

## Chittenden County Brownfields Program Site Nomination / Assistance Request Form

*For information on types of assistance available and  
CCRPC's protocol for deciding if, and to what degree to assist a request, see:  
<http://www.ccrpcvt.org/our-work/economic-development/brownfields/>*

Site Name: SMS site #2016-4633  
 Site's Street Address/Town/Zip Code: 2031 Roosevelt Hwy Colchester, VT 05446  
 Parcel Tax ID #: 08-033003.0000000 Property Size (Acres): 1.14 acres  
 Zoning District: G03  
 Describe current use(s): professional office

Describe former use(s): gift shop, used 8 track tape store, and others.  
gas station 1950's

Are there plans for acquisition and/or redevelopment? ☐ Yes ☒ No

**If yes, attach a separate one to two-page document describing the anticipated benefits of the redevelopment** such as housing units, commercial development, jobs, economic impact, recreation, etc. (see Site Evaluation Criteria at link above for the types of information to provide).

- Have studies been conducted to identify or assess contamination? ☒ Yes ☐ No  
 → If yes, please identify the title, author and date of the report, and if available, send us a PDF: Vtrans  
did a short study 8/03/2017 using Stone Environmental/ATC started a Phase II 10/23/201  
 → Potential contaminants include: ☒ Petroleum ☐ Other contaminants report pending.

- What type(s) of site assessment or cleanup planning assistance are you seeking? Circle all that apply
- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Phase I Environmental Site Assessment<br><input type="checkbox"/> Soil Monitoring during Construction<br><input type="checkbox"/> Historic Preservation issues<br><input type="checkbox"/> Other | <input checked="" type="checkbox"/> Phase II Environmental Site Assessment<br><input type="checkbox"/> Archeological Site Assessment / Recon<br><input type="checkbox"/> Cleanup / Corrective Action Planning |
|--|---|

### Property Owner Information:

Name: Paul and Lori Hayes Signature: [Signature]  
 Mailing Address: P.O. Box 60 Colchester, VT 05446  
 Phone: 802-879-6418 / office 8782191 Email: Fern25@aol.com

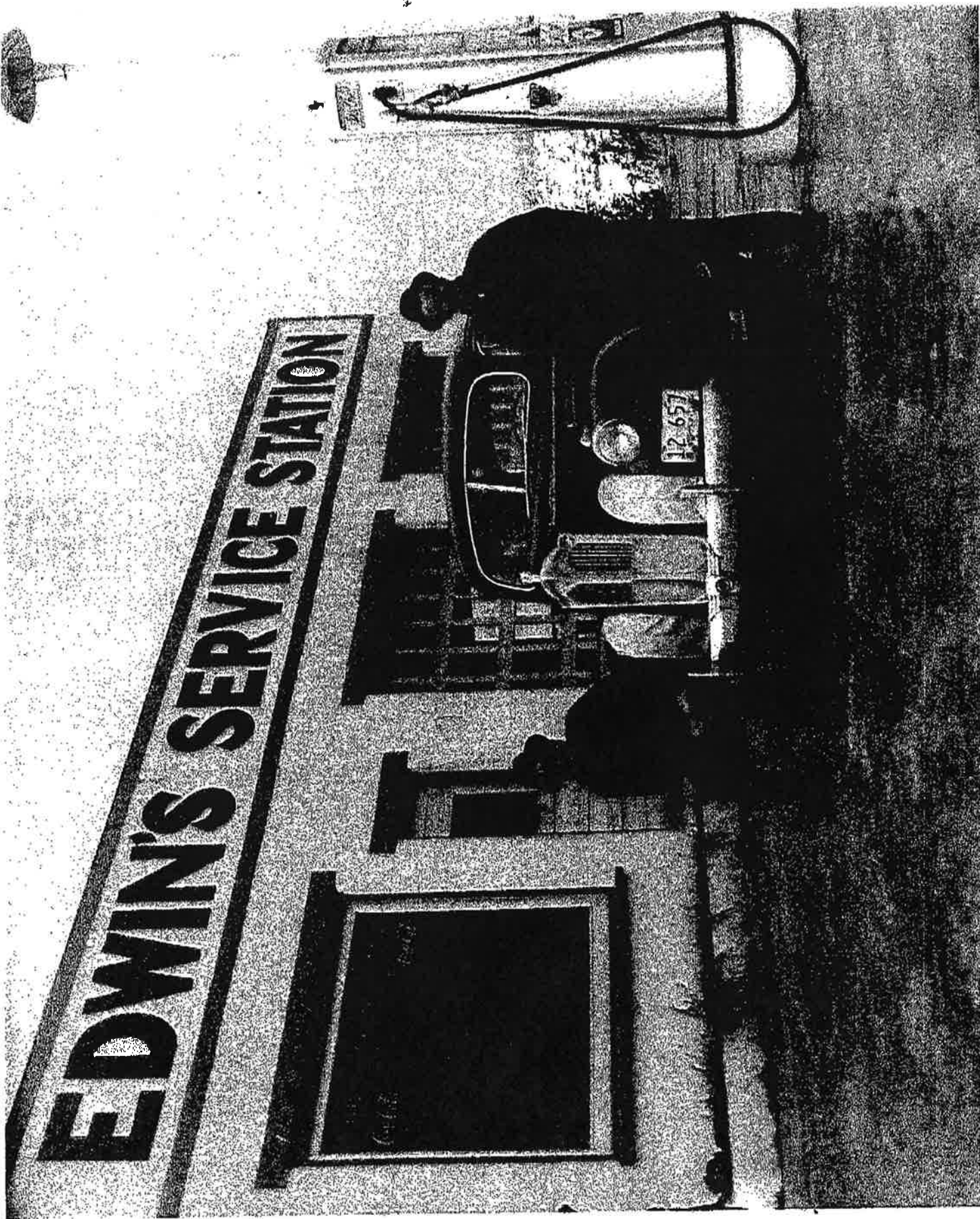
### Nomination Submitted By:

