



## BROWNFIELDS COMMITTEE

Thursday, December 19, 2024, 10 – 10:30 am

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

<https://us02web.zoom.us/j/88055614529?pwd=c2dVaTMvUnc0VU55bUd1TExTWjkzUT09>

Dial in via phone: +1 929 436 2866 | Meeting ID: 880 5561 4529 | Passcode: 215936

Download the app at least 5 minutes before the meeting starts: <https://zoom.us/download>.

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### Page # AGENDA

- |              |                          |  |
|--------------|--------------------------|--|
|              | <b>10:00<sup>2</sup></b> | <b>Adjustments to the Agenda</b>   |
| <b>2</b>     | <b>10:05</b>             | <b>Review and Approval of Draft Minutes from 11/21/24 Meeting</b> (Action - enclosed) <sup>3</sup> |
|              | <b>10:10</b>             | <b>Public Comment</b>  |
|              | <b>10:15</b>             | <b>Funding Requests – (Actions - enclosed)<sup>3</sup></b>   |
| <b>4-5</b>   |                          | • 173 South Main Street, Barre (Quality Inn) – Phase II (Brella Letter)                            |
| <b>6-23</b>  |                          | • 173 South Main Street – Phase II Supp Proposal & Cost Estimate                                   |
|              |                          | • 53 Granite Street, Barre (Old Dessureau Machines) – Phase I                                      |
| <b>24-26</b> |                          | • 57 Freight Yard Way, Northfield – Phase I  |
| <b>27-28</b> |                          | • 300-302 Granger Road, Berlin (CVSWMD) – CAP Planning   |
| <b>29</b>    | <b>10:25</b>             | <b>Program Updates</b>   |
|              |                          | Staff will provide updates on enrolled properties.   |
|              |                          | a. 203 Country Club Road, Montpelier   |
|              |                          | b. 300-302 Granger Road, Berlin  |
|              |                          | c. 63 Sawmill Rd, Cabot  |
|              |                          | d. Former Shatney’s Garage, Woodbury   |
|              | <b>10:30</b>             | <b>Adjourn</b>   |

<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

<sup>3</sup> Anticipated action item.

**CENTRAL VERMONT REGIONAL PLANNING COMMISSION**  
**Brownfields Committee Meeting**  
**MINUTES**  
**November 21, 2024**

**Present:**

x	Janet Shatney, Chair; Barre City Commissioner
	Peter Carbee, Vice Chair, Washington Commissioner (Alternate Seat)
x	Alice Farrell, Barre Town Commissioner
x	Ron Krauth, Middlesex Commissioner
	Jenny Faillace, Warren Alternate Commissioner
x	Melissa Bounty, CVEDC (Central Vermont Economic Development Council)
x	Joan Marie Misek, Vermont Department of Health
x	Liz Scharf, Capstone Community Action Council
x	Nicola Anderson, Downstreet Housing
	Vacant, (environment, finance, or real estate organization)
	Vacant, (environment, finance, or real estate organization)
	Vacant, (environment, finance, or real estate organization)

**Staff:** Eli Toohey

**Call to Order:** Chair Shatney called the meeting to order at 10:13am. Quorum was present.

**Adjustments to the Agenda:** There were no adjustments to the Agenda

**Meeting Minutes:** Shatney moved to approve the meeting minutes from August 19, 2024, and seconded by L. Scharf, all in favor. *motion carried.*

**Funding Request:** E. Toohey reads motion to approve funding request - *That the Commission approve use of State Brownfields Revitalization Grant Assessment funding, not to exceed \$66,000 to be used for a Phase II Environmental Assessment of the 203 Country Club Road, Montpelier VT (SMS Site # 2022-5116)* J. Shatney asks if there are any other questions or considerations from the committee. J. Shatney asks for motion, all in favor, *motion carried.*

**Program Updates:** E. Toohey provides update on EPA Coalition Assessment and Revolving Loan Fund grant applications which were submitted November 14, 2024. Joan Marie asked when we'd learn of the award status E. Toohey replied May 2025. The EPA Coalition Assessment Grant is up to 1.2 million, and Revolving Loan Fund, is up to 4 million.

E. Toohey reviewed site updates – Supplemental Phase II for 300-302 Granger Road site underway.

E. Toohey stated that BRELLA was approved (for 63 Sawmill Rd, Cabot site) and a Phase II will be likely after debris is removed from caved in sawmill.

**Public Comment:** None.

**Adjourn:** With no other items for the Committee, a motion was made to adjourn at 10:30 am, *motion carried.*

DRAFT

State of Vermont  
Department of Environmental Conservation  
Waste Management & Prevention Division  
1 National Life Drive – Davis 1  
Montpelier, VT 05620-3704  
(802) 505-8335  
[max.saylor@vermont.gov](mailto:max.saylor@vermont.gov)

June 5, 2024

Downstreet Housing & Community Development  
Attn. Nicola Anderson  
22 Keith Ave, Suite 100  
Barre, VT 05641

RE: Quality Inn Barre-Montpelier, Barre, VT - **SMS Site #2024-5426**

**BROWNFIELDS REUSE AND LIABILITY LIMITATION ACT DETERMINATION OF ELIGIBILITY**

Dear Nicola Anderson,

The Vermont Department of Environmental Conservation (DEC) has determined that the Quality Inn Barre-Montpelier property at 173 South Main Street, Barre, VT 05641 is 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 submitted on May 28, 2024.

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 may 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.

(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 802-505-8335 and e-mail at [max.saylor@vermont.gov](mailto:max.saylor@vermont.gov).

Sincerely,



Max Saylor, Environmental Analyst  
Sites Management Section  
Waste Management and Prevention Division

cc: Sarah Bartlett, VTDEC (electronically)  
Kristie Farnham, ACCD (electronically)  
Christian Meyer, CVRPC (electronically)  
Krishna LLC, Current Owner (electronically)  
Jeremy Roberts, KAS (electronically)

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**Quality Inn Barre-Montpelier  
173 South Main Street  
Barre, VT 05641**

KAS #507230710

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**WORK PLAN AND COST ESTIMATE FOR SUPPLEMENTAL  
SITE INVESTIGATION**

December 5, 2024

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*Prepared for:*

Downstreet Housing & Community Development  
22 Keith Avenue, Suite 100  
Barre, VT 05641



589 Avenue D, Suite 10  
PO Box 787  
Williston, VT 05495

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## Appendices

<b>Appendix A</b>	1) Site Location Map 2) Site Vicinity Map 3) Site Plan with Proposed Boring / Sample Locations
<b>Appendix B</b>	Cost Estimate



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## **Certification**

This Work Plan and Cost Estimate for the completion of a supplemental site investigation at 173 South Main Street, Barre, Vermont has been prepared under my oversight.

I certify under penalty of perjury that I am an environmental professional and that all content contained within this deliverable is to the best of my knowledge true and accurate.

Reviewed By:

---

Jeremy Roberts, P.G.  
Vice-President / Environmental Program Manager



## 1.0 Introduction and Background

The following work plan and cost estimate is for the completion of a supplemental site investigation (SSI) to include soil boring advancement, groundwater monitoring and soil gas testing at 173 South Main Street, Barre, Vermont ("Site" or "property"). This document was prepared according to current Vermont Department of Environmental Conservation (VT DEC) requirements as presented in the Investigation and Remediation of Contaminated Properties Rule dated February 23, 2024 (I-Rule). The SSI is being performed for Downstreet Housing & Community Development (Downstreet), the prospective purchaser of the property. Downstreet has enrolled the property into the State of Vermont Brownfields Reuse and Environmental Liability Limitation Act (BRELLA) program. The owner contact information is outlined below.

