

**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: Road Res-Q
Site's Street Address/Town/Zip Code: 1 Main Street Essex Junction
Parcel Tax ID #: 066-10956 Property Size (Acres): 0.15
Zoning District: _____
Describe current use(s): Vdcent

Describe former use(s): gas station prior to 1996, since then
auto repair thru 2018

Are there plans for acquisition and/or redevelopment? Yes No → Only front portion of lot for will use
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: _____

Tests were pulled; some minor contamination
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"/> Phase I Environmental Site Assessment | <input type="checkbox"/> Phase II Environmental Site Assessment <u>- possible</u> |
| <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: Shawn Bushey Signature: [Signature]
Mailing Address: 1 Main Street
Phone: _____ Email: _____

Nomination Submitted By: Robin Pierce
Name or Office: Village of Essex Junction Date Submitted: 1/10/19
Mailing Address: 2 Lincoln Street Essex Junction, VT 05452
Phone: 878-6950 Email: robin@essexjunction.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



village green

1 Main Street
(Road Res-Q)

Brownfields Site Evaluation Criteria

Project Name: Road Res-Q

Address/Project Location: 1 Main Street, Essex Junction

Applicant: Robin Pierce, on behalf of Shawn Bushey (property owner)

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) 2
 (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 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 5

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

Up to 10 points 10

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 5

Initial Score	
100 points possible	28

Bonus Categories

If the project will enable housing unit construction, will a percentage of them be perm
 Is the developer/property owner willing to pay for the Phase I or pay for part of the Ph
 Does proposed site cleanup mitigate impacts to surface water?

1/2 point per percentage point affordable, up to 20 points. 0
 Up to 15 points 0
 Up to 10 points 0

Additional Notes:

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

Bonus Score	
45 points possible	0

TOTAL SCORE	28
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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, 1 Main Street, Essex Junction VT

Dear Trish:

The Chittenden County Regional Planning Commission (CCRPC) is requesting a petroleum site eligibility determination for the property at 1 Main Street, Essex Junction, VT. The following information is provided for your review:

1. Site Description – Commercial, gas station/garage
2. Previous Assessments – No formal assessments have been completed, but \$178,900 has been previously spent on tank pulls.
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 Gabriel G Handy, Trustee of the DDH-GSH Trust who acquired the property on July 18, 2018 from Shawn P Bushey. The prior property owner was Shawn P Bushey, who acquired the property on April 29, 1986 from Mobil Oil Co.
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.

Ms Patricia Coppelino
January 16, 2019
Re: 1 Main Street

page 2

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. Gabriel Handy, Trustee of the DDH-GSH Trust, Owner

Standardized Parcel: 207-066-10956

Description

Standardized Parcel Boundary

ESSEX - 2018

SPAN: 207-066-10956

Map ID: 1029047000

Property Description: SERVICE STATION

Category (Real Estate Only): Commercial

Resident Ownership Code: T

Grand List Acres: 0.15

Listed Real Value (Full): 178900

Current Use Reduction (Homestead): 0

Current Use Reduction (Non Res.): 0

PLEASE NOTE: ANR does not manage the parcel boundary dataset. For **ALL** inquiries regarding parcel mapping, please contact the [Vermont Center for Geographic Information \(VCGI\)](#).

Details

OBJECTID

144152

SPAN

207-066-10956

MAPID

1029047000

PROPTYPE

PARCEL

YEAR

2018

TOWN

ESSEX

SOURCENAME

N/A

SOURCETYPE

UNKNOWN

SOURCEDATE

UNKNOWN

EDITMETHOD

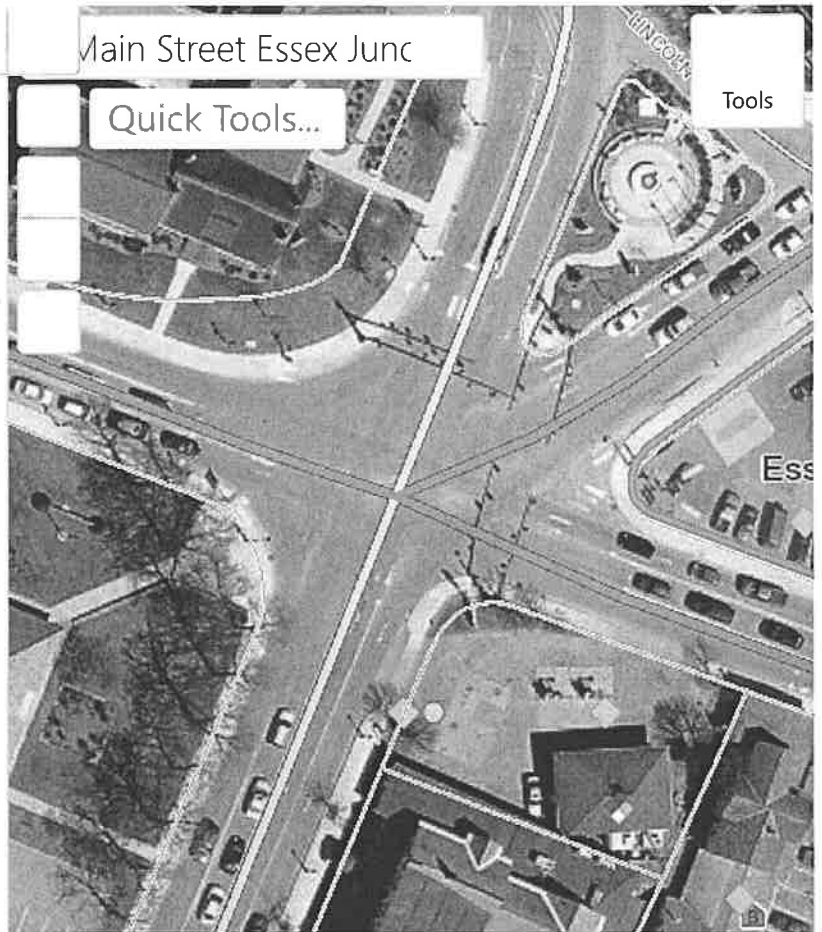
UNKNOWN

EDITOR

ESSEX

EDITDATE

UNKNOWN





- Search All Program
- Waste Manager
 - Hazardous Sites
 - Brownfield Sites
 - Spills
 - UST
 - Hazardous Waste
 - Solid Waste
 - Salvage Yards
 - AST
 - Dry Cleaners
- Watershed
 - Stormwater
 - Wetlands