Name or Office: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Please Return Site Nomination Form (via PDF is preferred) to:**

Dan Albrecht, Senior Planner

Chittenden County Regional Planning Commission 110 West Canal St., Suite 202 Winooski, VT 05404  
 Phone: (802) 846-4490 Ext. \*29; Email: [dalbrecht@ccrpcvt.org](mailto:dalbrecht@ccrpcvt.org)





# CHITTENDEN COUNTY RPC

Communities Planning Together

110 West Canal Street, Suite 202  
Winooski, Vermont 05404  
802-846-4490  
www.ccrpcvt.org

Month, Day, Year 11/06/2017

Ms. Patricia Coppolino, Brownfields Program Coordinator  
Waste Management and Prevention Division  
Department of Environmental Conservation  
103 South Main Street, West Office  
Waterbury, VT 05671-0404

Re: Petroleum Site Eligibility Request, ADDRESS 2031 Roosevelt Hwy Colchester, VT.

Dear Trish:

The Chittenden County Regional Planning Commission (CCRPC) is requesting a petroleum site eligibility determination for the property at 2031 Roosevelt Hwy Colchester, VT. The following information is provided for your review:

1. Site Description - 1.14 acres situated on the northwesterly corner of the intersection U.S. Rte 7 and Blakely Rd. Colchester, VT.
2. Previous Assessments - Vtrans did a short study 8/03/2017 using Stone Environmental
3. Areas of Concern - Petroleum site eligibility is requested to assess whether these RECs represent a release of hazardous or petroleum materials to the environment that, if present, would represent an unacceptable risk to Property users.
4. Site Owner - The current owner is Paul + Lori Hayes who acquired the property on 10/11/84 from Colleen L. Robenstien. The prior property owner was Colleen Robenstien who acquired the property on 6/24/57 from Edwin and Florence Leveille (gas station owner).
5. No Responsible Party for the Site - To the best of CCRPC's knowledge, neither CURRENT OWNER nor the previous owner of the site dispensed or disposed of petroleum or petroleum products, nor exacerbated existing petroleum contamination at the site.
6. Cleaned Up by a Person Not Potentially Liable - CCRPC did not dispense or dispose of petroleum or petroleum products, and did not exacerbate any existing petroleum contamination at the site. CCRPC has had no prior association with the property, therefore taking reasonable steps regarding contamination at the site does not apply.
7. Relatively Low Risk - To the best of CCRPC's knowledge, the site has not been the subject of a request to take actions regarding contamination. Therefore, CCRPC believes the site to be of "relative low risk." The site is not receiving monies from the Leaking Underground Storage Tank (LUST) Trust Fund.
8. Judgments, Orders or Third Party Suits - To the best of CCRPC's knowledge, there has been no court judgment, administrative order, enforcement action or third-party claim that has required any person to assess, investigate or clean up the site.
9. Subject to RCRA - To the best of CCRPC's knowledge, the site is not subject to an order under Section 9000(h) of the Solid Waste Disposal Act.
10. Subject to CERCLA - The site is not listed or proposed to be listed on the National Priorities List. To

Ms Patricia Coppolino

page 2

Month Day, Year

Re: Property Address

the best of CCRPC's knowledge, the site is not subject to any orders or consent decrees under CERCLA. The site is not subject to the jurisdiction, custody or control of the United States government.

11. Financial Viability of Responsible Parties – To the best of CCRPC's knowledge, neither the prospective purchaser nor current owner have been identified as responsible for any contamination at the site, so a determination of their financial viability is not required. The previous owner is apparently deceased.