Owner	Mailing Address	Contact Name	Phone / Email
Krishna, LLC	173 South Main Street Barre, VT 05641	Mr. Peter Patel	(802) 236-2979 N/A

KAS completed a Phase I Environmental Site Assessment (ESA) at the property in August 2023 in compliance with ASTM Standard E1527-21. The assessment revealed the following recognized environmental conditions (RECs) in connection with the property:

**REC 1:** The historical use of the property as a woolen mill with potential for fill material to be present beneath the property;

**REC 2:** The past and current use of the adjacent property to the south as an automotive repair facility with a documented release of PCE to soils; and,

**REC 3:** The potential presence of elevated lead in shallow soils due to the documented presence of lead-based paint on the exterior of the property building.

In August – September 2024, KAS completed a Phase II ESA which included an assessment of soil, groundwater, and soil gas beneath the Site. As part of the Phase II ESA, KAS implemented discrete soil sampling methods during the advancement of shallow and deep soil borings at the property between August 26 and September 12, 2024. Subsurface soils encountered during the advancement of soil borings consisted primarily of sands with varying amounts of silt and/or gravel. Evidence of non-native fill soils containing concrete, plastic, and/or shale was observed throughout the property. Additionally, large pieces of granite were noted at several boring locations. Due to the presence of significant amounts of granite, the depth of saturated soils was difficult to ascertain in the field. However, generally speaking saturated soils were believed to be encountered between 19.0 – 26.0 feet below grade (fbg). No elevated photoionization detector (PID) readings were recorded and the measured readings ranged from 0.2 – 2.8 parts per million by volume (ppmv). A slight petroleum odor was observed in soil boring SB24-03 between 7.0 – 8.0 fbg and in SB24-05 between 16.0 – 20.0 fbg. However, no elevated PID readings were noted in these soil intervals.

Polycyclic aromatic hydrocarbons (PAHs) were detected in all four (4) of the shallow samples collected between August 27 and September 12, 2024, with Benzo(a)pyrene (BaP) exceeding the applicable Vermont Soil Standard (VSS) in two (2) of these samples. PAHs expressed as the Toxic Equivalent Quotient (TEQ) for BaP exceeded the background level soil concentration for urban sites in one (1) of the samples (SB24-09) at a concentration of 0.81777 mg/kg. Arsenic and lead



were reported in all shallow samples at concentrations below the applicable VSS. Select metals were reported in all the deeper samples collected at concentrations below the applicable VSS. No volatile organic compounds (VOCs) were reported above method detection limits in any of the soil samples analyzed.

KAS installed four (4) groundwater monitoring wells at the property between August 26 – September 12, 2024. Depth-to-liquid measurements were collected from the wells using an Interface Probe on October 3, 2024. All monitoring wells except MW24-04 were measured to be dry on October 3, 2024. The depth to groundwater measured in MW24-04 was 29.43 feet below top of casing (btoc). Due to the lack of groundwater data collected, the groundwater flow and gradient could not be calculated. A groundwater sample was attempted to be collected from monitoring well MW24-04 following KAS' low flow sampling protocol on October 3, 2024. However, insufficient water was present in this well to conduct the sampling. Therefore, no groundwater samples were collected on this date.

On August 26, 2024, KAS installed one (1) exterior soil gas monitoring point (SG24-01). A discrete soil gas sample was collected from the soil gas point on October 3, 2024. No VOCs were reported at a concentration above the resident vapor intrusion standard (VIS).

Following completion of the Phase II ESA, data gaps exist at the Site, which include a lack of delineation of PAH impacts to shallow soils > VSS, a lack of groundwater data and insufficient data to fully evaluate risk to sensitive receptors. To assess the data gaps, KAS recommended completion of supplemental testing at the property. The recommendation for supplemental data collection was approved by Mr. Max Saylor of the VT DEC on November 22, 2024.

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## 2.0 Conceptual Site Model

### 2.1 Site Conditions and Property History

The property is located off the western side of South Main Street (VT-14) near Circle Street in Barre, Vermont. The property lies in a mixed commercial-residential area and is located in a designated industrial / commercial zoning district according to the City of Barre.<sup>1</sup> The property coordinates are 72.499457° west longitude and 44.186360° north latitude.<sup>2</sup>

The property consists of one irregular shaped parcel totaling approximately 2.29 acres that lies in a mixed residential and commercial area of Barre, VT. The property is generally flat throughout its developed portion with a moderate downward slope to the west towards the Stevens Branch. No bodies of water, wetlands or bedrock outcrops were observed on the property. The Stevens Branch is located adjacent to the west of the property. The eastern portion of the property is developed with the two buildings and an asphalt parking lot. The remaining portions of the property consist of undeveloped wooded land. Some greenspace is present along the north, south and west sides of the buildings. The property is improved with two irregular shaped buildings and a paved parking lot. A Site Map which shows relevant Site features is included in Appendix A.

<sup>1</sup> Barre City Zoning District Map, 2009

<sup>2</sup> Google Earth



Based on a review of topographic maps and aerial photography, the Site lies at an approximate elevation of 700 feet above mean sea level (AMSL). The nearest surface water to the Site is the Stevens Branch, which lies adjacent to the west. Based on Site topography, the surface drainage from the Site is anticipated to flow in a general westerly direction. The general area is served by municipal sewer and water, natural gas, electricity and telecommunications.

Neighboring property uses consist of the following:

- North: Vacant commercial building and car wash
- South: Routhier Quick Lube & Auto Center
- East: South Main Street followed by residential properties
- West: Stevens Branch

## 2.2 Geology

The soils beneath the Site are mapped as silt, silty clay and clay. Bedrock in the vicinity of the property consists of light- to medium-gray, fine-grained micaceous quartzite to dark-gray muscovite-quartz-biotite carbonaceous phyllite or schist in beds 10 to 25 cm thick, and dark-gray micaceous phyllite or schist containing beds of micaceous quartzite, locally thickly bed.<sup>3</sup> No bedrock outcrop points are present on the property and no wetland areas have been identified on or near the property according to VT DEC records.<sup>4</sup>

During the August / September 2024 drilling activities, subsurface soil encountered during the advancement of soil borings consisted primarily of loose to medium dense sands with varying amounts of silts and/or gravel and well graded gravel. Evidence of non-native fill soils containing concrete, plastic and/or shale pieces was observed throughout the property. The fill soil was observed to a maximum depth of 16.0 fbg at soil borings SB24-03 and SB24-06. Chunks of granite were observed in several soil borings starting as shallow as 4.0 fbg and extending as deep as 20.0 fbg. Due to the abundance of gravel / granite in the subsurface, sample core recovery was limited at several locations. This made it difficult to fully assess the depth of saturated soils in the field; however, it is believed saturated soils were encountered at a depth of approximately 19.0 – 26.0 fbg.

Refusal was encountered at several boring locations; however, it was not clear if the refusal was due to bedrock or large rocks.

## 2.3 Hydrogeology

The depth to groundwater in monitoring well MW24-04 was measured at 29.43 feet btoc on October 3, 2024. All other monitoring wells were measured to be dry on October 3, 2024 and therefore the groundwater flow direction and gradient could not be determined for the Site.

The Site is situated adjacent to the Stevens Branch. As such, all land in the general vicinity of the Site is presumed to ultimately drain towards this surface water body. Based on the topography of the local region, groundwater from the Site is expected to flow in a general westerly-southwesterly direction.

