



## Brownfields Advisory Committee Monday December 19, 2022, 6-7pm

*Remote Participation via Zoom<sup>1</sup>*

<https://us02web.zoom.us/j/87533668617?pwd=S3FhZWJlMU1FWGRUWEUyNDlrSzZUZz09&from=addon>

Via phone: 1(312) 626-6799, 1(646) 931-3860 | Meeting ID: 875 3366 8617; Passcode: 414407

Download the app at least 5 minutes prior to the meeting start: [www.zoom.com](https://www.zoom.com)

**Physical Location** - 29 Main Street, Suite 4, Montpelier (Facial coverings required for in-person participation)

### AGENDA

page	6:00pm <sup>2</sup>	<b>Adjustments to the Agenda</b>
		<b>Public Comment</b>
Pg 2	6:05pm	<b>Enrollment and Funding Requests</b> Consideration of the following properties for enrollment into the brownfields program: <ul style="list-style-type: none"> <li>• 11 North Main Street, Northfield for Phase II Environmental Site Assessment</li> </ul>
Pg 16	6:45pm	<b>Project Updates</b> 18 South Main Street, Barre City for Phase II ESA
Pg 18	6:55 pm	<b>Minutes</b> Approve March 21, 2022 meeting minutes
	7:00 pm	<b>Adjourn</b>

*Brownfields Meetings will be held on the 3<sup>rd</sup> Monday of each month at 6pm on an as needed basis*

**Next Meetings: January 16<sup>th</sup> or 30<sup>th</sup>\*\***

\*\*CVRPC office closed on 3<sup>rd</sup> Monday in January in observance of MLK Jr Day

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

<sup>2</sup> All times are approximate unless otherwise advertised



## 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: 11 North Main St. (RT12), Northfield (Centrangelo Property)

Nominated By: Tom Davis, Northfield Economic Development Director

Project Description: Redevelopment of empty 1.3-acre parcel once occupied by a granite cutting shed. Prospective purchaser intends to build multi-unit residential building.

Work Requested:      ☐ Phase 1 ESA                      ☒ Phase 2 ESA                      ☐ Phase 2 Supplemental ESA  
                                  ☐ Corrective Action Feasibility Investigation      ☐ Corrective Action Plan

☐ Other (specify) \_\_\_\_\_

Cost Estimate: approx. \$ 25,000

Review Prepared By: Clare Rock, Senior Planner Date of Review: 12/15/2022

### 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?	<i>Recommend asking applicant if there is a Purchase and Sale agreement and if the property owner would be willing to grant site access for a Phase II</i>
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>	Prospective Purchasers are Hugh McLaughlin and Michael Babyak Jr. II. Tom Davis, Economic Development Director is helping to facilitating the project development.  The completed Phase I Environmental Site Assessment (ESA) was prepared for prospective purchaser Hugh McLaughlin.  Mr. McLaughlin's <a href="#">Ballybreen Ventures</a> is a real estate development firm. The website contains examples of previous redevelopment projects.
3) Is the property owner/prospective purchaser enrolled in BRELLA?	The applicant expressed intention in enrolling in BRELLA. <i>Recommend asking applicant about when or if the BRELLA application has been submitted.</i>
4) Is the property owner/prospective purchaser willing to be enrolled in BRELLA?	Yes
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>	Prospective purchasers envision a 4-story multi-unit residential building with potentially up to 30 units. a) Not at this time b) The site is located within the Village Center Zoning District where multi family housing is a Conditional Use. Current regulations may not allow for this level of density; however, the Northfield PC is currently undertaking revisions to the regulations and there is local support to increase housing density, especially in the Village/downtown area. c) 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"> <li>a) Identification and reduction of threats to human health; and the environment associated with exposure to hazardous materials, pollutants, or contaminants</li> <li>b) Furthering local and regional land use goals</li> </ul>	<ul style="list-style-type: none"> <li>a) The Phase I ESA, identifies a six Recognized Environmental Concerns (REC's) which may impact groundwater and human health (arsenic, petroleum and fuel oils in soils.) A Phase II ESA would verify the existence of the REC's and identify the extent of contamination. Development would be required to reduce exposure of these elements to human health and the environment.</li> <li>b) Development of a multi-unit residential building in a village/downtown area, within walking distance to other services is supported by local and regional goals.</li> </ul>
<p>7) To what degree does the site assessment and redevelopment have:</p> <ul style="list-style-type: none"> <li>a) Community/neighborhood support</li> <li>b) Municipal support</li> <li>c) Other public or private commitments</li> </ul> <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>	<ul style="list-style-type: none"> <li>a) Unknown</li> <li>b) Tom Davis, Site Nominator serves as the Municipal Economic Development Director</li> <li>c) Prospective purchasers anticipating investing in the project and will also require bank financing</li> </ul>
<p>8) Will redeveloping the site offer public benefit, such as:</p> <ul style="list-style-type: none"> <li>a) Housing</li> <li>b) Job creation/retention</li> <li>c) Parkland, greenspace, greenway, outdoor recreation opportunity</li> <li>d) Other: _____?</li> </ul>	<ul style="list-style-type: none"> <li>a) Proposed redevelopment will result in the creation of new housing units</li> <li>b) Development of the site will require the purchase of materials and skill labor</li> <li>c) No</li> <li>d) n/a</li> </ul>
<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>Prospective purchasers anticipating investing in the project and will also require bank financing.</p> <p><i>Recommend asking applicant about the ability to finance any potential clean up.</i></p>