Please feel free to contact me if you have any questions about this request. CCRPC would appreciate your response by \_\_\_\_\_

Sincerely,



Daniel E. Albrecht, Senior Planner

(802) 846-4490, ext. \*29 dalbrecht@ccrpcvt.org

cc: Mr. Frank Gardner, EPA Region I  
Mr. / Ms. BLANK BLANK, OWNER  
Paul and Lori Hayes

Dr. Paul R. Hayes  
Chiropractic Physician

## FAX COVER SHEET

DATE: 11/06/ 2017TO: Chittenden County Reg. Planning CommissionATTENTION: Dan AlbrechtFROM: CHAMPLAIN CHIROPRACTIC SERVICES  
DR. PAUL R. HAYES

FAX: (802) 878-0265 Telephone: (802) 878-2191

FAX# 846 4494Number of pages including cover sheet 5RE: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Notice of Confidentiality

This fax transmission contains confidential information intended only for the use of the party to whom it is addressed. If you should receive this fax in error, please notify our facility immediately. Thank you.



CHAMPLAIN CHIROPRACTIC SERVICES, P.C.

Corner of Rte. 7 & Blakely Road Box 60  
Colchester, Vermont 05446  
Hours by Appointment 802-878-2191

Brownfields Site Evaluation

Project Name: Hayes Chiropractic

Address/Project Location: 2031 Roosevelt Highway

Applicant: Dr. Paul Hayes and Linda Hayes

Reviewer: Dan Albrecht (fields in yellow are estimates)

Required Characteristics	Possible Points	Scoring
Is the property owner willing to sign a Participation Agreement and Site Access	Yes = continue	Yes
Does the site meet DEC eligibility criteria for petroleum sites and/or EPA eligibility	No = Not eligible	Yes
Is the planned use consistent with current zoning?		Yes
<b>Project Location (10 pts Total)</b>		
Is the project located in Burlington or Winooski?	(Yes=2, No=0)	0
Is the project located in a Center, Enterprise, Metro, Suburban or Village Regional Planning Area (as identified in the most recently adopted regional plan)?	(Yes=2, No=0)	2
Is the project located within a designated state center? (Including areas with pending applications)	(Yes=2, No=0)	2
Does the project site have existing water, sewer, electric, transportation and/or natural gas infrastructure serving it?	(Yes=2, No=0)	2
Is the project located adjacent to another brownfields site?	(Yes=2, No=0)	0
<b>Project Location Economic Conditions (5 pts Total)</b>		
Is the project located in an area where the poverty rate is higher than the County-wide average?	(Yes=5, No=0)	0
<b>Housing Potential (30 points total)</b>		
Will site cleanup enable housing development in an area planned for high density housing or mixed-use development by the municipality?	Up to 10 points	8
Will site cleanup contribute to alleviating identified housing need as identified in relevant adopted municipal documents?		
Will site cleanup allow multiple housing units (in excess of what is already on site) to be built?	1/2 point per unit, 20 points maximum.	0
<b>Commercial Potential (20 points total)</b>		
Will site cleanup enable commercial development in an area planned for high density commercial or mixed-use development by the municipality and region?	Up to 20 points	20
Is the project a mixed-use project?		
<b>Open Space and Recreation Potential (10 points total)</b>		
Will site cleanup enable improvement or construction of a park in an area where it can be readily accessed by an underserved population?	Up to 10 points	0
Will site cleanup involve creating or improving open or recreational space as part of		
<b>Project Economic Impact (25 pts Total)</b>		
Does the project have the potential to create or retain jobs?	1 point per FTE job, up to 10 points	5
If no direct jobs are created or retained, does the project lead to indirect job creation?	Up to 15 points	5
Does the project have other economic development benefits?		
Initial Score 100 points possible		44
<b>Bonus Categories</b>		
If the project will enable housing unit construction, will a percentage of them be permanently affordable?	1/2 point per percentage point affordable, up to 20 points.	0
Is the developer/property owner willing to pay for the Phase I or pay for part of the Phase II or Corrective Action Plan?	(Yes=15, No=0)	5
Will site cleanup reduce contamination of surface water or groundwater?	(Yes = 10 No = 0)	10
Additional Notes:	Bonus Score	
	45 points possible	15
TOTAL SCORE		59

**Chittenden County Brownfields Program  
Site Nomination / Assistance Request Form**

*For information on types of assistance available and  
CCRPC's protocol for deciding if, and to what degree to assist a request, see:  
<http://www.ccrpcvt.org/our-work/economic-development/brownfields/>*

Site Name: Myers Municipal Pool at Landry Park

Site's Street Address/Town/Zip Code: 40 Pine Street, Winooski, VT 05404

Parcel Tax ID #: PI 040 Property Size (Acres): 2.43

Zoning District: Public

Describe current use(s): Municipal Park with Pool

Describe former use(s): Municipal Park with Pool

Are there plans for acquisition and/or redevelopment? ☒ Yes ☐ No

**If yes, attach a separate one to two-page document describing the anticipated benefits of the redevelopment** such as housing units, commercial development, jobs, economic impact, recreation, etc. (see Site Evaluation Criteria at link above for the types of information to provide).