<sup>3</sup> Doll, 1970

<sup>4</sup> VT DEC Database

## 2.4 Apparent Source(s) of Release

Prior to completion of the Phase II ESA, no releases of hazardous materials at the property were reported. The Phase I ESA completed by KAS in August 2023 identified several historical operations on and adjacent to the Site that may have adversely impacted soil, groundwater and/or soil gas at the property. These historical operations included: 1) the historical use of the property as a woolen mill; and, 2) the past and current use of the adjacent property to the south as an automobile repair facility; and, 3) the presence of lead based paint on the exterior of the existing buildings. No other potential sources on or off site are known to exist or have been identified at this time.

Non-native fill soils have been identified in borings advanced throughout the property and have been documented to be present beneath the property at depths up to 20.0 fbg. This fill material was observed to be fairly consistent across the Site. Analytical testing of shallow soils identified levels of PAHs above applicable standards at one location (SB24-09). The elevated PAH concentrations found beneath the Site are likely attributed to the presence of non-native fill and/or air borne deposition of contaminants from industrial uses over time at the Site and the general area.

No elevated PID readings were obtained during the advancement of soils borings in August and September 2024; however, a slight petroleum like odor was observed in soil boring SB24-03 between 7.0 – 8.0 fbg and in SB24-05 between 16.0 – 20.0 fbg. The source of the petroleum odors are these intervals is not clear and may be a result of fill material. No petroleum storage tanks are known to have been present in the vicinity of these borings and no petroleum releases are on record in the vicinity of the Site which further supports that this petroleum contamination is associated with the placement of impacted fill material. Additionally, the presence of these odors in unsaturated soils suggests the source is not from an off-site location (ie. contaminant migration via groundwater). Although a slight petroleum odor was observed at these locations, no VOCs were reported above laboratory detection limits in the soil samples obtained for laboratory analysis.

The documented presence of lead-based paint on the exterior of the Site building does not appear to have resulted in shallow soil impacts > VSS immediately outside / along the building foundation / drip edge.

## 2.5 Contaminant Fate and Transport

PAHs have been identified in shallow soil (0-6" bg) above applicable VSS at one location on the Site property. These impacts may be localized; however, due to the distance between sample locations it is possible PAH impacts are present at other locations on the property. Non-native fill soils containing concrete, plastic and/or shale were observed throughout the Site to a maximum depth of 20.0 fbg. The elevated PAH detections are attributed to the historical fill and/or the urban setting.

Generally, PAHs exhibit low mobility (do not easily dissolve in water) and will persist in the environment once adsorbed onto soils. These contaminants are slow to degrade under natural conditions. Given that the PAH impacts were identified at shallow depths, the risk for groundwater transport and/or leaching of impacts from soil appears to be low.

## 2.6 Exposure Pathways and Sensitive Receptor Risk Assessment

A review of potential exposure pathways and a sensitive receptor risk assessment of the area surrounding the property is provided below, and a determination of the potential risk to identified exposure pathways and receptors has been made based on proximity to the impacted areas, presumed groundwater flow direction, contaminant mobility and volatility, and the identified contaminant concentration levels in soil.

Exposure Pathway / Sensitive Receptor	Pathway Complete or Incomplete	Supporting Documentation
Direct human contact to soil or groundwater	Unknown	PAH impacted soils have been identified to be present at surface depths at levels above the applicable urban background standard. However, these soils are capped with an asphalt cover. It is unknown if additional impacted soils are present in non-hardscape areas.
Soil to groundwater (drinking water)	Presumed Incomplete	There are four private drinking water supply wells within one mile of the Site with the closest lying in a presumed upgradient direction. The risk for groundwater impacts appears to be low; however, no groundwater data currently exists for the Site.
Inhalation of soil vapor	Presumed Incomplete	The sub slab soil gas data does not support the presence of a complete vapor intrusion pathway for contaminants of concern.
Soil to surface water	Presumed Incomplete	Impacts to nearby surface water are not likely. However, no groundwater data currently exists for the Site.
Groundwater to surface water	Presumed Incomplete	

Routes of potential exposure to current and future site users include absorption via dermal contact and/or ingestion of soil. Impacted soils have been identified at shallow depths at one area at the Site but the direct contact exposure risk at this location is currently minimized due to the presence of a hardscape cover (asphalt parking lot). However, there are several areas on the Site property that do not currently have hardscape cover and shallow soils in these areas could present a direct contact risk if PAHs > VSS are present. Potential exposure to contaminated groundwater, if present, is not deemed to be of concern given the depth to groundwater beneath the property and the property use.

## 3.0 Data Gap Analysis and Investigation Goals

Taking into consideration the conceptual site model presented in Section 2.0, KAS has completed an evaluation of potential data gaps at the Site. A complete picture of the property history and use has been obtained through the completion of a Phase I ESA in August 2023. The full extent of impacted soils beneath the Site is not known; however, the data set obtained through the Phase II ESA suggests these impacts may be limited to the eastern portions of the property. However, due to the common variability noted in contaminant concentrations in non-native industrial type fill it is possible higher levels of PAHs and/or metals are present in soils at other locations beneath the property and should redevelopment occur at the Site, proper management, handling, and disposal of excavated soils should be completed in accordance with VT DEC guidelines.



Groundwater data is needed to assess the potential risk for groundwater impacts and to evaluate the groundwater flow and gradient and potential risk to sensitive receptors.

Insufficient data is currently available to properly evaluate potential exposure pathways and risk to nearby sensitive receptors. The potential offsite source identified during the completion of a Phase I ESA does not appear to have resulted in soil gas impacts beneath the property based on the soil gas testing completed in October 2024.

The primary goals of the SSI are as follows: 1) further assess shallow soil conditions across the property, 2) assess groundwater conditions, and 3) collect confirmatory soil gas data. This will be accomplished through the work scope outlined in Section 4.0.

## 4.0 Work Scope

The scope of work includes:

- Preparation of an I-Rule compliant work plan (this document);
- Updating the site-specific health and safety plan (HASP);
- Collection of soil samples to the north, west and south of SB24-09 to delineate the extent of PAH, lead and arsenic impacts to shallow soils beneath the Site;
- Collection of groundwater samples from the existing monitoring well network to assess the potential for heavy metal and VOC impacts to groundwater;
- Sampling and laboratory analysis of soil gas from the existing soil gas monitoring point to confirm the degree and extent of VOC impacts to soil gas;
- Assessment of the potential for impacts to sensitive receptors and a qualitative evaluation of risks posed by the discovered subsurface impacts, if any;
- Refinement of the conceptual site model presented in this work plan; and,
- Preparation of a summary report including site and area plans, site photographs, site history, interpretation of data acquired during the investigation, a site vicinity and site map, groundwater contour map, potential sensitive receptor locations, conclusions, and recommendations.

The following KAS standard operating procedures (SOPs) will be used during the SSI. Copies of the SOPs are available upon request.

KAS Protocol	Title
001	Soil Screening Headspace Measurement
003	Use and Maintenance of Interface Probes and Water Level Indicators
004	Soil Boring Advancement
005	Shallow Soil Sampling
006	Sample Containerization, Preservation, Handling and Packaging
012	Low Flow Groundwater Purging and Sampling
028	Soil Gas Sampling
034	Use and Maintenance of MiniRae Photoionization Detector

The property lies in a zoning district which allows for residential development and the planned future use of the Site includes residential housing. Therefore, the VT DEC residential standards apply to the Site and will be used for comparison purposes for the data collected. The established Vermont background soil standards will also be used for comparison purposes since the Site lies in designated urban area according to the VT DEC.



The following specific tasks will be performed.

#### *4.1 Work Plan, Health and Safety Planning and DigSafe Notification*

KAS has prepared this document which acts as the site-specific work plan addressing the known site assessment data requirements. Once the work plan is reviewed by Downstreet and the VT DEC, KAS will respond to comments and will obtain final work plan approval prior to completing the work.

