

**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: PIGEON FAMILY TRUST  
Site's Street Address/Town/Zip Code: 1705 VTRT 128 05494  
Parcel Tax ID #: 05TW043 Property Size (Acres): 3.3  
Zoning District: \_\_\_\_\_  
Describe current use(s): SINGLE FAMILY

Describe former use(s): SINGLE FAMILY AND COMMERCIAL PRIMARILY  
SCHOOL BUS / BUS OPERATIONS

Are there plans for acquisition and/or redevelopment?  Yes  No

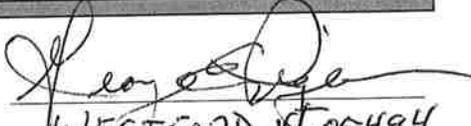
**If yes, attach a separate one to two-page document describing the anticipated benefits of the redevelopment** such as housing units, commercial development, jobs, economic impact, recreation, etc. (see Site Evaluation Criteria at link above for the types of information to provide).

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

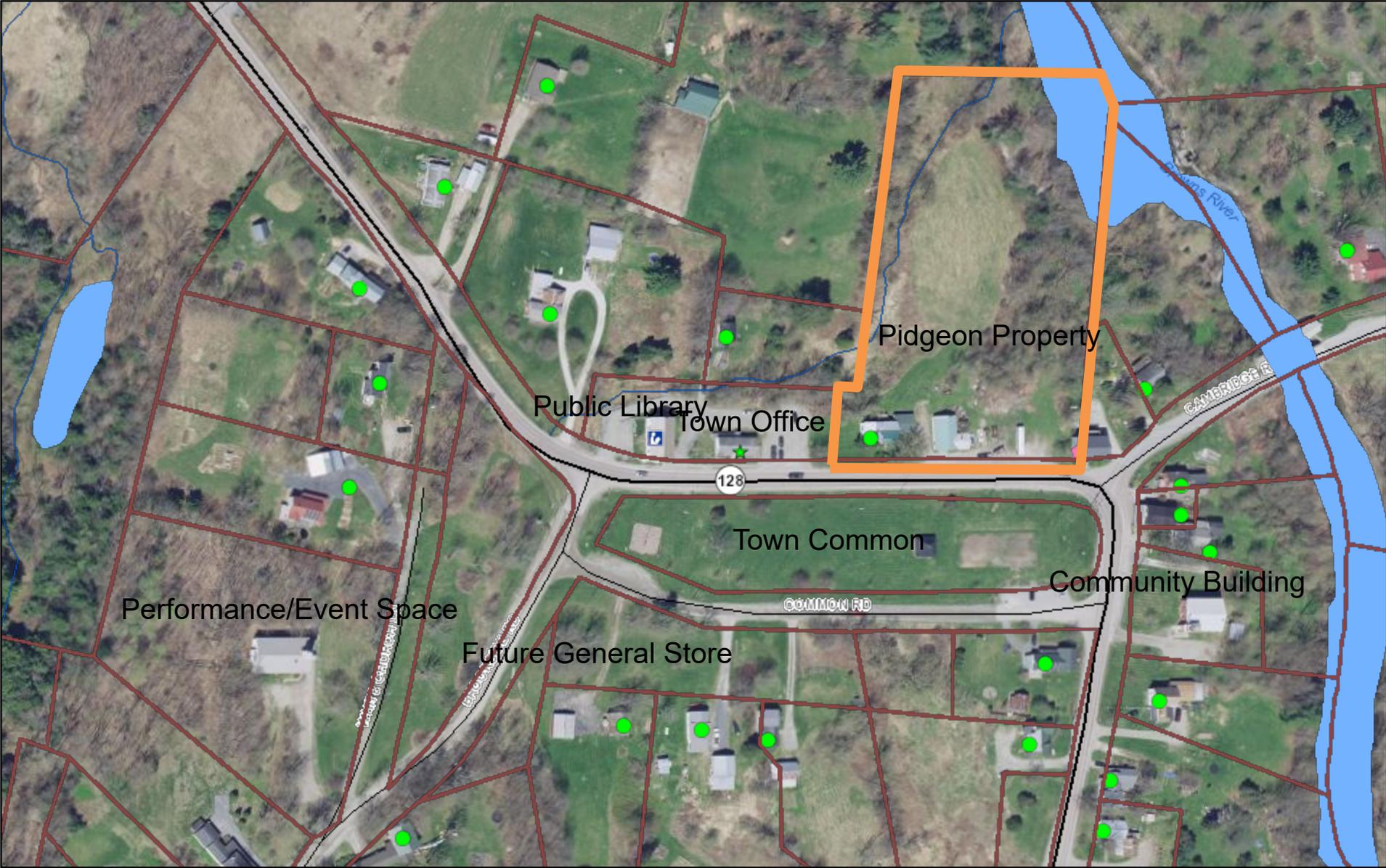
<input checked="" type="checkbox"/> Phase I Environmental Site Assessment	<input type="checkbox"/> Phase II Environmental Site Assessment
<input type="checkbox"/> Soil Monitoring during Construction	<input type="checkbox"/> Archeological Site Assessment / Recon
<input type="checkbox"/> Historic Preservation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

