVRPC Board of Commissioners.

<p>Washington Representative: Peter Carbee</p>	<p><i>Owner of Accurate Inventory Service since 1986. My interest in the Brownfields Committee is to see unusable properties repurposed into productive uses in a responsible manner.</i></p> <p>Peter serves on the Washington Planning Commission and has served on a handful of CVRPC Committees. This is his first year serving on the Brownfields Committee.</p>
<p>Barre Town representative: George Clain</p>	<p><i>Retired President and Business Manager IBEW Local 300. Local 300 served at the time of my tenure 1200 members of diverse classifications to include: investor owned, municipal, and Coop utilities, Vermont Yankee, water and waste departments, street departments, librarians, police departments and clerical staff. I have served on multiple boards and have been active in the political process as a lobbyist and have been active with the PUC.</i></p> <p><i>I have a passion for music but have not the talent. I have however been blessed with imagination. I have used this talent in my business to be a problem solver and forward thinker. Imagination is not for all, especially those that want to continue to work within silos or maintain the status quo. These areas are not my turf and the conflict may be interpreted as being adversarial.</i></p> <p><i>To the Greenfield Committee I bring my pleasure to bring life back to neglected items. Again this is where my imagination takes hold having the vision of what the item will look like and maybe repurposed for. It's a satisfaction I carry on to this day. I have never been involved with contaminated land reclamation but have been awarded by the State of Vermont my efforts to prevent land contamination. I am a hands-on learner and have been taught by many of the best. I therefore look forward to working with and being an active participant.</i></p> <p>George serves on the Barre Town Planning Commission and has served on a handful of CVRPC Committees. This is his first year serving on the Brownfields Committee.</p>
<p>Plainfield Representative: Paula Emery</p>	<p>Paula is an educator and an active member of the Plainfield community. This is her first year serving on the Brownfields Committee.</p>

Middlesex representative: Ron Krauth	<p><i>I have an interest in Brownfields because I feel it is important that facilities not be lost when it may be possible that they can remain useful. I am retired from teaching physics and geology in Middlesex County College in NJ. I have lived in Vermont since 2003.</i></p> <p>Ron has served on multiple CVRPC Committee's and is a veteran member of the Brownfields Committee.</p>
Barre City Representative: Janet Shatney	<p>Janet serves double duty as the Barre City Planning Director and as the Chair of Brownfields Committee. Janet has served on multiple CVRPC Committee's and is a veteran member of the Brownfields Committee.</p>

Interest Group Representation: Non-Regional Commission representation on the Committee shall be limited to 7 members. Of these, membership seats shall be designated for the following: Central Vermont Economic Development Corporation and Vermont Department of Health. The Committee also nominates representation from the following interest groups: housing, real estate, finance, at-risk populations, and the environment.

Central Vermont Economic Development Corporation: Jamie Stewart, Executive Director	<p><i>Jamie has been working in economic development in Vermont since 1991. He has served as the Executive Director at Addison County Economic Development for 12.5 years, Rutland Economic Development for 8.5 years, and Central Vermont Economic Development since June of 2016.</i></p> <p><i>Jamie's goal of participating in this committee is to ensure redevelopment of brownfields properties occurs to provide the environmental benefits as well as enable the redevelopment of these sites into productive properties.</i></p>
Vermont Department of Health: Joan Marie Misek, District Director	<p><i>Joan Marie Misek is the District Director for the Vermont Department of Health's Barre District Office of Local Health. Joan Marie received her MS in Food Policy and Applied Nutrition from Tufts University's Friedman School of Nutrition Science and Policy and a BA in International Development Aid from Norwich University.</i></p> <p><i>Prior to public health, Joan Marie spent two decades managing programs in the fields of humanitarian assistance and education in Africa, Latin America, and rural and urban America, including a state-wide AmeriCorps program that addressed affordable housing, environmental stewardship, and energy conservation. Along the way, she has volunteered with and conducted research on fair trade coffee communities to promote increased economic, environmental, and health justice for producer communities. She raised her son in Marshfield where she still resides with her two</i></p>

	<i>cats and enjoys staying active in the woodlands of Vermont, as well as playing in as many softball games the season will allow.</i>
Finance, Union Bank: Tim Ross, Vice President- Commercial Loan Officer	<p><i>Tim joins Union Bank's Commercial Lending Team after spending the majority of his 24+ year banking career at Northfield Savings Bank as Chief Financial Officer and Senior Commercial and Administrative Services Manager in Northfield Vermont. Ross earned his BA degree from Norwich University in Northfield, VT.</i></p> <p><i>Further education includes completion of several graduate school courses and executive leadership programs from several universities to include; the Graduate School of Banking at Colorado, Boulder, CO., University of Virginia Darden School of Management, Charlottesville, VA, University of South Carolina Darla Moore School of Business, Columbia, SC and the Vanderbilt University Owen Graduate School of Management, Nashville, Tenn. Tim resides in Barre.</i></p>
At-risk populations, Capstone Community Action: Liz Sharf, Director of Community Economic Development	<p><i>Liz Scharf spent her first 10 years of employment in the Boston area working in banking and sales administration before returning to her home state of Vermont to raise her two sons. During that time, she worked for Rumney Memorial School in Middlesex in food service, developing, managing, and fundraising for the Farm to School program.</i></p> <p><i>Liz joined Capstone's Community Economic Development department in May 2014 for as the Savings and Credit Program Coordinator, providing 1:1 financial counseling, financial education, and financial capability program management. She is an AFCPE® Accredited Financial Counselor® and loves flower gardening, cooking, cross country skiing and hiking. She lives in Middlesex with her husband and nearly grown children.</i></p>



MEMO

Date: March 18, 2022
To: Brownfields Advisory Committee
From: Clare Rock, Senior Planner
Re: Brownfields Meeting on Monday March 21, 2022

- ☒ **ACTION REQUESTED:** Act upon enrollment and funding requests from:
- a) 9 Main Street, Montpelier for Phase II Environmental Site Assessment
 - b) 18 South Main Street, Barre City for Phase II Environmental Site Assessment

Contained within the packet you will find the following materials for each request:

- ☐ Site Selection Criteria Review – this document serves as a staff report. Staff has reviewed the project against the Selection Criteria, made a recommendation and proposes a determination for consideration by the Committee (the Determination contains a draft motion at the bottom of the last page.)
- ☐ Project Materials – along with the Site Selection Criteria, I have included a copy of the Nomination application and additional supportive information.

As a reminder here are the General Enrollment Steps:

1. Property Owner/Prospective Purchaser submits an application for funding request to staff
2. Brownfields Advisory Committee reviews requests and determines if it meets program criteria
3. Applicant will be asked to attend Committee meeting to discuss project
4. Upon Committee approval staff concurrently:
 - a. Submits a Project Information Form to DEC for review and comment, to ensure eligibility
 - b. Initiates a Simplified Bid Process per CVRPC Procurement Policy and executes contract for assessment activities to commence
5. QEP presents findings of assessment work to Committee and applicant

Brownfield Assessment Activities		
Acronym	Assessment Activity	Description
Phase I ESA*	Phase I Environmental Site Assessment	<ul style="list-style-type: none"> -Background information gathering and historical records review -Visual site inspections -Other requirements according to ASTM standards
Phase II ESA	Phase II Environmental Site Assessment	<ul style="list-style-type: none"> -Subsurface Soil Sampling -Groundwater Sampling -Ecological Assessment (if necessary) -Quality Assurance Project Plan (QAPP) required by EPA
Supplemental Phase II ESA	Supplemental Phase II Environmental Site Assessments	-Subsurface soil sampling and groundwater sampling to determine the extent of contamination found in the initial Phase II ESA
SSQAPP**	Site Specific Quality Assurance Project Plan	<ul style="list-style-type: none"> - a document that outlines the procedures that those who conduct a monitoring project will take to ensure that the data they collect and analyze meets project requirements. - invaluable planning and operating tool that outlines the project's methods of data collection, storage and analysis
HBM	Hazardous Building Materials Assessment	<ul style="list-style-type: none"> - Assessments for the hazardous materials that impact building use, renovation or demolition. - Determines if hazardous substances are present and in what quantities, and then develop options and costs for management or removal.
ECAA	Evaluation of Corrective Action Alternatives	<ul style="list-style-type: none"> - Evaluation of remediation options and associated costs, while balancing environmental protection and site redevelopment goals - Identification of redevelopment scenarios - Identification of remedial alternatives Engineering evaluation of remedial alternatives and selection of preferred alternative - Required by DEC to be included in all DEC approved Corrective Action Plans
CAP	Corrective Action Planning Activities	A plan detailing the specific remedial actions necessary to implement the preferred alternative selected in the ECAA process.
<p>Notes: *Phase I ESAs for current owners of a property may be eligible projects. This would be reviewed by DEC on a project basis as this funding is not intended to benefit potentially liable parties.</p> <p>**This is State funding so SSQAPPs are not needed. However, the expense may be eligible if a SSQAPP is needed, such as if state funding is partnered with federal funding for the project. This can be determined on a project basis.</p>		



CENTRAL VERMONT BROWNFIELDS PROGRAM

Site Selection Criteria Review

Projects nominated to receive Brownfields funding are reviewed by the CVRPC Brownfields Advisory Committee. The review examines the projects 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 criterion 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 viewed favorably when addressed by a project.



Site Name: 9 Main Street / former Capital Cleaners, Montpelier Nominated By: Jessica and Seiji Ohashi

Project Description: The Ohashis intend to purchase the property and redevelop into a bar with outdoor seating.

Work Requested: ☐ Phase 1 ESA ☒ Phase 2 ESA ☐ Phase 2 Supplemental ESA
 ☐ Corrective Action Feasibility Investigation ☐ Corrective Action Plan
 ☐ Other (specify) _____

Cost Estimate: \$ TBD

Review Prepared By: Clare Rock, Senior Planner Date of Review: 3/18/2022

Threshold Criteria

Criteria	How does the project demonstrate potential for successful re-use in response to this criteria?
1) Does the applicant have site control?	The applicants/nominators/prospective purchasers (Jessica and Seiji Ohashi) are in negotiations with the current owner of the property; the current property owner has been agreeable to the prospective purchasers undertaking due diligence.
2) Is there a prospective purchaser? <i>Things to consider: What is the background, expertise, and/or redevelopment track record of the owner and/or developer? Is the owner the developer? An owner-developer partnership? Is the owner-purchaser relationship developed to a place appropriate for the proposal and timeline? Are negotiations going well so far? Is the property listed at an unrealistic price?</i>	Based upon Heney Realtors website the property is listed for \$459,000 and has been on the market for 717 days (almost 2 years, as of 3/18.) The applicants/nominators are the prospective purchasers, and have been engaged with the owner for over a year. They had an offer accepted yet it was rescinded when the Phase I ESA (completed 4/12/21) identified some environmental concerns. They currently have a verbal agreement and the owner has been agreeable to all of the non-financial requests made so far. The owner is in the process of working with DEC to remove some underground storage tanks which were identified in the Phase I ESA.
3) Is the property owner/prospective purchaser enrolled in BRELLA?	Yes, the DEC issued a Determination of Eligibility for Mr. & Mrs. Ohashi, as prospective purchasers of 9 Main Street (see attached letter)
4) Is the property owner/prospective purchaser willing to be enrolled in BRELLA?	N/A see above
5) Is there a redevelopment plan for the site? a) Are conceptual site plans available? b) Does redevelopment conform to local zoning regulations? c) Will the site facilitate the use or reuse of existing infrastructure? d) Other: _____?	The prospective purchasers have funded the completion of the Phase I ESA and have enrolled into the BRELLA program (\$500 application fee.) They have been actively engaged in pursuing property purchase for over a year. The Ohashis plan to renovate the existing building and improve the property for use as a bar / cremee stand with outdoor seating. The brick masonry will be repaired, new paint, and an exterior mural added. The parking area will be converted into a parklet with landscaping and outdoor seating.

Criteria	How does the project demonstrate potential for successful re-use in response to this criteria?
<p><i>Things to consider: What level of investment has the owner/developer put into planning for the project?</i></p> <p><i>Is there a risk the project would be denied permitting?</i></p>	<p>The property is served by existing infrastructure (water/waste water, sidewalks, on-street parking.)</p> <p>Local zoning permits have not been sought but conversations with the Montpelier Planning Department indicate the proposed use is in conformance with the local zoning regulations.</p>
<p>6) Will the site assessment assist in addressing:</p> <ul style="list-style-type: none"> a) Identification and reduction of threats to human health; and the environment associated with exposure to hazardous materials, pollutants, or contaminants b) Furthering local and regional land use goals 	<p>The Phase I ESA indicates there are potential for impacts to soil and/or groundwater (see Phase I ESA Executive Summary attached.) In VT DEC's review of the Phase I ESA (see email from Donaldson, James, dated 3/2/22) DEC recommends the building materials be assessed to identify any impacts to indoor air quality.</p> <p>The reuse of the site from a drop off dry cleaners into a bar/creeme stand with outdoor seating aligns with local and regional goals to promote economic and social activity within a Regional Center and Designated Downtown.</p>
<p>7) To what degree does the site assessment and redevelopment have:</p> <ul style="list-style-type: none"> a) Community/neighborhood support b) Municipal support c) Other public or private commitments <p><i>Things to consider: Is the community likely to oppose the project or approve, volunteer and make financial commitments toward achieving project success? How has this support/commitment been demonstrated?</i></p>	<p>The applicant suggests that Montpelier currently has no creemees within walking distance of downtown and that this offering, along with outdoor seating (which is not plentiful in downtown) will be desirable to the community and to the neighborhood.</p> <p><i>Staff recommends asking the applicant about private/financial commitments to the project.</i></p>
<p>8) Will redeveloping the site offer public benefit, such as:</p> <ul style="list-style-type: none"> a) Housing b) Job creation/retention c) Parkland, greenspace, greenway, outdoor recreation opportunity d) Other: _____? 	<p>Redevelopment will offer jobs in building/construction trades, service industry and creative economy sector for the building renovation, beverage operation, and venue for local artists. It will provide an urban park/plaza in the creation of parklet and outdoor seating area.</p>

Criteria	How does the project demonstrate potential for successful re-use in response to this criteria?
<p>9) Does the applicant demonstrate a willingness to provide financial support/in-kind help for cleanup, if it is needed?</p> <p><i>Things to consider: Is there documentation of their ability to finance clean up?</i></p>	<p>With enrollment in BRELLA the prospective purchasers will be eligible for low interest loans for brownfields redevelopment. With the completion of the brownfields assessments they will be able to secure traditional methods of business financing.</p>
<p>10) Are results achievable?</p> <p>a) Is the project financially feasible?</p> <p>b) Is the timeline realistic?</p> <p>c) Is there commitment from necessary partners (public &/or private)?</p> <p>d) Other _____?</p> <p><i>Things to consider: Is the plan for how each stage and component of the redevelopment will be financed realistic?</i></p> <p><i>Is the timeline realistic in terms of securing financing, permitting, property acquisition?</i></p> <p><i>How does proposal demonstrate each of these criteria?</i></p>	<p><i>Staff recommends asking the applicant about the project timeline and financing.</i></p>

Program Coordinator Recommendation

The Program Coordinator recommends enrolling the property, contingent upon:

- ☐ A positive review of project information by DEC
- ☐ Signed Owner Participation Agreement Form (by the current owner)
- ☐ Signed Agreement for Property Access Form (by the current owner)

Enrollment Determination

If the Committee agrees with the Staff assessment, staff recommend the Brownfields Advisory Committee consider the following motion: *to recommend enrollment of the property into the CVRPC Brownfields program contingent upon those items identified by staff and to recommend the CVRPC Executive Committee authorize funding for the expenditure to cover a Phase II ESA based upon the Phase I findings and recommendations from VT DEC.*



CENTRAL VERMONT BROWNFIELDS PROGRAM

Property Nomination Form

The Central Vermont Brownfields Program offers grant funding and technical assistance to property owners and prospective purchasers to assess potential contamination for the purpose of property re-use or re-development. This program is made possible in part by a grant from the State of Vermont through the Agency of Commerce and Community Development, Department of Economic Development.