Prior to the commencement of fieldwork, the Site-specific health and safety plan will be updated according to VOSHA 1910-120 that includes the procedures for detecting and responding to potential physical and chemical hazards that may be present and/or may occur during field work. The task will also address locating underground utilities that may be present, through DigSafe, local public works officials and a private utility locator. KAS will conduct a site visit to pre-mark the Site for DigSafe.

No permits are anticipated to be needed to complete the SSI. A DigSafe number will be acquired which incurs no cost other than the labor to pre-mark the boring locations and to coordinate the notification.

#### *4.2 Soil Boring Advancement, Soil Screening, and Soil Sampling*

KAS will conduct further assessment of shallow soils across the Site. A description of sampling areas and methodology is provided below. A Site Map showing the approximate proposed boring / sample locations is included in Appendix A.

##### *Exterior Property Grounds – Shallow Soils*

KAS will conduct an environmental assessment of shallow soils at seven (7) locations across the property to further evaluate the extent of PAH, arsenic and lead impacts. A Geoprobe drill rig will be used to collect shallow soil samples for laboratory testing. The soil borings will be advanced to a maximum depth of 18" bg. At each of these soil borings a discrete sample will be collected from 0-6" bg and 12-18" bg for a total of twelve (12) samples. In addition to the six (6) shallow soil borings discussed above, KAS will advance a boring where sample SB24-09 0-6" was previously collected to collect a sample at 12-18" bg. The soil samples will be logged for lithological characterization and field screened for the presence of VOCs using a PID. The location of each boring will be logged in the field using a GPS.

All samples will be submitted for analysis of total arsenic and lead via EPA Method 6020B and PAHs via EPA Method 8270E. The samples will be transported under chain of custody procedures to Eastern Analytical, Inc. For quality assurance / quality control (QAQC) purposes, two (2) duplicate samples (one every ten samples) will be collected for each parameter. Soil boring cuttings will be placed back in the boring upon completion of sampling.

#### *4.3 Groundwater Monitoring*

Prior to collecting groundwater samples, KAS will measure groundwater table elevations in the four Site monitoring wells associated (MW24-01 through MW24-04). With the use of an interface probe, the relative depth to water and non-aqueous phase liquid (NAPL), if present, will be measured. Assuming groundwater is present in the wells, groundwater samples will be collected using low flow sampling procedures using a peristaltic pump and disposable tubing. The purge

water will be disposed of on the ground unless NAPL is measured in the well(s). If NAPL is detected in a well, that particular well will not be sampled. KAS will make sure the purge water is contained within the immediate area of the sample location.

KAS will adhere to the EPA Region 1 Low-Flow SOP and best practices, including recording depth to water, start purge time, water observations (color/turbidity/suspended solids/sheen/odor, etc), sample time, purge rate, and total purge volume as noted in KAS Protocol #012. Sampling of any particular well will only be conducted if a sufficient purge volume (2x well-screen volume/3x water column volume) is achieved in addition to three (3) consecutive readings of stabilized parameters. Five (5) minute reading intervals will be used.

The groundwater samples will be submitted for laboratory analysis of VOCs via EPA Method 8260 and RCRA 8 Metals via EPA 6010B. For quality assurance and quality control purposes, one duplicate sample and a trip blank will also be collected / submitted for analysis of VOCs via EPA Method 8260C. The groundwater samples will be preserved with hydrochloric acid and placed in a cooler with ice for storage and transportation to Endyne, Inc. of Williston, Vermont under proper chain of custody procedures.

#### *4.4 Soil Gas Sampling*

During the groundwater monitoring event, KAS will collect a soil gas sample from soil gas monitoring point SG24-01. The point will first be purged of three to five volumes of air with a calibrated low-flow pump. A maximum 4-hour sampling will then be conducted using a dedicated 6-liter Summa vacuum canister and flow regulator. The soil gas sample will be collected for laboratory analysis of VOCs in air via EPA Method TO-15. One outdoor air sample will be collected in an upwind location of the general sampling area. Lastly, an air quality sample will be collected from each probe with a PID.

Sampling information will be recorded on a sampling data sheet in accordance with KAS' Soil Gas Sampling Procedure. Quality Assurance/Quality Control measures will be taken to ensure that the sample collected from each soil gas point is representative of the soil gas and not the atmosphere above it. Helium will be used as a tracer gas to verify the quality and integrity of each soil gas point's seal to the ambient air. A helium detector will be used on-site to verify the integrity of the seal.

The samples will be transported under chain of custody procedures to Pace Laboratories in East Longmeadow, MA for analysis. The laboratory detection limits will meet current VT standards for vapor intrusion at a residential property.

#### *4.5 Sensitive Receptor Survey*

During the SSI, a sensitive receptor survey will be conducted to gather data to update the conceptual site model. The laboratory data collected as part of the SSI will be used to evaluate vapor intrusion risk to buildings located at the Site.

#### *4.6 Report Preparation*

After the above tasks are performed, the data will be compiled into a summary report to comply with the I-Rule. Specifically, the report will include site and area plans, site photographs, site history, interpretation of data acquired during the investigation, a site vicinity and site map, groundwater contour map, contaminant distribution maps (as appropriate), conclusions, and





recommendations for further investigation, long-term treatment, or "Site Management Activity Completed", as appropriate.

---

## **5.0 Cost Estimate**

The total estimated costs is \$14,857.42. A detailed breakdown of the estimated costs is included in Appendix B.

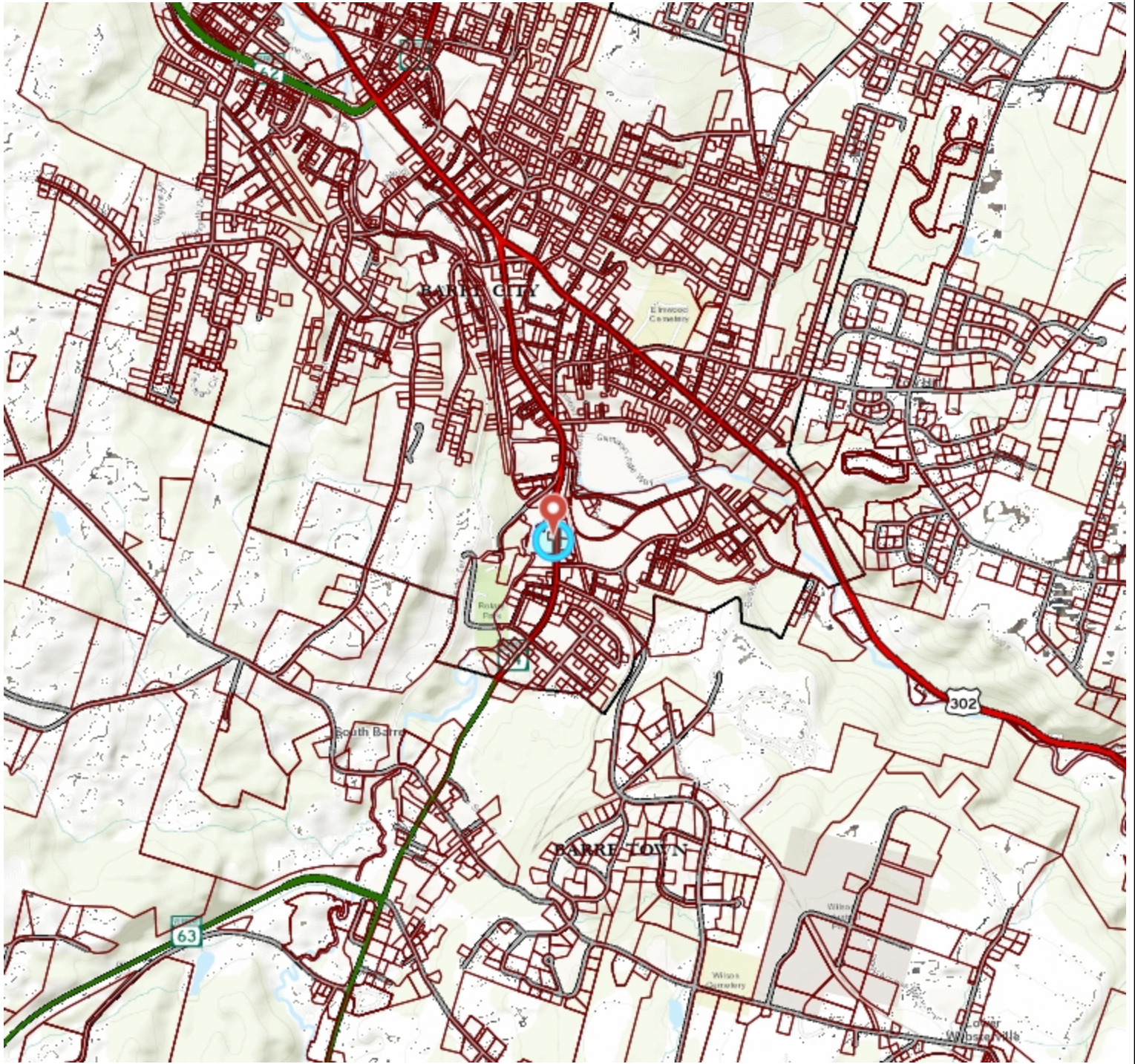
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## **6.0 Schedule**

