

Addison County Brownfields Program

9:30am Tuesday October 24, 2023

Economic Development Committee

ACRPC Planner, Andrew L'Roe

alroe@acrpc.org

Meeting Agenda

(10/23/2023)

- Introductions
- Brief Brownfield Background
- EPA Community-Wide Assessment Brownfield Program-status update
- RPC Committee request:
 - Approve moving ahead on potential sites
 - Discuss Area-Wide Planning (AWP) activities and Outreach
- Set date for next meeting

What is a Brownfield?

“Real property, the expansion, redevelopment, or reuse of which may be complicated by the **presence** or **potential presence** of a hazardous substance, pollutant, or contaminant” - US EPA

Can Include:

- Former industrial properties
- Manufacturing facilities
- Gas Stations
- Downtown office space
- Vacant Land

Previous Brownfields Projects in Addison County

Not many industrial sites in County

ACRPC managed 8-10 brownfield cleanup projects in 2008-2012, including:

- Silver Towers in Ripton/Goshen
- Shade Roller Mill in Vergennes
- Junkyard in Whiting
- Several in Middlebury
 - Dollar Store & Laundromat on Court St/Route 7
 - Former High School, now Recreation Field- Creek Rd
 - American Standard/Connor Homes- Route 7

What is Typically Involved with Redeveloping a Brownfield?

1

Site
Identification/
Planning/
Communication

2

Environmental
Investigation
(Phase I before
purchase)

3

Site Acquisition/
Further
environmental
investigation

4

Environmental
remediation and
Redevelopment

Steps for Brownfield Assessment & Cleanup

The steps for a potential brownfield assessment cleanup include,

- **Phase 1 ESA** (Identify recognized environmental conditions before a property purchase)
- **Phase 2 ESA** (Site investigation to identify any contamination and assess the degree and extent of any release)
- Prepare an Evaluation of Corrective Action Alternatives report
- Prepare a **Corrective Action Plan (CAP)**
- Implement CAP, submit a Corrective Action Construction Completion report
- Receive a Certificate of Completion

Vermont's Brownfields Reuse and Environmental Liability Limitation (BRELLA)

- The only way to be protected from strict liability in Vermont
- Prospective purchasers and innocent current landowners can participate (\$500 application fee)
- Investigate all RECs, characterize and cleanup the property
- Receive a Certificate of Completion

EPA Community-Wide Assessment Grant

Contract with Stantec Corporation

[Project Period: 09/01/2022 - 09/30/2026]

“The ACRPC will use funding to establish an effective brownfields program to engage the community and create a brownfields inventory, prioritize revitalization opportunities, perform Phase I/II ESAs and conduct site cleanup/reuse planning and AWP activities. The ACRPC will develop a process to assess and remediate sites and facilitate public-private partnerships necessary to complete revitalization efforts.

The project will include assessment activities at priority brownfield sites in the target areas, including an estimated:

- 4 BRELLEA enrollment fees (\$500 each) [2 committed so far]
- 11 Phase I ESAs [2 completed, 1 in progress]
- 6 Phase II ESAs [1 in progress]
- 6 Regulated Building Materials (RBM) Surveys [2 completed so far, 2 in progress]
- 4 Site-Specific Cleanup/Reuse Plans [1 in progress- Maverick Station]
- Up to 3 [Area-Wide Planning \(AWP\)](#) activities”

Site Assessments Completed

Otter Creek Childcare Center

Weybridge St,
Middlebury



Phase I ESA – **COMPLETED**

Regulated Building Material Survey

Workplan - **COMPLETED**

Survey – **COMPLETED**

Site Assessments Completed

- Alley between Opera House/Town Hall and St. Paul's Episcopal Church, Vergennes
- Working on expanding facility into alley and needed assessment activities completed prior to construction.

Regulated Building Material Survey

Workplan - **COMPLETED**

Survey – **COMPLETED**



Site Assessments in Progress



Maverick Gas Station, 82 Court Street, Middlebury

- Town has acquired from Global Corporation. Plans are in beginning stages for rerouting intersection to MUHS

EPA CWA Status:

- Property enrolled in BRELLEA – **COMPLETED**
- Property acquisition by Town – **COMPLETED**
- Phase I ESA – **COMPLETED**
- Phase II ESA/RBM Survey Workplan: **IN PROCESS, DRAFT ETA 10/6/23**
- Phase II ESA/RBM Survey - TBD

Sites in Progress



Addison School (Addison)

- Town is planning acquisition from Addison Northwest School District for potential municipal use.
- BRELLA enrollment- in process (Need Deeds)
- Phase I ESA - **IN PROCESS, DRAFT ETA 10/13/23**
- RBM Survey Workplan - **IN PROCESS, DRAFT ETA 10/6/23**
- RBM Survey – TBD

Cornwall Salt Shed: Town seeking evaluation of effectiveness of current system and potential changes to mitigation approach.