Criteria	How does the project demonstrate potential for successful re-use in response to this criteria?
<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 &amp;/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>Prospective purchasers anticipate property purchase on or by 6/1/2023.</p> <p><i>Recommend asking applicant about the redevelopment timeline and financing of the project.</i></p>

### Staff Recommendation

The Program Coordinator recommends enrolling the property, contingent upon:

- ☐ Gathering additional information from the applicant about site control and feasibility of the redevelopment plans to demonstrate a commitment to the redevelopment
- ☐ 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 recommendation, the Brownfields Advisory Committee may 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: Thomas G Davis  
 Nominator Address, Phone, and Email: Northfield Economic Development Director  
51 South Main Street  
Northfield, Vermont 05663  
tdavis@northfield.vt.us  
802-485-9835

Relationship of nominator to site: ☐ Owner ☐ Prospective Purchaser ☒ Other (please describe):  
Application liaison for prospective purchaser of the property.

- 2) Property Owner Name (if different than nominating party): Nick Cetrangolo  
 Property Owner Address, Phone, and Email: 2540 Goldsby Drive  
Goldsby, OK 73093  
d.l.cetrangolo@gmail.com  
405-326-1803

- 3) Briefly describe the past/current use of the property and the planned or intended re-use of the property.  
The property's last commercial use was as a granite-cutting facility. It has been  
dormant with no use for many years. The purchasers intend to build a multi-family  
apartment building on the property.

***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: If necessary
  - 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: Cetrangolo Property
- 2) Property Address (E911), City/Town & Zip Code: 11 North Main St.  
Northfield, Vermont 05663
- 3) Property Size (Acres): 1.3 Acres
- 4) Parcel ID # (SPAN): SPAN: 441-139-10312
- 5) Infrastructure: Is the site served by municipal sewer and water, public transportation, sidewalks, and/or other infrastructure? Please describe: Sewer and water access at the site  
Sidewalk in front
- 6) Describe any existing structures (type, age, square footage, # of stories, etc.): Four large cement pillars left from previous structure
- 7) Are the structures utilized or abandoned? abandoned
- 8) Occupancy Status (Check One): ☒ < 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?  
No
- 10) Describe any other prominent site characteristics: None
- 11) Zoning District: Village Center
- 12) Is the proposed use permitted in this district, a conditional use, a prohibited use, or other? Please describe: Yes, permitted
- 13) Describe any communication you have had with the municipality regarding this project. Initial discussions with zoning administrator and DRB chair

### C. Site History

- 1) Describe the current use of property: Vacant Lot
- 2) Describe the former uses of the property (please list all): Granite Cutting Business
- 3) Acquisition Date (by current owner): n/a Proposed purchaser est. 6/1/2023
- 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): Current owner is listed - past owner is unknown
- 7) Next Past Owner Name and Contact Information (if known): \_\_\_\_\_

### D. Environmental Information

- 1) Describe the environmental concerns: See attached Phase 1 report
- 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.* Parcel was subdivided Adjacent parcel went through Phases I, II and remediation.
- 4) Vermont Sites Management Section Site Number (SMS #) 20124284
- 5) Dept. of Environmental Conservation (VTDEC) Site Manager \_\_\_\_\_
- 6) Is the project site eligible to participate in VT DEC Brownfields BRELLA program?
- 7) ☒ Yes ☐ No ☐ Unsure ☐ Already Enrolled # \_\_\_\_\_
- 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. Initial assistance needed is for Phase II ESA - first proposal was for \$24,000

### E. Site Redevelopment

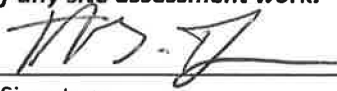
- 1) What is the Proposed Future Use for the site? (Include conceptual site plans, if available): Apartment complex - plans not yet available.

