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: 355 Main Street
Site’s Street Address/Town/Zip Code: 355 Main Street, Winooski, VT 05404
Parcel Tax ID #: 774-246-10877 Property Size (Acres): 0.29 Acre
Zoning District: Gateway
Describe current use(s): Duplex and small car dealership

Describe former use(s): Same

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? ___ Yes  X No
If yes, please identify the title, author and date of the report, and if available, send us a PDF: 

Potential contaminants include:  X Petroleum  X 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: Valley, Anita L
Mailing Address: 22 George Street, Winooski, Vermont
Phone: Email:

Nomination Submitted By:
Name or Office: Nathan Dagesse, EIV Date Submitted: 11/5/2019
Mailing Address: 106 East Allen Street, Suite 506, Winooski, VT 05404
Phone: Email: ndagesse@eivtech.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  Winooski, VT 05404
Phone: (802) 846-4490 Ext. *29; Email: dalbrecht@ccrpcvt.org
11-7-2019

Dan Albrecht, MA, MS
CCRPC Senior Planner
802-846-4490 *29

RE: 355 Main Street Potential Development

Dear Dan,

EIV Technical Services and its affiliates are under contract to purchase a 0.29 acre parcel of land in Winooski located at 35 Main Street. The existing use of this parcel includes a residential duplex and a small car dealership with mechanic shop. As part of our due diligence process, and in preparation for a future redevelopment, we would like to conduct a Phase 1 and 2 Environmental Assessment.

The current redevelopment concept includes the following:

- Demolition of existing structures
- Excavation of the site to prepare for future buildings
- Construction of a new 4 story building with parking in the rear of the lot
- The new building may contain 1500 SF of ground floor commercial and 24 +/- apartment units
- Some of the units will likely be affordable, however the total number of these units is unknown at this time
- Our current timeline includes acquisition, permitting and design through 2020 with construction starting early 2021
- This current concept is well within the intent of the Form Based Code district

If you need any further information, please let me know.

Best,

Nate Dagesse
EIV Technical Services
355 Main Street map above

Possible future development could include full demolition and 24 residential units along Main Street with a parking lot in the rear of the lot