A. Nomination & Contact Information

- 1) Person/Organization Nominating the Property: Seiji & Jessica Ohashi
 Nominator Address, Phone, and Email: 4 Greenfield Terrace, Montpelier, 05602

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

- 2) Property Owner Name (if different than nominating party): Nick DeNoia (Montdry LLC.)
 Property Owner Address, Phone, and Email: 9 Main St., Montpelier, 05602

- 3) Briefly describe the past/current use of the property and the planned or intended re-use of the property.

The property has been a laundry list of environmental red flags: coal depot, gas station, dry cleaner. We plan to renovate the existing building and turn it into an art-oriented bar with the parking lot converted into a parklet.

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.

- 4) What type of assistance is being requested?
 a. ☐ Phase I ESA

- b. ☒ Phase II ESA
 - c. ☐ Supplemental Assessment: _____
 - d. ☐ Site Specific Quality Assurance Project Plan (SSQAPP) (not a required task)
 - e. ☐ Hazardous Building Materials Assessment (HBM)
 - f. ☐ Evaluation of Corrective Action Alternatives (ECAA)
 - g. ☐ Corrective Action Planning Activities (CAP)
 - h. ☐ Other. *If other, please explain:*
- 5) Are you able to attend a Brownfields Advisory Committee meeting to discuss your project?
The Committee meets on the third Monday of each month from 6-7:30 pm at the CVRPC office and/or via virtual meeting platform (Zoom).
- a. ☒ YES ☐ NO

B. 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.

- 1) Property Name: Capital Cleaners
- 2) Property Address (E911), City/Town & Zip Code: 9 Main St., Montpelier, VT. 05602

- 3) Property Size (Acres): 0.14 _____
- 4) Parcel ID # (SPAN): 405-126-10287 _____
- 5) Infrastructure: Is the site served by municipal sewer and water, public transportation, sidewalks, and/or other infrastructure? Please describe: The building is located on a prominent downtown Montpelier corner, it is connected to all of the municipal utilities, near the bike path, and has ample parking on premises and nearby

- 6) Describe any existing structures (type, age, square footage, # of stories, etc.): single-story on-grade building with brick façade, lot size is 6098 sq. ft., building is 1189 sq. ft.

- 7) Are the structures utilized or abandoned? Utilized currently as dry cleaner
- 8) Occupancy Status (Check One): _____ < 25% Occupied _____ 25%-75% X >75% Occupied
- 9) Have the structures been recognized to have historic qualities, such as by the local Historical Society, the Vermont Dept. of Historic Preservation? Is it in or near a Historic District?
Not that I am aware of, the building is not historically significant.

- 10) Describe any other prominent site characteristics: The site includes the parking lot for the adjacent business, allowing us to utilize the parking lot on Main Street for seating and art work

- 11) Zoning District: 1-2 _____
- 12) Is the proposed use permitted in this district, a conditional use, a prohibited use, or other?
Please describe: Yes, this is the downtown district

- 13) Describe any communication you have had with the municipality regarding this project. I received verbal approval for our project from Audra Brown from the City of Montpelier Zoning Dept.

C. Site History

- 1) Describe the current use of property: Dry cleaning pickup/dropoff
- 2) Describe the former uses of the property (please list all): gas station, coal storage
- 3) Acquisition Date (by current owner): unsure, mid 80's?
- 4) Acquisition Type (purchase, foreclosure, donation, etc.): purchase
- 5) When the property was acquired, was environmental due diligence for the property transaction conducted according to the accepted standards and practices of the time? ☐ YES ☒ NO
- 6) Immediate Past Owner Name and Contact Information (if known): unknown
- 7) Next Past Owner Name and Contact Information (if known): unknown

D. Environmental Information

- 1) Describe the environmental concerns: concerns stem from potential byproducts of dry cleaning, gas station, and underground tanks
- 2) Has a site investigation of potential contaminants previously been performed? ☒ YES ☐ NO
- 3) If yes, list the type of investigation(s) conducted and the year(s) it was conducted. *Please provide any previous environmental investigation reports completed.* Phase 1 ESA completed by VHB. Current owner working with DEC for Underground Storage Tank remediation
- 4) Vermont Sites Management Section Site Number (SMS #) 19890413
- 5) Dept. of Environmental Conservation (VTDEC) Site Manager – James Donaldson
- 6) Is the project site eligible to participate in VT DEC Brownfields BRELLA program?
- 7) ☐ Yes ☐ No ☐ Unsure ☒ Already Enrolled #2021-5022
- 8) 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? Heating oil and gasoline, all of which have been removed. Current owner is almost completed with DEC UST program to remove/remediate underground storage tanks
- 9) Did the current property owner cause or contribute to the contamination?
i. ☐ YES ☐ NO ☒ Unknown
- 10) Did the current property owner generate or transport any waste brought to the site?
i. ☐ YES ☐ NO ☒ Unknown
- 11) Please provide further detail on the assistance needed, if possible. If a cost estimate or work proposal is already available, please provide a copy. Test results to date have been benign however the Phase 2 ESA is still required. We cannot secure a loan until the site is "clean" and the current owner is not willing to perform the Phase 2 ESA. So we need this funding to move forward with this project as it does not make sense for us to pay/perform this without owning the property.

E. Site Redevelopment

- 1) What is the Proposed Future Use for the site? (Include conceptual site plans, if available): We plan to use the existing structure, renovate the interior into a bar, and transform the front

parking lot into a parklet with seating, plants, and artwork. For the brick façade along Barre St., we plan to hire a Montpelier artist to paint a mural. We also plan to have a creemee machine, which sounds trivial but something no downtown Montpelier businesses currently offer.

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- 2) Does the proposed reuse involve a change in use from the current land use or operations on the site? Please describe. Yes, we plan to convert the front parking lot into a seating area. And the new business will not be related to the existing business in any way
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- 3) Will the proposed reuse involve expansion or improvement of the use or property? Please describe. We plan to improve the property (repair masonry, landscaping, paint, etc.) but do not plan to expand the property at all
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- 4) What will be/is the funding strategy(s) for site remediation (clean up) and redevelopment? Please describe in detail. If we are able to obtain funding for the Phase 2 ESA, we can then move forward with the BRELLA program to remediate any issues discovered.
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- 5) Describe the municipal and/or community support for redevelopment of this property. I have not performed any community survey, however I am extremely confident that an outdoor seating area in downtown Montpelier would be popular. It would also transform the current, rather unsightly corner, into a more attractive location that welcomes people into the town.
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- 6) Please describe the project timeline. We have already been accepted into the BRELLA program, so we are ready to move forward immediately. The timing beyond that will depend on contractor availability and weather. But we are ready to move forward at full-speed on this project
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- 7) How will this project benefit from receiving brownfield assessment grant funds? This project will be dead in the water unless we can find funding for the Phase 2 ESA. We are not able to secure a loan until a Certificate of Completion has been granted by the DEC/BRELLA...however we cannot pay for this testing for a property we do not own. We have a verbally approved offer from the seller, and plan to submit a new written offer after Mr. DeNoia has completed the UST program with the DEC
-
- 8) How will redevelopment of the property assist in:
- a. Identification and reduction of threats to human health; and the environment associated with exposure to hazardous materials, pollutants, or contaminants: This project has already resulted in the discovery and removal of three underground storage tanks which were decommissioned (but not correctly cleaned/sealed), so regardless of the future of the site there has already been positive environmental progress made.
 - b. Furthering local and regional land use goals: Small business owners transforming a dirty, unsightly property into an attractive outdoor space for daily business and events in a prime location is the goal for BRELLA and a handful of other local organizations like Montpelier Alive.

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- 9) How will redeveloping the property offer other public benefit, such as providing housing; job creation/retention; or Parkland, greenspace, greenway, outdoor recreation opportunities? This will create a few jobs (bartender, bar back, cleaners), will add an outdoor space with plants and art, and serve the bike path patrons (bike pumps, water refill station, etc.)
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- 10) Please provide any other information which demonstrates how the redevelopment is an achievable project.

Beverages and creemees are products with high margins and high demand. Downtown Montpelier currently has no creemeess within walking distance, which is a huge opportunity. Outdoor seating in town is always at a premium when the weather is agreeable. There are very few places to sit outside in downtown. This location is also a great “waiting room” for Sarducci’s restaurant. One other financial strength of this property is the rear parking lot. It is currently being rented out to Buddy’s Burgers and provide a small but consistent flow of passive income.

F. Signature

I attest by my signature that the above information is true and complete to the best of my knowledge; and that if enrolled in the program I understand the Owner Participation Agreement Form and the Agreement for Property Access Form will have to be completed prior to the commencement of any site assessment work.

Nominating Party Signature

Nominating Party Name and Title (please print or type)

Return to: Clare Rock, Senior Planner | Phone: 802-229-0389 | Email: rock@cvregion.com



Executive Summary

Vanasse Hangen Brustlin, Inc. ("VHB") was retained by Jessica and Seiji Ohashi (the "Client") to conduct a Phase I Environmental Site Assessment ("Phase I ESA") of the Capital Cleaners building located at 9 Main Street, Montpelier, Vermont, hereinafter referred to as the "Site". The Site is an approximately 0.14-acre parcel of land with an associated building that is situated near downtown Montpelier and currently operates as Capital Cleaners. VHB understands that the purpose of this Phase I ESA is to provide environmental due diligence in support of the potential purchase of the Site.

This Phase I ESA has been completed using the American Society of Testing and Materials ("ASTM") E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (the "Standard") and the All Appropriate Inquiries ("AAI") Final Rule at 40 CFR Part 312 as guidance.

The objective of this Phase I ESA is to identify Recognized Environmental Conditions ("RECs") in connection with the Site. RECs are defined in the Standard as *"the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."*

The Client is the sole User of this Phase I ESA. Pursuant to Section 3.2.98 of the Standard, "the User has specific obligations for completing a successful application of this practice as outlined in section 6" of the Standard.

The Phase I ESA should be read in its entirety to gain a comprehensive understanding of the findings presented in this Executive Summary.

Recognized Environmental Conditions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 for 9 Main St, Montpelier, Washington County, VT, the property. Any exceptions to, or deletions from, this practice are described in Section 8.1 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

REC#1 – Existing Fuel Oil Underground Storage Tank ("UST")

A 550-gallon, out of service fuel oil UST ("UST-1") that was installed in approximately 1992 is present at the Site. According to Mr. DeNoia, UST-1 is currently empty and is no longer in use due to a

malfunctioning vent whistle. While no evidence or record of past releases of fuel oil from UST-1 were identified, releases from USTs and their associated piping are common and thus it is possible that UST-1 may have adversely impacted environmental conditions at the Site.

Opinion: Although no releases from UST-1 have been identified, it is possible that a release of fuel oil to the subsurface may have occurred that has not been detected. Thus, it is the Environmental Professional's Opinion that the out of service 550-gallon UST represents a REC. If additional information regarding the environmental conditions at the Site is desired, laboratory analysis of samples could be conducted. It should also be noted that in accordance with the DEC *Underground Storage Tank Rules*, dated October 26, 2020, any UST that is out-of-service for more than one year must be decommissioned in accordance with the rule.

REC#2 – Former USTs (UST-2 through UST-6)

VHB reviewed documentation indicating that up to five additional USTs were used at the Site to store fuel oil, gasoline, and waste oil (UST-2 through UST-6) throughout its history. While information was reported that gasoline USTs (UST-3 and UST-4) may no longer be present on-Site (Wheeler 2003), no documentation regarding any tank removals or the conditions of any of these additional tanks was identified during VHB's review of available information.

Opinion: Although no releases have been identified from UST-2 through UST-6, it is possible that a release to the subsurface from one or multiple of these tanks may have occurred that was not detected or reported. Thus, it is the Environmental Professional's Opinion that UST-2 through UST-6 represent a REC. If additional information regarding the environmental conditions at the Site is desired, an underground utility location reconnaissance and laboratory analysis of samples could be conducted.

REC#3 – Historical Site Uses

Throughout its history, the Site has hosted many industrial and commercial uses including coal storage areas associated with an adjacent railroad corridor, a gasoline filling station and auto maintenance garage, and dry-cleaning businesses. Due to the likely use and storage of various chemicals and hazardous materials at the Site in connection with these uses it is possible that incidental and undocumented releases may have occurred.

Opinion: Due to the various historical uses at the Site it is possible that past releases may have adversely impacted environmental conditions at the Site. Thus, it is the Environmental Professional's Opinion that historic property uses at the Site represents a REC. If additional information regarding the environmental conditions at the Site is desired, laboratory analysis of samples could be conducted.

REC#4 – Historical Nearby Uses and Hazardous Waste Sites

Based on the information available for review regarding nearby properties, VHB has identified multiple hazardous waste sites that exist adjacent to and surrounding the Site. Additionally, the Site is located in a heavily commercialized and industrial area.

Opinion: While it does not appear that subsurface impacts have been documented that are migrating towards the Site, there is a possibility that past releases from these nearby properties may have adversely impacted environmental conditions at the Site due to the proximity of these properties to the Site, the partially undefined nature and extent of impacts, and the historically industrial and commercial nature of these nearby properties.

Vapor Encroachment Conditions ("VECs")

A VEC is the presence or likely presence of COC vapors in the vadose zone of the Site caused by the release of vapors from contaminated soil or groundwater either on or near the target property. Based on the findings noted above within the four RECs, there is potential that volatile COCs could impact environmental conditions at the Site, thus VHB has concluded that:

- › A 550-gallon fuel oil UST (UST-1) is currently present and unused at the Site
- › Historical uses at the Site have included the use and storage of OHM and records indicate that up to six different tanks and likely USTs were used to store gasoline, fuel oil, and waste oil at the Site.
- › Multiple releases of OHM have occurred at nearby properties that may pose a risk to contaminated vapor migration.

Therefore, VHB has concluded that a VEC exists at the Site in connection with the four RECs detailed in Section 7.1.

Data Gaps

VHB identified one data gap at the Site during the course of this Phase I ESA. The Environmental Professional's assessment as to whether these data gaps are considered significant is outlined below.

Data Gap	Assessment
As of the date of this report, VHB has not received information regarding its inquiry to the Montpelier Fire Department or Building & Zoning Departments	Based on the available information reviewed regarding the Site's history, VHB does not consider the lack of responses to constitute a significant data gap.

AGENCY OF NATURAL RESOURCES

State of Vermont
Department of Environmental Conservation
Waste Management & Prevention Division
1 National Life Drive – Davis 1
Montpelier, VT 05620-3704
(802) 477-2632
james.donaldson@vermont.gov

February 1, 2022

Seiji & Jessica Ohashi
4 Greenfield Terrace
Montpelier, VT 05602

RE: 9 Main Street (former Capital Cleaners), Montpelier, VT - **SMS Site #2021-5022**

BROWNFIELDS REUSE AND LIABILITY LIMITATION ACT DETERMINATION OF ELIGIBILITY

Dear Mr. & Mrs. Ohashi:

The Vermont Department of Environmental Conservation (DEC) has determined that Seiji and Jessica Ohashi are eligible to participate in the Brownfields Reuse and Environmental Liability Limitation Act “BRELLA” as a prospective purchaser of the above referenced property. This determination is based on the application received on January 12, 2022, and the supporting documentation submitted on January 31, 2022.

BRELLA provides participants with DEC staff assistance in the review and oversight of activities to investigate, abate, remediate and monitor, when necessary, a brownfields site. A Certificate of Completion is issued upon performance of all actions required to attain cleanup levels established in the corrective action plan developed for the property. Statutory liability protections become effective upon issuance of the Certificate of Completion. Forbearance from state enforcement action is in effect during BRELLA participation provided that all required activities are being implemented in good faith.

Submittal and approval of a corrective action plan will be required to adequately protect human health and the environment at this property. The above referenced SMS Site number should be included in all correspondence. A final redevelopment plan that shows the type and location of buildings and improvements, and describes their intended use, must be submitted with the proposed corrective action plan. BRELLA requires that the public be provided with an opportunity to comment on the proposed corrective action plan prior to approval. Experience has shown that early involvement of, and continued communication with the public is integral to ultimate project success. Please keep me involved in all site related activities that may inform corrective action at the site. Periodically we will hold technical review meetings with BRELLA participants to ensure successful completion of each project.