Have studies been conducted to identify or assess contamination? ☐ Yes ☒ No

If yes, please identify the title, author and date of the report, and if available, send us a PDF: \_\_\_\_\_

Potential contaminants include: ☐ Petroleum ☐ Other contaminants

What type(s) of site assessment or cleanup planning assistance are you seeking? Circle all that apply

Phase I Environmental Site Assessment

Phase II Environmental Site Assessment

Soil Monitoring during Construction

Archeological Site Assessment / Recon

Historic Preservation issues

Cleanup / Corrective Action Planning

Other Pre-Demolition Hazardous Building Materials Assessment

*Property Owner Information:*

Name: City of Winooski Signature: \_\_\_\_\_

Mailing Address: 27 West Allen Street, Winooski, VT 05404

Phone: 802-655-6410 Email: rscoffey@winooskivt.org

*Nomination Submitted By:*

Name or Office: Ken Bisceglia Date Submitted: 11/15/17

Mailing Address: 98 South Main Street

Phone: 802-244-5051 x6000 Email: BiscegliaK@wseinc.com

***Please Return Site Nomination Form (via PDF is preferred) to:***

*Dan Albrecht, Senior Planner*

*Chittenden County Regional Planning Commission 110 West Canal St., Suite 202 Winooski, VT 05404*

*Phone: (802) 846-4490 Ext. \*29; Email: [dalbrecht@ccrpcvt.org](mailto:dalbrecht@ccrpcvt.org)*



## MEMORANDUM

TO: Dan Albrecht (CCRPC)  
FROM: Ken Bisceglia, PE, CHMM (Weston & Sampson)  
DAY/DATE: November 15, 2017  
PROJECT: Myers Pool Replacement, Winooski, VT  
SUBJECT: Brownfield Assistance Request  
COPIES TO: Ray Coffey, Jessie Baker (City of Winooski)

### OVERVIEW OF COMMUNITY POOL PROJECT

The existing Myers Pool was reportedly constructed in the mid-1970s and is located southeast of the intersection of Pine Street and Anita Court. The site is bounded to the north by Pine Street, to the east by Anita Court and to the south and west by residential development. The site is approximately 2.3 acres and is generally level. The site also includes a bathhouse along Pine Street, an "L" shaped main pool, kid's pool, concrete pool deck, and grass areas behind and to the south of the bathhouse.

The existing bathhouse is an approximately 3,000 square foot, single story, concrete masonry unit (CMU) building. The existing "L" shaped main pool consists of a CMU structure and fiberglass liner that is up to 10 feet deep. The existing filter building is partially below grade and is located along the western side of the pool. The facility is no longer in use.

Preliminary re-development plans include re-construction of the existing bathhouse on the existing foundation system with two new additions; an approximately 20 foot by 30 foot filter room off the southwestern side of the existing building and an approximately 20 foot by 30 foot community room off the eastern side of the existing building. It is anticipated that all bathhouse re-construction/additions will be single story with slabs on-grade. The filter room addition will have four to six feet deep below grade pits to accommodate pumps and equipment.

The proposed pool will be in the same approximate footprint as the existing pool and include a 4 to 8 foot deep competition section and a 0 to 4 foot deep family section. The proposed pool will be surrounded with concrete pool decking. It is our understanding that the project is in the preliminary design phase.

### SCHEDULE AND REQUEST FOR ASSISTANCE FROM CCRPC

Preliminary planning began in 2016 and the design, permitting and public bond vote will occur between late 2017 through the end of spring 2018.

The preliminary planning has estimated the total project cost for the pool and bath house replacement project to be on the order of \$4.5 million dollars. This pool facility has been valued by the community and is currently not able to be used do safety issues related to its aged condition. As pools and bath houses of this vintage have been found to possibly contain hazardous building materials, the City is applying for Brownfield assistance to pay for the characterization of these items. Hazardous building materials related to pool redevelopment directly impacts the cost of redevelopment, specifically during demolition and disposal, and is relevant to adequately protect the construction workers and environment that if these hazardous materials are present that they be handled and disposed of accordingly.



## SERVICES TO BE PERFORMED BY WESTON & SAMPSON

Weston & Sampson and our team will be providing the following work over the next several months; however, the assistance requested by CCRPC is related to the Hazardous Building Materials Assessment.

- Geotechnical
- **Hazardous Building Materials Assessment**
- Survey and Base Plan
- Building Architecture for New Bath House
- Aquatic Plan Development & Imagery
- Site & Civil Development
- Cost Estimating

## HAZARDOUS BUILDING MATERIALS SCOPE OF SERVICES AND ESTIMATED COSTS

Historically, building materials at pool facilities constructed in the 1960s have been found to contain hazardous materials such as asbestos-containing materials (ACM); lead-based paint and polychlorinated biphenyls (PCBs), specifically PCBs in pool joint caulking and paint; asbestos in piping insulation, roofing material, and flooring; and lead in paint coatings. In addition, PCBs in pool paint and caulking have been found to permeate adjacent concrete materials.