KAS is prepared to perform this work in a timely manner. Assuming favorable weather conditions exist, KAS can schedule this work to occur in the winter 2024/2025 pending approval of the work scope from the VT DEC.

## **Appendix A**

- 1) Site Location Map**
- 2) Site Vicinity Map**
- 3) Site Plan with Proposed Boring / Sample Locations**

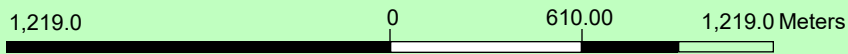


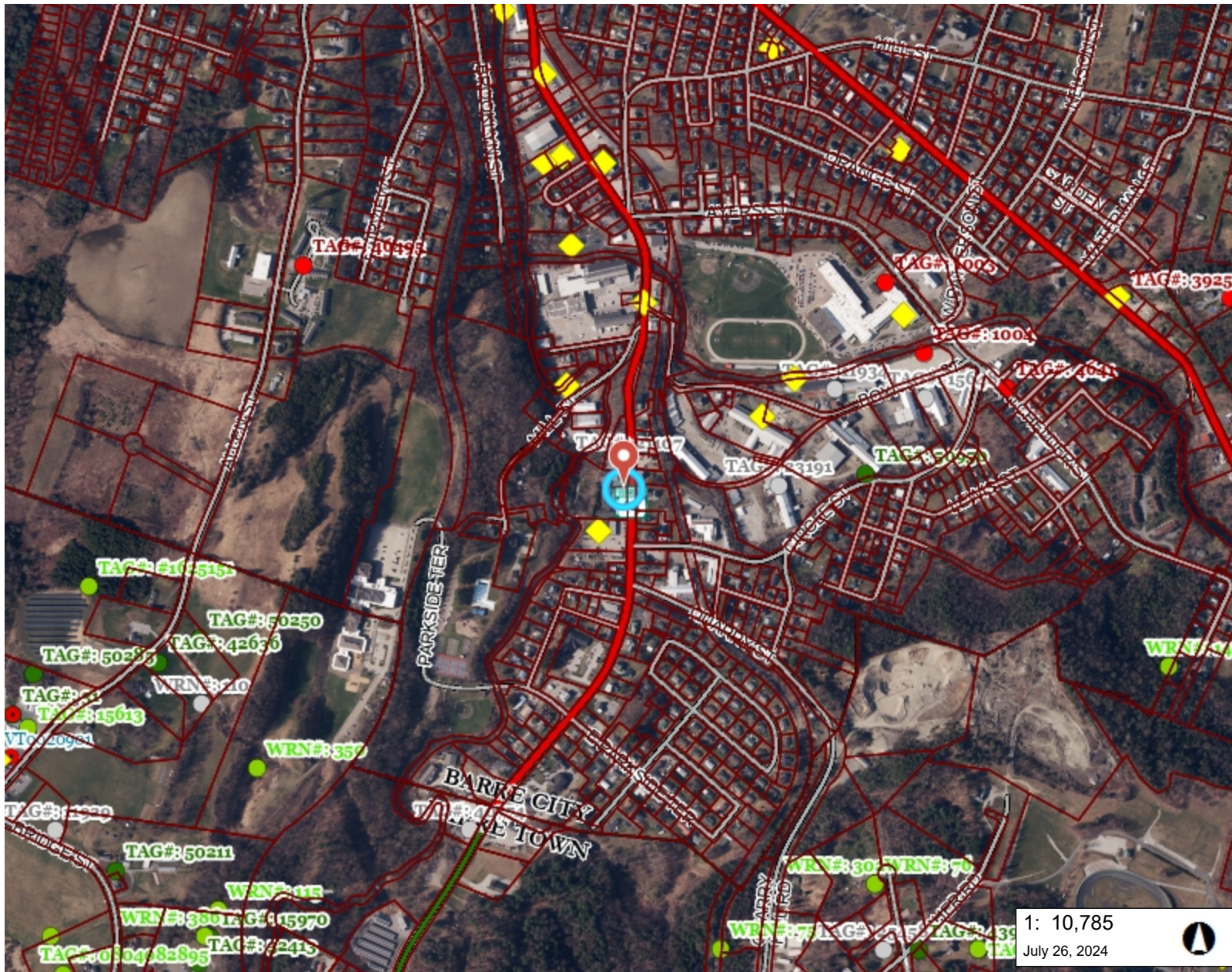
LEGEND	
	Parcels (standardized)
<b>Roads</b>	
	Interstate
	US Highway; 1
	State Highway
	Town Highway (Class 1)
	Town Highway (Class 2,3)
	Town Highway (Class 4)

**NOTES**

Map created using ANR GIS mapping technology.

1: 24,000  
August 10, 2023





1: 10,785  
July 26, 2024

## LEGEND

- ◆ Hazardous Site
- ◆ Brownfields
- Public Water Sources
  - Active
  - Inactive
  - Proposed
  - Active Non-Public, Previously Perm
  - Inactive Non-Public, Previously Per
- Private Wells
  - GPS Located
  - Screen Digitized
  - E911 Address Matched
  - Welldriller/Clarion
  - Unknown Location Method
  - Incorrectly Located
- Parcels (standardized)
- Roads
  - Interstate
  - US Highway; 1
  - State Highway
  - Town Highway (Class 1)
  - Town Highway (Class 2,3)
  - Town Highway (Class 4)
  - State Forest Trail
  - National Forest Trail
  - Legal Trail
  - Private Road/Driveway
  - Railroad