As a participant in BRELLA you are required to follow the statutory provisions for this program that are codified at 10 V.S.A. §6641-§6656. Specifically, under § 6644 - *General Obligations*, any person participating in the program shall do all the following:

- (1) Not provide any information required under this subchapter by fraud, intentional misrepresentation, failure to disclose material information, or providing false certification.

(OVER)



(2) Not engage in any activity that is inconsistent or interferes with monitoring, investigation, abatement, removal, or remediation activities or the conditions or restrictions in a certificate of completion.

(3) Provide access to and cooperate with the secretary and any person liable pursuant to section 6615 of this title acting subject to the approval of the secretary for investigation, abatement, removal, remediation, or monitoring activities at the property. The grant of access and all other provisions that the secretary determines necessary may be memorialized in the form of an interest in real property that runs with the land and is binding against successors and assigns.

(4) Comply with all rules and procedures required by the secretary and obtain all necessary permits, certifications, and other required authorizations prior to beginning any site investigation or corrective action plan activities.

(5) If an innocent current owner, pay any additional costs of the secretary's review and oversight of the site investigation or corrective action plan, or both.

(6) Provide the secretary with all documents and information relating to the performance of the investigation, abatement, removal, remediation, and monitoring activities.

(7) Defend, indemnify, save, and hold harmless the state from all claims and causes of action related to, or arising from, acts or omissions of the applicant in performing the site investigation and corrective action plan except in the case of either of the following:

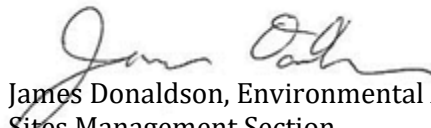
(A) Reimbursement of fees or costs improperly required by and paid to the secretary by the eligible person or successor.

(B) A cause of action related to the state's liability pursuant to subsection 6615(a) of this title.

Failure to adhere to the requirements dictated in the BRELLA statute may result in removal from the BRELLA program and all liability protection.

On behalf of the Vermont DEC, please accept my congratulations on this determination of eligibility. We greatly appreciate your interest and wish you success with your project. Brownfields redevelopment projects such as yours continue to revitalize and strengthen Vermont towns and communities. I am here to help make your project as effective and uncomplicated as possible. Please contact me if I can be of any assistance in this regard or to discuss any funding options that may be available for your project. I can be reached at 802-477-2632 and e-mail at james.donaldson@vermont.gov.

Sincerely,



James Donaldson, Environmental Analyst
Sites Management Section
Waste Management and Prevention Division

cc: Sarah Bartlett, VTDEC (electronically)
Clare Rock, Central Vermont Regional Planning Commission (electronically)

From: [Donaldson, James](#)
To: [Seiji Ohashi](#)
Cc: [Jessica Ohashi](#); [Clare Rock](#)
Subject: 9 State Street, Montpelier - Phase II ESA request
Date: Friday, March 4, 2022 9:06:56 AM

Good morning, Seiji –

The SMS has completed review of the Phase I Environmental Site Assessment (ESA), dated April 13, 2021, and prepared by VHB, and provides the following requests to be addressed through completion of a Phase II ESA:

1. VHB has identified a Recognized Environmental Condition (REC) that is related to historical uses of subject property including coal storage, a gasoline filling station, auto maintenance, and dry cleaning. Potential contamination relating to petroleum and former dry cleaning operations has been evaluated through investigation and monitoring completed under Site #20215022, and VHB did not provide specificity in terms of laboratory analyses required to fully evaluate the REC. The SMS concurs that historical property uses coupled with the location adjacent to a rail corridor in the built downtown environment may provide for contamination that is not related to petroleum or dry cleaning. As such, the Phase II ESA should include an evaluation of the presence of development soils on the property.
2. While not identified by VHB as a REC, buildings constructed prior to 1980 have the potential to contain polychlorinated biphenyls (PCBs) in the building materials. PCBs can off gas from these materials and provide for impacts to indoor air. The Phase II ESA should include an inventory of building materials and the collection of indoor air samples for the analysis of PCBs.

The SMS looks forward to the submission of a work plan to conduct the Phase II ESA. Feel free to contact me with any questions.

Regards,
James



James Donaldson, Environmental Analyst
Vermont Department of Environmental Conservation
Sites Management Section/Spill Program
1 National Life Drive – Davis 1 | Montpelier, VT 05620-3704
802-828-1138 office | 802-477-2632 cell
<https://dec.vermont.gov/waste-management/contaminated-sites>



CENTRAL VERMONT BROWNFIELDS PROGRAM

Site Selection Criteria Review

Projects nominated to receive Brownfields funding are reviewed by the CVRPC Brownfields Advisory Committee. The review examines the projects 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 criterion 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 viewed favorably when addressed by a project.



Site Name: 18 South Main Street, Barre City Nominated By: Turning Point Center

Project Description: The Turning Point Center intends to purchase the property and redevelop it as a Model Recovery Center providing services to people in recovery from addiction.

Work Requested: ☐ Phase 1 ESA ☒ Phase 2 ESA ☐ Phase 2 Supplemental ESA
☐ Corrective Action Feasibility Investigation ☐ Corrective Action Plan
☐ Other (specify) _____

Cost Estimate: \$ 17,820

Review Prepared By: Clare Rock, Senior Planner Date of Review: 3/18/2022

Threshold Criteria

Criteria	How does the project demonstrate potential for successful re-use in response to this criteria?
1) Does the applicant have site control?	The applicant/nominator, Turning Point Center is also the prospective purchaser. They have an option agreement with the seller.
2) Is there a prospective purchaser? <i>Things to consider: What is the background, expertise, and/or redevelopment track record of the owner and/or developer? Is the owner the developer? An owner-developer partnership? Is the owner-purchaser relationship developed to a place appropriate for the proposal and timeline? Are negotiations going well so far? Is the property listed at an unrealistic price?</i>	Yes, the Turning Point Center is the prospective purchaser. They have an option agreement with the seller.
3) Is the property owner/prospective purchaser enrolled in BRELLA?	Yes, the DEC issued a Determination of Eligibility
4) Is the property owner/prospective purchaser willing to be enrolled in BRELLA?	N/a
5) Is there a redevelopment plan for the site? a) Are conceptual site plans available? b) Does redevelopment conform to local zoning regulations? c) Will the site facilitate the use or reuse of existing infrastructure? d) Other: _____? <i>Things to consider: What level of investment has the owner/developer put into planning for the project? Is there a risk the project would be denied permitting?</i>	The Turning Point Center is working with a team of design and construction professionals. Architectural drawings have been produced for the building renovation and expansion (see attached). The site is located near downtown and is served by municipal sewer/water, sidewalks.

Criteria	How does the project demonstrate potential for successful re-use in response to this criteria?
<p>6) Will the site assessment assist in addressing:</p> <ul style="list-style-type: none"> a) Identification and reduction of threats to human health; and the environment associated with exposure to hazardous materials, pollutants, or contaminants b) Furthering local and regional land use goals 	<p>The Turning Point Center has identified that the property is located in proximity to a known hazardous waste site and former auto service garage in which spills or leakages may have impacted soil/groundwater. Based upon the age of the building it may contain materials which would impact indoor air quality and human health.</p> <p>Development of a Model Recovery Center in a downtown area, within walking distance to other services is supported by local and regional goals.</p> <p><i>Staff recommends confirming a Phase I ESA has been completed by Stone Environmental as a basis for the information contained within Section D. Environmental Information in the Nomination Form.</i></p>
<p>7) To what degree does the site assessment and redevelopment have:</p> <ul style="list-style-type: none"> a) Community/neighborhood support b) Municipal support c) Other public or private commitments <p><i>Things to consider: Is the community likely to oppose the project or approve, volunteer and make financial commitments toward achieving project success? How has this support/commitment been demonstrated?</i></p>	<p>The City of Barre supports the project, the City has provided letters of support for the Turning Point's grant applications to the VCDP (VT Community Development Program) and USDA Rural Development Program. These grants will support the purchase and redevelopment of 18 South Main Street.</p>
<p>8) Will redeveloping the site offer public benefit, such as:</p> <ul style="list-style-type: none"> a) Housing b) Job creation/retention c) Parkland, greenspace, greenway, outdoor recreation opportunity d) Other:_____? 	<p>Redevelopment will offer jobs in building/construction trades in the renovation of the property. The new Center will provide much needed expanded access to addiction recovery services which will help residents live healthier and more productive lives. The new facilities will also provide a garden and an outdoor picnic area.</p>
<p>9) Does the applicant demonstrate a willingness to provide financial support/in-kind help for cleanup, if it is needed?</p>	<p>The Turning Point Center is in the process of securing funding for the purchase and renovation of the building, and as it is enrolled in the BRELLA program will be eligible to access additional funding for any potential cleanup activities.</p>

Criteria	How does the project demonstrate potential for successful re-use in response to this criteria?
<i>Things to consider: Is there documentation of their ability to finance clean up?</i>	
<p>10) 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>Things to consider: Is the plan for how each stage and component of the redevelopment will be financed realistic? Is the timeline realistic in terms of securing financing, permitting, property acquisition? How does proposal demonstrate each of these criteria?</i></p>	<p>The Turning Point has a team of design and engineering professionals to ensure the renovation project is undertaken according to all required standards and codes. A variety of funding sources are being accessed (VCDP, USDA) for fund the project, demonstrating support by a variety of entities.</p>

Program Coordinator Recommendation

The Program Coordinator recommends enrolling the property, contingent upon:

- ☐ A positive review of project information by DEC
- ☐ Signed Owner Participation Agreement Form (by the current owner)
- ☐ Signed Agreement for Property Access Form (by the current owner)

Enrollment Determination

If the Committee agrees with the Staff assessment, staff recommend the Brownfields Advisory Committee consider the following motion: *to recommend enrollment of the property into the CVRPC Brownfields program contingent upon those items identified by staff and to recommend the CVRPC Executive Committee authorize funding for the expenditure to cover a Phase II ESA based upon the Phase I findings and recommendations from VT DEC.*



CENTRAL VERMONT BROWNFIELDS PROGRAM

Property Nomination Form

The Central Vermont Brownfields Program offers grant funding and technical assistance to property owners and prospective purchasers to assess potential contamination for the purpose of property re-use or re-development. This program is made possible in part by a grant from the State of Vermont through the Agency of Commerce and Community Development, Department of Economic Development.

A. Nomination & Contact Information

- 1) Person/Organization Nominating the Property: Charles Castle, Board Treasurer, Turning Point Center of Central Vermont

Nominator Address, Phone, and Email: 30 Washington Street Suite 1
Barre, Vermont 05641
chip@barrehousing.org

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

- 2) Property Owner Name (if different than nominating party): David Lawrence
Property Owner Address, Phone, and Email: PO Box 52

East Barre, Vermont 05649

- 3) Briefly describe the past/current use of the property and the planned or intended re-use of the property.

The Site was first developed in 1889 with a residential dwelling. An addition was constructed in 1900. The Site was used as office space and a physician office starting in approximately 1933 until approximately 1984. The Site continued use as an office space and was used by the Center on Aging until approximately 1998. The Site was purchased by a hair salon and tanning studio in 1997 and was renovated following the use as an office space. The hair salon and tanning studio operated until approximately 2012. The Site is currently vacant and was most recently used as a thrift store on the first floor and a residential apartment on the second floor.

Turning Point Center intends to redevelop the property for use as a Model Recovery Center. The Site redevelopment plan includes renovating the existing structure, demolishing the rear addition, and constructing an approximately 4,650 square foot addition. The access drive will be improved, and the parking lot will be reconfigured with 15 parking spaces. Landscaping will occur on the side and front yard including a picnic area and garden. Turning Point Center enrolled in Vermont Brownfields Reuse and Environmental Liability Limitation Program (BRELLA)

on October 7, 2021.

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.

- 4) What type of assistance is being requested?
 - a. ☐ Phase I ESA
 - b. ☒ Phase II ESA
 - c. ☐ Supplemental Assessment: _____
 - d. ☐ Site Specific Quality Assurance Project Plan (SSQAPP) (not a required task)
 - e. ☐ Hazardous Building Materials Assessment (HBM)
 - f. ☐ Evaluation of Corrective Action Alternatives (ECAA)
 - g. ☐ Corrective Action Planning Activities (CAP)
 - h. ☐ Other. *If other, please explain:*
- 5) Are you able to attend a Brownfields Advisory Committee meeting to discuss your project? The Committee meets on the third Monday of each month from 6-7:30 pm at the CVRPC office and/or via virtual meeting platform (Zoom).
 - a. ☒ YES ☐ NO

B. 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.

- 1) Property Name: 18 South Main Street
- 2) Property Address (E911), City/Town & Zip Code: 18 South Main Street
Barre, Vermont 05641
- 3) Property Size (Acres): 0.30
- 4) Parcel ID # (SPAN): 1345-0018-0000
- 5) Infrastructure: Is the site served by municipal sewer and water, public transportation, sidewalks, and/or other infrastructure? Please describe: Yes, the Site is in the commercial district in the City of Barre and is served all of the above-mentioned infrastructure.
- 6) Describe any existing structures (type, age, square footage, # of stories, etc.):
Commercial/residential building, 1889 with a 1900 addition, 2,745-square feet, one and a half stories
- 7) Are the structures utilized or abandoned? Currently vacant
- 8) Occupancy Status (Check One): X < 25% Occupied ☐ 25%-75% ☐ >75% Occupied
- 9) Have the structures been recognized to have historic qualities, such as by the local Historical Society, the Vermont Dept. of Historic Preservation? Is it in or near a Historic District?
Yes, State Historic Preservation Office determined that a qualified architectural historian will be required for federal funding to be used. Determination of Eligibility (DOE) is required. This property was previously recommended NRHP eligible in 2012, but the consultant, Suzanne Jamele will update a DOE based on existing conditions and will assure that the historical nature of the building is preserved.
- 10) Describe any other prominent site characteristics: The Site is in a walkable area of the City of Barre, and the Site location is attractive to those in need of a drug/alcohol recovery center. The

lot size allows for a significant addition, off-street parking, a garden, and a picnic area/

- 11) Zoning District: Commercial
- 12) Is the proposed use permitted in this district, a conditional use, a prohibited use, or other?
Please describe: Yes, permitted use
- 13) Describe any communication you have had with the municipality regarding this project. The City of Barre supports the project and has provided support letters for both Vermont Community Development Program (VCDP) Grant application and a USDA Rural Development grant application.