Weston & Sampson and our subconsultant will perform preliminary screening level assessment services related to potential hazardous building materials and products at the bath house, filtration building, main pool, and wading pool. If Brownfields funding is used, prior to conducting this work, a Site-Specific Quality Assurance Project Plan (SSQAPP) will be prepared and submitted for review and approval by the Vermont Department of Environmental Conservation and US Environmental Protection Agency.

A Hazardous Materials Assessment Report summarizing the findings of the preliminary screening-level assessment and hazardous materials survey at the pool facilities will be presented. The report will summarize the type, location, and quantity of PCB-impacted materials, ACM, and lead-based paint identified, and will provide preliminary recommendations for further assessment and/or remedial activities as appropriate, based on the assessment findings. The report will also include preliminary cost estimates for the abatement of these materials for budgeting purposes.

The estimated cost for the hazardous building materials work proposed above is \$15,500. This cost includes regulatory permitting (SSQAPP process), field sampling, laboratory testing and reporting.

Brownfields Site Evaluation Criteria

Project Name: Myers Pool

Address/Project Location: Pine Street, Winooski

Applicant: Weston and Sampson/City of Winooski

Reviewer: Emily Nosse-Leirer, CCRPC

Required Characteristics	Possible Points	Scoring
Is the property owner willing to sign a Participation Agreement and Site Access Agreement?	Yes = continue	Yes
Does the site meet DEC eligibility criteria for petroleum sites and/or EPA eligibility criteria for hazardous sites?	No = Not eligible	Yes
Is the planned use consistent with current zoning?		Yes

Project Location (10 pts Total)

Is the project located in Burlington or Winooski?	(Yes=2, No=0)	2
Is the project located in a Center, Enterprise, Metro, Suburban or Village Regional Planning Area (as identified in the most recently adopted regional plan)?	(Yes=2, No=0)	2
Is the project located within a designated state center? (Including areas with pending applications)	(Yes=2, No=0)	0
Does the project site have existing water, sewer, electric, transportation and/or natural gas infrastructure serving it?	(Yes=2, No=0)	2
Is the project located adjacent to another brownfields site?	(Yes=2, No=0)	0

Project Location Economic Conditions (5 pts Total)

Is the project located in an area where the poverty rate is higher than the County-wide average?	Up to 5 points	5
--	----------------	---

Housing Potential (30 points total)

Will site cleanup enable housing development in an area planned for high density housing or mixed-use development by the municipality?	Up to 10 points	0
Will site cleanup contribute to alleviating identified housing need as identified in relevant adopted municipal documents?		
Will site cleanup allow multiple housing units (in excess of what is already on site) to be built?	1/2 point per unit, 20 points maximum.	0

Commercial Potential (20 points total)

Will site cleanup enable commercial development in an area planned for high density commercial or mixed-use development by the municipality and region?	Up to 20 points	0
Is the project a mixed-use project?		

Open Space and Recreation Potential (10 points total)

Will site cleanup enable improvement or construction of a park in an area where it can be readily accessed by an underserved population?	Up to 10 points	10
Will site cleanup involve creating or improving open or recreational space as part of a housing or commercial project?		

Project Economic Impact (25 pts Total)

Does the project have the potential to create or retain jobs?	1 point per FTE job, up to 10 points	3
If no direct jobs are created or retained, does the project lead to indirect job creation?	Up to 15 points	5
Does the project have other economic development benefits?		

Initial Score	
100 points possible	29

Bonus Categories

If the project will enable housing unit construction, will a percentage of them be permanently affordable?	1/2 point per percentage point affordable, up to 20 points.	0
Is the developer/property owner willing to pay for the Phase I or pay for part of the Phase II or Corrective Action Plan?	Up to 15 points	?
Does proposed site cleanup mitigate impacts to surface water?	Up to 10 points	0

Additional Notes:

Weston and Sampson says: "Ideally the pool complex will be demolished and rebuilt new. We have found that PCBs are generally an issue in caulking and paints on pools of this era as we have done many pool renovation projects. If PCBs are present above state/federal limits, then the construction debris will require landfilling as opposed to being able to be reused as general C&D fill. The ability to cover the testing for a project like this will help in reducing the overall total project cost." The EPA has determined that this project would be eligible for funding.	Bonus Score	
	45 points possible	0

TOTAL SCORE	29
-------------	----

**Chittenden County Brownfields Program  
Site Nomination / Assistance Request Form**

*For information on types of assistance available and  
CCRPC's protocol for deciding if, and to what degree to assist a request, see:  
<http://www.ccrpcvt.org/our-work/economic-development/brownfields/>*