- 2) Does the proposed reuse involve a change in use from the current land use or operations on the site? Please describe. Yes - was industrial - now will be high density residential
- 3) Will the proposed reuse involve expansion or improvement of the use or property? Please describe. Yes - apartment complex on vacant lot
- 4) What will be/is the funding strategy(s) for site remediation (clean up) and redevelopment? Please describe in detail. Purchaser will fund with possible help from brownfield grant
- 5) Describe the municipal and/or community support for redevelopment of this property. Yes
- 6) Please describe the project timeline. Goal is to be complete by Fall 2023
- 7) How will this project benefit from receiving brownfield assessment grant funds? It will strongly impact the need for more market-rate rental housing in the community.
- 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: Site does not appear to be hazardous, but remediation will be beneficial
  - b. Furthering local and regional land use goals: More housing projects.
- 9) How will redeveloping the property offer other public benefit, such as providing housing; job creation/retention; or Parkland, greenspace, greenway, outdoor recreation opportunities? Housing needs.
- 10) Please provide any other information which demonstrates how the redevelopment is an achievable project. The property is located within the Village Center, has sewer and water, and will provided needed housing.



## 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.***



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Nominating Party Signature

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Thomas G Davis Economic Development Director - Town of Northfield

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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

Wilcox & Barton, Inc. has completed a Phase I Environmental Site Assessment of the property located at 11 North Main Street in Northfield, Vermont, in conformance with the scope and limitations of American Society for Testing and Materials Standard E 1527-21. The following findings are drawn from the information developed during the course of this assessment.

The subject of this assessment is one 1.3-acre parcel identified by the Town of Northfield Assessor's Office as Parcel ID 923023000 (SPAN: 441-139-10312). The property is located in a mixed-use area of Northfield, Vermont, and is currently vacant. The property was historically used for granite processing and finishing between approximately 1897 and 1942 and then again between 1986 and 1999. A gasoline filling station, automotive repair facility, and machine shop occupied the property from as early as 1960 until at least 1976. The property has been vacant since 2000, when the former structures associated with the granite processing and finishing facility were demolished. Portions of concrete building foundations and structural columns remain at the property.

*Recognized environmental conditions (RECs), including historical recognized environmental conditions (HRECs), controlled recognized environmental conditions (CRECs), and de minimis conditions* were evaluated by a site inspection and area reconnaissance, review of local, state, and federal records and databases, interviews with the current property owner, review of historical reports, and review of historical aerial photographs, Sanborn Fire Insurance Maps, topographic maps, and city directories. Certain conditions that raise a potential concern but that do not meet the definition of a REC are identified herein as "other environmental concerns." The conditions identified as "other environmental concerns" are presented for User awareness but do not appear to pose a threat to the subject property. The evaluation identified no RECs or "other environmental concerns" with the exception of the following:

1. Historical underground storage and documented release of petroleum at an adjacent property. An undocumented 500-gallon No. 2 fuel oil underground storage tank (UST) was encountered during excavation on the northern portion of the existing Dollar General property at 108 North Main Street on October 24, 2012. The UST was inadvertently damaged during excavation and approximately 100 gallons of oily water were released to the subsurface. The Vermont Department of Environmental Conservation (VTDEC) assigned Spill #2012WMD529 to the release condition. Response actions implemented to address the release of No. 2 heating oil included removal of the UST, recovery of oily water from the excavation, excavation and offsite disposal of impacted soil, and post-excavation soil sampling and analysis. Post-excavation soil sampling did not identify contaminant concentrations exceeding applicable standards. The damaged UST contents were reported to have impacted groundwater; however, groundwater sampling was not performed as part of or following UST closure activities. The VTDEC Spill Project was closed on December 12, 2012. Based on the regulatory status of the Spill Project, this finding would typically be considered an HREC; however, based on the absence of post-release groundwater analytical data and the location of the release area, immediately adjacent to the subject property, this finding is considered a REC.
2. Historical underground storage of petroleum at an undocumented location on the subject or adjacent property. The 11 North Main Street property is identified as UST Facility ID 4855711 for one 10,000-gallon UST containing No. 2 or No. 4 fuel oil that was removed in 1998. At this time, the subject parcel and southerly abutting parcel (108 North Main

## EXECUTIVE SUMMARY

Street) were both identified as 11 North Main Street. No records documenting the location of the former 10,000-gallon UST or an associated UST closure assessment were identified; therefore, the UST may have been located on the subject parcel or on the adjacent 108 North Main Street parcel. The historical underground storage of petroleum at an undocumented location on the subject property or adjacent property is considered a REC.

