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: Main Street Essex Junction
Parcel Tax ID #: 066-10956 Property Size (Acres): 0.15
Zoning District: Vacant
Describe current use(s):

Describe former use(s): Site shut down prior to 1996, since then
auto repair thru 2018

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
redvelopment 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: Shelia Bushey Signature: [Signature]
Mailing Address: Main Street
Phone: Email:

Nomination Submitted By:
Name or Office: Village of Essex Junction Date Submitted: 11/10/19
Mailing Address: 2 Lincoln Street Essex Junction, VT 05452
Phone: 828-6900 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 Winoski, VT 05404
Phone: (802) 846-4490 Ext. *29; Email: dalbrecht@ccrpcvt.org
### 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

<table>
<thead>
<tr>
<th>Characteristic</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>Characteristic</th>
<th>Possible Points</th>
</tr>
</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?</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>Characteristic</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>
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</tbody>
</table>

#### Housing Potential (30 points total)

<table>
<thead>
<tr>
<th>Characteristic</th>
<th>Possible Points</th>
</tr>
</thead>
<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>1/2 point per unit, 20 points maximum.</td>
</tr>
<tr>
<td>Will site cleanup allow multiple housing units (in excess of what is already on site) to be built?</td>
<td></td>
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</tbody>
</table>

#### Commercial Potential (20 points total)

<table>
<thead>
<tr>
<th>Characteristic</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>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Characteristic</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</td>
<td></td>
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#### Project Economic Impact (25 pts Total)

<table>
<thead>
<tr>
<th>Characteristic</th>
<th>Possible Points</th>
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<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>

**Initial Score**  
100 points possible  
28

#### Bonus Categories

<table>
<thead>
<tr>
<th>Characteristic</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 PI?</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>

**Bonus Score**  
45 points possible  
0

**TOTAL SCORE**  
28
January 16, 2019

Ms. Patricia Coppolino, 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.
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
Hazardous Site List

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

Site# 961993

Site Town

Primary Consultant

Priority All

Site Name Road Res-Q

Address 1 Main St

Town Essex

Site Use Business

DEC Manager Michael Nahmias

Priority LOW - Site with contamination to soils or groundwater, but no effect on sensitive receptors

Site Status Voluntary Action


Source of Contamination UST-Gasoline, Waste Oil

Contaminant Gasoline, Heating Oil, MTBE, Waste Oil

Institutional Control

Site Closure Date

DEC Contact Email Michael.Nahmias@vermont.gov

Address

Record Last Updated 03-19-2018

Report

961993_01.pdf
961993_02.pdf
961993_2011_Biennial_Report.pdf
961993_Road_ResQ_GW_Report_2015.pdf
961993_03.pdf
961993_04.pdf
961993_2011_Biennial_Report.pdf
961993_Road_ResQ_GW_Report_2015.pdf

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

Relationships

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<tr>
<th>Type</th>
<th>ID 1</th>
<th>ID 2</th>
<th>Staff</th>
</tr>
</thead>
<tbody>
<tr>
<td>View</td>
<td>Hazsite</td>
<td>961993</td>
<td>Michael Nahmias</td>
</tr>
<tr>
<td>View</td>
<td>UST</td>
<td>1097</td>
<td>N/A</td>
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*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.
<table>
<thead>
<tr>
<th>Invoice Number</th>
<th>Review Date</th>
<th>Invoice Date</th>
<th>Claim Amount</th>
<th>Payment Amount</th>
<th>Comments</th>
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<td>405090334-7</td>
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<td>06-29-2017</td>
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<td>405090334-5</td>
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<td>07-14-2015</td>
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<tr>
<td>405090334-4</td>
<td>07-30-2013</td>
<td>07-16-2013</td>
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<td></td>
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</table>

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

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

Facility Name: Bushery's Mobil/Road Res-Q
Facility ID: 1097
Address: 1 Main Street
Town: Essex
Owner Name: Bushey Shawn Patrick
Operator Name: Bushey Shawn Patrick

Facility Tanks

<table>
<thead>
<tr>
<th>Tank</th>
<th>ID</th>
<th>Status</th>
<th>CAT</th>
<th>Capacity</th>
<th>Year Installed</th>
<th>Year Removed</th>
<th>Pulled Condition</th>
<th>Compartment ID</th>
<th>Compartment Substance</th>
<th>Substrates</th>
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<tbody>
<tr>
<td>1962-1</td>
<td>PULLED</td>
<td>3000</td>
<td>1962</td>
<td>1996</td>
<td>A</td>
<td>Gasoline</td>
<td>30</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1962-3</td>
<td>PULLED</td>
<td>4000</td>
<td>1962</td>
<td>1996</td>
<td>A</td>
<td>Gasoline</td>
<td>40</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1962-4</td>
<td>PULLED</td>
<td>4000</td>
<td>1962</td>
<td>1996</td>
<td>A</td>
<td>Gasoline</td>
<td>40</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1962-5</td>
<td>PULLED</td>
<td>550</td>
<td>1962</td>
<td>1996</td>
<td>A</td>
<td>Used Oil</td>
<td>55</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1962-6</td>
<td>PULLED</td>
<td>550</td>
<td>1962</td>
<td>1996</td>
<td>A</td>
<td>Fuel Oil #2 or #4</td>
<td>55</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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Back

Full Database to Excel