

# Leveraging Brownfields to Meet Vermont's Housing Crisis

*Sarah Bartlett, Vermont Department of Environmental Conservation*

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*Megan Grove, SRH Law*

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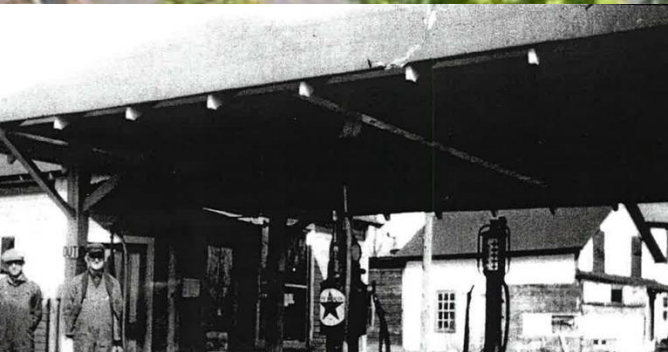
white + burke  
**VERMONT**  
**DEVELOPMENT**  
CONFERENCE



**ROBERTSON PAPER CO**  
EST. 1892















# Red Clover Commons, Brattleboro

55 affordable apartments  
for seniors and disabled  
residence







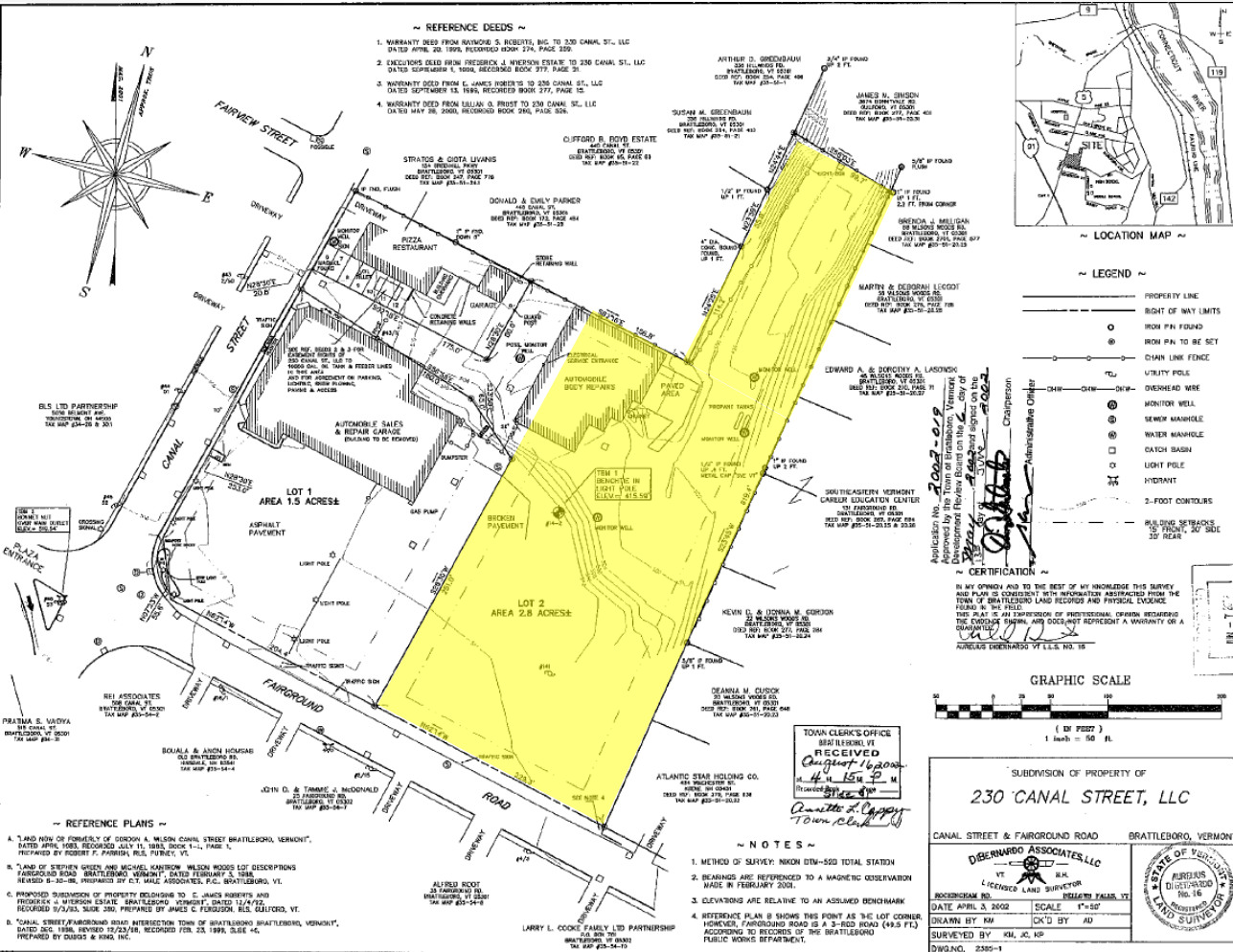
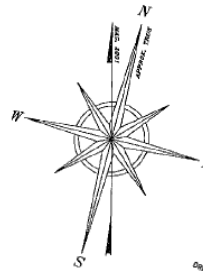
# Tropical Storm Irene