C. Site History

- 1) Describe the current use of property: The property is currently vacant.
- 2) Describe the former uses of the property (please list all): residential, doctors office, general office building, hair salon, thrift shop
- 3) Acquisition Date (by current owner): July 19, 2006
- 4) Acquisition Type (purchase, foreclosure, donation, etc.): purchase
- 5) When the property was acquired, was environmental due diligence for the property transaction conducted according to the accepted standards and practices of the time? ☐ YES ☒ NO
- 6) Immediate Past Owner Name and Contact Information (if known): Salon Salon Associates
- 7) Next Past Owner Name and Contact Information (if known): Frank W. Bailey & Eva L. Bailey

D. Environmental Information

- 1) Describe the environmental concerns: The Site is located adjacent to and hydraulically downgradient from a hazardous waste site known as Cumberland Farms. The adjoining property previously operated as an automotive service garage. The Site is in an urban area and may have slightly contaminated surface soils. Additionally, the Site building was constructed prior to 1980 and there may be polychlorinated biphenyls in building materials.
- 2) Has a site investigation of potential contaminants previously been performed? ☐ YES ☒ NO
- 3) If yes, list the type of investigation(s) conducted and the year(s) it was conducted. *Please provide any previous environmental investigation reports completed.* _____
- 4) Vermont Sites Management Section Site Number (SMS #): _____
- 5) Dept. of Environmental Conservation (VTDEC) Site Manager: Kassandra Kimmey
- 6) Is the project site eligible to participate in VT DEC Brownfields BRELLA program?
- 7) ☒ Yes ☐ No ☐ Unsure ☒ Already Enrolled # October
- 8) 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? _____
- 9) Did the current property owner cause or contribute to the contamination?
i. ☐ YES ☒ NO ☐ Unknown
- 10) Did the current property owner generate or transport any waste brought to the site?
i. ☐ YES ☒ NO ☐ Unknown
- 11) 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 II Environmental Site Assessment, cost estimate attached

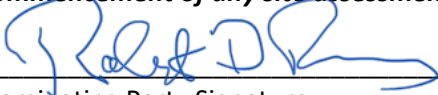
E. Site Redevelopment

- 1) What is the Proposed Future Use for the site? (Include conceptual site plans, if available: Model Recovery Center, site plans attached)
- 2) Does the proposed reuse involve a change in use from the current land use or operations on the site? Please describe. No
- 3) Will the proposed reuse involve expansion or improvement of the use or property? Please describe: Yes, a 4,650 square foot addition and reconfiguration of the parking lot is proposed
- 4) What will be/is the funding strategy(s) for site remediation (clean up) and redevelopment? Please describe in detail. Site remediation, if needed, funding strategy is through the Agency of Commerce and Community Development Brownfields Revitalization Fund, the redevelopment is partially funded through a grant received from the VCDP and may be partially funded by USDA rural development grant.
- 5) Describe the municipal and/or community support for redevelopment of this property: The City of Barre has provided letters of support for both the VCDP and the USDA rural development grant applications.
- 6) Please describe the project timeline: Turning Point Center plans to close on the property in March 2022 and start the bid process in the Fall 2022. Construction is planned for Spring 2023.
- 7) How will this project benefit from receiving brownfield assessment grant funds? The brownfields assessment grant will allow a funding gap to be filled to implement the Phase II ESA work plan.
- 8) How will redevelopment of the property assist in:
 - a. Identification and reduction of threats to human health; and the environment associated with exposure to hazardous materials, pollutants, or contaminants: If Site cleanup is needed, the redevelopment of the property will coincide with the environmental cleanup. For example, the building addition may be constructed to prevent vapor intrusion, the parking lot will serve as an engineered barrier, and the renovation of the existing building will remove hazardous building materials if needed.
 - b. Furthering local and regional land use goals: This project will provide a model Recovery Center where persons with alcohol, drug or other addictions can receive the help they need for recovery. The Barre City municipal plan's purpose and vision is to plan for a healthy future, indicating counseling and education can contribute to this goal. The property is currently zoned in the commercial district of the City of Barre. The project will change the current use of the unoccupied structure and will benefit the downtown by providing health related services in a setting where the stigma of addiction will be eliminated, and recovery services are readily available from our Peer Recovery Coaches. There is a proposed building addition that is necessary in order to get the square footage we need to properly serve the population with a mix of community and private spaces.
- 9) How will redeveloping the property offer other public benefit, such as providing housing; job creation/retention; or Parkland, greenspace, greenway, outdoor recreation opportunities?: The project will create a much needed recovery center within a walkable distance from Downtown Barre. The recovery center will create jobs for Peer Recovery Coaches and health professionals, and will provide recovery to an underserved population in central Vermont.
- 10) Please provide any other information which demonstrates how the redevelopment is an achievable project.: The project is achievable because it has a strong planning team including Turning Point Center, Scott & Partners (Architect Firm), Dubois and King (Engineering Firm), Stone Environmental (Environmental Firm), and Suzanne Jamele

(Historical Assessment) who are eager to design and implement the project. The project has support from the City of Barre Vermont Agency of Commerce and Community Development.

F. Signature

I attest by my signature that the above information is true and complete to the best of my knowledge; and that if enrolled in the program I understand the Owner Participation Agreement Form and the Agreement for Property Access Form will have to be completed prior to the commencement of any site assessment work.



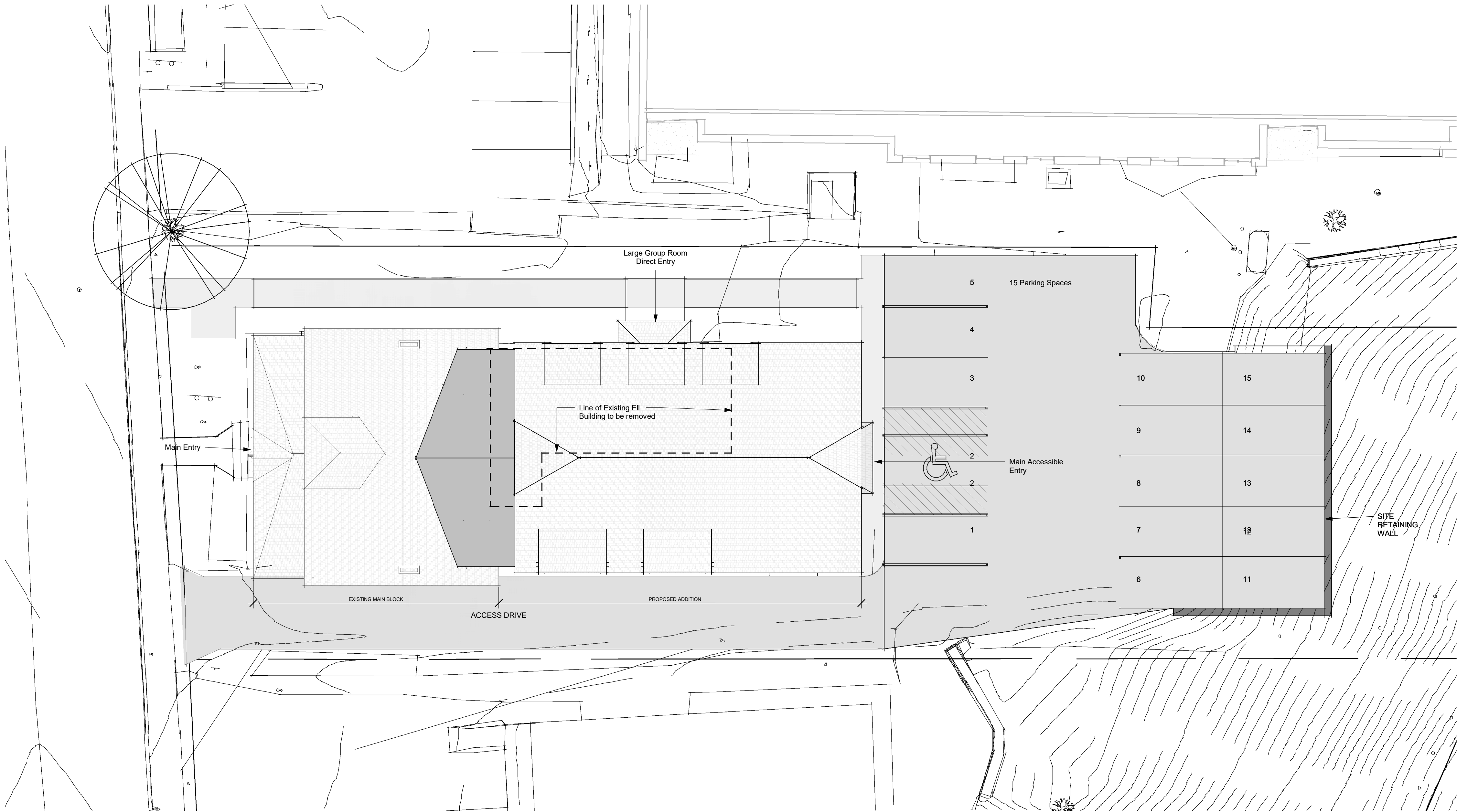
Nominating Party Signature

Robert D. Purvis, Executive Director

Nominating Party Name and Title (please print or type)

Return to: Clare Rock, Senior Planner | Phone: 802-229-0389 | Email: rock@cvregion.com

S:\11-S-P-Projects\3-HEALTH-CARE\Turning Point - Barre\Drawings\Rev\2021-11-04 Turning Point - Renovation 2022_v original.rvt 1/27/2022 3:00:33 PM



SITE PLAN
1" = 10'-0"

HISTORIC PRESERVATION NOTES

MAIN BLOCK EXISTING TO REMAIN

The proposed work on the historic portion of the building to remain will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Including technical preservation briefs 1-42.

- WINDOWS ARE TO REMAIN AND BE REPAIRED, WEATHERSTRIPPED, NEW STORMS ADDED. STORMS TO BE EXTERIOR TYPE, ONE HORIZONTAL MUNTIN TO ALIGN WITH SASH MEETING RAIL, ALLIED WINDOW, INC. OR ACCEPTED EQUAL. BASIC SPECIFICATIONS: OPERATION ONE LITE - TYPE (HOL-OP) TOP PANEL FIXED, BOTTOM OPERABLE WITH SELF-STROING CHARCOAL FIBERGLASS SCREEN AND IS INSIDE REMOVEABLE. DEEP GUIDE MOUNTING CHANNELS.
<http://catalog.alliedwindow.com/item/historic-one-lite-windows/operating-historic-one-lite-hol-op-with-screen/item-1083>
 - 36" X 60" DOUBLE HUNG
 - 36" X 69" DOUBLE HUNG
- EXTERIOR MATERIALS AND COLOR PROPOSED TO BE RETAINED, REPAIRED OR REPLACED IN KIND, INCLUDING SIDING, TRIM, PORCH ELEMENTS, FOUNDATION, ROOF, FRONT DORMER AND CHIMNEYS. IF ALLOWED HISTORIC EXTERIOR TRIM DETAIL IS INTENDED TO BE RECREATED.
 - WOOD CLAPBOARD SIDING
 - WOOD FACIA MOULDED CORNICE WITH RETURNS
 - 16" FLAT CORNER PILASTER WOOD
 - PORCH ELEMENTS FACIA, RAKE AND EAVE DETAILS RETAINED, REPAIRED OR REPLACED IN KIND
 - SLATE DORMER WALL FACIA, RAKE AND EAVE DETAILS RETAINED, REPAIRED OR REPLACED IN KIND
 - BRICK GABLE END STOVE CHIMNEY
 - HALF ROUND LOUVERED GABLE END VENTS
 - ASPHALT ROOF WITH FACIA, RAKE AND EAVE DETAILS RETAINED, REPAIRED OR REPLACED IN KIND.
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PROGRESS SET
01/27/2022

project name:

The Turning Point Center of Central Vermont

project address:

18 South Main St, Barre, VT

scale: As indicated
project no: 21-1467
checked by: JP
drawn by: LMW
sheet date: 01/27/2022