Site Name: FORMER CHAMPLAIN TRANSMISSION  
Site's Street Address/Town/Zip Code: 314 N. WINOOSKI AVE, BURLINGTON, VT 05401  
Parcel Tax ID #: 004-2-140-000 Property Size (Acres): 8776 sq ft  
Zoning District: \_\_\_\_\_  
Describe current use(s): VACANT

Describe former use(s): TRANSMISSION / AUTOMOTIVE REPAIR SHOP

Are there plans for acquisition and/or redevelopment? ☒ Yes ☐ No

**If yes, attach a separate one to two-page document describing the anticipated benefits of the redevelopment** such as housing units, commercial development, jobs, economic impact, recreation, etc. (see Site Evaluation Criteria at link above for the types of information to provide).

Have studies been conducted to identify or assess contamination? ☐ Yes ☐ No DONT KNOW

If yes, please identify the title, author and date of the report, and if available, send us a PDF: \_\_\_\_\_

THERE ARE MONITORING WELLS, BUT CANNOT CONFIRM

Potential contaminants include: ☒ Petroleum ☐ Other contaminants

What type(s) of site assessment or cleanup planning assistance are you seeking? Circle all that apply

Phase I Environmental Site Assessment

Phase II Environmental Site Assessment

Soil Monitoring during Construction

Archeological Site Assessment / Recon

Historic Preservation issues

Cleanup / Corrective Action Planning

Other

*Property Owner Information:*

Name: WHITTEN RAYMOND ET AL Signature: \_\_\_\_\_

Mailing Address: 314 N. WINOOSKI AVE, BURLINGTON, VT 05401

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

*Nomination Submitted By:*

Name or Office: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Please Return Site Nomination Form (via PDF is preferred) to:**

Dan Albrecht, Senior Planner

Chittenden County Regional Planning Commission 110 West Canal St., Suite 202 Winooski, VT 05404

Phone: (802) 846-4490 Ext. \*29; Email: [dalbrecht@ccrpcvt.org](mailto:dalbrecht@ccrpcvt.org)

## Dan Albrecht

---

**From:** Maura Fitzgerald <mcamdf@comcast.net>  
**Sent:** Friday, November 17, 2017 11:59 AM  
**To:** Dan Albrecht  
**Subject:** RE: Brownfields Assistance Request, mtg at 3:00 p.m. Monday  
**Attachments:** Scanned from a Xerox Multifunction Device.pdf

Hi Dan,

I have attached the Site Nomination. We are looking at purchasing this property and would like to take this old dilapidated (contaminated) building and renovate it into a retail space that will serve the community.

If you need further information I can be reached on my cell 802-881-3030 or in my office 802-860-2200.

I look forward to meeting you on Monday at 3:00.

Thank you for your assistance in this matter!

*Maura Fitzgerald*  
802-860-2200 . phone  
802-860-1097 . fax

**PRIVILEGED AND CONFIDENTIAL:**

This email and any attachments may contain confidential and/or privileged information intended for use by the addressee(s) only. If you are not an addressee, note that any disclosure, copying, distribution, or the use, taking of any action, or omission to take action, in reliance upon this information by persons or entities other than the intended addressee(s) is prohibited. If you have received this transmission in error, please notify the sender and delete the material from any computer, disk drive, diskette, or other storage device or media.

---

**From:** Dan Albrecht [mailto:dalbrecht@ccrpcvt.org]  
**Sent:** Friday, November 17, 2017 10:34 AM  
**To:** mcamdf@comcast.net  
**Subject:** Brownfields Assistance Request, mtg at 3:00 p.m. Monday

Sounds like a great project:

Please fill out this form linked here:

<http://www.ccrpcvt.org/wp-content/uploads/2016/09/2016-Site-Nomination-Form.pdf>

-If you have a one page project description that would be great to attach.

**If you can send me a PDF or fax (846-4494) by Noon that would be great.**

- 1) You can learn more about our program here: <https://www.ccrpcvt.org/our-work/economic-development/brownfields/>
- 2) Directions are here: <https://www.ccrpcvt.org/about-us/contact/>

