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: Bonacorsi Property

Site’s Street Address/Town/Zip Code: 16 Prospect Street, Barre, VT 05641

Parcel Tax ID #: ___________________________ Property Size (Acres): 0.45 acres

Zoning District: Commercial Zoning District, directly adjacent to the Central Business District

Describe current use(s): The site is multiple interconnected sub-buildings, currently occupied by a whole sale, dry-goods operator (Capitol Candy) who is also the prospective purchaser.

Describe former use(s): The site was formerly occupied by a dry cleaners, and also has a long history of automobile-related activities, including a storage garage and possibly a filling station.

Are there plans for acquisition and/or redevelopment?  Y  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?  Y  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  Y  Other contaminants

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

Phase I Environmental Site Assessment
Soil Monitoring during Construction
Historic Preservation issues
Other Confirmatory Indoor Air Testing

Phase II Environmental Site Assessment
Archaeological Site Assessment / Recon
Cleanup / Corrective Action Planning

Property Owner Information:

Name: ___________________________ Signature: ___________________________

Mailing Address: ___________________________

Phone: ___________________________ Email: ___________________________

Nomination Submitted By:

Name or Office: CVRPC  Date Submitted: Nov 11, 2018

Mailing Address: 29 Main Street, Suite 4, Montpelier, VT 05602

Phone: 802.229.0389  Email: rock@cvregion.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 Winoski, VT 05404
Phone: (802) 846-4490 Ext. *29; Email: dalbrecht@ccrpcvt.org
**Brownfields Site Evaluation Criteria**

**Project Name:** Bonacorsi Property  
**Address/Project Location:** 16 Prospect Street, Barre VT 05641  
**Applicant:** Central Vermont Regional Planning Commission on behalf of Dominic Bonacorsi (current owner)  
**Reviewer:** Emily Nosse-Leirer, CCRPC

### Required Characteristics

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Possible Points</th>
<th>Scoring</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the property owner willing to sign a Participation Agreement and Site Access</td>
<td>Yes = continue</td>
<td>Yes</td>
</tr>
<tr>
<td>Does the site meet DEC eligibility criteria for petroleum sites and/or EPA eligibility</td>
<td>No = Not eligible</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the planned use consistent with current zoning?</td>
<td></td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Project Location (10 pts Total)

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

### Project Location Economic Conditions (5 pts Total)

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Possible Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the project located in an area where the poverty rate is higher than the County-wide average?</td>
<td>Up to 5 points</td>
</tr>
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</table>

### Housing Potential (30 points total)

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

### Commercial Potential (20 points total)

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Possible Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Will site cleanup enable commercial development in an area planned for high density commercial or mixed-use development by the municipality and region?</td>
<td>Up to 20 points</td>
</tr>
<tr>
<td>Is the project a mixed-use project?</td>
<td></td>
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</tbody>
</table>

### Open Space and Recreation Potential (10 points total)

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Possible Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Will site cleanup enable improvement or construction of a park in an area where it can be readily accessed by an underserved population?</td>
<td>Up to 10 points</td>
</tr>
<tr>
<td>Will site cleanup involve creating or improving open or recreational space as part of a project?</td>
<td></td>
</tr>
</tbody>
</table>

### Project Economic Impact (25 pts Total)

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Possible Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does the project have the potential to create or retain jobs?</td>
<td>1 point per FTE job, up to 10 points</td>
</tr>
<tr>
<td>If no direct jobs are created or retained, does the project lead to indirect job creation?</td>
<td>Up to 15 points</td>
</tr>
<tr>
<td>Does the project have other economic development benefits?</td>
<td></td>
</tr>
</tbody>
</table>

### Bonus Categories

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Possible Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>If the project will enable housing unit construction, will a percentage of them be permanently affordable, up to 20 points.</td>
<td>1/2 point per percentage point affordable, up to 20 points.</td>
</tr>
<tr>
<td>Is the developer/property owner willing to pay for the Phase I or pay for part of the Phase II or Corrective Action Plan? CCRPC NOTE: CVRPC has spent a large amount of their brownfields money on this site.</td>
<td>Up to 15 points</td>
</tr>
<tr>
<td>Does proposed site cleanup mitigate impacts to surface water?</td>
<td>Up to 10 points</td>
</tr>
</tbody>
</table>

### Additional Notes:

- Project is located directly adjacent to State Designated Downtown.

**Initial Score**

| Score | 100 points possible | 40 |

**Bonus Score**

| Score | 45 points possible | 15 |

**TOTAL SCORE**

55
MEMO

Date: November 7, 2018
To: Dan Albrecht, CCRPC Senior Planner
From: Clare Rock, CVRPC Senior Planner
Re: Brownfields Funding Request: Bonacorsi Property, Barre City, Vermont

Property Address: Bonacorsi Property, 16 Prospect Street, Barre, VT 05641

Type of Request: Funding Type: Hazardous Brownfields Assessment Funds – EPA eligibility attached
Proposed Investigation: Confirmatory Indoor Air Testing
Cost Estimate: $12,000 - $13,000 (ball park figure provided by the Johnson Co. No formal cost estimate has been developed yet.)