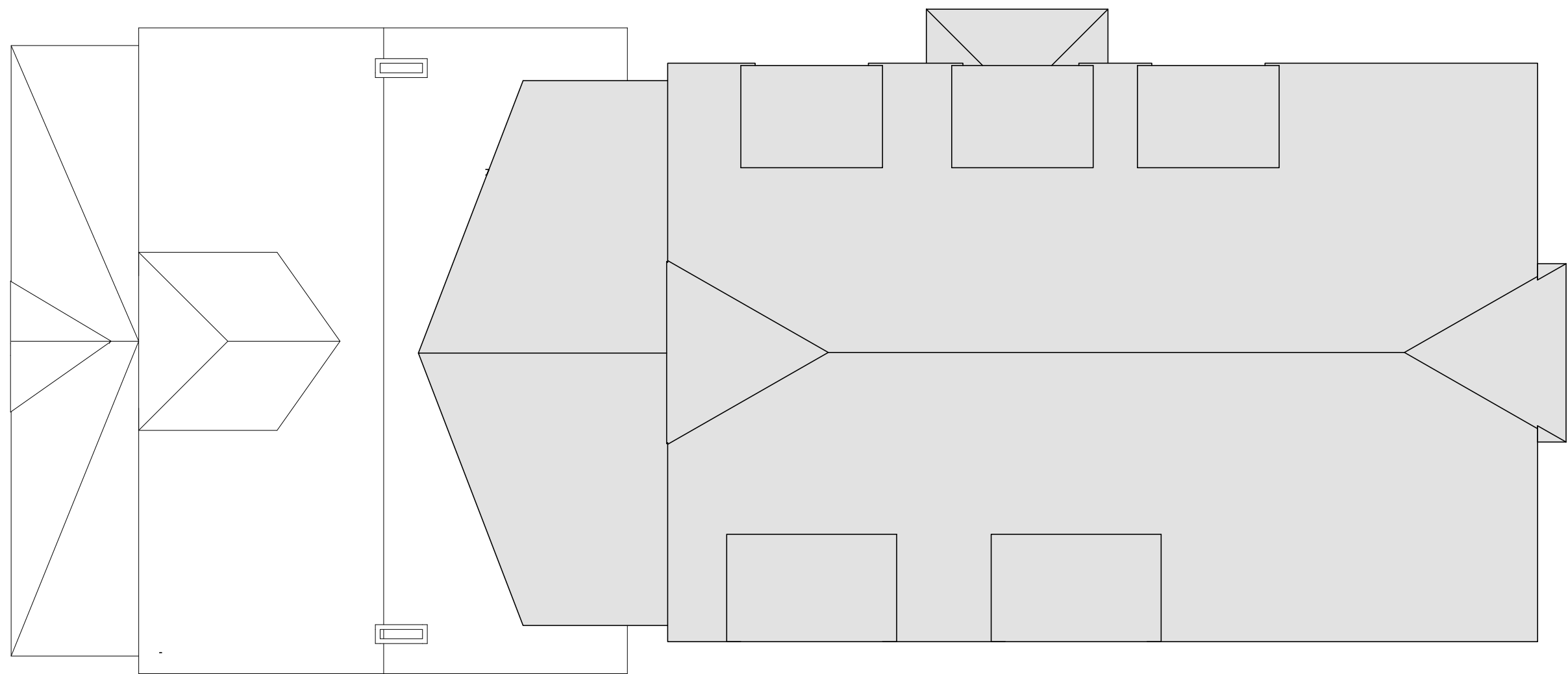
Date Revisions

sheet title:
SITE PLAN

sheet no.
A1.0

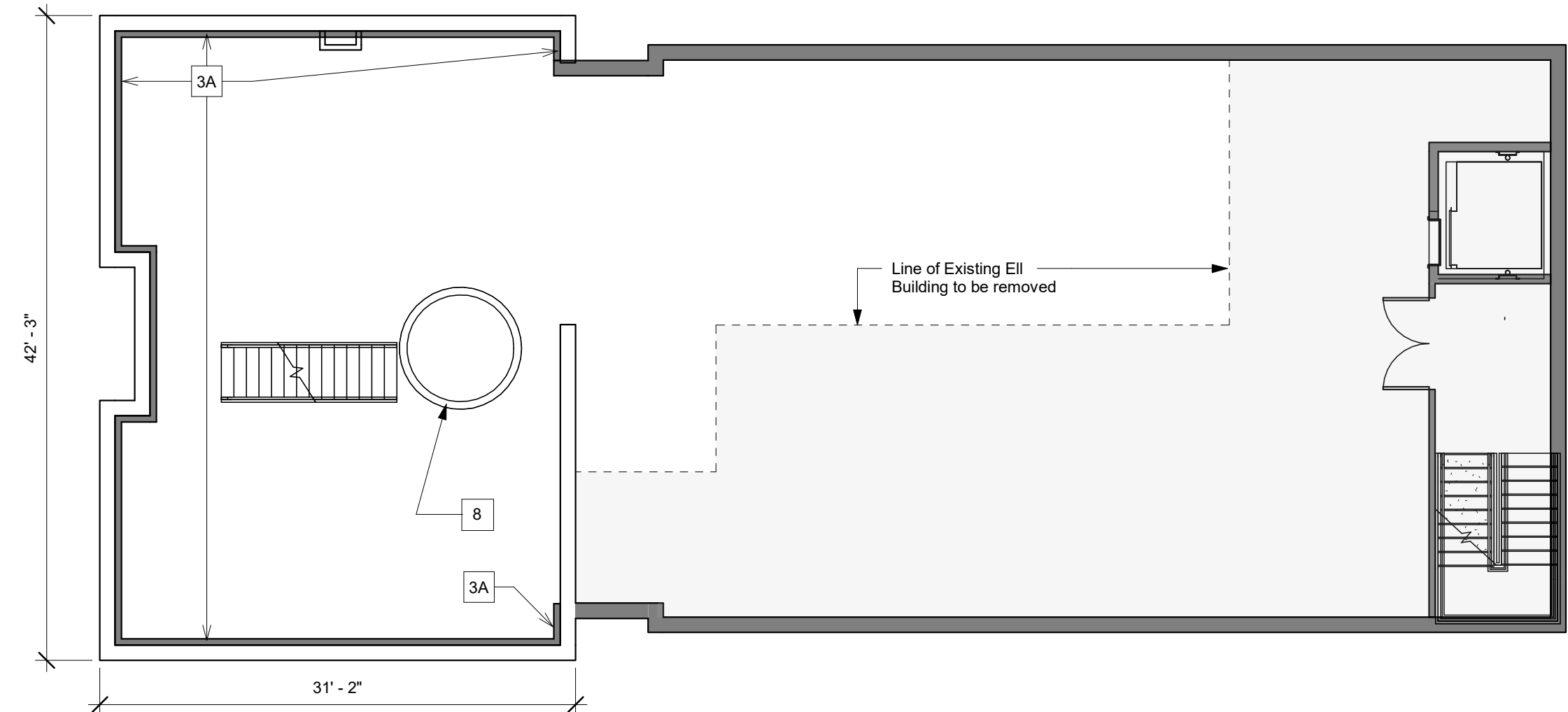
SCOTT + PARTNERS
ARCHITECTURE

7 CARMICHAEL ST. ESSEX JUNCTION, VT 05452
P. 802.879.5153 | F. 802.872.2764 | SCOTTPARTNERS.COM



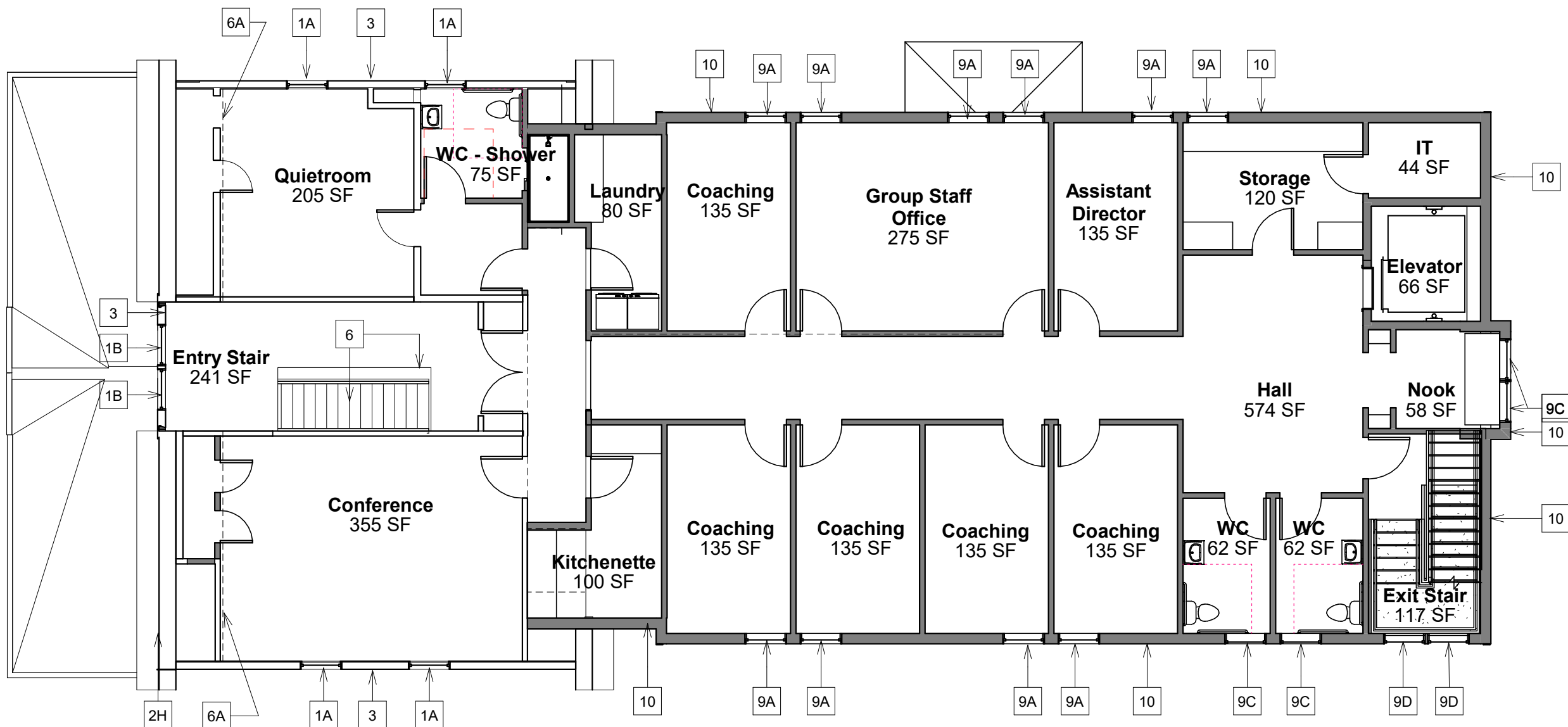
ROOF

1/8" = 1'-0"



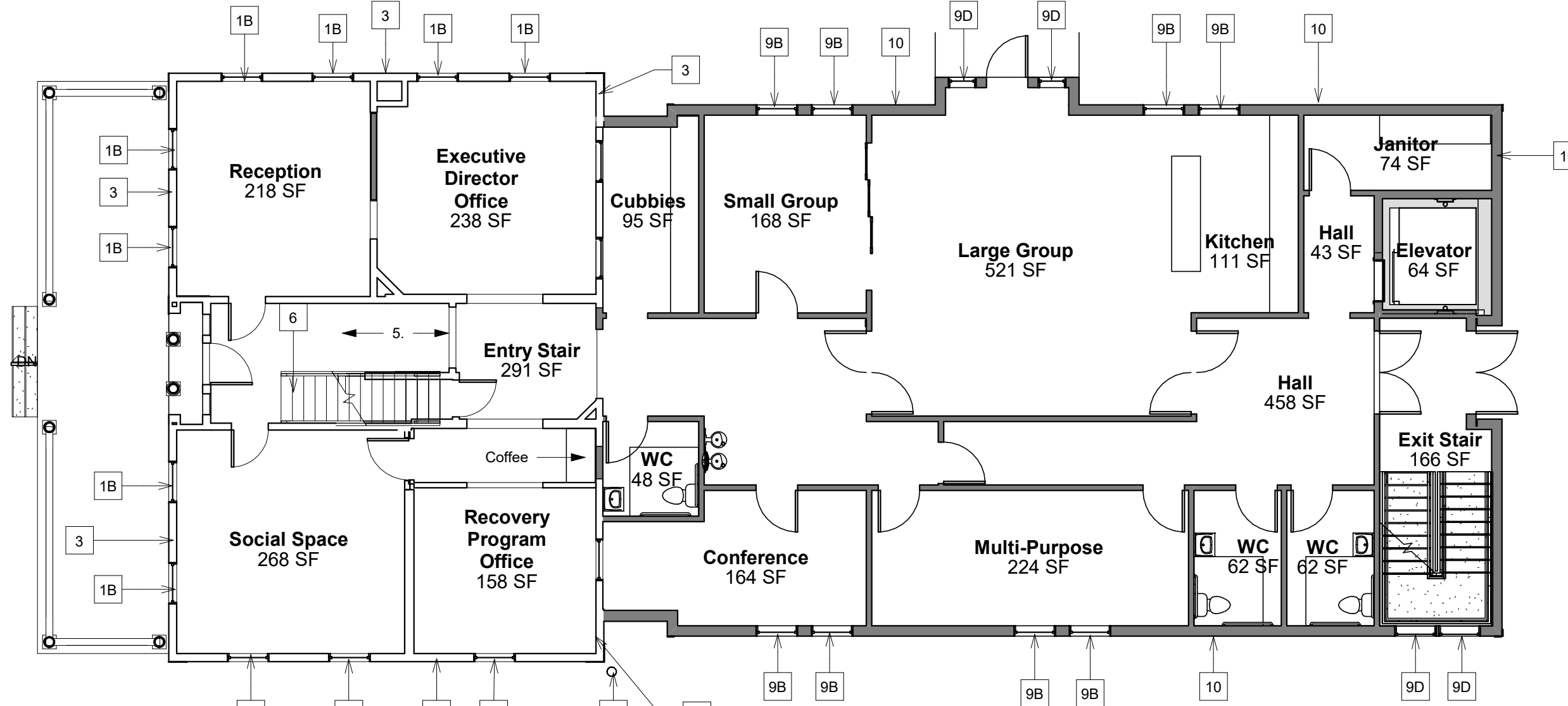
BASEMENT

1/8" = 1'-0"



2ND FLOOR

1/8" = 1'-0"



1ST FLOOR

1/8" = 1'-0"

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01/27/2022



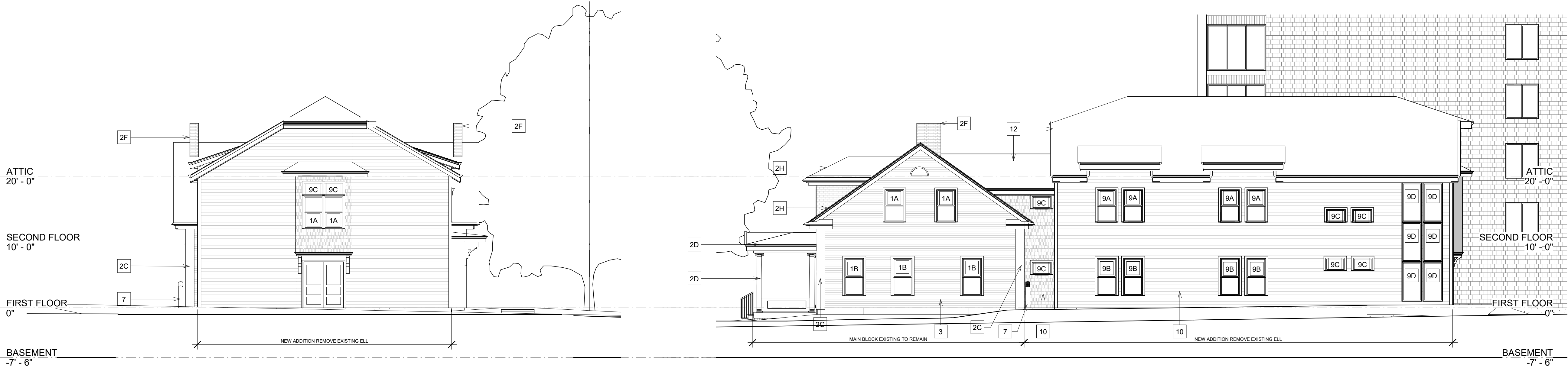
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Date	Revisions
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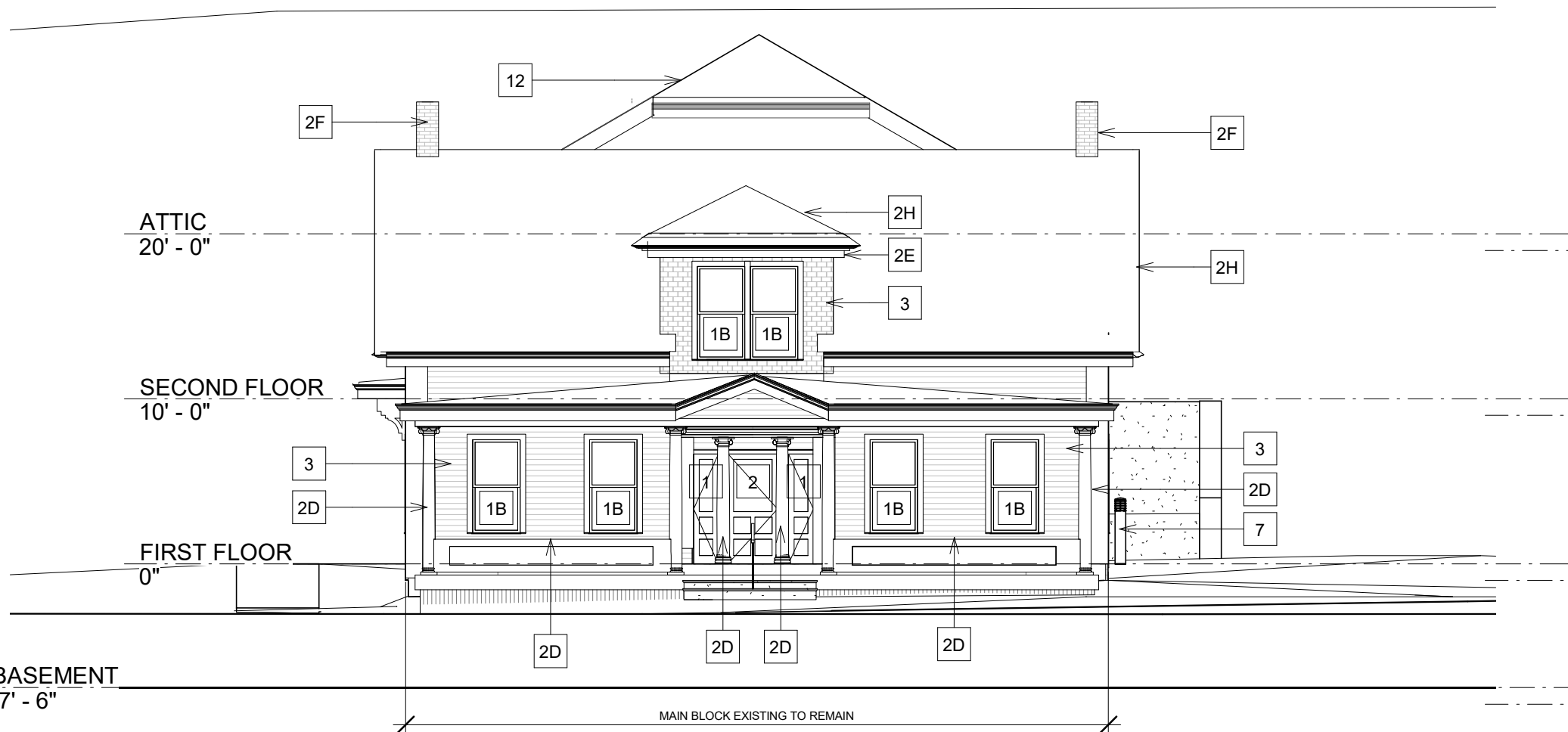
sheet title:
PLANS

sheet no.
A1.1



EAST ELEVATION
1/8" = 1'-0"

SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
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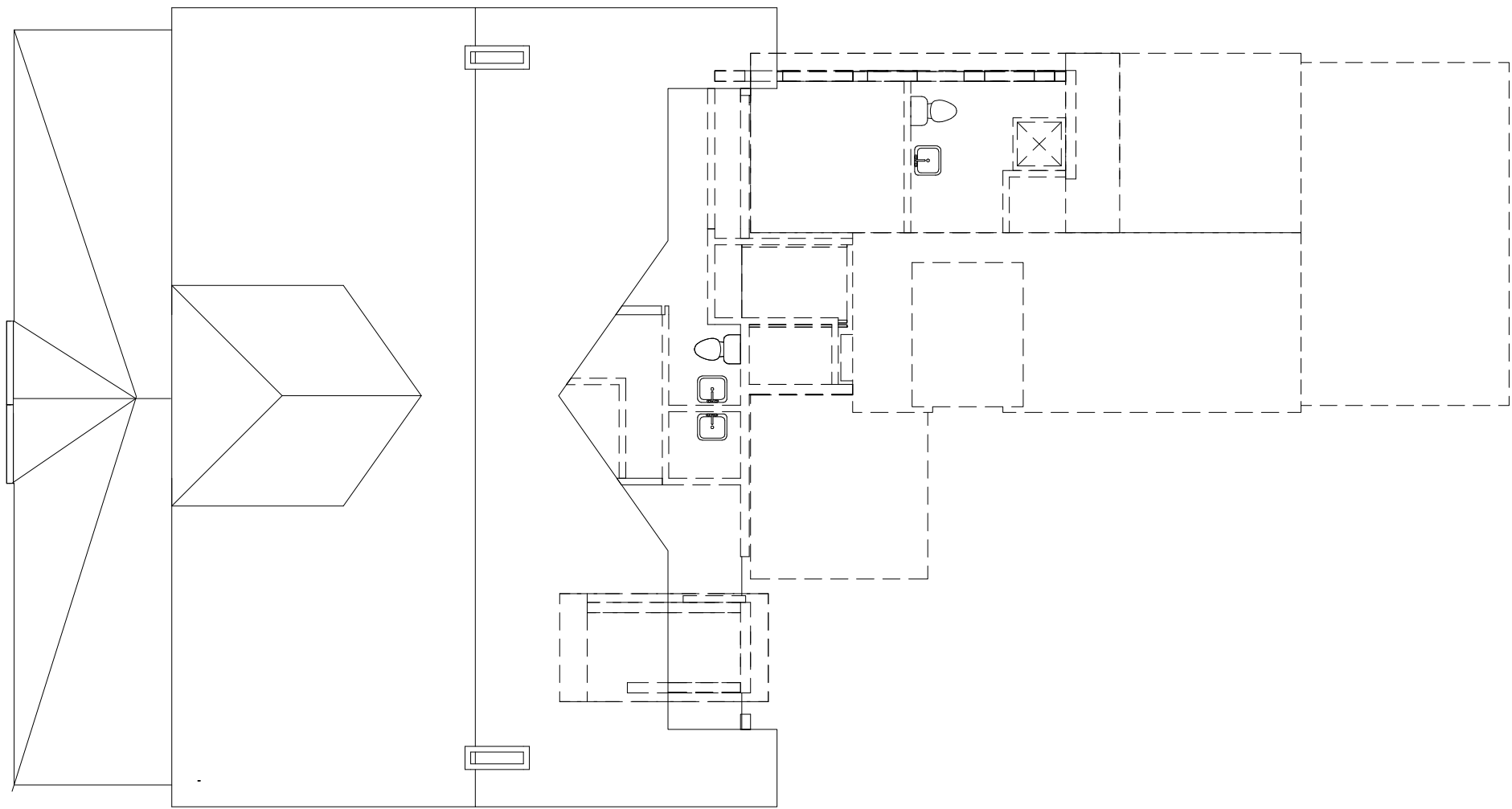
Date	Revisions
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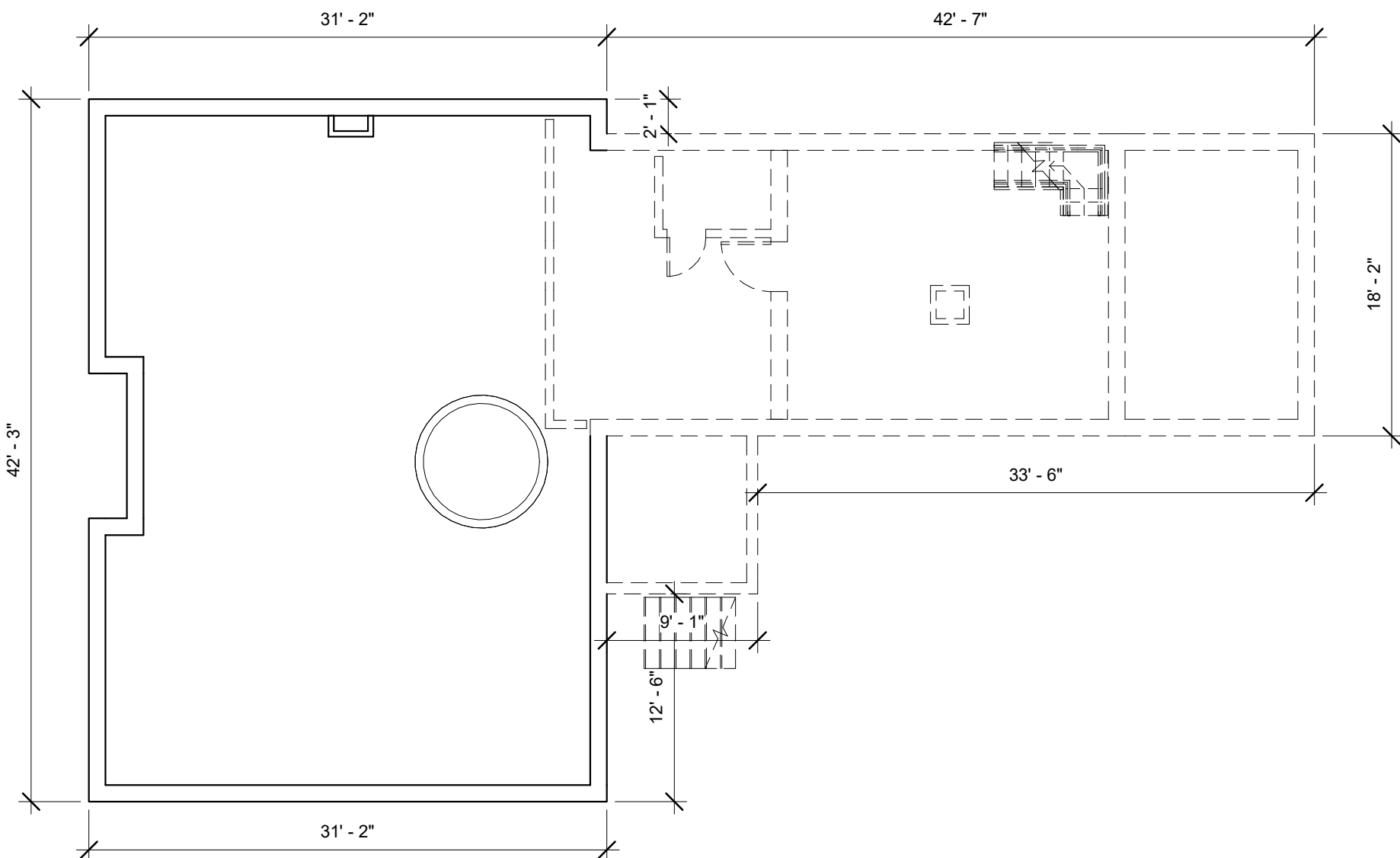
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A2.1

PROGRESS SET
01/27/2022

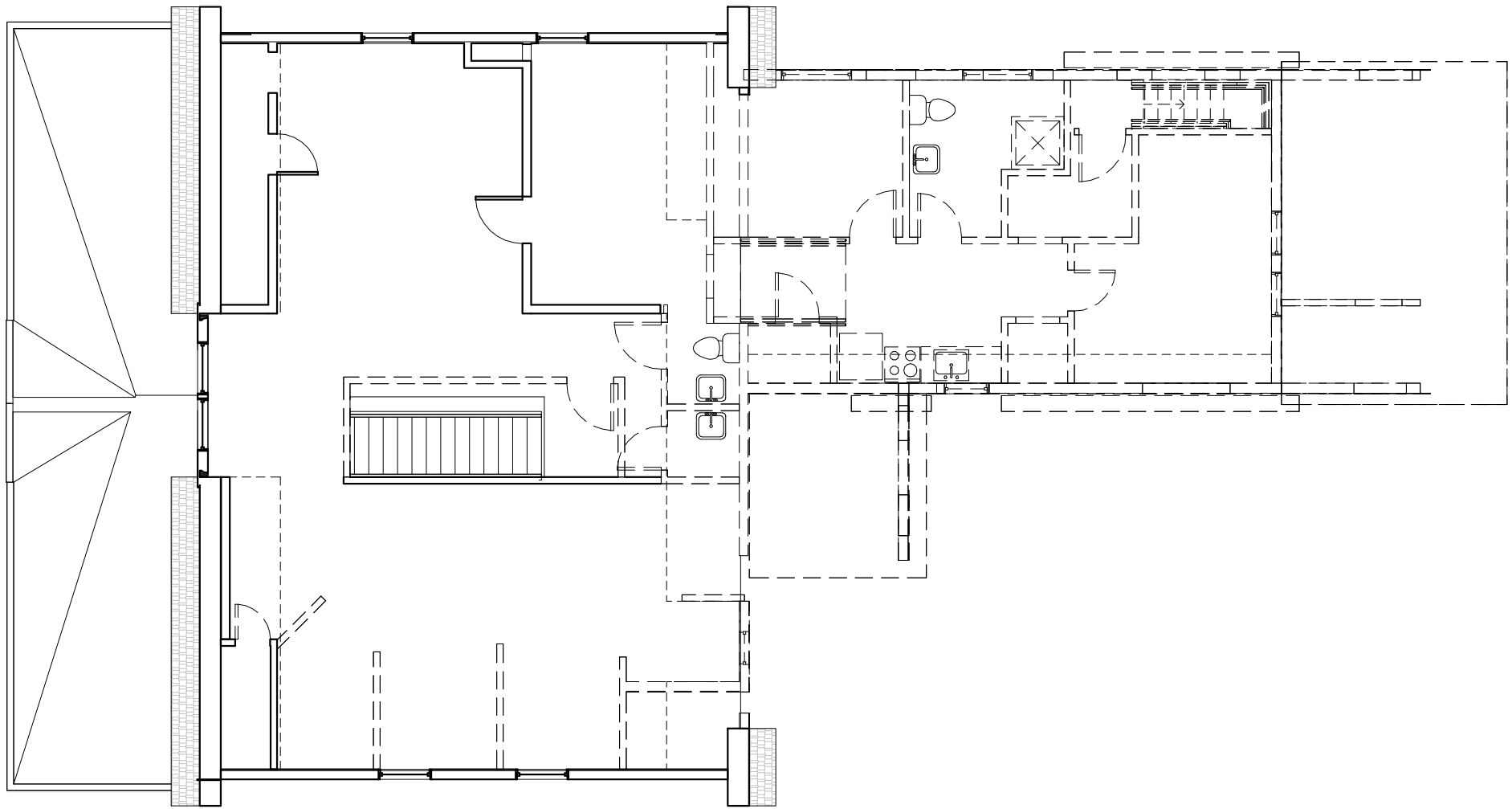
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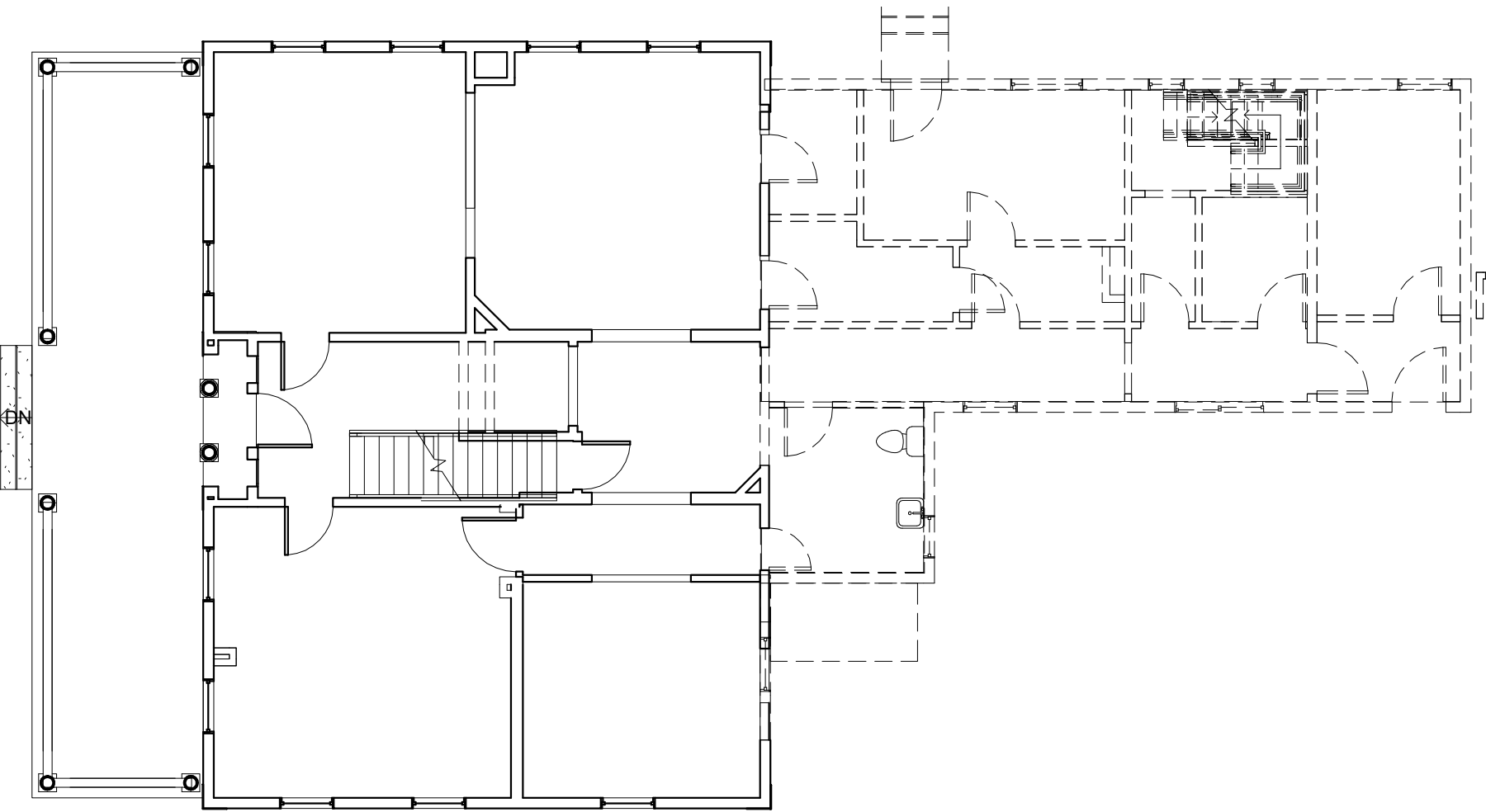
4 ROOF DEMOLITION
1/8" = 1'-0"



3 BASEMENT DEMOLITION
1/8" = 1'-0"



2 2ND FLOOR DEMOLITION
1/8" = 1'-0"



1 1ST FLOOR DEMOLITION
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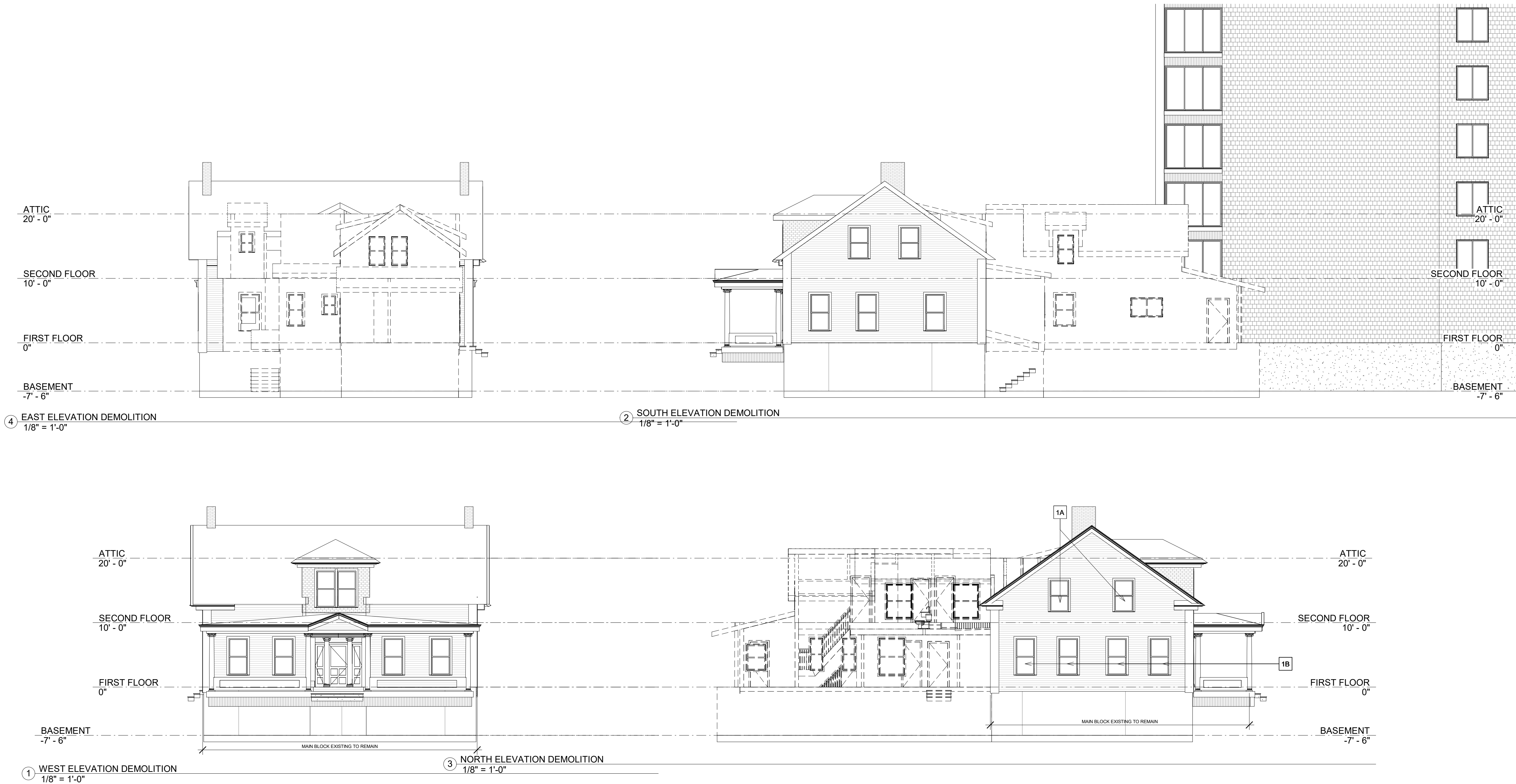
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DEMOLITION PLANS