## NOTES

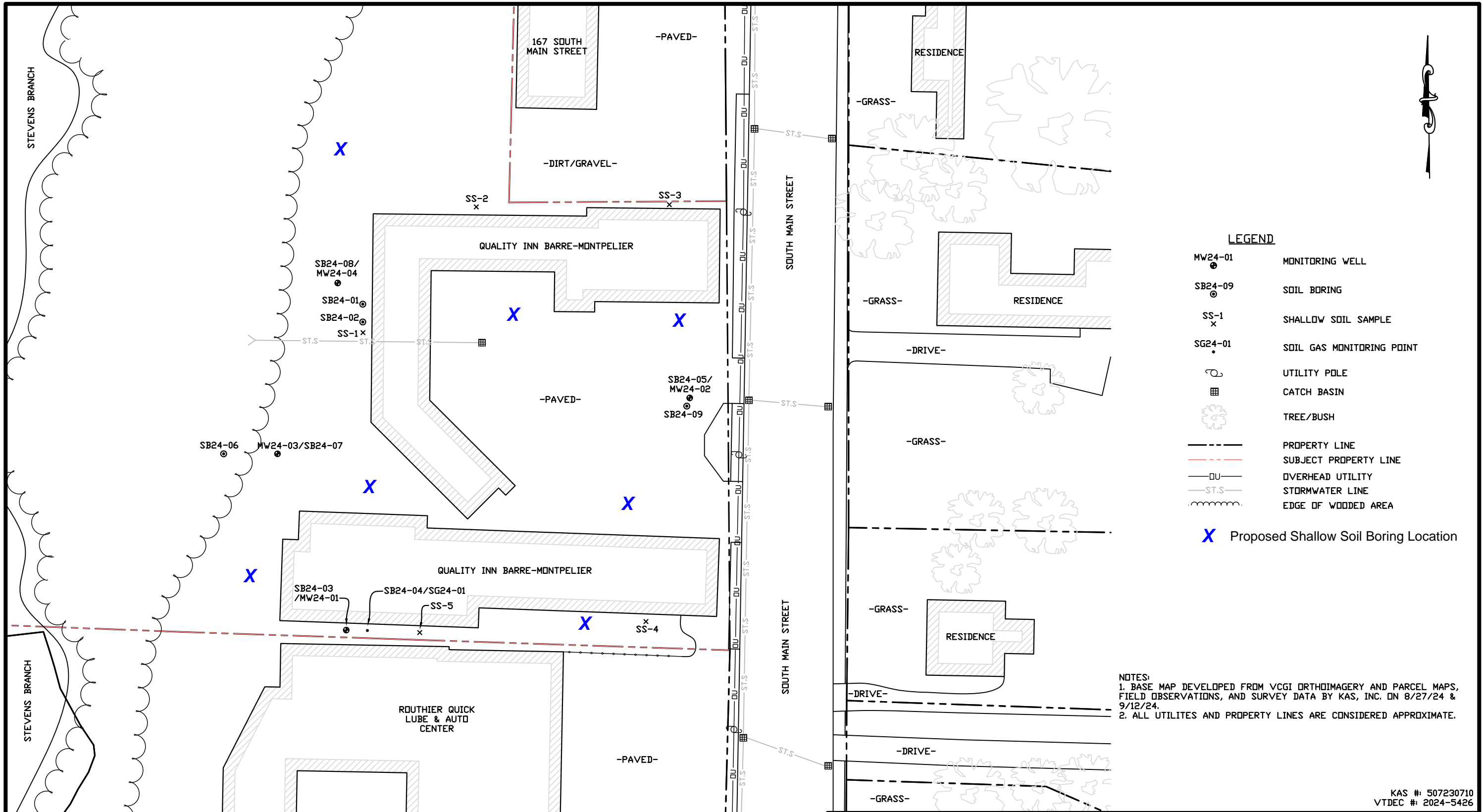
Map created using ANR's Natural Resources Atlas



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Vermont Agency of Natural Resources

1" = 899 Ft.      1cm = 108 Meters  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

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



KAS #: 507230710  
VTDEC #: 2024-5426

589 Avenue D, Suite 10  
PO Box 787  
Williston, VT 05495  
www.kas-consulting.com



QUALITY INN BARRE-MONTPELIER  
173 SOUTH MAIN STREET  
BARRE, VERMONT

SITE MAP with Proposed Sample Locations

802.383.0486 p  
802.383.0490 f

DATE: 10/31/24	DWG. #: 1	SCALE: 1"=40'	DRN: TMB	APP: JR
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## **Appendix B**

### **Cost Estimate**

SSI FOR DOWNSTREET - QUALITY INN BARRE-MONTPELIER, VT

12/5/2024 BY KAS, INC.  
SEE WORK PLAN FOR ASSUMPTIONS AND WORK SCOPE DESCRIPTION

WORK ELEMENT	UNITS	CATEGORY	QTY	RATE/	ELEMENT	MARKUP	ADJ	SUBTOTAL
<b>WORKPLAN / HASP PREPARATION / COORDINATION</b>								
PROJECT MANAGEMENT	HR	PROJECT MANAGER	1.0	\$115.00	\$115.00		\$115.00	
KAS LABOR WP PREP	HR	PROJECT MANAGER	4.0	\$115.00	\$460.00		\$460.00	
KAS LABOR REVIEW	HR	SENIOR SCIENTIST	1.0	\$135.00	\$135.00		\$135.00	<b>\$710.00</b>
<b>PREMARK / UTILITY SURVEY</b>								
KAS LABOR TASK COORD	HR	PROJECT MANAGER	1.0	\$115.00	\$115.00		\$115.00	
PREMARK TRAVEL / ONSITE	HR	FIELD TECH II	3.0	\$80.00	\$240.00		\$240.00	
PREMARK MILEAGE	EA	EXPENSE	84.0	\$0.670	\$56.28		\$56.28	<b>\$411.28</b>
<b>SOIL BORING / SOIL SAMPLING (1.0 Day)</b>								
KAS LABOR TASK COORD	HR	PROJECT MANAGER	1.5	\$115.00	\$172.50		\$172.50	
TRAVEL / PREP	HR	STAFF SCIENTIST	3.0	\$95.00	\$285.00		\$285.00	
DRILLING OVERSIGHT / SAMPLING	HR	STAFF SCIENTIST	6.0	\$95.00	\$570.00		\$570.00	
MILEAGE	EA	EXPENSE	84.0	\$0.670	\$56.28		\$56.28	
PID	DAY	EXPENSE	1.0	\$90.00	\$90.00		\$90.00	
HAND AUGER	DAY	EXPENSE	1.0	\$15.00	\$15.00		\$15.00	
GPS	DAY	EXPENSE	1.0	\$15.00	\$15.00		\$15.00	
GEOPROBE	LOT	EXPENSE	1.0	\$2,920.00	\$2,920.00		\$2,920.00	
SAMPLE KITS	EA	EXPENSE	15.0	\$15.00	\$225.00		\$225.00	<b>\$4,348.78</b>
<b>SOILS LABORATORY</b>								
EAI-PAH M8270D	EA	LABORATORY	17.0	\$123.75	\$2,103.75	\$210.38	\$2,314.13	
EAI-AS M6020	EA	LABORATORY	17.0	\$11.25	\$191.25	\$19.13	\$210.38	
EAI-PB M6020	EA	LABORATORY	17.0	\$11.25	\$191.25	\$19.13	\$210.38	<b>\$2,734.88</b>
<b>GROUNDWATER MONITORING (4 WELLS + QAQC)</b>								
KAS LABOR TASK COORD	HR	PROJECT MANAGER	1.0	\$115.00	\$115.00		\$115.00	
KAS LABOR	HR	TECHNICIAN	5.0	\$80.00	\$400.00		\$400.00	
TRAVEL / PREP	HR	TECHNICIAN	2.0	\$80.00	\$160.00		\$160.00	
IP	DAY	EXPENSE	1.0	\$55.00	\$55.00		\$55.00	
SAMPLE KITS	EA	EXPENSE	4.0	\$15.00	\$60.00		\$60.00	
MILEAGE	EA	EXPENSE	84.0	\$0.670	\$56.28		\$56.28	
LOW FLOW PUMP	EA	EQUIPMENT	1.0	\$75.00	\$75.00		\$75.00	
LOW FLOW TUBING	EA	EXPENSE	1.0	\$50.00	\$50.00		\$50.00	
TURBIDITY METER	DAY	EQUIPMENT	1.0	\$35.00	\$35.00		\$35.00	
YSI METER	DAY	EQUIPMENT	1.0	\$120.00	\$120.00		\$120.00	
<b>SG SAMPLING (same day as GWM)</b>								
KAS LABOR TASK COORD	HR	PROJECT MANAGER	0.5	\$115.00	\$57.50		\$57.50	
KAS LABOR	HR	TECHNICIAN	1.0	\$80.00	\$80.00		\$80.00	
PID	DAY	EQUIPMENT	1.5	\$90.00	\$135.00		\$135.00	
HELIUM DETECTOR	DAY	GEOTECH	1.0	\$100.00	\$100.00	\$10.00	\$110.00	
HELIUM GAS	DAY	KAS STOCK	1.0	\$25.00	\$25.00	\$2.50	\$27.50	<b>\$1,536.28</b>
<b>GW LABORATORY 5 + QAQC (TB included)</b>								
EA-RCRA 8 M6020	EA	LABORATORY	6.0	\$101.25	\$607.50	\$60.75	\$668.25	
EA-VOCS M8260C	EA	LABORATORY	6.0	\$123.75	\$742.50	\$74.25	\$816.75	<b>\$1,485.00</b>
<b>SG LABORATORY</b>								
TO15 SIM ANALYSIS	EA	LABORATORY	2.0	\$365.00	\$730.00	\$73.00	\$803.00	
ENVIRONMENTAL IMPACT FEE	EA	LABORATORY	1.0	\$25.00	\$25.00	\$2.50	\$27.50	
SAMPLE DISPOSAL FEE	EA	LABORATORY	2.0	\$6.00	\$12.00	\$1.20	\$13.20	<b>\$843.70</b>
<b>SUMMARY REPORT</b>								
REPORT PREPARATION	HR	PROJECT MANAGER	20.0	\$115.00	\$2,300.00		\$2,300.00	
REVIEW	HR	SENIOR SCIENTIST	1.0	\$135.00	\$135.00		\$135.00	
DRAFTING	HR	DRAFTSMAN	4.0	\$80.00	\$320.00		\$320.00	
ADMINISTRATION	HR	ADM	0.5	\$65.00	\$32.50		\$32.50	<b>\$2,787.50</b>
<b>JOB COST</b>								<b>\$14,857.42</b>