Site Description: The site is approximately 0.45 acres and is comprised of multiple interconnected sub-buildings and is currently occupied by a whole sale, dry-goods operator (Capitol Candy) who is also the prospective purchaser. The property owner and prospective purchaser have a standing relationship, they have worked together successfully through previous building renovations and equipment installations, as well as ongoing monitoring and remediation of the previously identified environmental issues.

The site is located in downtown Barre City within the Commercial Zoning District, directly adjacent to the Central Business District. The site was formerly occupied by a dry cleaners, and also has a long history of automobile-related activities, including a storage garage and possibly a filling station. A substantial amount of environmental investigation has been conducted on the site which has resulted in the installation of a monitoring wells. The property was enrolled in CVRPC’s brownfields program to assist in the property transfer to ensure the current tenant could continue and expand the wholesale business. This expansion will add 2 to 4 jobs on site, as well as a retail space in the building. The property transfer will aid in keeping the historically industrial site in active, productive use.

This property was enrolled in CVRPC brownfields program, is hazardous eligible and has undergone a Phase I, Phase II, and a Supplemental Phase II (Indoor Air Screening Investigation Report.) Previous environmental assessment has also be conducted prior to CVRPC enrollment. CVRPC has invested ~$55,900 of EPA brownfields funds in the project thus far. CVRPC has expended all available
brownfield grant funds and therefore cannot provide further funds.

The prospective purchaser is interested in enrolling in the BRELLA program. To aid in the property transfer and at the advisement of VTDEC confirmatory indoor air sampling is required to evaluate preliminary screening results, which suggest indoor may be adversely impacted by chlorinated VOCs. This supplemental assessment will provide reliable analytical data that can be used to first gauge the degree of cVOC impact and also form the basis for a site-specific risk assessment that could verify a lack of risk under the current use scenario of the building (dry storage). The DEC site manager is Gerold Noyes.

The following Reports have been prepared by the Johnson Company under CVRPC brownfields grant, copies are available upon request:

- Phase I Environmental Site Assessment, October 18, 2017
- Phase II Environmental Site Assessment, April 2018
- Indoor Air Screening Investigation Report, September 2018
ASSESSMENT PROGRAM

INFORMATION NEEDED TO DETERMINE SITE ELIGIBILITY (5/23/2013)

(Use Tab, arrow keys or mouse to move through questions; use Spacebar or mouse to check boxes)

A. BACKGROUND INFORMATION

1. Grant number: 00A00108

2. Grant recipient: Central Vermont Regional Planning Commission

3. Person providing site information: Gail Aloisio

4. Property/site name: Capital Candy - Bonacorsi

5. Property address: 16 Prospect Street, Barre City, VT 05641

6. Current property owner: N & M Investments, LLC - Domenic Bonacorsi

7. Work to be done: ☒ Phase I ☒ Phase II ☐ Phase III ☒ Other
   Explain Other: Corrective Action Planning

B. SITES ELIGIBLE FOR FUNDING

1. Does the site meet the definition of a Brownfields (a real property, the expansion, redevelopment or reuse of which is complicated by the presence or potential presence of hazardous substances, pollutants or contaminants)? ☒ Yes ☐ No

2. Type of contamination present: ☒ Hazardous Substances ☐ Petroleum ☐ Co-Mingled
   (If the site has both hazardous substances and incidental petroleum contamination, check the box the “co-mingled” box. If the site has hazardous substances and distinguishable petroleum contamination, you must obtain approval from the State and EPA.)

Describe the operational history and current use(s) of the site: the subject property appears to have had multiple uses. Sanborn Fire Insurance maps in 1900 show a dwelling on the property as well as a livery stable. In 1916, the residence had been converted to a storage space for automobiles and a carriage house was on the property. By 1925, there were two buildings in the area labeled as “wholesale grocers” and the livery was used for storage. The auto storage building was then referred to simply as a storage facility. In 1944 a dry cleaning facility replaced the former auto storage space. According to the current property owner, this building was razed in 1984. The property was utilized as a wholesale warehouse and shipping location from the 1960s to the present day. Capital Candy is
currently under lease agreement with N&M Investments to use the facility for wholesale dry goods storage and shipping.