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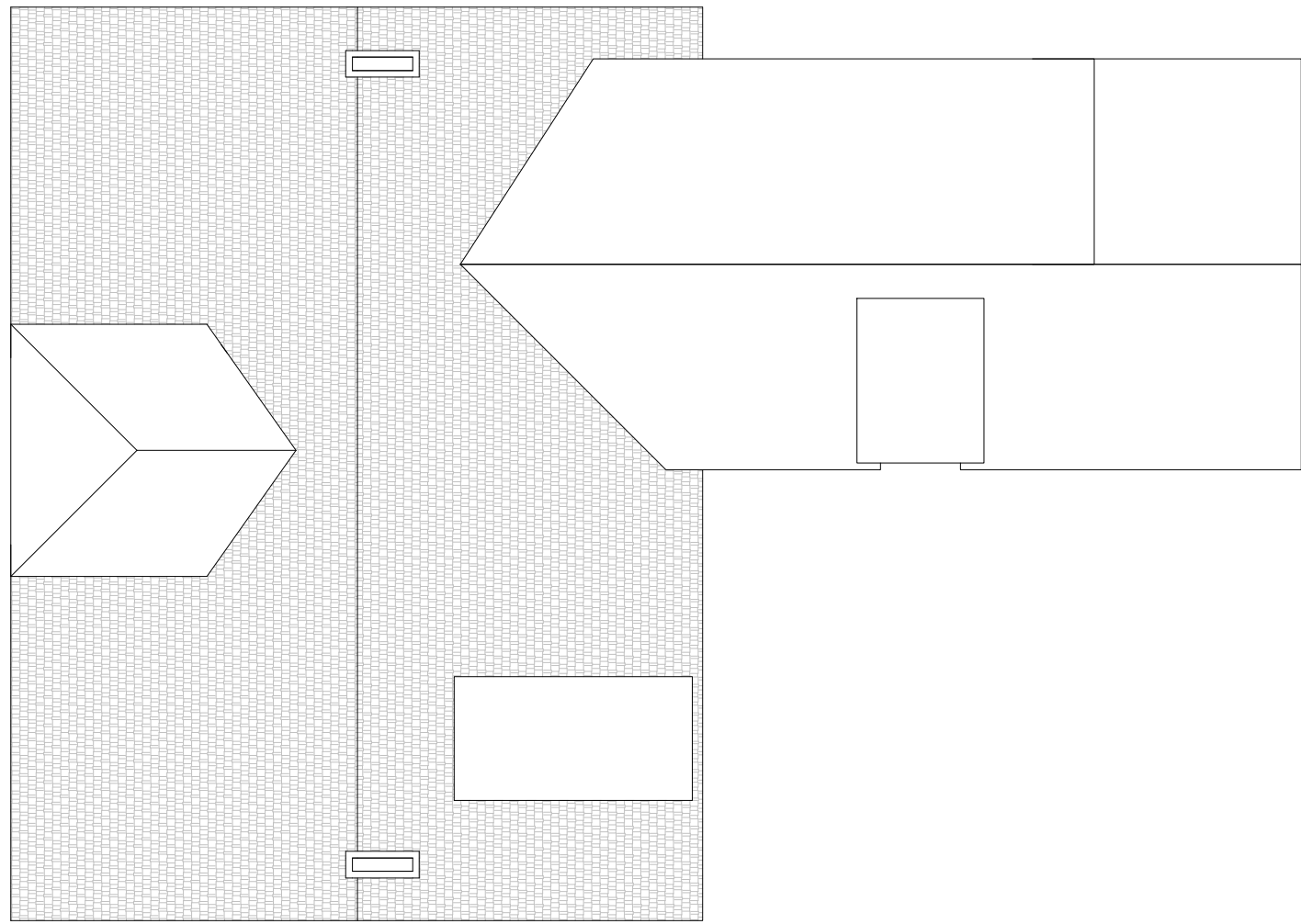
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The Turning Point Center of Central Vermont
project address:
18 South Main St, Barre, VT

scale: As indicated
project no. 21-1467
checked by: Checker
drawn by: Author
sheet date: 01/27/2022

Date	Revisions
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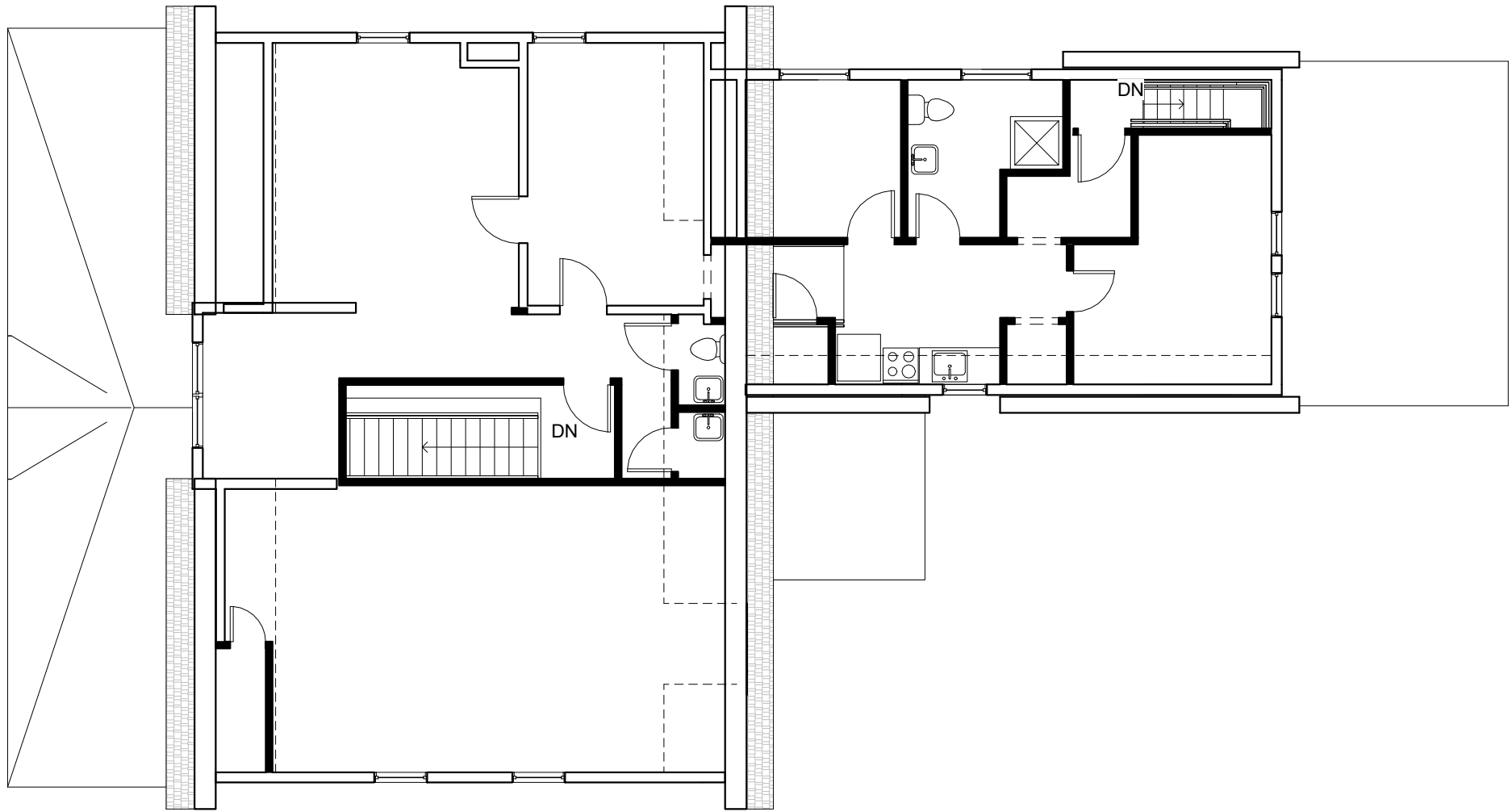
sheet title:
DEMOLITION ELEVATIONS

sheet no.
D1.2



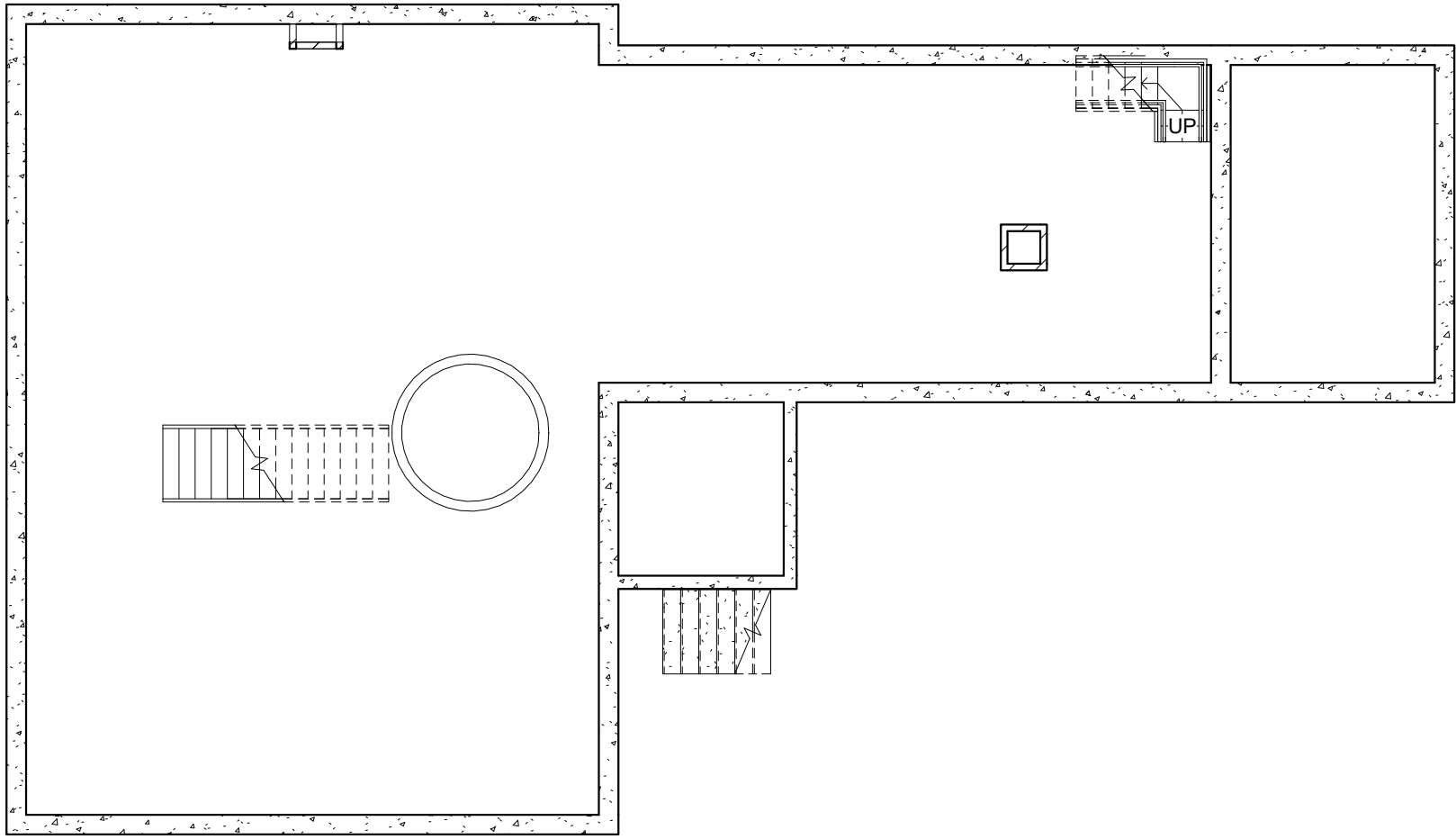
ROOF - EXISTING

1/8" = 1'-0"



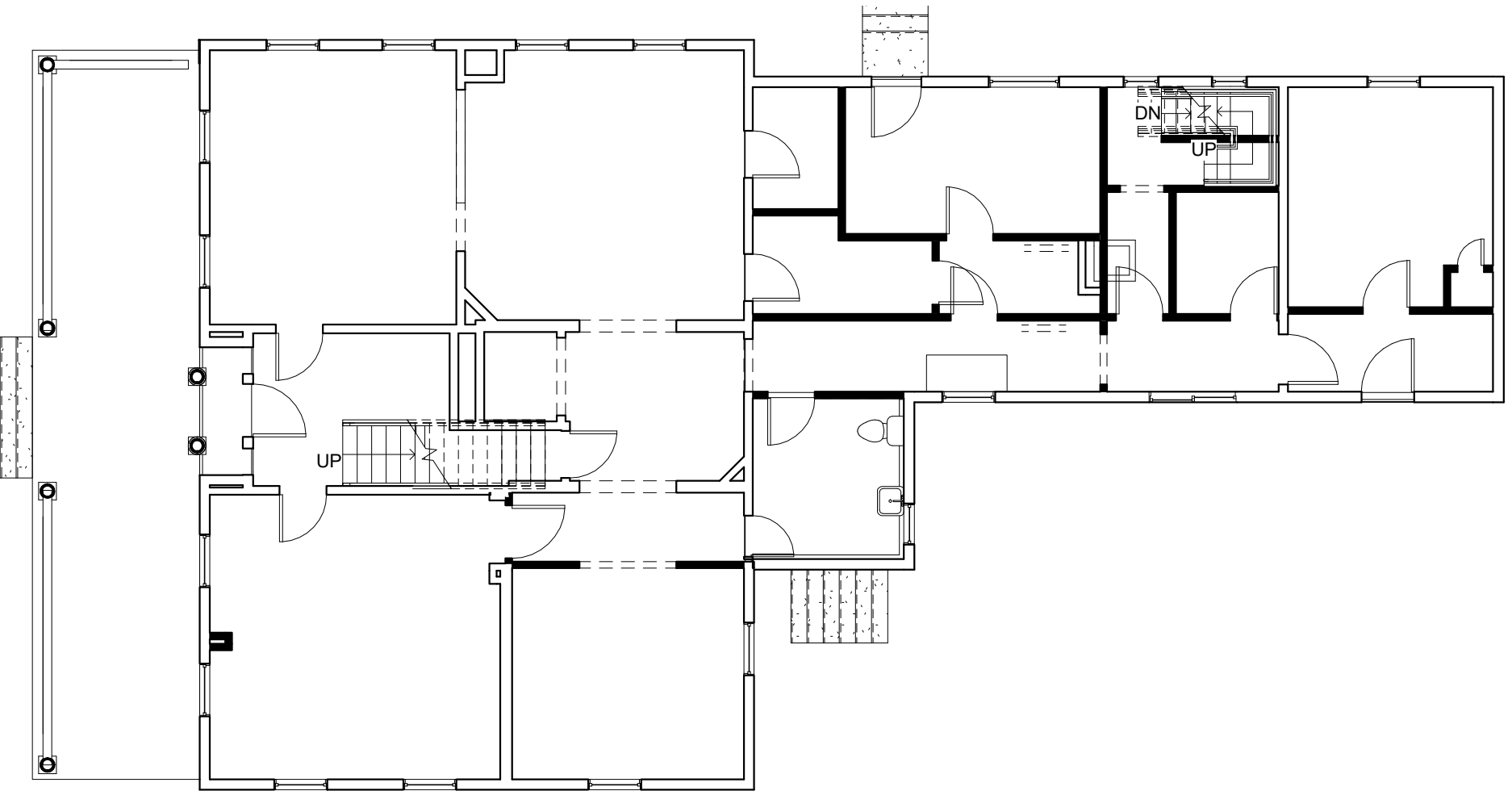
2ND FLOOR - EXISTING

1/8" = 1'-0"



