

**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: 204-210 Route 7, Milton

Site's Street Address/Town/Zip Code: 204-210 Route 7 South, Milton, VT 05468

Parcel Tax ID #: 229015.000000 Property Size (Acres): 1.6

Zoning District: DB1 – Downtown Business

Describe current use(s): Residential

Describe former use(s): \_\_\_\_\_

Are there plans for acquisition and/or redevelopment? X 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 X 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

*Property Owner Information:*

Name: Parent Properties LLC Signature: \_\_\_\_\_

Mailing Address: c/o James Parent, 24 Talcott Road, Westford, VT 05494

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

*Nomination Submitted By:*

Name or Office: Town of Milton Date Submitted: 4/26/18

Mailing Address: Town Manager's Office, 43 Bombardier Road, Milton, VT 05468

Phone: 802-893-6655 Email: dturner@miltonvt.gov

***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)*

Brownfields Site Evaluation Criteria (Draft for final consideration at October 14 committee meeting)

Project Name: Milton Hourglass Part 1

Address/Project Location: 204-210 Route 7, Milton

Applicant: Town of Milton

Reviewer: Emily Nosse-Leirer

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)	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)	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)	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?	(Yes=5, No=0)	0
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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	10
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	5
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	10
If no direct jobs are created or retained, does the project lead to indirect job creation?	Up to 15 points	10
Does the project have other economic development benefits?		

Initial Score	
100 points possible	41

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)	15
Will site cleanup reduce contamination of surface water or groundwater?	(Yes = 10 No = 0)	0

Additional Notes:	Bonus Score	
	45 points possible	15
TOTAL SCORE		56

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Site Name: 214-218 Route 7, Milton VT

Site's Street Address/Town/Zip Code: 214-218 Route 7 South, Milton, VT 05468

Parcel Tax ID #: 229003.000000 Property Size (Acres): 4.5

Zoning District: DB1 – Downtown Business

Describe current use(s): Restaurant-Apartment-DWL MH SGL

Describe former use(s): \_\_\_\_\_

Are there plans for acquisition and/or redevelopment? X 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 X 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

*Property Owner Information:*

Name: Papaseraphim Family Revocable Living Trust Signature: \_\_\_\_\_

Mailing Address: 7 Prescott Street, Essex Junction, VT 05452-2917

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

*Nomination Submitted By:*

Name or Office: Town of Milton Date Submitted: 4/26/18

Mailing Address: Town Manager's Office, 43 Bombardier Road, Milton, VT 05468

Phone: 802-893-6655 Email: dturner@miltonvt.gov

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*Dan Albrecht, Senior Planner*

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

Brownfields Site Evaluation Criteria (Draft for final consideration at October 14 committee meeting)

Project Name: Milton Hourglass Part 2

Address/Project Location: 214-218 Route 7, Milton

Applicant: Town of Milton

Reviewer: Emily Nosse-Leirer

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)	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)	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)	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?	(Yes=5, No=0)	0
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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	10
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	5
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	10
If no direct jobs are created or retained, does the project lead to indirect job creation?	Up to 15 points	10
Does the project have other economic development benefits?		

Initial Score	
100 points possible	41

Bonus Categories

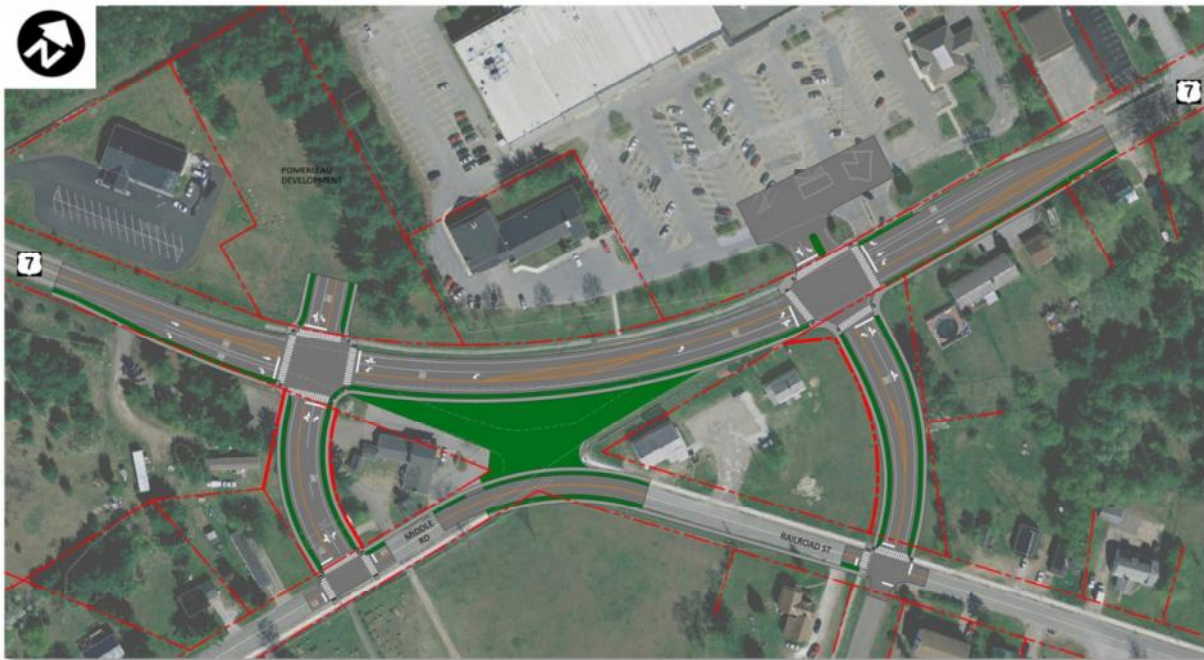
If the project will enable housing unit construction, will a percentage of them be permanently affordable?	1/2 point per percentage point affordable, up to 20 points.	0
Is the developer/property owner willing to pay for the Phase I or pay for part of the Phase II or Corrective Action Plan?	(Yes=15, No=0)	15
Will site cleanup reduce contamination of surface water or groundwater?	(Yes = 10 No = 0)	0

Additional Notes:	Bonus Score	
	45 points possible	15
TOTAL SCORE		56

#### 4.3.4 Alternative 4 – Full Hourglass

The full hourglass alternative proposes removing the existing Middle Road and Railroad Street intersections with US-7 and constructing two new access roads from Middle Road to US-7, aligning with the potential shopping center access drive, and Railroad Street to US-7, reconstructing the existing Milton Square Shopping Center intersection. A dedicated NB US-7 right turn lane is proposed at the southern hourglass intersection. Bicycle lanes are provided through both intersections, sidewalks are provided along all roadways, and crosswalks are proposed along all approaches. The former Middle Road / Railroad Street intersection may be available to the town for the development of a park or storm water treatment facility.

Figure 13: Illustration of Alternative 4 - Full Hourglass.



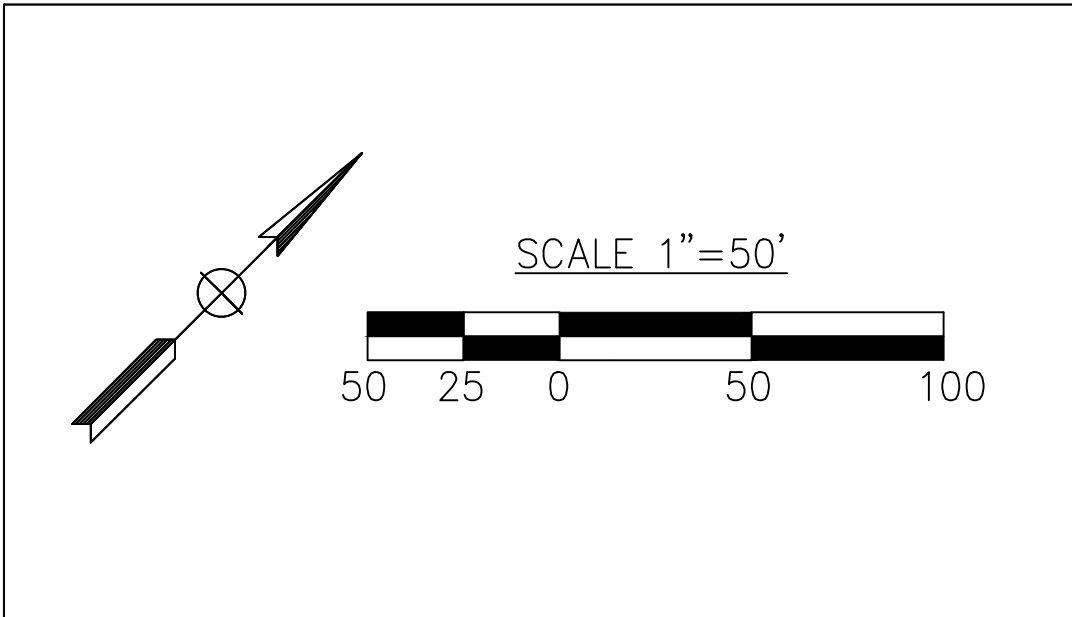
The following issues have been identified with the preliminary design of this alternative:


- Development of the two new hourglass approach roads will require substantial ROW.
- The realigned shopping center driveway will require a reconstruction of the existing signalized intersection with impacts likely into the adjacent parking aisles.





V:\Projects\Milton US7-Middle Rd Scoping-11099\CAD\11099 - Milton - 04 - Hourglass Full.dwg





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180 Battery Street, Suite 350  
Burlington, VT 05401  
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www.rsginc.com

# US-7 / RAILROAD ST / MIDDLE RD SCOPING STUDY

## MILTON, VT

### ALTERNATIVE 4 - FULL HOURGLASS

REV	DESC.	DATE	BY	CHK

SCALE: 1"=50'

DESIGNED BY: CM

CHECKED BY: DG

DATE: 11/21/12

PROJ.NO: 11099

SHEET

4

OF

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