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**FW: Phase I RFP**

---

**From** Thomas Davis <tdavis@northfield.vt.us>  
**Date** Wed 12/11/2024 3:25 PM  
**To** Eli Toohey <toohey@cvregion.com>  
**Cc** Thomas Davis <tdavis@northfield.vt.us>

Hi Eli,

He did not give me a document, but this is his binding proposal for Phase I.

Intake form coming next.

Thank you!

Tom

Tom Davis  
Economic Development Director  
Town of Northfield Vermont  
802-485-9835

---

**From:** Chandler Noyes <cnoyes@waiteenv.com>  
**Sent:** Thursday, December 5, 2024 8:29 AM  
**To:** Thomas Davis <tdavis@northfield.vt.us>  
**Cc:** Hugh McLaughlin <hugh@ballybreen.com>; Michael.Babiyak@pfs-inc.com  
**Subject:** Re: Phase I RFP

Good morning Tom,

I have completed my cursory review of the property and propose to conduct this Phase I ESA for a fixed-rate fee of \$2,750. If this sounds



amenable, please provide me with the contact information (name, contact info) of the person/entity for whom we will be conducting the Phase I ESA for so that I can provide a letter of engagement.

Let me know if you have any questions. Thank you for keeping us in mind on this one.

Chandler

-----  
**Chandler Noyes, PhD**  
Senior Hydrogeologist



Waite-Heindel Environmental Management  
231 S Union St, Suite 201, Burlington VT 05401  
Cell: (802) 373-7061  
Email: [cnoyes@waiteenv.com](mailto:cnoyes@waiteenv.com)  
Web: [www.waiteenv.com](http://www.waiteenv.com)

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**From:** Thomas Davis <[tdavis@northfield.vt.us](mailto:tdavis@northfield.vt.us)>  
**Sent:** Wednesday, December 4, 2024 2:13 PM  
**To:** Chandler Noyes <[cnoyes@waiteenv.com](mailto:cnoyes@waiteenv.com)>  
**Cc:** Hugh McLaughlin <[hugh@ballybreen.com](mailto:hugh@ballybreen.com)>; [Michael.Babiyak@pfs-inc.com](mailto:Michael.Babiyak@pfs-inc.com) <[michael.babiyak@pfs-inc.com](mailto:michael.babiyak@pfs-inc.com)>; Thomas Davis <[tdavis@northfield.vt.us](mailto:tdavis@northfield.vt.us)>  
**Subject:** Phase I RFP

Hey Chandler,

Good to catch up on the phone.

We are looking for a price for a Phase I at 57 Freight Yard Way, Northfield, VT 05663.

The parcel ID is 923083000. The Vermont Parcel Viewer has not updated their information on the current owner or the parcel boundaries, so I have attached a subdivision map. 57 FYW is Lot 1A on the map. I have attached a property transfer record as well that shows the current owner's information.

We would likely look to have the study started after the signing of a P&S with the owner, which we hope can take place within<sup>29</sup>the next two to three weeks.

Let me know what other information you need – I believe you have my cell number but in case you don't – 802-917-3777.

Thanks very much,

Tom

Tom Davis  
Economic Development Director  
Town of Northfield Vermont  
802-485-9835

December 12, 2024

Eli Toohey  
Community Development Planner  
Central Vermont Regional Planning Commission (CVRPC)  
29 Main Street, Suite #4  
Montpelier, VT 05602

**Re: Proposal – Corrective Action Plan, 300-302 Granger Road, Berlin, Vermont**

Dear Ms. Toohey:

We are pleased to provide this proposal for the completion of a Corrective Action Plan report for the Central Vermont Solid Waste Management District (CVSWMD) property located at 300-302 Granger Road in Berlin, Vermont (the Site). The CAP will address vapor intrusion of volatile organic compounds (VOCs) tetrachloroethene (PCE) and naphthalene into the maintenance garage.

**Scope of Services:**

**Task 1 – Corrective Action Plan:** A CAP report will be prepared to present the design for the installation of a subslab depressurization system (SSDS) to mitigate vapor intrusion at the Site. This proposed corrective action has been presented to the VTDEC in an Evaluation of Corrective Action Alternatives (ECAA) report, which is pending approval.

We will provide a draft CAP report to you for review prior to submittal to the VTDEC. After the draft CAP is completed, it will be presented to the public for a mandatory 30-day public comment period. After the public comment period has ended, we will address comments or changes proposed by the VTDEC or the public, as necessary.

**COST ESTIMATE & SCHEDULE**

The estimated cost for this work is **\$8,400** to be invoiced to CVRPC on a time and expense basis in accordance with our existing contract. Our Level of Effort and Cost Table (**Table 1**) provides a breakdown of anticipated work and associated costs.

If this proposal is acceptable, work will proceed following a Task Order. If you have any questions, please contact me at [rosberg.lee@wseinc.com](mailto:rosberg.lee@wseinc.com) or 802-613-4106.

Sincerely,

WESTON & SAMPSON ENGINEERS, INC.



