

**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: Potvin Automotive  
Site's Street Address/Town/Zip Code: 104 Center Road, Essex, VT 05452  
Parcel Tax ID #: 2058001000 Property Size (Acres): 18.6  
Zoning District: Center  
Describe current use(s): Automobile and motorcycle repair

Describe former use(s): Automobile repair

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:  
Phase I ESA, KAS Inc., March 30, 2022 Phase II ESA, KAS Inc., February 15,

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 Supplemental Site Investigation

*Property Owner Information:*

Name: Pearl Street Ventures LLC Signature: [Signature]  
Mailing Address: 256 Jericho rd Essex  
Phone: (802) 735-7880 Email: PearlStreetVentures@gmail.com

*Nomination Submitted By:*

Name or Office: KAS, Inc. Date Submitted: 5/8/2023  
Mailing Address: PO Box 787 Williston VT 05495  
Phone: 802-383-0486 Email: JeremyR@kas-consulting.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*



May 8, 2023

589 Avenue D, Suite 10  
PO Box 787  
Williston, VT 05495

[www.kas-consulting.com](http://www.kas-consulting.com)

802.383.0486 p  
802.383.0490 f

Mr. Dan Albrecht  
Chittenden County Regional Planning Commission  
110 West Canal St, Suite 202  
Winooski, VT 05404

**Anticipated Benefits of Redevelopment**, Potvin Automotive, 104 Center Road, Essex, VT (SMS #2022-5150)

### ***Redevelopment Plan***

Redevelopment plans currently include a planned unit development (PUD) which will include 13 single family homes towards the back of the property and a mixed-use building on the frontage of Route 15 (Center Road) that will encompass commercial units and up to 48 one- and two- bedroom apartments. Zoning will need to be changed and an Act 250 permit will be required to accomplish the redevelopment. The total process is anticipated to take between two and three years to complete. The redevelopment plan has been created with input from the Town of Essex.

### ***Anticipated Benefits***

The Potvin Automotive redevelopment project will benefit the housing and commercial potential for the Center district of Essex. The redevelopment plan fulfills needs outlined in the 2016 Essex Town Plan<sup>1</sup> under the overarching goal that "The Town Center is a focus of concentrated growth and community life."

The project will satisfy housing goals in the Town Plan offering "a diversity of housing types...and choices between rental and ownership" by providing both apartments and single-family homes. In the Town Plan, the Town Center was identified as an appropriate area for housing opportunity growth.

The Town Plan outlines a general policy for economic development which says "Economic growth shall be diversified, with development occurring in and around the Town Center..." among other zoning districts. The Potvin Automotive project provides economic growth to the Town Center by offering commercial units along Route 15.

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<sup>1</sup> Town of Essex. 2016 Essex Town Plan. March 1, 2016. <<https://www.essexvt.org/172/Town-Plan-2016>>



State of Vermont  
Department of Environmental Conservation  
Waste Management & Prevention Division  
1 National Life Drive – Davis 1  
Montpelier, VT 05620-3704  
(802) 505-8060  
Kassandra.Kimmey@vermont.gov

4/10/2023

Pearl Street Ventures, LLC  
c/o Tim Mack  
256 Jericho Road  
Essex Junction, VT 05452

RE: Potvin Automotive, Essex Junction; SMS Site #2022-5150

### Initial Release Notification Letter

Dear Mr. Mack:

On March 3, 2023, the Agency of Natural Resources (ANR), Department of Environmental Conservation (DEC), Waste Management and Prevention Division (WMPD), Sites Management Section (SMS), received a report which provided evidence of a release of hazardous materials at the above referenced property. As owner of the property, Pearl Street Ventures may be considered liable and a potentially responsible party. As established in §10 V.S.A. 6615, a person who is determined to be liable for the release is required to take actions to determine the degree and extent of contamination at the site. This letter details the actions Pearl Street Ventures must take as owner of the property.