3. Documented arsenic contamination at an adjacent property. Elevated concentrations of arsenic were detected in soil at the adjacent 108 North Main Street property during investigation performed in 2011. VTDEC assigned Site #2012-4284 to the release condition. During redevelopment of the property, shallow arsenic-impacted soil was buried under five feet of clean fill at the property in accordance with a VTDEC-approved Corrective Action Plan (CAP). Following implementation of the CAP, VTDEC indicated that the site would be eligible for Site Management Activity Completed (SMAC) designation following completion of monitoring well abandonment and recordation of a notice on the land record for the property. No records documenting completion of the well abandonment, recordation of the notice, or formal SMAC designation were identified during this assessment. The horizontal extent of arsenic contamination on the adjacent parcel was not fully defined and soil conditions on the subject parcel were not evaluated; therefore, the documented presence of arsenic contamination on the adjacent property is considered a REC.
4. Release of diesel fuel to asphalt pavement at an adjacent property. According to files on the VTDEC online database, a release of approximately 10 gallons of diesel fuel occurred at the 108 North Main Street property on September 5, 2020. The diesel was released from a vehicle to a limited area of asphalt pavement. VTDEC assigned Spill #2020WMD393 to the release condition. Response actions included deployment and recovery of absorbent materials to the impacted asphalt. No environmental media was impacted by the release. The spill project was closed on September 16, 2020. This finding is considered an “other environmental concern” and does not pose a threat to the subject property.
5. Current and historical underground storage and documented petroleum contamination at an adjacent property. The property located at 73 North Main Street is currently operated as a gasoline filling station. The property is located immediately west-southwest of the subject property, beyond North Main Street. According to available files on the VTDEC online database, elevated concentrations of petroleum compounds and lead were identified in soil and groundwater during investigation at the property in 2011. Available information indicates that the contaminant plume has not been defined and the responsible party is planning supplemental investigation to delineate the extent of petroleum-impacted groundwater along the eastern property line. The documented undefined petroleum contamination at the adjacent property is considered a REC.
6. Historical underground storage and release(s) of petroleum at an adjacent property. According to available files on the VTDEC online database, a 1989 site assessment identified soil contamination at the adjacent 127 North Main Street property. Available records did not indicate the type of contamination but does indicate soil was excavated and “landfarmed” on the property. The VTDEC issued a SMAC letter for the release condition on March 7, 1994. Available records also indicate one 10,000-gallon fuel oil UST was removed from the property in 1998, and one 12,000-gallon fuel oil UST was

## EXECUTIVE SUMMARY

removed in 2017. During the 1998 UST removal, petroleum contamination was identified. The release condition was tracked by the VTDEC under Site #90-0619. A letter from the VTDEC, dated October 26, 1998, indicates that impacted soil encountered during UST removal was stockpiled at the property and the release was not likely to affect groundwater. The 1998 VTDEC letter indicates that laboratory analysis of post-excavation soil samples did not identify elevated concentrations of petroleum compounds and further investigation at the site was not warranted. No groundwater analytical data collected at the property was identified during this assessment. The absence of groundwater analytical data collected following the identified release conditions and the documented “landfarming” of petroleum-impacted soils at the property indicates that petroleum contamination may be present. Furthermore, no closure documents associated with the 2017 UST removal were identified during this assessment. Although the VTDEC database indicates the site was closed on June 21, 1999, based on the absence of groundwater analytical data and records documenting a closure assessment associated with the 2017 UST removal, this finding is considered a REC.

7. Historical industrial use and underground storage of petroleum at the subject property. The subject property was used for various industrial uses beginning in the late 1800s until at least 1999. Historical property uses included granite processing, automotive repair, gasoline filling, and machining. These industrial operations would have included the use and storage of various types of oil and/or hazardous materials. A historical Sanborn Map from 1919 depicts a buried gasoline tank and an unidentified tank at the property. The long-term historical industrial uses of the property in addition to the underground storage of petroleum at the property is considered a REC.

The findings summarized above and described herein are supported by the following attachments.

### **Figures**

- |          |                   |
|----------|-------------------|
| Figure 1 | Site Location Map |
| Figure 2 | Site Plan         |