# ~ REFERENCE DEEDS ~

1. WARRANTY DEED FROM WAYNE & ROBERTA, INC. TO 230 CANAL ST., LLC DATED APRIL 28, 1999, RECORDED BOOK 274, PAGE 229.
2. EXCLUSIONS DEED FROM FREDERICK J. WILSON ESTATE TO 230 CANAL ST., LLC DATED SEPTEMBER 15, 1999, RECORDED BOOK 277, PAGE 31.
3. WARRANTY DEED FROM JAMES ROBERTS TO 230 CANAL ST., LLC DATED SEPTEMBER 15, 1999, RECORDED BOOK 277, PAGE 31.
4. WARRANTY DEED FROM JAMES C. ROBERTS TO 230 CANAL ST., LLC DATED MAY 15, 2000, RECORDED BOOK 285, PAGE 326.



## ~ LEGEND ~

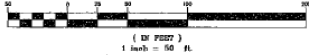
- PROPERTY LINE
- RIGHT OF WAY LIMITS
- IRON P.N. FOUND
- IRON P.N. TO BE SET
- CHAIN LINK FENCE
- UTILITY POLE
- OVERHEAD WIRE
- MONITOR WELL
- SEWER MANHOLE
- WATER MANHOLE
- CATCH BASIN
- LIGHT POLE
- HYDRANT
- 3-FOOT CONTOURS
- BUILDING SETBACKS
- FRONT 30' SIDE 35' REAR

## ~ CERTIFICATION ~

IN MY OPINION AND TO THE BEST OF MY KNOWLEDGE THIS SURVEY AND PLAN IS CONSIDERED TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND AND INTERESTS THEREIN. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF VERMONT AND DO NOT REPRESENT A WARRANTY OR A GUARANTEE.

APPROVED BY THE TOWN OF BRATTLEBORO, VERMONT  
TOWN CLERK'S OFFICE  
RECEIVED  
August 16, 2002  
d. H. N. 154 P. M.  
Respectfully,  
Annelle L. Copey  
Town Clerk