Brownfields Site Evaluation		
Project Name: Champlain Transmission		
Address/Project Location: 314 North Winooski Avenue		
Applicant:		
Reviewer: Dan Albrecht (fields in yellow are estimates)		
Required Characteristics	Possible Points	Scoring
Is the property owner willing to sign a Participation Agreement and Site Access	Yes = continue	Yes
Does the site meet DEC eligibility criteria for petroleum sites and/or EPA eligibility	No = Not eligible	Yes
Is the planned use consistent with current zoning?		Yes
Project Location (10 pts Total)		
Is the project located in Burlington or Winooski?	(Yes=2, No=0)	2
Is the project located in a Center, Enterprise, Metro, Suburban or Village Regional Planning Area (as identified in the most recently adopted regional plan)?	(Yes=2, No=0)	2
Is the project located within a designated state center? (Including areas with pending applications)	(Yes=2, No=0)	2
Does the project site have existing water, sewer, electric, transportation and/or natural gas infrastructure serving it?	(Yes=2, No=0)	2
Is the project located adjacent to another brownfields site?	(Yes=2, No=0)	1
Project Location Economic Conditions (5 pts Total)		
Is the project located in an area where the poverty rate is higher than the County-wide average?	(Yes=5, No=0)	5
Housing Potential (30 points total)		
Will site cleanup enable housing development in an area planned for high density housing or mixed-use development by the municipality?	Up to 10 points	0
Will site cleanup contribute to alleviating identified housing need as identified in relevant adopted municipal documents?		
Will site cleanup allow multiple housing units (in excess of what is already on site) to be built?	1/2 point per unit, 20 points maximum.	0
Commercial Potential (20 points total)		
Will site cleanup enable commercial development in an area planned for high density commercial or mixed-use development by the municipality and region?	Up to 20 points	15
Is the project a mixed-use project?		
Open Space and Recreation Potential (10 points total)		
Will site cleanup enable improvement or construction of a park in an area where it can be readily accessed by an underserved population?	Up to 10 points	0
Will site cleanup involve creating or improving open or recreational space as part of a housing or commercial project?		
Project Economic Impact (25 pts Total)		
Does the project have the potential to create or retain jobs?	1 point per FTE job, up to 10 points	5
If no direct jobs are created or retained, does the project lead to indirect job creation?	Up to 15 points	5
Does the project have other economic development benefits?		
Initial Score 100 points possible		39
Bonus Categories		
If the project will enable housing unit construction, will a percentage of them be permanently affordable?	1/2 point per percentage point affordable, up to 20 points.	0
Is the developer/property owner willing to pay for the Phase I or pay for part of the Phase II or Corrective Action Plan?	(Yes=15, No=0)	10
Will site cleanup reduce contamination of surface water or groundwater?	(Yes = 10 No = 0)	0
Additional Notes:		
Bonus Score 45 points possible		10
TOTAL SCORE		49

**Chittenden County Brownfields Program  
Site Nomination / Assistance Request Form**

*For information on types of assistance available and  
CCRPC's protocol for deciding if, and to what degree to assist a request, see:  
<http://www.ccrpcvt.org/our-work/economic-development/brownfields/>*

Site Name: LYNDA LEE  
Site's Street Address/Town/Zip Code: 10 CLEVELAND AVE., RUTLAND, VT 05701  
Parcel Tax ID #: \_\_\_\_\_ Property Size (Acres): 1.7 acres  
Zoning District: DOWNTOWN COMMERCIAL  
Describe current use(s): VACANT  
Describe former use(s): DRESS FACTORY / PAINT SHOP

Are there plans for acquisition and/or redevelopment? ☒ Yes ☐ No

**If yes, attach a separate one to two-page document describing the anticipated benefits of the redevelopment** such as housing units, commercial development, jobs, economic impact, recreation, etc. (see Site Evaluation Criteria at link above for the types of information to provide).

Have studies been conducted to identify or assess contamination? ☒ Yes ☐ No

If yes, please identify the title, author and date of the report, and if available, send us a PDF: Johnson Co. PHASE I & PHASE II COMPLETED

Potential contaminants include: ☒ Petroleum ☒ Other contaminants

What type(s) of site assessment or cleanup planning assistance are you seeking? Circle all that apply

Phase I Environmental Site Assessment

Phase II Environmental Site Assessment - (Supplemental)

Soil Monitoring during Construction

Archeological Site Assessment / Recon

Historic Preservation issues

Cleanup / Corrective Action Planning

Other 1

**Property Owner Information:**

Name: John Ruggiero Signature: SEE ATTACHED RRPC NOMINATION FORM

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Nomination Submitted By:**

Name or Office: RRPC Date Submitted: 11/13/17

Mailing Address: PO Box 965, Rutland, VT 05701

Phone: 802-775-0871 Email: ebow@rutlandrpc.org

**Please Return Site Nomination Form (via PDF is preferred) to:**

Dan Albrecht, Senior Planner

Chittenden County Regional Planning Commission 110 West Canal St., Suite 202 Winooski, VT 05404

Phone: (802) 846-4490 Ext. \*29; Email: [dalbrecht@ccrpcvt.org](mailto:dalbrecht@ccrpcvt.org)