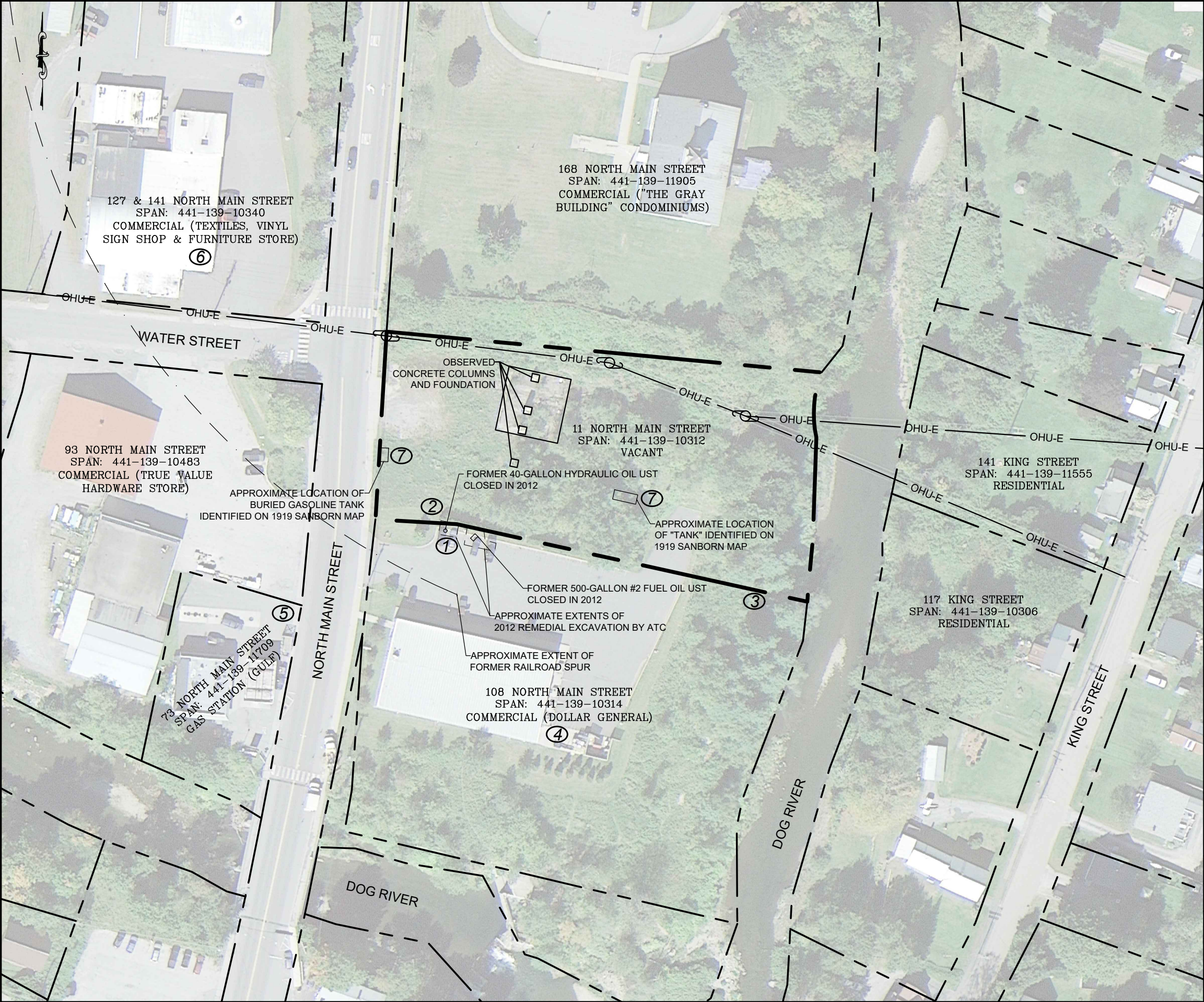
### **Attachments**

- Attachment A Qualifications of Environmental Professionals
- Attachment B Scope of Work
- Attachment C Photographic Log
- Attachment D User Questionnaire
- Attachment E Environmental Record Search by Environmental Data Resources, Inc.
- Attachment F Supporting Documents

### **User Reliance**

This report has been prepared by Wilcox & Barton, Inc. for the use and benefit of, and may be relied upon by, Mr. Hugh McLaughlin, and his respective affiliates, subsidiaries, and assigns.





LEGEND

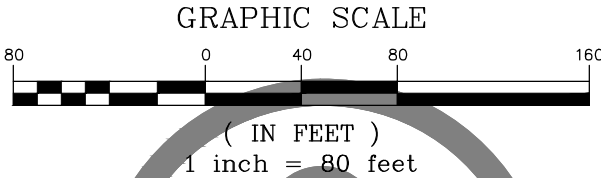
- PROPERTY LINE
- ABUTTER'S PROPERTY LINE
- OVERHEAD ELECTRIC LINES
- UTILITY POLE
- UST
- UNDERGROUND STORAGE TANK

SUMMARY OF FINDINGS

- ① REC: HISTORICAL UNDERGROUND STORAGE AND DOCUMENTED RELEASE OF PETROLEUM ON AN ADJACENT PROPERTY.
- ② REC: HISTORICAL UNDERGROUND STORAGE OF PETROLEUM AT AN UNDOCUMENTED LOCATION ON THE SUBJECT OR ADJACENT PROPERTY.
- ③ REC: DOCUMENTED ARSENIC CONTAMINATION AT AN ADJACENT PROPERTY.
- ④ OTHER: RELEASE OF DIESEL FUEL TO ASPHALT PAVEMENT AT AN ADJACENT PROPERTY.
- ⑤ REC: CURRENT AND HISTORICAL UNDERGROUND STORAGE AND DOCUMENTED PETROLEUM CONTAMINATION AT AN ADJACENT PROPERTY.
- ⑥ REC: HISTORICAL UNDERGROUND STORAGE AND RELEASE(S) OF PETROLEUM AT AN ADJACENT PROPERTY.
- ⑦ REC: HISTORICAL INDUSTRIAL USE AND UNDERGROUND STORAGE OF PETROLEUM AT THE SUBJECT PROPERTY.