The Brownfields Phase II Environmental Site Assessment Report dated February 15, 2023, was reviewed, as well as the Phase I Environmental Site Assessment Report dated March 30, 2022, prepared by KAS for the Potvin Automotive property in Essex Junction. The report was prepared for Pearl Street Ventures for the purpose of supporting proposed property redevelopment. The property is currently owned by Pearl Street Ventures.

Information presented in the report(s) regarding the Site include(s) the following:

- Identification of a suspected drywell south of the Site building, the likely discharge location of a non-functional floor drain identified during the Phase I Environmental Site Assessment.
- Two sub slab soil gas samples were collected from the onsite building. The chlorinated solvents tetrachloroethylene (PCE) and trichloroethylene (TCE) were identified at concentrations exceeding the Vermont Vapor Intrusion Standard for sub slab soil gas at nonresidential properties in the sample collected from the east side of the building (SVP-2). PCE was identified above the residential vapor intrusion standard in the sample collected from the west part of the building (SVP-1). Naphthalene was also identified above the applicable residential standard at SVP-2.
- One soil sample, collected from the 0-18 inch interval of SB22-02, exceeded the benzo(a)pyrene toxicity equivalent quotient for residential properties, but was below the Vermont Urban background standard.

As current owner of the property where a release has occurred, Pearl Street Ventures must retain the services of a qualified environmental consultant to conduct the following:



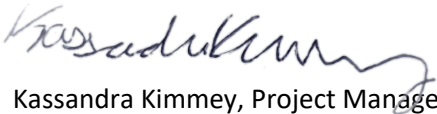
- A. Develop a site investigation work plan for approval in accordance with §35-304 of the Investigation and Remediation of Contaminated Properties Rule (IRule) ([https://dec.vermont.gov/sites/dec/files/wmp/Sites/0706.IRULE\\_.pdf](https://dec.vermont.gov/sites/dec/files/wmp/Sites/0706.IRULE_.pdf)). The work plan must be submitted to the SMS by May 15, 2023, and must meet the objectives of a site investigation, per IRule §35-302, and include all work plan requirements listed in IRule §35-304(b).
- Determine the degree and extent of impacted soil gas and evaluate impact to sensitive receptors.
  - Investigate and properly close the suspected drywell located south of the onsite building.
- B. The site investigation report must be submitted within 90 days of receiving of receiving final laboratory data.

Failure to conduct the necessary site work is a violation of Vermont Statutes and may result in State Enforcement Action. Enforcement Action may be a Civil Complaint and penalty pursuant to 10 V.S.A §8019 or an Administrative Order pursuant to 10 V.S.A §8008 including compliance order, penalties, corrective action, and any other measures deemed appropriate.

SMS Site number 2022-5150 has been assigned to the property for tracking purposes. This number must be referenced on all submitted documentation pertaining to the site.

Feel free to contact me with any questions.

Sincerely,



Kassandra Kimmey, Project Manager  
Sites Management Section

C: (via email)

Jeremy Roberts, KAS

Haley Grigel, KAS

Denise Johnson-Terk, Essex Regional Office

Faith Foley, Essex Junction Health Officer

#### **Additional Information:**

A list of environmental consultants that perform this type of work in Vermont can be found at [https://dec.vermont.gov/sites/dec/files/wmp/Consult.lst\\_.pdf](https://dec.vermont.gov/sites/dec/files/wmp/Consult.lst_.pdf).

Lead-based paint and asbestos containing building materials are regulated by the Vermont Department of Health (VDH). If asbestos containing materials and/or lead are discovered on the property in the future, or if asbestos or lead-based paint contaminants are detected in soil, Please contact the Asbestos and Lead Regulatory Program at <http://healthvermont.gov/enviro/asbestos/asbestos.aspx>.

In the event that information regarding the use of PCBs on the property becomes available, or if evidence of PCB contamination is discovered, the SMS recommends that you contact the EPA Region 1 PCB Coordinator, Katherine Woodward, at (617) 918-1353, or via email at [woodward.katherine@epa.gov](mailto:woodward.katherine@epa.gov).