**RUTLAND REGIONAL PLANNING COMMISSION**

**SITE NOMINATION FORM**  
**Rutland Region Brownfields Reuse Program**

APPLICANT INFORMATION	
Name:	Elisabeth Kulas
Organization:	Housing Trust of Rutland County, Inc.
Mailing Address:	13 Center Street, 2 <sup>nd</sup> Floor Rutland, VT 05701
Phone Number:	802.775.3139 ext 203
Email	ekulas@housingrutland.org
SITE INFORMATION	
Site Name:	Lynda Lee Dress Factory
Street Address or Location:	10 Cleveland Avenue Rutland, VT 05701
Town:	Rutland City
Approximate Size (acres)	
Tax Map Parcel Id (if known)	
Assessed Value (if known)	
Zoning Category (if known)	
Former use(s) and Approximate Dates	Manufacturing, print shop Utilized until late 1990s (approximately)
Occupancy status (estimated):	<input checked="" type="checkbox"/> < 25% occupied,      25% - 75%,      > 75% occupied
To your knowledge, has a site investigation of potential contaminants previously been performed?    Yes    No	
<b>OTHER:</b> Are there development ideas or plans for this site?    Many ideas, resolution of environmental necessary to consider all of the development options. What are the projected job impacts?    Short term construction, long term job growth potential Does the local municipality support this project?    yes Is there a potential buyer for the site at this time?    Yes – the Housing Trust of Rutland County	
<input checked="" type="checkbox"/> I am, or represent the owner of the property and give my permission for the property to be included in the Rutland Region Brownfields Reuse Program.	
<div><div><div>SIGNED: <u>10 Cleveland LLC</u> <u>[Signature]</u> OWNER</div><div>SIGNED: <u>Elisabeth Kulas</u> <u>[Signature]</u> APPLICANT</div></div><div>DATE: <u>1/29/2016</u> DATE: <u>1/29/16</u></div></div>	

Project Name: Lynda Lee

Address/Project Location: 10 Cleveland Ave., Rutland, VT 05701

Applicant: Rutland Regional Planning Commission on behalf of the Housing Trust of Rutland County

Reviewer:

Required Characteristics

Is the property owner willing to sign a Participation Agreement and Site Access  
Does the site meet DEC eligibility criteria for petroleum sites and/or EPA eligibility  
Is the planned use consistent with current zoning?

Possible Points

Yes = continue  
No = Not eligible

Scoring  
Yes (in hand)  
Yes (already  
Yes

Project Location (10 pts Total)

Is the project located in Burlington or Winooski?  
  
Is the project located in a Center, Enterprise, Metro, Suburban or Village Regional Planning Area (as identified in the most recently adopted regional plan)?  
Is the project located within a designated state center? (Including areas with pending applications)  
Does the project site have existing water, sewer, electric, transportation and/or natural gas infrastructure serving it?  
Is the project located adjacent to another brownfields site?

(Yes=2, No=0) 0  
  
(Yes=2, No=0) 2  
  
(Yes=2, No=0) 0  
  
(Yes=2, No=0) 2  
  
(Yes=2, No=0) 2

Project Location Economic Conditions (5 pts Total)

Is the project located in an area where the poverty rate is higher than the County-wide average?

Up to 5 points 5

Housing Potential (30 points total)

Will site cleanup enable housing development in an area planned for high density housing or mixed-use development by the municipality?  
Will site cleanup contribute to alleviating identified housing need as identified in relevant adopted municipal documents?  
Will site cleanup allow multiple housing units (in excess of what is already on site) to be built?

Up to 10 points  
  
1/2 point per unit, 20 points maximum.

10	Yes (Housing Trust is Leading redevelopment
5	Yes (approx 5-10 ) Units

Commercial Potential (20 points total)

Will site cleanup enable commercial development in an area planned for high density commercial or mixed-use development by the municipality and region?  
Is the project a mixed-use project?

Up to 20 points 20

Yes (project has proposed commercial Yes.

Open Space and Recreation Potential (10 points total)

Will site cleanup enable improvement or construction of a park in an area where it can be readily accessed by an underserved population?  
Will site cleanup involve creating or improving open or recreational space as part of

Up to 10 points 10

Yes - there is proposed community center use

Project Economic Impact (25 pts Total)

Does the project have the potential to create or retain jobs?  
If no direct jobs are created or retained, does the project lead to indirect job creation?  
Does the project have other economic development benefits?

1 point per FTE job, up to 10 points  
  
Up to 15 points

Potential jobs in housing, commercial and 5 publi sectors  
Blight Removal 5 will attract more residents to the

Initial Score 100 points possible	66
--------------------------------------	----

Bonus Categories

1/2 point per percentage point  
If the project will enable housing unit construction, will a percentage of them be per affordable, up to 20 points.

3  
  
15  
(developer has committed over 30K in resources to assessmenet/cleanup work)  
  
Up to 15 points  
  
Up to 10 points #

Additional Notes:

What is anticipated value of final investment, if known?  
What is project timeline, if known?

Bonus Score	
45 points possible	18

TOTAL SCORE	84
-------------	----

Add 15,693 (Richmond Creamery) Total = 15,776