NOTES

- 1. SATELLITE IMAGERY AND PROPERTY LINE INFORMATION TRANSCRIBED FROM VERMONT PARCEL VIEWER DATABASE AND GOOGLE EARTH.
- 2. THIS DRAWING IS NOT INTENDED TO BE A BOUNDARY SURVEY. ALL LOCATIONS ARE APPROXIMATE.
- 3. INFORMATION ON AND LCOATIONS OF FORMER USTs OBTAINED FROM SANBORN MAPS DATED 1919 AND FIGURE 2 FROM UNDERGROUND STORAGE TANK CLOSURE REPORT PREPARED BY CARDNO ATC (ATC) DATED NOVEMBER 21, 2012.



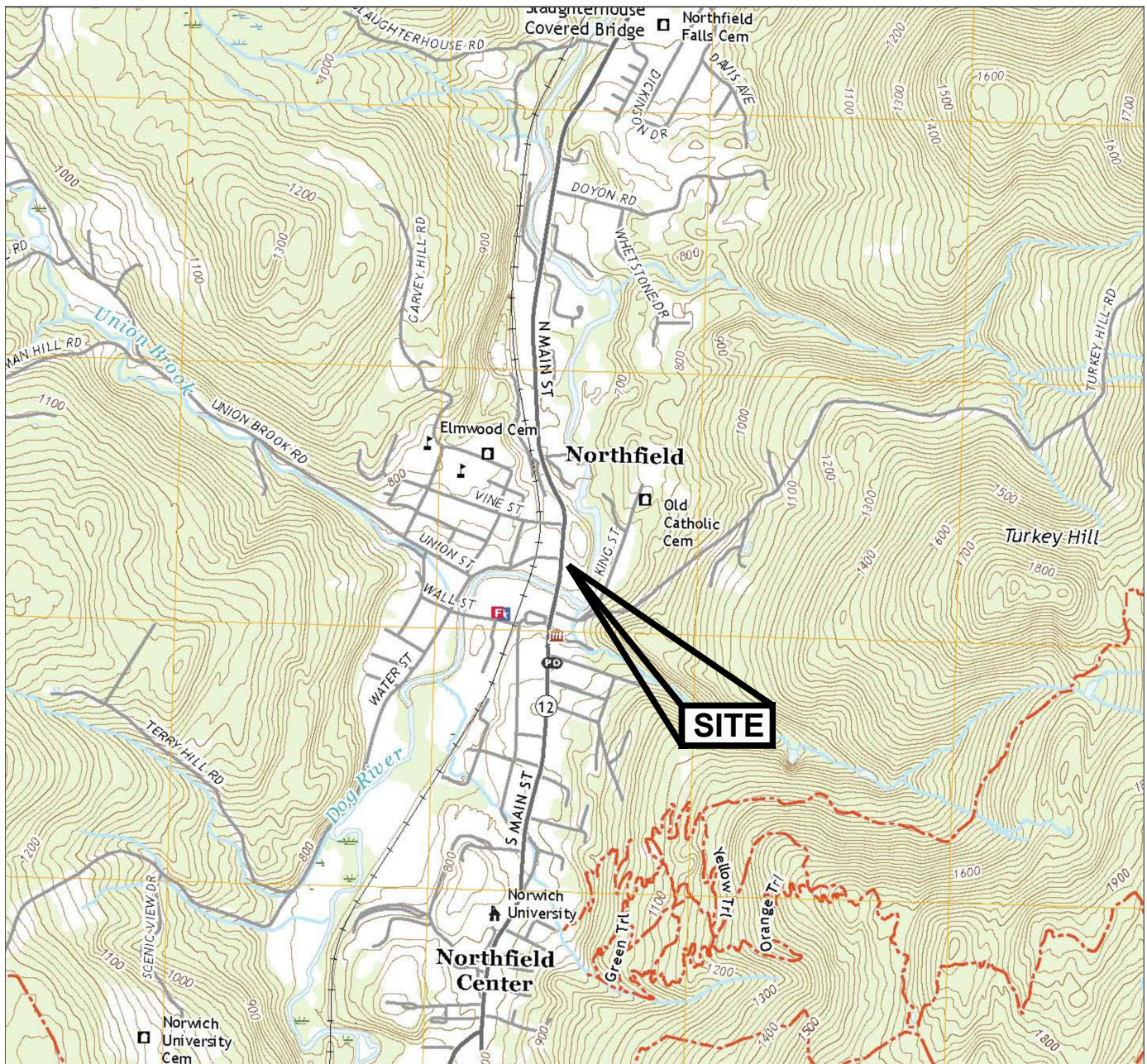
**Wilcox & Barton INC.**  
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DRAWING TITLE