ASSUMPTIONS

1. Prior to subsurface investigation, a private locator will be retained to clear the four proposed soil boring locations and outline the probable location of the dry well.
2. Subsurface investigation to consist of 1 day of drilling. Includes the installation of four soil gas points and the investigation and removal of the dry well reportedly on Site.
3. A KAS scientist will field screen soils for VOCs using a Photoionization Detector (PID).
4. Installation of four soil gas points around all sides of the Site building to determine extent of impacted soil gas plume.
5. If accessible, dry well to be dug up and removed. One soil sample will be taken from directly beneath the dry well to investigate potential impacts. The soil sample will be submitted for laboratory analysis of VOCs, SVOCs, PCBs and RCRA 8 Metals.
6. A minimum of one week following soil gas point installation, a 30-minute discrete soil vapor sample will be collected from each location for TO-15 VOC analysis.
7. Preparation of a report to include: site location map, site vicinity map, updated site map, individual contaminant maps (as appropriate), updated conceptual site model with sensitive receptor survey, and conclusions/recommendations.
8. Submit report to VT DEC after client approval.
9. No free product encountered or disposed. Purge water left on site.
10. Free/easy site access.
11. No conditions which would render required work unreasonably difficult exist.
12. Update existing Health and Safety Plan (HASP).

WORK ELEMENT	UNITS	CATEGORY	QTY	RATE/ UNIT	ELEMENT COST	MARKUP 10%	ADJ COST	TASK COST
<b>TASK 1: WORK PLAN COST ESTIMATE</b>								
COORDINATION	HR	STAFF SCIENTIST	2.0	\$95.00	\$190.00		\$190.00	
WORK PLAN COST ESTIMATE PREPARATION	HR	STAFF SCIENTIST	6.0	\$95.00	\$570.00		\$570.00	
SENIOR REVIEW	HR	SENIOR SCIENTIST	1.0	\$135.00	\$135.00		\$135.00	<b>\$895.00</b>
<b>TASK 2: PREMARKING, DIGSAFE, AND UNDERGROUND LOCATING</b>								
COORDINATION/DIGSAFE TICKET SUBMISSION	HR	STAFF SCIENTIST	2.0	\$95.00	\$190.00		\$190.00	
KAS LABOR TRAVEL/PREP	HR	FIELD TECH II	1.0	\$80.00	\$80.00		\$80.00	
KAS LABOR ON-SITE	HR	FIELD TECH II	2.0	\$80.00	\$160.00		\$160.00	
UNDERGROUND LOCATING/GPR SERVICES	EA	BUTTON LOCATING	1.0	\$700.00	\$700.00	\$70.00	\$770.00	
MILEAGE	MILE	EXPENSE	12.0	\$0.655	\$7.86		\$7.86	<b>\$1,207.86</b>
<b>TASK 3: SOIL GAS POINT INSTALLATION AND DRY WELL CLOSURE</b>								
COORDINATION	HR	STAFF SCIENTIST	2.0	\$95.00	\$190.00		\$190.00	
KAS LABOR: MOBE/PREP/DEMOBE/PAPERWORK	HR	STAFF SCIENTIST	2.0	\$95.00	\$190.00		\$190.00	
