

**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: Milton Grange

Site's Street Address/Town/Zip Code: 135 River Street, Milton, VT 05468

Parcel Tax ID #: 131007.000000 Property Size (Acres): 0.64

Zoning District: DB1 – Downtown Business

Describe current use(s): Commercial Building

Describe former use(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: \_\_\_\_\_

Potential contaminants include:  **Petroleum**  **Other contaminants**

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

<input checked="" type="checkbox"/> <b>Phase I Environmental Site Assessment</b>	<input type="checkbox"/> Phase II Environmental Site Assessment
<input type="checkbox"/> Soil Monitoring during Construction	<input type="checkbox"/> Archeological Site Assessment / Recon
<input type="checkbox"/> Historic Preservation issues	<input type="checkbox"/> Cleanup / Corrective Action Planning
<input type="checkbox"/> Other	

*Property Owner Information:*

Name: Milton Grange #522 Signature: \_\_\_\_\_

Mailing Address: c/o Dale Sanderson, 229 Paul Mears Road, Milton, VT 05468

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*

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

**Project Name: 135 River St/Milton Grange**

**Address/Project Location: 135 River Street, Milton VT**

**Applicant: Town of Milton**

**Reviewer: Emily Nosse-Leirer**

**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  
 Yes  
 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) 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?

(Yes=5, No=0) 0

**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 0  
 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?  
 Is the project a mixed-use project?

Up to 20 points 0

**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 a housing or commercial project?

Up to 10 points 0

**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 0  
 Up to 15 points 7

<b>Initial Score</b>	
100 points possible	11

**Bonus Categories**

If the project will enable housing unit construction, will a percentage of them be permanently affordable?  
 Is the developer/property owner willing to pay for the Phase I or pay for part of the Phase II or Corrective Action Plan?  
 Will site cleanup reduce contamination of surface water or groundwater?

1/2 point per percentage point affordable, up to 20 points. 0  
 (Yes=15, No=0) 15  
 (Yes = 10 No = 0) 0?

**Additional Notes:**

<b>Bonus Score</b>	
45 points possible	15

<b>TOTAL SCORE</b>	<b>26</b>
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