Lee Rosberg  
Senior Project Manager



Steven D. Shaw  
Regional Manager

# Level of Effort and Cost Table

**Weston & Sampson**

## CVRPC / Granger Road CAP

12/12/2024

TASK NO.	TASK DESCRIPTION					TOTAL HOURS	<i>Billing Costs</i>		
		SNR TLR	SNR PM	SCI	SNR ENG		EXPENSES	SUB-CONSULT.	TOTAL COST
1	Corrective Action Plan								
	Design Drawings			12		12			\$1,080.00
	Draft CAP	4	8	24	6	42			\$5,490.00
	Final CAP	2	2	8	2	14			\$1,830.00
<b>TOTALS</b>		<b>6</b>	<b>10</b>	<b>44</b>	<b>8</b>	<b>68</b>			<b>\$8,400.00</b>
<b>LABOR BILLINGS PER STAFF MEMBER</b>		<b>\$1,110</b>	<b>\$1,850</b>	<b>\$3,960</b>	<b>\$1,480</b>				

**UPDATED MEMO**

Date: December 12, 2024  
 To: Brownfields Advisory Committee  
 From: Eli Toohey, Planner and Brownfield Program Manager  
 Re: Brownfields Program

---

**Program Update**

CVRPC has received another round of funding from ACCD. The available amount is up to \$99,000 for FY24.

**Available Funding & Program Timeline**

- Another \$99,000 is available with a FY24 sub-grant agreement through Mount Ascutney Regional Commission (MARC), 9% can be for admin. Any additional funding over the \$99K will depend on whether other RPCs are using, or have the need for their allocated funding within their subgrant performance period. CVRPC Executive Committee approved signing the FY24 sub-grant agreement during their 11/4/24 meeting.
- Any unexpended or unencumbered as of June 30, 2025 will be returned to the State.
  - **We signed an amendment extending this through June 30, 2025**
- Any underage for FY23 can be applied for admin for those projects. This amount is ~1,500
- 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.
  - Cap of \$50,000 can be used on one site for FY22 and FY23, FY24 does not have this cap per site
  - for administrative services performed by the RPC. The maximum allowable reimbursement for these administrative services is 9% of the award. This is down from 10% during the last round.

**Funding Status - FY22 and FY23**

Project Name	Date of DEC Approval	Project Type	Funded Project Activity	BRELLA Status	QEP Company	Project Status	QEP Contract Date	QEP Encumbered Amount (proposed/contracted)
18 South Main Street, Barre City	4/8/2022	Commercial	Phase II	Enrolled	Stone	Contract Fully Disbursed	6/10/2022	\$56,591

		Commercial	CAP	Enrolled	Stone	Contract Fully Disbursed	4/13/2023	\$24,322
		Commercial	Phase I	Enrolled	Stone	Contract Fully Disbursed	09/05/23	\$4,500
11 North Main Street, Northfield	1/9/2023	Residential	Phase II	Enrolled	Weston & Sampson	Contract Fully Disbursed	08/01/23	\$44,238
63 Sawmill Road, Cabot	10/4/2024		Phase I	Enrolled	Waite-Heindel	Contract Completed, Invoice in process	05/07/24	\$1,750
300-302 Granger Road, Berlin	5/8/2024	Commercial	Phase II	Enrolled	Weston & Sampson	In Progress		\$42,395
							<b>Sub-Total</b>	<b>\$173,796</b>
		Admin Costs						\$15,943
							<b>Total</b>	<b>\$189,739</b>

#### **Funding Status – FY24**

<b>Project Name</b>	<b>Date of DEC Approval</b>	<b>Project Type</b>	<b>Funded Project Activity</b>	<b>BRELLA Status</b>	<b>QEP Company</b>	<b>Project Status</b>	<b>QEP Contract Date</b>	<b>QEP Encumbered Amount (proposed/contracted)</b>
203 Country Club Rd, Montpelier VT	2022	Commercial to residential	Phase II	Enrolled	Stone	Pre-contract, proposal received	N/A	\$65,396
							<b>Sub-Total</b>	<b>\$ 65,396</b>
		Admin Costs (9%)						\$5,886
							<b>Total</b>	<b>\$71,282</b>

#### **Funding Requests**

**⊗ ACTION REQUESTED:** That the Commission approve use of State Brownfields Revitalization Grant Assessment funding, not to exceed \$14,857.42 to be used for a Supplemental Phase II Environmental Assessment of the 173 South Main Street, Barre VT (SMS Site #2024-5426)

The Quality Inn in Barre City has had a Phase I and Phase II completed. Contaminants were found during the Phase II (Phase I, Phase II - conducted in August-September 2024 are available upon request) that require a Supplemental Phase II EA. The project is BRELLA enrolled (see BRELLA letter in meeting packet). The property is being purchased by Downstreet Housing and Community Development and is intended to be turned into 42 transitional units with 24/7 wraparound services. They have already submitted a work plan that has been approved by VT DEC.

**☒ ACTION REQUESTED: That the Commission approve use of State Brownfields Revitalization Grant Assessment funding, not to exceed \$5,000 to be used for a Phase I Environmental Assessment of the 53 Granite Street, Barre VT (SMS Site #TBD)**

The old Dessureau Machine shop location at 53 Granite Street in Barre City requires a Phase I as part of their buyout process. This property is intended to be returned to the flood plain in support of flood mitigation efforts. The site has applied for BRELLA (December 5<sup>th</sup>).

**☒ ACTION REQUESTED: That the Commission approve use of State Brownfields Revitalization Grant Assessment funding, not to exceed \$2,750 to be used for a Phase I Environmental Assessment of the 57 Freight Yard Way, Northfield VT (SMS Site #TBD)**

This building is intended to be turned into 8-10 housing units. The building and parcel are not specifically listed as having contaminants, but it is within the Freight Yard Way section of Northfield where other remediation has been completed and contamination is suspected for this property. The site is currently applying for BRELLA. Please find the quote for the Phase I in the meeting packet.

**☒ ACTION REQUESTED: That the Commission approve use of State Brownfields Revitalization Grant Assessment funding, not to exceed \$8,400 to be used for Corrective Action Plan for 300-302 Granger Road (CVSWMD), Berlin, VT (SMS Site #2024-5431)**

The future site of CVSWMD's Administrative Offices and Eco Depot (permanent hazardous waste disposal center) is in need of funding for Corrective Action Plan development. CVRPC Brownfields has funded a Phase II and a Phase II Supplemental.

### Sites Update

#### **203 Country Club Road (SMS Site # 2022-5116)**

Stone Environmental is under contract with CVRPC to do the Phase II.

#### **300-302 Granger Road (SMS Site #2024-5431)**

Phase II Supplemental (including Evaluation of Corrective Action Alternatives (ECAA)) has been completed. DEC is picking up funding for ongoing testing and monitoring. CVSWMD has requested that CVRPC Brownfields Assessment funds cover the planning for Corrective Action Planning (CAP) which is estimated by Weston & Sampson to be \$9,500 (see funding requests).

#### **63 Sawmill Rd, Cabot (SMS Site #2018-4800)**

Site underwent a Phase I in August 2024. They have not completed the transfer to the town of Cabot yet and have been notified that they need to do so within 6 months of that Phase I or they will need another done (these need to be done in within 6 months prior to the property transfer).

#### **Former Shatney's Garage, Woodbury VT 05681**

A real estate agent reached out about our Brownfields program in regard to the former Shatney's Garage in Woodbury. I sent her information about the CVRPC Assessment program, BRELLA and the intake form. There

have been numerous spills of gasoline and other contaminants reported to DEC, tanks have been removed (not sure if there are currently any underground tanks). No SMS number.

<b>Brownfield Assessment Activities</b>		
Acronym	Assessment Activity	Description
Phase I ESA*	Phase I Environmental Site Assessment	-Background information gathering and historical records review -Visual site inspections -Other requirements according to ASTM standards
Phase II ESA	Phase II Environmental Site Assessment	-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	- 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	- 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	- 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><b>Notes:</b> *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. **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>		