BASEMENT - EXISTING

1/8" = 1'-0"



1ST FLOOR - EXISTING

1/8" = 1'-0"

HISTORIC PRESERVATION NOTES

MAIN BLOCK EXISTING TO REMAIN <i>The proposed work on the historic portion of the building to remain will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Including technical preservation briefs 1-42.</i> 1. WINDOWS ARE TO REMAIN AND BE REPAIRED. WEATHERSTRIPPED. NEW STORMS ADDED. STORMS TO BE EXTERIOR TYPE. ONE HORIZONTAL MUNTIN TO ALIGN WITH SASH MEETING RAIL. ALLIED WINDOW, INC. OR ACCEPTED EQUAL. BASIC SPECIFICATIONS: OPERATION ONE LITE - TYPE (HOL-OP) TOP PANEL FIXED, BOTTOM OPERABLE WITH SELF-STROING CHARCOAL FIBERGLASS SCREEN AND IS INSIDE REMOVEABLE. DEEP GUIDE MOUNTING CHANNELS. http://catalog.alliedwindow.com/item/historic-on-e-lite-windows/operating-historic-one-lite-hol-op-with-screen/item-1083 A. 36" X 60" DOUBLE HUNG B. 36" X 69" DOUBLE HUNG 2. EXTERIOR MATERIALS AND COLOR PROPOSED TO BE RETAINED, REPAIRED OR REPLACED IN KIND. INCLUDING SIDING, TRIM, PORCH ELEMENTS, FOUNDATION, ROOF, FRONT DORMER AND CHIMNEYS. IF ALLOWED HISTORIC EXTERIOR TRIM DETAIL IS INTENDED TO BE RECREATED. A. WOOD CLAPBOARD SIDING B. WOOD FACIA MOULDED CORNICE WITH RETURNS C. 16" FLAT CORNER PILASTER WOOD D. PORCH ELEMENTS FACIA, RAKE AND EAVE DETAILS RETAINED, REPAIRED OR REPLACED IN KIND E. SLATE DORMER WALL FACIA, RAKE AND EAVE DETAILS RETAINED, REPAIRED OR REPLACED IN KIND F. BRICK GABLE END STOVE CHIMNEY G. HALF ROUND LOUVERED GABLE END VENTS H. ASPHALT ROOF WITH FACIA, RAKE AND EAVE DETAILS RETAINED. REPAIRED OR REPLACED IN KIND. 3. INSULATION WILL BE BLOWN INTO THE WALL CAVITY TO PRESERVE THE HISTORIC NATURE AND DETAILS OF THE EXTERIOR AND INTERIOR, INCLUDING TRIM WINDOW MOULDINGS AND WALL THICKNESS. A. THE BASEMENT WILL BE INSULATED. DONE INTERNALLY TO MAINTAIN GRANITE STONES, REPOINTED AS NECESSARY. SPRAY FOAM,PRESSURE TREATED FRAMED WALL WITH INTUMESCENT COATING OR RATED GYPSUM B. ATTIC INSULATION R-49 OR BETTER, BLOWN IN CELLULOSE, WHILE PRESEVING THE ORGINAL STRUCTURE. VENTILATE WITH BAFFLES AT EAVES. 4. INTERIOR FINISHES WILL BE REVEALED, REPAIRED OR REPLACED IN KIND. 5. INTERIOR OPENNING WILL BE REVEALED, REPAIRED TO REESTABLISH THE CENTER HALL. SPECIFICALLY RE-OPENING THE FIRST FLOOR ARCH IN THE ENTRY HALL. 6. INTERIOR STAIR WILL BE RETAINED AS MUCH AS POSSIBLE WHILE MEETING CODE LIFE SAFTEY CODE REQUIREMENTS. THE SECOND FLOOR WALL WILL BE REMOVED TO REESTABLISH THE STAIR HALL. THIS WILL REQUIRE A FIRE RATED WALL. ORIGINAL OPENINGS ARE INTENDED TO BE REESTABLISHED OR THE TRIM LEFT WITH INFILL WALL AS CODE REQUIRES. A GUARD RAIL WILL BE ADDED FOR FALL PROTECTION TO ALLOW THE EXISTING HAND RAIL TO REMAIN INTACT. AN ADDITIONAL HANDRAIL ON THE WALL WILL LIKELY BE REQUIRED. A. EXISTING CURVE CEILING WILL BE REESTABLISHED ON THE SECOND FLOOR IF EVIDENCE OF ORGINAL INTENT IS REVEALED. 7. BOLLARD TO PROTECT BUILDING AT SOUTHEAST CORNER. 8. BRICK CIRCULAR FLOOR EDGING IN BASEMENT IS TO REMAIN.	NEW ADDITION REMOVE EXISTING ELL 9. WINDOWS WILL BE SIZED AND FUNCTION TO REFLECT THE CHARACTOR OF THE MAIN BLOCK ORGINAL WINDOWS, FIBERGLASS, DOUBLE PANE TO MEET CURRENT ENERGY CODE. ALTERNATE: ALUMINUM CLAD WOOD DOUBLE PANE. A. 36" X 60" DOUBLE HUNG B. 36" X 69" DOUBLE HUNG C. 24" X 36" FIXED D. 36" X 72" FIXED 10. EXTERIOR WALL MATERIALS WILL BE CEMENT BOARD SIDING AND TRIM. COLORS WILL BE GREYS AND WHITES. ROOF WILL BE ASPHALT. 11. INSULATION WILL MEET THE CURRENT ENERGY CODE. INCLUDING CONTINUOUS INSULATION. THE UNDERSTANDING IS THE HISTORIC PRESERVATION IS IMPORTANT TO MAINTAIN AND THE OVER ALL ENERGY REQUIREMENTS CAN BE MET WHILE PRESERVING THE HISTORIC SIGNIFICANCE OF THE BUILDING. 12. ASPHALT ROOF WITH FACIA, RAKE AND EAVE DETAILS TO MATCH EXISTING.
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PROGRESS SET
01/27/2022



SCOTT + PARTNERS
ARCHITECTURE

7 CARMICHAEL ST. ESSEX JUNCTION, VT 05452
P. 802.879.5153 | F. 802.872.2764 | SCOTTPARTNERS.COM

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sheet title:
EXISTING PLANS

sheet no.
XC1.1

1/27/2022 3:00:43 PM S:\1-S-P-Projects\3-HEALTH-CARE\Turning Point - Barre\Drawings\RevM\2021-11-04 Turning Point - Renovation 2022_v original.vrt



HISTORIC PRESERVATION NOTES

- MAIN BLOCK** EXISTING TO REMAIN

The proposed work on the historic portion of the building will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Including technical preservation briefs 1-42

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 - BRICK GABLE END STOVE CHIMNEY
 - HALF ROUND LOUVERED GABLE END VENTS
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01/27/2022



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sheet no.
XC1.2

Turning Point Center of Central Vermont, Phase II ESA

20211145

DETAILED FEE & SCOPE DETAILS

#	Staff Type	Name	Rate Per Unit	Unit	Amount	Subtotal	Scope Details	
1	Task 1 - Project Coordination and Work Plan						Correspondence with VT DEC Brownfields Response Program and Site Management Section and ACCD. Prepare a work plan for VT DEC review. Site Access Agreement and Digsafe markout (1 hr RT)	
	Professional Services							
	Senior Professional 1	DTV	\$	138 / hour	2	\$276		
	Project Professional 3	KJM	\$	128 / hour	12	\$1,536		
	Staff Professional 2	LBR	\$	94 / hour	8	\$752		
	Professional Services Summary				22	\$2,564		
	Stone Equipment							
	Nissan NV200 Mileage			\$0.56 / mile	13	\$7.28		
	Expense Summary					\$7		
	TASK SUBTOTAL							\$2,571
2	Task 2 - Soil Assessment						Stone to perform oversight during the geotechnical drilling. Labor: 1 Staff Scientist for 2 days, 1 hr sample management, 1 hr RT Laboratory: PAHs by 8270 SIM- 12 + FD PP Metals- 12 + FD VOCs- 6 + FD + TB	
	Professional Services							
	Staff Professional 2	LBR	\$	94 / hour	22	\$2,068		
	Professional Services Summary				22	\$2,068		
	Consultants*							
	Con-Test PAHs by 8270 SIM			\$100 / sample	13	\$1,430		
	Con-Test PP Metals			\$115 / sample	13	\$1,645		
	Con-Test VOCs			\$75 / sample	8	\$660		
	Consultant Summary					\$3,735		
	External Expenses							
	Shipping/Freight			\$100.000 / ea	1	\$110		
	Stone Equipment							
	Nissan NV200 Mileage			\$0.56 / mile	26	\$14.56		
	EAR PID			\$90.00 / Daily	2	\$180.00		
	EAR Samsung Field Tablet			\$50.00 / Daily	2	\$100.00		
	Stone Consumables							
	PPE			\$19.50 / day/sti	2	\$39.00		
	Expense Summary					\$444		
	TASK SUBTOTAL							\$6,246
	3	Task 3 - Soil Gas Assessment						Collect six soil gas samples, two from interior locations and four from exterior locations. Labor: 2 Staff Scientist for 1, 6 hour day, 1 hr sample management, 1 hr RT Laboratory: VOCs by TO-15: 6 + 1FD
Professional Services								
Staff Professional 2		LBR	\$	94 / hour	8	\$752		
Staff Professional 1		SLW	\$	87 / hour	8	\$696		
Professional Services Summary				16	\$1,448			
Consultants*								
Con-Test VOCs by TO-15				\$200 / sample	7	\$1,540		
Consultant Summary					\$1,540			
External Expenses								
Shipping/Freight				\$100.000 / ea	1	\$110		
Rental-Helium Detector				\$75.000 / ea	1	\$83		
Stone Equipment								
Nissan NV200 Mileage				\$0.56 / mile	13	\$7.28		
EAR AMS Soil Gas Sampling Kit				\$100.00 / Daily	1	\$100.00		
EAR Electrical Generator - Honda Eu 2000				\$50.00 / Daily	1	\$50.00		
EAR PID				\$90.00 / Daily	1	\$90.00		
EAR Cox-Colvin Vapor Pin Kit (temp deployment)				\$35.00 / Daily	1	\$35.00		
EAR Bosch Hammer Drill				\$50.00 / Daily	1	\$50.00		
Stone Consumables								
1/4" OD FEP tubing				\$2.00 / ft	15	\$30.00		
PPE				\$19.50 / day/sti	1	\$19.50		
Expense Summary					\$574			
TASK SUBTOTAL						\$3,562		

Turning Point Center of Central Vermont, Phase II ESA

20211145

DETAILED FEE & SCOPE DETAILS

#	Staff Type	Name	Rate Per Unit	Unit	Amount	Subtotal	Scope Details
4	Task 4 - PCBs in Indoor Air Assessment						Conduct an inventory of potential building material sources for PCBs. Deploy continuous flow pumps with PUF cartridges at up to 3 interior locations for 24-hours. Analyze PUFs for PCBs as Aroclors (TO-10A). Samples: Interior: 3 Field Duplicate: 1 Field Blank: 1 Ambient Blank: 1 Labor: Project Manager: Coordinate building survey and sampling with owner, VT DEC, and field staff (2 hours). Coordinate equipment and bottles with analytical laboratory (1 hours). Staff Scientist: Carry out building material survey (2.5 hours, 0.5hr RT). Prepare, deploy, and retrieve air samples/equipment (4 hours). Equipment and sample management (1 hour). RT travel for two days to deploy and retrieve samples (1 hours).
	Professional Services						
	Project Professional 3	KJM	\$ 128 / hour	3	\$384		
	Staff Professional 3	LBR	\$ 102 / hour	9	\$918		
	Professional Services Summary			12		\$1,302	
	Consultants*						
	Pace Analytical: PCBs in Air (Aroclors)		\$155 / sample	6	\$1,023		
	Consultant Summary					\$1,023	
	External Expenses						
	Shipping/Freight		\$100.000 / ea	1	\$110		
	Stone Equipment						
	Nissan NV200 Mileage		\$0.56 / mile	39	\$21.84		
	SKC AirCheck 52		\$20.00 / Daily	4	\$80.00		
	SKC Chek Mate calibrator		\$25.00 / Daily	1	\$25.00		
	Stone Consumables						
	PPE		\$19.50 / day/st	3	\$58.50		
	Expense Summary					\$295	
TASK SUBTOTAL						\$2,620	
5	Task 5 - Data Evaluation and Reporting						Prepare a Phase II Environmental Site Assessment Report for VT DEC and ACCD review.
	Professional Services						
	Senior Professional 1		\$ 138 / hour	2	\$276		
	Project Professional 3		\$ 128 / hour	14	\$1,792		
	Staff Professional 2		\$ 94 / hour	8	\$752		
	Professional Services Summary			24		\$2,820	
TASK SUBTOTAL						\$2,820	
PROJECT TOTAL						\$17,820	

Stone Environmental's standard mark-up on all Consultant and reimbursable project expenses is 10%.

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Brownfields Advisory Committee

February 22, 2022 at 4:00 pm

Remote Participation via Zoom

Draft Minutes

Brownfields Advisory Committee Members

x	Ron Krauth, Middlesex Commissioner	1
x	Peter Carbee, Washington Commissioner (Alternate Seat)	2
x	George H Clain, Barre Town Commissioner	3
	Paula Emery, Plainfield CVRPC Alternate	4
	Janet Shatney, Barre City Commissioner	5
x	Jamey Stewart, CVEDC	6
	Tim Ross, Union Bank	7
x	Joan Marie Misk, Department of Health	8
	Vacant, Downstreet	9
	Vacant, Capstone (or similar org)	10
	Vacant, Friend of the Winooski (or similar org)	11
		12

13

14 Staff: Clare Rock

15

16 4.03 R Krauth assumed the Chair position to open the meeting.

17

18 Adjustments to the Agenda

19 none

20

21 Public Comment

22 none

23

24 Membership and Election of Officers

25 Rock provided an update on membership: T. Ross will be joining at the next meeting, staff has reached
26 out to Downstreet and will be reaching out to Capstone.

27 The Committee discussed whether to record meeting and suggestion to record when we have a decision
28 to be made and or when we have an application. Do not need to record regular meetings.

29

30 *P Carbee made motion for when we have an application we will record the meeting, seconded by JM*

31 *Misek, all in favor. Motion passed.*

32

33 G Clain nominated Janet Shatney for Chair. J Shatney willing to accept. Nominations closed. All in favor, J
34 Shatney abstained.

35

36 J Shatney assumed Chair position for the rest of the meeting. J Shatney opened the floor for
37 nominations for Vice Chair. J Shatney nominates P Carbee. Peter accepts. No other nominations. J

1 Shatney closes the nominations. All in favor, P Carbee abstained.

2
3 **Review of Program Components**

4 Staff reviewed the Program Components as presented in the packet. J Stewart added that there are 3
5 bills with brownfields money, so there will likely be more money coming. R Krauth inquired about the
6 split between petroleum funds and hazardous substances. Staff will clarify. The Committee will review
7 requests for funding on a rolling basis.

8
9 JM Misek left the meeting.

10
11 **Minutes**

12 No quorum to approve.

13
14 G Clain requested each committee member provide a short bio either ahead of the next meeting or at
15 the next meeting so he may get to know the other members better. Staff will send an email reminder to
16 members to do this.

17
18 **Adjourn**

19 Chair made the motion to adjourn 5.20 pm
20
21