- Data Evaluation: **IN PROCESS, ETA 12/31/23**



UnInterested Owners/Properties

- **Weybridge-** GMP property below Otter Creek Falls/Twin Bridges



Next steps for the ACRPC Brownfield Committee

- Approve moving ahead on additional proposed sites
- Discuss Area-Wide Planning (AWP) activities and Outreach

Potential Private Properties for Assessment funding:

83 Court Street, Middlebury-

- in-process residential Flood-risk property buyout-
- across from Maverick Station at location where Barnes Brook intersects Route 7.
- Needs a Regulated Building Materials Survey (RBMS) and Abatement plan prior to town agreeing to take ownership.



52 Ossie Rd, East Middlebury-

- vehicle storage lot on bank of Middlebury River- Needs a Phase 1 ESA, Regulated Building Materials Survey (RBMS) and Abatement plan prior to town agreeing to take ownership.

Potential Private Properties for Assessment funding:

Satori building, 1741 Rte 7 Middlebury

(previously Connor Homes/American Standard)-



- has had extensive previous brownfield assessment and cleanup.
- VTDEC has asked owner to sample for the possible presence of PFAS in groundwater.
- Needs an SSQAPP (Site-Specific Quality Assurance Project Plan) and the funding to sample several groundwater wells.
- Already working with DuBois & King
- The PFAS evaluation would be “assessment” and the O&M and long term monitoring strategy could be “cleanup/reuse planning”.

Potential Public Properties for Assessment funding:

Ilsey Library (Middlebury)-

- Potentially needs a Regulated Building Materials Survey (RBMS) prior to future redevelopment.

Town of Addison Buildings-

- Town Office or Town Hall Potentially need a Regulated Building Materials Survey (RBMS) prior to their demolition or future redevelopment, respectively.

Bristol Public Works Building-

- Pine Street Public Works building- doesn't qualify for BRELLEA protections, but town may need Regulated Building Materials Survey (RBMS) or abatement plan.

Area-Wide Planning activities

Develop community vision for multiple properties and targets areas for redevelopment rather than examining properties independently. Elements can include activities to:

- Evaluate existing conditions
- Evaluate land use and features
- Identify key brownfield sites
- Encourage community development and identify community priorities
- Market studies and market analysis
- Infrastructure and energy analyses
- Develop re-use scenarios
- Develop brownfields area wide plan document
- Identify resources for implementation
- Develop implementation strategy
- Creation of GIS database

Addison County Possibilities:

- Addison, Village Center (around School and Town Buildings)
- Middlebury, around Ilsley Library/Bakery Lane
- Others?

The [VT DEC Website](#) has example Storymaps from:

- [Bennington AWP](#)
- [Northfield AWP](#)
- [St. Johnsbury](#)

New Sign Requirement (8/17/23)



Blue



Red Border

- It is required for all BIL-funded FY23 grantees in their Terms and Conditions that recipients of funding must place a sign at sites that display the Investing in America emblem and identify the project as a “project funded by President Biden’s Bipartisan Infrastructure Law.”
- "Contractors are encouraged to use recycled or recovered materials when procuring signs. Costs must be reasonable and allowable and must be approved by the Contracting Officer before procuring the signs."
- "Signs shall be in place before beginning any physical work on the site. The signs shall remain displayed and in good condition (e.g., free from dirt, damage, etc.) for the duration of the contract, unless directed otherwise by the COR. Verification (e.g., photo of sign in situ) of signage shall be provided to the CO or COR within 5 business days after installation."
- All signs should be printed 72 in (W) x 48 in (H)

Next Meeting

Quarterly Meetings (January) for progress updates

- **Tuesday, January 16th, 9:30am**

Thank You!

For questions or more information, please contact

ACRPC Planner

Andrew L'Roe

802-388-3141 x3

alroe@acrpc.org

Other Potential Sites for Consideration

- **Route 7 sites**

- Ferrisburgh,

- Former Gas Station on Route 7, New Haven

- **Vergennes-** Northland Job Corps (Old Weeks school)

- **Panton-** former gas station

- **Addison-** farm supply/fertilizer store