Describe the environmental concerns at the site, including when and how the site became contaminated and, to the extent possible, the nature and extent of the contamination. If the environmental concerns are unknown, or if the land has been vacant for many years, why do you think it is contaminated? The site has a 15 year history of environmental assessment and clean up, related to past uses as a dry cleaner and gas station/auto repair. From 2002 through 2004 several investigations were performed at the site to define the extent and degree of both petroleum and chlorinated solvent (PCE) contamination found beneath and off property. PCE and petroleum contamination was found beneath the Bonacorsi Building extending north east and west across Prospect Street, beneath the City Hall and Post Office into the municipal parking lot. Implementation of a CAP has reduced petroleum and PCE concentrations significantly in the primary source area. A secondary source of PCE was identified caused by PCE wastewater having leaked from a sewer line. Continued remediation and use of innovative cleanup techniques reduced contaminant levels across the entire site to levels which cannot be effectively reduced further. Currently the petroleum contamination has been essentially completely remediated.

Resampling of the soil gas and indoor air space of the N & M building will be required to determine current PCE concentrations and if full time occupancy can occur without the need for vapor intrusion mitigation. Renovations of the interior are also planned. Therefore, building material testing (asbestos, lead paint) will be needed to determine if mitigation of these materials is required.

Describe the proposed expansion, redevelopment or reuse of the property: The site will under go a use change from infrequent to full time commercial occupancy. Renovation and optimization of the interior spaces will be performed likely including cooler removal and installation of up to date material racking and picking systems. A retail space is also planned to sell discounted product. Considering the current business climate it is anticipated that the redevelopment would allow Capital Candy to hire 2 to 4 full time new employees to staff the warehouse and retail space.

C. SITES NOT ELIGIBLE FOR FUNDING

Please answer the following questions to the best of your knowledge:

1. Is your facility listed (or proposed for listing) on the National Priorities List? □ Yes ☒ No

2. Is your facility subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA? □ Yes ☒ No

3. Is your facility subject to the jurisdiction, custody, or control of the US government? (Land held in trust by the US government for an Indian tribe is eligible.) □ Yes ☒ No

Note: If you answered YES to any of the above (C. 1-3) your property is not eligible.
D. SITES NOT ELIGIBLE FOR FUNDING WITHOUT A PROPERTY SPECIFIC DETERMINATION:

Certain properties cannot be approved without a "Property Specific Determination". Please answer the following questions to the best of your knowledge:

1. Is your site/facility subject to a planned or ongoing CERCLA removal action?  □ Yes  □ No

2. Has your site/facility been issued a permit by the U.S. or an authorized state under the Solid Waste Disposal Act (as amended by the Resource Conservation and Recovery Act (RCRA)), the Federal Water Pollution Control Act (FWPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act (SWDA)?  □ Yes  □ No

3. Is your site/facility subject to corrective action orders under RCRA (sections 3004(u) or 3008(h))?  □ Yes  □ No

4. Is your site/facility a land disposal unit that has submitted a RCRA closure notification under subtitle C of RCRA or is subject to closure requirements specified in a closure plan or permit?  □ Yes  □ No

5. Has your site/facility had a release of polychlorinated biphenyls (PCBs) that is subject to remediation under TSCA?  □ Yes  □ No

6. Has your site/facility received funding for remediation from the Leaking Underground Storage Tank (LUST) Trust Fund?  □ Yes  □ No

Note: If you answered YES to any of the above (D. 1-6), please call your Project Officer and she/he will explain how to prepare a property specific determination. Refer to Appendix 2, Section 2.5, of the Proposal Guidelines for additional information.

** For petroleum sites, please proceed to Section F – Petroleum Only Sites

E. PROPERTY OWNERSHIP ELIGIBILITY

1. Are there any known ongoing or anticipated environmental enforcement actions (at the federal, state or local level) regarding the responsibility of any party for contamination or hazardous substances at the site?  □ Yes  □ No  If yes, please explain:

Information on Liability and Defenses/Protections - Answer the following if the assessment grant recipient does NOT own the site:
1. Did the assessment grant recipient ever arrange for the disposal of hazardous substances at the site, or transport hazardous substances to the site? □ Yes □ No

2. Did the assessment grant recipient ever cause or contribute to any releases of hazardous substances at the site? □ Yes □ No

3. Describe the assessment grant recipient’s relationship with the current owner and the owner’s role in the work to be completed: The owner has entered into Site Access and Owner Participation Agreements with CVRPC. The owner has a strong relationship with the tenant as the prospective purchaser. Assessment and remediation decisions will be made on behalf of the prospective purchaser, while keeping the site owner closely apprised so that the purchase and sale relationship can remain favorable.