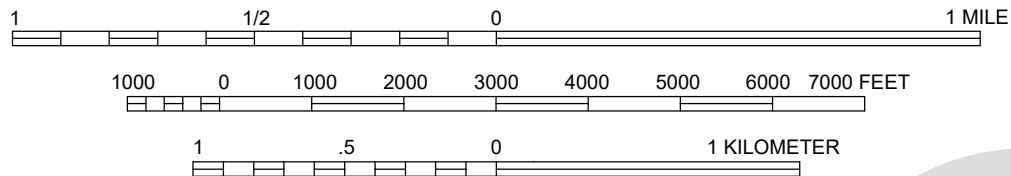
**SITE PLAN**

DATE	10/05/2022	SCALE	1" = 80'	FILE	MCLN0001-EX
APPROVED BY	WRW	DRAFTED BY	MBA	REVISED	
CLIENT	HUGH MCLAUGHLIN	JOB NO.	MCLN0001		
LOCATION	11 NORTH MAIN STREET NORTHFIELD, VERMONT SPAN: 441-139-10312	DRAWING NO.	FIGURE 2		
			02 of 02		

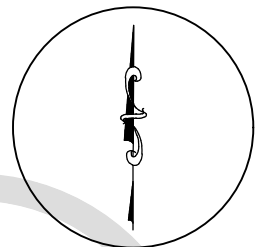




SCALE: 1:24,000



CONTOUR INTERVAL 20 FEET  
NORTH AMERICAN VERTICAL DATUM OF 1988



DATE 10/05/2022	SCALE 1" = 2,000'	FILE MCLN0001-EX
APPROVED BY WRW	DRAWN BY MBA	REVISED
CLIENT HUGH MCLAUGHLIN	JOB NUMBER MCLN0001	
LOCATION 11 NORTH MAIN STREET NORTHFIELD, VERMONT SPAN: 441-139-10312	MAP SOURCE NORTHFIELD, VT USGS QUAD 2021	

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## SITE LOCATION MAP

FIGURE 1





## MEMO

Date: December 15, 2022  
To: Brownfields Advisory Committee  
From: Clare Rock, Senior Planner  
Re: Brownfields Program Update

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### ➤ Available Funding & Program Timeline

- \$100,000 is available through June 30, 2023.
- \$50,000 already awarded, \$50,000 available only after 75% of the initial award has been spent or encumbered.
- Status report detailing the anticipated expenditure and encumbrance of the grant funds is due by January 1, 2023.
- Remaining portion of funds may be reallocated for use by other RPCS that have requested additional funds.
- Any unexpended or unencumbered as of June 30, 2023 will be returned to the State.
- Eligible use of funds:
  - to hire Qualified Environmental Professionals (QEPs). CVRPC will contract with QEPs to undertake assessment work, funds will not be granted to the property owner or prospective purchaser to undertake the work.
  - for administrative services performed by the RPC. The maximum allowable reimbursement for these administrative services is 10% of the award.

### ➤ Funding Status

- Enrolled Site: 18 South Main Street, Barre City – Turning Point Center
  - Under Contract: Stone Environmental = \$59,599
  - CVRPC has requested and received second installment as Stone contract exceed 75% of initial award.
  - Available Funds for Site Assessments: Up to \$30,401.

### ➤ Project Update: 18 South Main Street, Barre City – Turning Point Center

Stone is actively processing the data acquired from the Phase II ESA field activities, but the lab has been delayed in reporting some of the analytical results. Stone anticipates all analytical

results by end of next week but this delay will shift reporting schedule by a few weeks. Once in receipt of all data, Stone will provide an updated reporting schedule.

**Anticipate draft Phase II report in mid-late January and presentation to Committee.**

## CENTRAL VERMONT REGIONAL PLANNING COMMISSION

### Brownfields Advisory Committee

March 21, 2022 at 6:00 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
x	Paula Emery, Plainfield CVRPC Alternate	4
x	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
x	Liz Scharf, Capstone	10
	Vacant, Friend of the Winooski (or similar org)	11