*Property Owner Information:*  
Name: TRUST AGENT: GEORGE E. PIGEON Signature:   
Mailing Address: 282 OLD NUMBER 11 ROAD, WESTFORD VT 05494  
Phone: 802-355-6628 Email: gepigeon@msn.com

*Nomination Submitted By:*  
Name or Office: TOWN OF WESTFORD Date Submitted: 6.24.19  
Mailing Address: 1713 RTE 128, WESTFORD, VT 05494  
Phone: (802) 878-4587 Email: plannere.westford@vt.us

**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](mailto:dalbrecht@ccrpcvt.org)

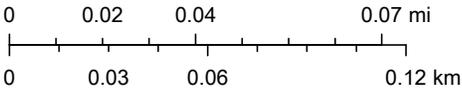
# Westford, Vermont



6/25/2019, 10:18:42 AM

1:3,190

- |                |                              |                   |  |
|----------------|------------------------------|-------------------|--|
| Housing Points | ● Single Family              | ■ Water Bodies    | — Class 2 or 3 Community and Social Points of Interest |
| ◆ Multi-Family | □ 2017 Tax Parcel Boundary   | — Road Centerline | ● Fire Department                                      |
| ■ Mobile Home  | — River or Stream Centerline | — State Highway   | □ Library  |



VCGI, Chittenden County RPC, VCGI, Esri Canada, Esri, HERE, Garmin,

**Brownfields Site Evaluation Criteria**

**Project Name: Pigeon Property**

**Address/Project Location: 1705 VT Route 128**

**Applicant: Town of Westford on behalf of George E. Pigeon**

**Reviewer: Emily Nosse-Leirer**

**Required Characteristics**

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

**Project Location (10 pts Total)**

Is the project located in Burlington or Winooski?	(Yes=2, No=0)	0
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)	2
Is the project located within a designated state center? (Including areas with pending applications)	(Yes=2, No=0)	2
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?	(Yes=5, No=0)	0
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**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	10
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	0
Will site cleanup involve creating or improving open or recreational space as part of a housing or commercial project?		

**Project Economic Impact (25 pts Total)**

Does the project have the potential to create or retain jobs?	1 point per FTE job, up to 10 points	0
If no direct jobs are created or retained, does the project lead to indirect job creation?	Up to 15 points	5
Does the project have other economic development benefits?		

<b>Initial Score</b>	21
100 points possible	

**Bonus Categories**

If the project will enable housing unit construction, will a percentage of them be permanently affordable?	1/2 point per percentage point affordable, up to 20 points.	0
Is the developer/property owner willing to pay for the Phase I or pay for part of the Phase II or Corrective Action Plan?	(Yes=15, No=0)	0
Will site cleanup reduce contamination of surface water or groundwater?	(Yes = 10 No = 0)	0

**Additional Notes: Very little is known about this property's redevelopment potential currently, but a Phase I assessment will help determine redevelopment options.**

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

<b>TOTAL SCORE</b>	<b>21</b>
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