## GRAPHIC SCALE



## ~ REFERENCE PLANS ~

1. LAND AND NOW FORMERLY OF DEBORAH A. WILSON CANAL STREET BRATTLEBORO, VERMONT, DATED APRIL 1998, RECORDED JULY 11, 1998, BOOK 1-1, PAGE 1, PREPARED BY ROBERT F. PARRISH, RLS, FURNEY, VT.
2. LAND OF STEPHEN WILSON AND MICHAEL KATHROW WILSON WOODS LOT DESCRIPTIONS (FARGROUND ROAD - BRATTLEBORO, VERMONT) - DATED FEBRUARY 3, 1998, RECORDED 8-30-98, PREPARED BY CT. MALE ASSOCIATES, P.C., BRATTLEBORO, VT.
3. PREPARED SUBDIVISION OF PROPERTY BRATTLEBORO, VERMONT, DATED 12/4/97, RECORDED 12/15/97, SUBD. 200 PREPARED BY JAMES C. FORDSON, RLS, CLACK, VT.
4. CANAL STREET/FARGROUND ROAD INTERSECTION TOWN OF BRATTLEBORO, VERMONT, DATED DEC. 1998, REVISED 12/23/98, RECORDED FEB. 23, 1999, SLICE #4, PREPARED BY DUDLEY & GARD, INC.

## ~ NOTES ~

1. METHOD OF SURVEY: NIKON DTM-550 TOTAL STATION
2. BEARINGS ARE REFERENCED TO A MAGNETIC OBSERVATION MADE IN FEBRUARY 2001.
3. ELEVATIONS ARE RELATIVE TO AN ASSUMED BENCHMARK
4. REFERENCE PLAN B SHOWS THIS POINT AS THE LOT CORNER. HOWEVER, FARGROUND ROAD IS A 2-RED ROAD (44.5 FT) ACCORDING TO RECORDS OF THE BRATTLEBORO PUBLIC WORKS DEPARTMENT.

SUBDIVISION OF PROPERTY OF  
**230 CANAL STREET, LLC**

CANAL STREET & FARGROUND ROAD BRATTLEBORO, VERMONT

DEBENARD ASSOCIATES, LLC  
VT. R.L.  
LICENSED LAND SURVEYOR

RECORDED NO. 1-16  
DATE APRIL 3, 2002 SCALE 1"=50'  
DRAWN BY: RM CK'D BY: AD  
SURVEYED BY: RM, JC, KP  
DWDNO, 2300-1

STATE OF VERMONT  
AUDITOR  
LAND SURVEYOR



# 30 Fairground Road



# Phase I: eight REC'S

- Historic use as an automotive repair shop
- USTs removed without documentation
- Documented petroleum plume beneath the property
- Improper storage of hazardous products
- Floor drain with unknown discharge location
- Historic spill of unknown chemical  
Soil piles of unknown origin
- Historic uses of adjacent properties: machine shop, possible dry cleaning, gas station





# Phase II Testing Results

- Soils to depths of 4-feet throughout the subject property are impacted by polycyclic aromatic hydrocarbons (PAHs) in exceedance of Vermont's industrial soil screening values (SSVs).
- Soils to depths of 2-feet within the former drum storage area adjacent to the north end of the former automotive facility building are impacted by polychlorinated bi-phenyls (PCBs) in exceedance of Vermont's industrial SSVs.
- Concrete flooring associated with the former automotive facility is impacted by PCBs in exceedance of Vermont's industrial SSVs.
- Soil gas beneath the central portion of the parcel is impacted by the volatile organic compound tetrachloroethylene (PCE) in exceedance of Vermont's vapor intrusion screening value.
- Sludge contained within a former septic tank is impacted by total petroleum compounds in exceedance of Vermont's industrial SSV.



# Environmental Reports Required Through Completion

The Vermont Department of Environmental Conservation (VTDEC) has received the following reports regarding site investigation activities:

- *Phase I Environmental Site Assessment, August 20, 2013;*
- *Phase II Environmental Site Assessment, April 18, 2014;*
- *Corrective Action Plan, October 10, 2014;*
- *Completion Report, March 27, 2017;*
- *Vapor Mitigation System Operations and Testing Report, June 14, 2017.*



# QUESTIONS?

## SPEAKERS

Sarah Bartlett, Vermont Department of Environmental  
Conservation

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