12

13 Staff: Clare Rock

14 Guests: Jessica and Seiji Ohashi; Katrina Mattice, Stone Environmental/Turning Point Center;

15 Robert Pervis, Turning Point Center; John Alden, Project Architect/Turning Point Center; Chip

16 Castle, Turning Point Representative

17

18 Chair J Shatney called the meeting to order at 6.03 pm, and called upon attendees to introduce  
19 themselves.

20

21 **Adjustments to the Agenda**

22 none

23

24 **Public Comment**

25 none

26

27 **Enrollment and Funding Requests:**

28

29 **a) 9 Main Street, Montpelier for Phase II Environmental Site Assessment**

30 Staff gave a summary of the staff review as contained within the meeting packet. Jessica and  
31 Seiji Ohashi, applicants provided the following information: they have received a cost estimate  
32 from consultants who did the Phase I ESA of \$25,000 for the Phase II ESA. The Phase II is  
33 envisioned to include a PCB air test, some testing has been done to date and most of the testing  
34 has been benign, and they are anticipating that any further testing would not identify any

1 surprises. The site was a filling station and was a dry cleaners but did not clean any clothes on  
2 site, it was a drop off business who then sent the items to be cleaned off site.

3  
4 The property has been on the market for over two years. The applicants/prospective  
5 purchasers have been invested with time and money. They had an offer accepted but then it  
6 fell through as the Phase I indicated some environmental concerns and the property owner is  
7 not willing to pay for the Phase II. In its present state no bank is willing to provide a mortgage.  
8 The applicants have the down payment on-hand are ready and willing to purchase the site. The  
9 property owner is taking responsibility to remove the underground storage tanks (USTs) and is  
10 enrolled in the state program to get those items taken care of which is outside of some of the  
11 other brownfield issues. The UST report should be complete soon.

12  
13 The redevelopment plan is to focus on engaging the community with arts and children. Jessica  
14 went to art school and is an artist, as is Seiji. They want to plan to also have a bike rack, bike  
15 pump and want to create a transition area to open up to businesses along Barre Street. They  
16 plan to create a parklet with lots of plants and to create a mural on the building, along with  
17 having space for a food truck, and support other local small businesses. They also want to  
18 create a meeting space, event space and place for people to gather and to rent out. Recently  
19 elected to school board and wants to contribute to the community and be a positive impact to  
20 people and Jessica is part of a family which is a second generation local business owner.

21  
22 Committee members had question about the proximity of the railroad and how they would  
23 manage or mitigate impacts from a safety stand point and from a dust and pollutants in an  
24 outdoor eating/drinking space. The applicants indicated that they have some site design and  
25 property management techniques which would help mitigate those concerns. Other committee  
26 members had questions about the applicants readiness based upon some of the responses in  
27 the applicant, such as the status of local permitting and how possible impacts from flooding  
28 would be handled.

29  
30 **b) 18 South Main Street, Barre City for Phase II Environmental Site Assessment**

31 J Shatney disclosed that, as the Barre City Planning Director she is managing a grant for this  
32 project and would be willing to recuse herself if the Committee felt it would be a conflict of  
33 interest.

34  
35 Staff gave an overview of the project as contained within the meeting packet. Representatives  
36 from the Turning Point Center provided the following information: they want to revive the  
37 building to retain its architectural history; in redeveloping the property there will be  
38 disturbance from digging a new foundation; a Phase I has been completed in July 2021 (they  
39 will send CVRPC a copy) and have submitted a Phase II workplan, prior to being aware CVRPC  
40 Brownfield's program; there are concerns about vapor intrusion and sub-slab testing should be  
41 done; and as a new requirement of BRELLA is to do indoor air testing.

42  
43 They are seeking Rural Development grant funding and are prepared to put in funds for the  
44 mortgage for the property and every penny counts. The building materials have been tested,



1 but no on-site testing have been done. The expanded facility will result in expanded staff, but  
2 this will be in part based upon new funding. The other aspect is to bring people in recovery into  
3 the more permanent employment and has programs with the hospital and with Department of  
4 Labor.

5  
6 Representatives from both sites left the meeting. The Committee discussed the sites. Some  
7 committee members had some concerns about the readiness to move the 9 Main Street project  
8 as the applicant does not have a formal agreement with the property owner. Discussion  
9 followed about what would happen if the applicant does not purchase the property. Other  
10 committee members added that even if that happened the Phase II would provide necessary  
11 information for the property to move, rather than continue to stay on the market, and that's  
12 the purpose of the brownfields program.

13  
14 J Stewart moved to recommend funding for a Phase II ESA for 9 Main Street, Montpelier and L  
15 Scharf seconded. All in favor, motion carried.

16  
17 J Stewart moved to recommend funding for a Phase II ESA for 18 N. Main Street and P Emery  
18 seconded. All in favor, motion carried. J Shatney recused herself.

19  
20 **Minutes**

21  
22 J Stewart moved to approve the February 22, 2022 minutes. J. Ohlsson seconded. All in favor,  
23 motion carried.

24  
25 **Adjourn**

26  
27 P Carbee made motion to adjourn and P Emery seconded. All in favor. Motion carried.

28  
29 Meeting adjourned at 7:49 pm.