

**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: Paul R. Calkins and Rita M. Calkins, Trustees Property  
Site's Street Address/Town/Zip Code: 0 Intervale Rd, Burlington 05401  
Parcel Tax ID #: 003-2-003-000 Property Size (Acres): 87.5  
Zoning District: RCO-A  
Describe current use(s): Organic mixed vegetable production, passive recreation  
Describe former use(s): Dairy farming

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

*Property Owner Information:*

Name: Paul R Calkins Rev Trust Signature: \_\_\_\_\_

Mailing Address: P.O. Box 82 Lyndonville, VT 05851

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

*Nomination Submitted By:*

Name or Office: Intervale Center Date Submitted: 1/16/2019

Mailing Address: 180 Intervale Rd, Burlington, VT 05401

Phone: 660-0440 x106 Email: patrick@intervale.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*

**Brownfields Site Evaluation Criteria**

**Project Name: Intervale Addition**

**Address/Project Location: 0 Intervale Road**

**Applicant: Intervale Center**

**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**

**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)	0
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	8
Will site cleanup involve creating or improving open or recreational space as part of a		

**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?	1 point per FTE job, up to 10 points	0
Does the project have other economic development benefits?	Up to 15 points	5

<b>Initial Score</b>	22
100 points possible	

**Bonus Categories**

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

**Additional Notes:**

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

<b>Bonus Score</b>	0
45 points possible	

<b>TOTAL SCORE</b>	<b>22</b>
--------------------	-----------

January 16, 2019

Ms. Patricia Coppelino, 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, 0 Intervale Rd, Burlington, VT 05401

Dear Trish:

The Chittenden County Regional Planning Commission (CCRPC) is requesting a petroleum site eligibility determination for the property at Intervale Rd, Burlington, VT 05401. The following information is provided for your review:

1. Site Description – The parcel represents a cross section of the broader Intervale district in Burlington, VT. Of the site's 87.5 acres, approximately 20 acres are wetland and nearly 40 acres are prime agricultural soils; meadow, hedgerows, forest and farm roads make up the remainder. Concerns for the property arise from the sites history as an informal dumping ground, the proximity to the McNeil Generating Station, and possible deposition of contaminants from the Winooski River.
2. Previous Assessments – To the best of our knowledge, there have been no environmental site assessments of the parcel up to now.
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 the Paul R. Calkins Revocable Trust who acquired the property on 6/26/2008 from Paul R. Calkins. The prior property owner, Paul R. Calkins, acquired the property on 10/12/1998 from the Estate of Rena E. Calkins.
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

Ms Patricia Coppolino  
January 16, 2019  
Re: Intervale Rd, Burlington, VT 05401

page 2

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 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

January 17, 2019

Dan Albrecht, MA, MS  
Senior Planner  
Chittenden County Regional Planning Commission  
110 West Canal Street, Suite 202  
Winooski, VT 05404

Re: Phase I Environmental Site Assessment, Intervale Center, Burlington, Vermont

Dear Mr. Albrecht:

LE Environmental LLC (LEE) is pleased to provide the following proposal to complete Phase I Environmental Site Assessment (ESA) on an 87-acre parcel in the Burlington Intervale. The parcel is under consideration for acquisition by the Intervale Center, to be incorporated into its existing 360-acre campus. We have spoken with Patrick Dunseith, Land Manager for the Intervale Center. He informed us that acquisition of the parcel is projected for later in 2019, and that the Intervale Center is in the process of applying for funding for the acquisition from the Vermont Housing and Conservation Board. The funding application is scheduled for submittal by the end of February.

Work Scope

LEE will prepare a Phase I ESA per ASTM E1527-13 for the property. LEE's work will include:

1. A detailed visual examination of the property including all property boundaries.
2. Examination of adjoining property uses for indications of conditions that could result in RECs on the property.
3. Review of historical information for the property and the adjoining properties.
4. Review of environmental agency listings and applicable files.
5. Interviews with past and current owners, operators, tenants and the prospective purchaser.
6. Preparation of a comprehensive report.

Project Organization and Staffing

Alan Liptak and Angela Emerson will perform the Phase I ESA including the site visit, records and historical research, interviews, and reporting. LEE will acquire the regulatory database report, aerial photos and historical Sanborn mapping (if available) from Environmental Data Resources, Inc.

Project Schedule

LEE can complete the Phase I ESA within three weeks of notice to proceed. The Intervale Center does not need the report right away and we can prepare the report when it is needed in the funding and acquisition process. Given the Intervale Center's time frame and the current snow cover, it may be advantageous to wait until later in 2019, closer to the time of acquisition.

Fees and Assumptions

The Phase I ESA can be completed on a time and materials basis for \$2,330 not to exceed, not including hard copies of the report. This estimate is subject to the following assumptions:

1. Free and easy site access. Snow cover would present a limitation to the site visit, and would be noted in the report.
2. All documents will be submitted electronically in PDF format. Hard copies can be provided for approximately an additional \$55 each subject to the number of pages in the final report.

MBE/WBE Fair Share Information

No MBE/WBE contractors will be utilized during this work.

To engage the work please send a task order as per the master services agreement and we will get started. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "AL Liptak".

Alan Liptak, PG, EP  
Senior Geologist -Co-Owner