KAS LABOR: ON-SITE	HR	STAFF SCIENTIST	8.0	\$95.00	\$760.00		\$760.00	
MILEAGE	MILE	EXPENSE	12.0	\$0.655	\$7.86		\$7.86	
GPS	DAY	EXPENSE	1.0	\$15.00	\$15.00		\$15.00	
PID	DAY	EXPENSE	1.0	\$90.00	\$90.00		\$90.00	
SAMPLE KITS, SOIL	EA	EXPENSE	1.0	\$15.00	\$15.00		\$15.00	
GEOPROBE DRILL RIG with MATERIALS	EA	KAS, INC.	1.0	\$2,593.58	\$2,593.58		\$2,593.58	
MINI EXCAVATOR	DAY	RENTAL	1.0	\$650.00	\$650.00	\$65.00	\$715.00	
EXCAVATOR OPERATOR	HR	KAS TECH	3.0	\$80.00	\$240.00		\$240.00	
<b>SOIL LABORATORY ANALYSES (1 sample + duplicate)</b>								
VOCs EPA M8260C	EA	EAI LABORATORY	2.0	\$123.75	\$247.50	\$24.75	\$272.25	
SVOCs EPA M8270E	EA	EAI LABORATORY	2.0	\$350.00	\$700.00	\$70.00	\$770.00	
RCRA 8 METALS M6020	EA	EAI LABORATORY	2.0	\$90.00	\$180.00	\$18.00	\$198.00	
METALS PREPARATION	EA	EAI LABORATORY	2.0	\$22.50	\$45.00	\$4.50	\$49.50	
PCBs EPA M8082	EA	EAI LABORATORY	2.0	\$78.75	\$157.50	\$15.75	\$173.25	<b>\$6,279.44</b>
<b>TASK 4: SOIL GAS SAMPLE COLLECTION</b>								
COORDINATION	HR	STAFF SCIENTIST	2.0	\$95.00	\$190.00		\$190.00	
KAS LABOR: MOBE/PREP/DEMOBE/PAPERWORK	HR	FIELD TECH II	2.0	\$80.00	\$160.00		\$160.00	
KAS LABOR: ON-SITE	HR	FIELD TECH II	6.0	\$80.00	\$480.00		\$480.00	
MILEAGE	MILE	EXPENSE	12.0	\$0.655	\$7.86		\$7.86	
LOW FLOW AIR PUMP	EA	RENTAL	1.0	\$15.00	\$15.00	\$1.50	\$16.50	
PID	EA	EXPENSE	1.0	\$90.00	\$90.00		\$90.00	
HELIUM GAS	EA	EXPENSE	1.0	\$225.00	\$225.00		\$225.00	
HELIUM DETECTOR	EA	RENTAL	1.0	\$75.00	\$75.00	\$7.50	\$82.50	
TEMP/HUMIDITY PEN	EA	EXPENSE	1.0	\$15.00	\$15.00		\$15.00	
TYGON TUBING	FT	EXPENSE	1.0	\$4.25	\$4.25	\$0.43	\$4.68	
SOIL GAS LABORATORY TO-15 VOC ANALYSIS (4 + ambient)	EA	PACE LABORATORY	5.0	\$190.00	\$950.00	\$95.00	\$1,045.00	
SUMMA CANISTER RENTAL	EA	PACE LABORATORY	5.0	\$35.00	\$175.00	\$17.50	\$192.50	
FLOW CONTROLLER RENTAL	EA	PACE LABORATORY	5.0	\$25.00	\$125.00	\$12.50	\$137.50	
TEFLON TUBING	FT	PACE LABORATORY	12.0	\$5.00	\$60.00	\$6.00	\$66.00	
SWAGELOCK NUT & FERRULE	EA	PACE LABORATORY	4.0	\$5.00	\$20.00	\$2.00	\$22.00	
ENVIRONMENTAL IMPACT FEE	EA	PACE LABORATORY	1.0	\$25.00	\$25.00	\$2.50	\$27.50	<b>\$2,762.04</b>
<b>TASK 5: SUMMARY REPORT</b>								
DATA ENTRY	HR	STAFF SCIENTIST	4.0	\$95.00	\$380.00		\$380.00	
REPORT PREPARATION	HR	STAFF SCIENTIST	12.0	\$95.00	\$1,140.00		\$1,140.00	
DRAFTING	HR	DRAFTSPERSON II	5.0	\$85.00	\$425.00		\$425.00	
SENIOR REVIEW	HR	SENIOR SCIENTIST	2.0	\$135.00	\$270.00		\$270.00	
ADMINISTRATIVE	HR	ADMINISTRATOR	1.0	\$65.00	\$65.00		\$65.00	<b>\$2,280.00</b>
<b>TOTAL COST</b>								<b>\$13,424.34</b>