Information on Liability and Defenses/Protections - Answer the following if the assessment grant recipient owns the site or will own the site during the grant performance period:

1. How was the property acquired (or how will it be acquired)?
   a. □ Negotiated purchase from a private individual
   b. □ Purchase or transfer from another governmental unit
   c. □ Tax foreclosure
   d. □ Eminent domain
   e. □ Donation
   f. □ Other (explain):

2. What was the date when the property was acquired (or the anticipated date when it will be acquired)?

3. What is the name and identity of the party from whom the property was (or will be) acquired?

4. Describe all familial, contractual, corporate or financial relationships or affiliations the assessment grant recipient has or has had with all prior owners or operators of the property:

5. Did disposal of all hazardous substances at the site occur before the assessment grant recipient acquired (or will acquire) the property? □ Yes □ No

6. Did the assessment grant recipient ever arrange for the disposal of hazardous substances at the site, or transport hazardous substances to the site? □ Yes □ No

7. Did the assessment grant recipient ever cause or contribute to any releases of hazardous substances at the site? □ Yes □ No

8. Did the assessment grant recipient perform any environmental inquiry prior to the purchase of the property? □ Yes □ No
9. If a pre-purchase inquiry was performed, describe the types and dates of the assessments performed, indicate on whose behalf the assessments were performed, and indicate whether the applicant performed the pre-purchase inquiry in accordance with EPA’s All Appropriate Inquiry rule (or ASTM E1527-13, or its equivalent at the time of purchase):

F. PETROLEUM ONLY SITES - PROPERTY OWNERSHIP ELIGIBILITY

Petroleum-only sites are to be submitted to the state for eligibility determination. Please contact your state representative to obtain the information they require to determine site eligibility. As a courtesy, send a copy of the site eligibility information to your EPA Project Officer so he or she is aware of potential upcoming work. The assessment grant recipient must provide their EPA Project Officer with a copy of the state’s determination letter. The following questions are typical of the petroleum site information you may need to provide to the state:

1. Did the current and/or immediate past owner dispense or dispose of petroleum or petroleum products, or exacerbate existing petroleum contamination on the site? □ Yes □ No

Note: If the answers to question F.1 is no, the site may be eligible.

2. If the answer to either owner in question F.1 is yes, did the responsible party take reasonable steps to address the petroleum contamination on site? □ Yes □ No Explain:

3. If the answer to either owner in question F.1 is yes, is the responsible party financially capable to assess and clean up the site? □ Yes □ No Explain:

Note: If question F.1 identified a responsible party who is liable for petroleum contamination at the site, and that party is financially viable to pay for assessment and cleanup costs, then the site is not eligible. If the identified responsible party took reasonable steps to address the petroleum contamination at the site, and/or is not financially viable to pay for the assessment and cleanup costs, then the site may still be eligible.

4. Is the site “relatively low risk” compared with other “petroleum-only” sites in the state:
   a. Is the site currently being cleaned up using LUST trust fund monies? □ Yes □ No

   b. Is the site currently subject to a response under the Oil Pollution Act (OPA)? □ Yes □ No

   Note: If the answers to questions F.4a and F.4b are no, the site would be considered to be of relatively low risk for purposes of determining eligibility.

5. Has any responsible party been identified for the site through, either:
a. A judgment rendered in a court of law or an administrative order that would require any person to assess, investigate, or cleanup the site:  □ Yes  □ No

b. An enforcement action by federal or state authorities against any party that would require any person to assess, investigate, or cleanup the site:  □ Yes  □ No

c. A citizen suit, contribution action or other third party claim brought against the current or immediate past owner, that would, if successful, require the assessment, investigation, or cleanup of the site:  □ Yes  □ No

6. Is the site subject to any RCRA orders issued under 9003(h) of the Solid Waste Disposal Act?  □ Yes  □ No

Note: If the answer to any of the questions in F.5 or F.6 is yes, the site is not eligible.

G. ACCESS

Does the assessment grant recipient have access or an access agreement for this property?  □ Yes  □ No

H. NATIONAL HISTORIC PRESERVATION ACT (NHPA) COMPLIANCE

Note: If you answer yes to any of the following questions you should contact your project officer to determine if any additional information is required.

1. Is your selected property (site) currently listed in the National Register of Historic Places and/or is it a designated National Landmark?  □ Yes  □ No

2. Is your selected property (site) eligible to be listed in the National Register of Historic Places?  □ Yes  □ No

In order to support your response, please provide any and all documentation from the federal Government and/or State Historic Preservation Officer (SHPO). (i.e., SHPO Determination Letter which you may obtain independent of the EPA process.

3. Is your selected property (site) part of a designated Historic District?  □ Yes  □ No

4. Will your project impact the viewshed of any adjacent or surrounding designated Historic Districts or registered historic structures?  □ Yes  □ No

5. Does your project have the potential to impact archaeological resources?  □ Yes  □ No

I. SITE ELIGIBILITY
(To be filled out by EPA Project Officer.)

The site, at the above-described property, is eligible for assessment work: ☑ Yes ☐ No

[Signature]
Project Officer

[Date]

Need for Attorney Consultation: ☐ Yes ☑ No  Notes:

Additional Information:

For his work at site. Petroleum determination pending.