VT DEC

Hazardous Site List

[Help & Definitions](#)

Enter the search criteria below and click the [Search] button when done. (Search will display a maximum of 500 results)

Site#	<input type="text" value="961993"/>	Site Name	<input type="text"/>
Site Town	<input type="text"/>	Address	<input type="text"/>
	List Towns		
Primary Consultant	<input type="text"/>		
	List Consultants		
Priority	<input type="text" value="All"/>	<input checked="" type="radio"/> All Sites <input type="radio"/> Active Sites <input type="radio"/> Inactive Sites	
<input type="button" value="Search"/>		Search Tips	
Full Database to Excel			

Site Name	Road Res-Q
Address	1 Main St
Town	Essex
Site Use	Business
Site Number	961993
DEC Manager	Michael Nahmias
Priority	LOW - Site with contamination to soils or groundwater, but no effect on sensitive receptors
Site Status	Voluntary Action
Project Status	Biennial GW monitoring of gasoline UST release. Next sampling round Spring 2017. Utilities informed of subsu contamination along Rte 115 June 2000.
Source of Contamination	UST-Gasoline, Waste Oil
Contaminant	Gasoline, Heating Oil, MTBE, Waste Oil
Institutional Control	
Site Closure Date	
DEC Contact Email Address	Michael.Nahmias@vermont.gov
Record Last Updated	03-19-2018



Report
961993.first.pdf
961993.si.pdf
961993.2011.biennial.report.pdf
961993.Road.ResQ_GW.Report_2015.pdf
961993.first.pdf
961993.si.pdf
961993.2011.biennial.report.pdf
961993.Road.ResQ_GW.Report_2015.pdf

*The documents listed above do not represent a comprehensive list of available site reports.

Relationships				
	Type	ID 1	ID 2	Staff
View	Hazsite	961993		Michael Nahmias
View	UST	1097		N/A

*Relationships cited depict connections that this site has with other programs within the Waste Management and Prevention Division. This currently applies to hazardous sites, spills and underground storage tank facilities.

Invoices

Invoice Number	Review Date	Invoice Date	Claim Amount	Payment Amount	Comments
405090334-7	03-19-2018	03-26-2018	\$804.50	\$804.50	
405090334-6	02-27-2017	06-29-2017	\$2096.14	\$2096.14	
405090334-5	02-13-2015	07-14-2015	\$1823.45	\$1823.45	
405090334-4	07-30-2013	07-16-2013	\$1624.54	\$1624.54	
405090334-3	08-22-2011	08-16-2011	\$1049.78	\$1049.78	
405090334-2	06-28-2011	06-21-2011	\$1933.07	\$1933.07	
405090334-7	03-19-2018	03-26-2018	\$804.50	\$804.50	
405090334-6	02-27-2017	06-29-2017	\$2096.14	\$2096.14	
405090334-5	02-13-2015	07-14-2015	\$1823.45	\$1823.45	

*Invoices above have been submitted to the ANR business office for payment. Payment should be received within 4-6 weeks after the "Review Date".

[Back](#)

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- Search All Program
- Waste Manager
 - Hazardous Sites
 - Brownfield Sites
 - Spills
 - UST
 - Hazardous Waste
 - Solid Waste
 - Salvage Yards
 - AST
 - Dry Cleaners
- Watershed
 - Stormwater
 - Wetlands

VT DEC

Underground Storage Tanks

[Help](#)

Enter the search criteria below and click the [Search] button when done. (Search will display a maximum of 500 results)

Facility ID

Facility Name

Town

Facility Address

[Search Tips](#)

Facility Detail

Facility Name	Bushey's Mobil/Road Res-Q
Facility ID	1097
DEC Pin#	
Address	1 Main Street
Town	Essex
Permit Issued	
Permit Starts	
Permit Expires	
Owner Name	Bushey Shawn Patrick
Operator Name	Bushey Shawn Patrick
Last Inspected	

Facility Tanks

Tank ID	Tank Status	CAT	Capacity	Year Installed	Year Removed	Pulled Condition	Compartment ID	Compartment Substance	
1962-1	PULLED		3000	1962	1996		A	Gasoline	300
1962-2	PULLED		3000	1962	1996		A	Gasoline	300
1962-3	PULLED		4000	1962	1996		A	Gasoline	400
1962-4	PULLED		4000	1962	1996		A	Gasoline	400
1962-5	PULLED		550	1962	1996		A	Used Oil	550
1962-6	PULLED		550	1962	1996		A	Fuel Oil #2 or #4	550

*Brown shaded tank rows indicate a 'pulled' status, and are not present at the facility.

Relationships

	Type	ID 1	ID 2	Staff
View	Hazsite	961993		Michael Nahmias
View	UST	1097		N/A

*Relationships cited depict connections that this facility has with other programs within the Waste Management and Prevention Division. This currently applies to hazardous sites, spills and underground storage tank facilities.



[Full Database to Excel](#)