# 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/](http://www.ccrpcvt.org/our-work/economic-development/brownfields/)

| Site Name: | Montpelier Granite Works |
| Parcel Tax ID #: | 059-001000 |
| Property Size (Acres): | 1.6 acres |
| Zoning District: | Riverfront District |
| Describe current use(s): | Unoccupied |
| Describe former use(s): | Granite shed |

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

If yes, please identify the title, author and date of the report, and if available, send us a PDF:  

To be forwarded by Kurt Muller, VHB

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**
- Soil Monitoring during Construction
- Historic Preservation issues
- Archeological Site Assessment / Recon
- Cleanup / Corrective Action Planning
- Other

### Prospective Property Owner Information:

Name:  **Fred J. Connor III**  
Mailing Address:  
Phone:  802-223-3843  
Email:  fred@connorcontractinginc.com

Nomination Submitted By:

Name or Office:  CVRPC  
Date Submitted:  8/21/2019  
Mailing Address:  
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 Winoooski, VT 05404  
Phone: (802) 846-4490 Ext. *29; Email: dalbrecht@ccrpcvt.org
Connor Brothers Redevelopment Company, LLC  
1100 U.S. Route 2  
Berlin, VT 05602  
Phone (802) 223-3843, Fax (802) 223-3888  
Email: fred@connorcontractinginc.com

**Project Name:** Montpelier Granite Works  
**Address:** 43-65 Granite Shed Lane  
Montpelier, VT 05602

**Applicant:** Connor Brothers Redevelopment Company, LLC  
**Reviewer:**

**Required Characteristics:**
- The Owner of record has signed a Participation Agreement and is permitting access to the property via CVRPC/LVRPC
- The site meets DEC/EPA eligibility criteria
- The planned use is consistent with current zoning

**Project Location:**
- The project is located in the City of Montpelier’s TIF District
- It is served by municipal water and sewer service, GMP electric service, and is adjacent to the City’s bike path

**Commercial Potential:**
- Cleanup of the site will enable commercial and/or mixed use development

**Potential Economic Impact:**
- Up to 60 jobs

**Bonus Categories:**
- The proposed site cleanup is expected to mitigate impacts to surface water (the adjacent Winooski River)
FIRST FLOOR PLAN

NOTES:
1. ALL EXISTING CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED.
2. FIRST FLOOR AREA = 14,180 SF
NORTH ELEVATION
NOTE: ALL EXISTING CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED.

EAST ELEVATION
NOTE: ALL EXISTING CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED.
SOUTH ELEVATION
NOTE: ALL EXISTING CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED.

WEST ELEVATION
NOTE: ALL EXISTING CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED.