

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: Dan Albrecht, updated evaluation, May 2021

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?

| <u>Possible Points</u> | Scoring |
|------------------------|---------|
| Yes = continue | Yes |
| No = Not eligible | Yes |
| | 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 |
|--|---------------|---|

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 | 5 |
| 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. | 4 |

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 | 10 |
| 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? | | |

| | |
|----------------------|----|
| Initial Score | |
| 100 points possible | 40 |

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) | 10 |

| | |
|--------------------|----|
| Bonus Score | |
| 45 points possible | 10 |

| | |
|--------------------|-----------|
| TOTAL SCORE | 50 |
|--------------------|-----------|



21 North Main Street • Waterbury, Vermont 05676
Phone: (802) 917-2001 • www.leenv.net

May 4, 2021

Dan Albrecht
Chittenden County Regional Planning Commission
110 West Canal Street, Suite 202
Winooski, Vermont 05404

RE: Price Proposal for Brownfields Soil PAH Delineation Assessment; Pigeon Property,
1705 Route 128, Westford, Vermont

Dear Dan,

LEE is pleased to present this price proposal for a Brownfields Soil PAH Delineation Assessment at 1705 Route 128 in Westford, Vermont. The purpose of this work is to further delineate the polycyclic aromatic hydrocarbons (PAHs) contamination detected in soils at the Site. The proposed work scope is presented below.

SSQAPP Addendum

LEE will prepare a SSQAPP addendum update for approval by the DEC and USEPA Region 1. The SSQAPP addendum will compliment LEE's approved generic QAPP document (RFA 19093). The SSQAPP addendum update will be submitted to USEPA and DEC and LEE will respond to any comments made during review.

Pre-Excavation Activities

Prior to the initiation of subsurface activities, LEE will pre-mark the proposed soil boring locations and obtain a Dig-Safe number. The existing site-specific Health and Safety Plan will be reviewed by field staff prior to exploratory work. The Town of Westford will be contacted to discuss the work scope and any potential utility conflicts.

Soil Boring Investigation

LEE proposes to conduct a soil boring investigation to evaluate the PAH concentrations in shallow soils north of the garage. A truck-mounted geoprobe drill rig will be utilized to advance eleven soil borings to a depth of 1.5' at the locations as shown on the Shallow Soil Contaminant Map. If access to these locations is limited by vegetation, a hand auger will be utilized to collect the soil samples. Two additional soil borings will be advanced to a depth of 6' at the locations as shown on the Shallow Soil Contaminant Map, to assess PAH concentrations in deeper soils.

Soil Sample Collection and Testing

Continuous soil sampling will be conducted during soil boring advancement. Soil samples will be screened for VOCs using a calibrated photoionization device (PID). One shallow soil sample (0-1.5' bg) will be collected from the shallow delineation borings for laboratory



Mr. Dan Albrecht
 Proposal for Brownfields Shallow Soil PAH Delineation, Pigeon Property
 May 4, 2021

analysis of PAHs via EPA Method 8270d. Two soil samples will be obtained from each of the two deeper soil borings (at 2-4' bg and 4-6' bg) for laboratory analysis of PAHs via EPA Method 8270d. A duplicate soil sample will be collected from a randomly selected location (total of sixteen samples). Samples will be submitted to Eastern Analytical Inc. of Concord, New Hampshire (EAI) for analysis.

Data Validation and Reporting

Following receipt of analytical data, LEE's quality assurance officer will validate the data according to the site-specific QAPP and LEE's generic QAPP procedures. A Brownfields Shallow Soil PAH Delineation Report will be prepared for review and approval. The reporting format specified in the July 2019 DEC I-Rule will be followed. A description of the methodologies and results will be included. Comparison with appropriate environmental and materials quality standards will be made. The report will also contain: a site map, sampling locations map, contamination map, conceptual site model, laboratory analytical data, recommendations for additional work if necessary, conclusions, and other recommendations, as applicable.

Pricing

LEE will perform the Brownfields Shallow Soil PAH Delineation on a fixed price basis, which includes all labor, equipment, and expenses for \$6,670. A task breakdown is included below:

| Task | Cost |
|--------------------|---------|
| QAPP Preparation | \$ 450 |
| Soil Sampling | \$5,000 |
| Report Preparation | \$1,220 |

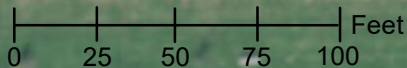
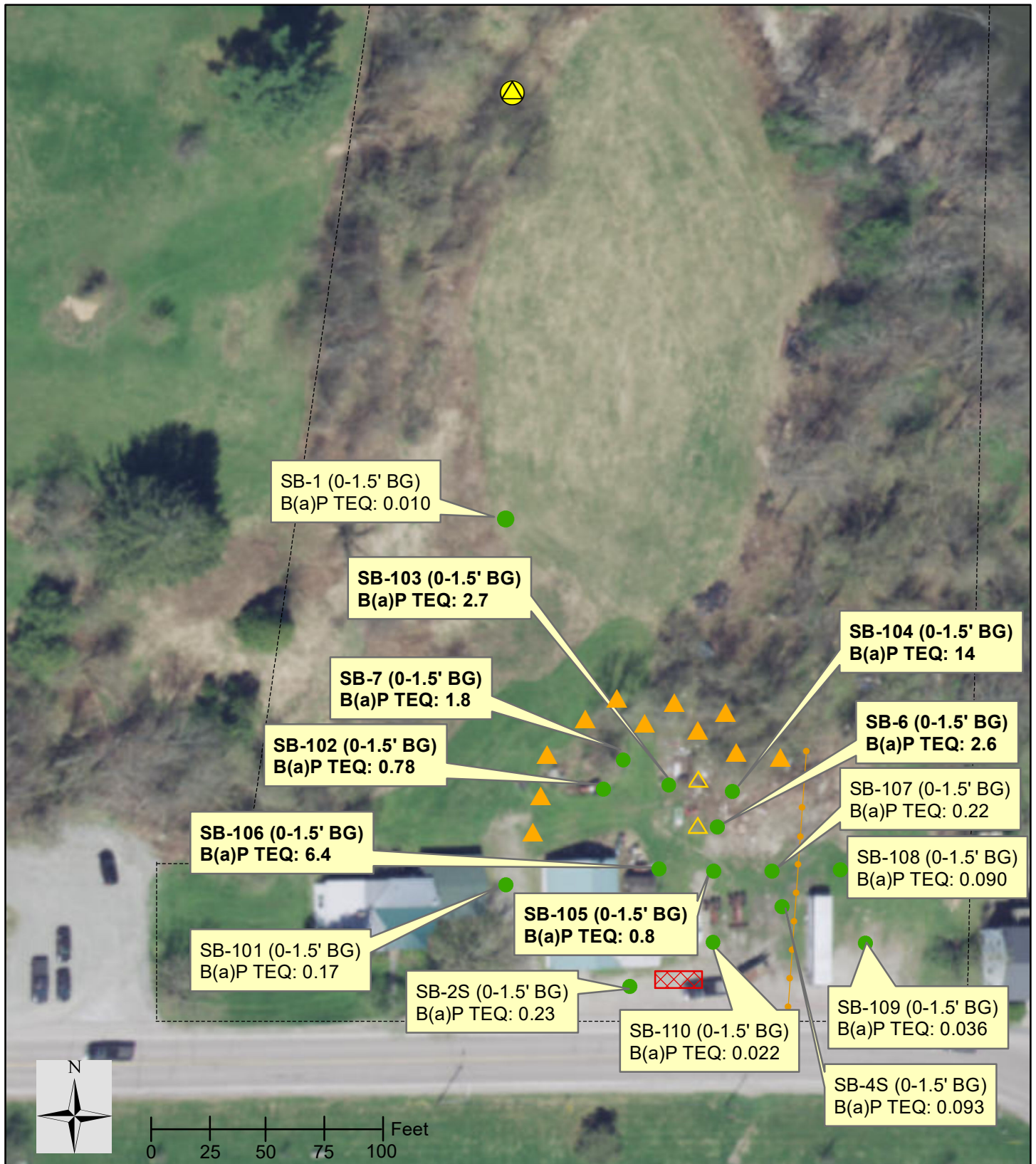
This pricing is provided subject to the following assumptions:

- EPA/DEC approves the work as written.
- All drill cuttings are disposed of on-Site. If LEE needs to drum the investigation derived wastes and/or dispose of them in a different manner, there will be additional charges for that.
- The final report is issued electronically in PDF format. Hard copies can be provided for an additional fee to cover the printing.

Please call with any questions. Thank you.

Sincerely,

Angela Emerson, PG, EP
 Senior Geologist
 LEE # 19-138



LE-Environmental

21 North Main Street Unit #1
 Waterbury, Vermont
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 www.leenv.net

Shallow Soil Contaminant Map

B[a]P TEQ

Pigeon Property

1705 Route 128

Westford, Vermont

Legend

- Soil boring/soil sample with B[a]P TEQ concentrations reported in (mg/kg) Exceedance of VT urban background in bold
 - ⊠ Former gasoline UST
 - ▲ Proposed new soil sample
- Sample Dates: 6/2, 6/5, 12/21/20
 Drawing Date: 2/1/21
 LEE Project #: 19-138