

**CCRPC Brownfields Advisory Committee Meeting Agenda**  
**11:00 a.m. – 12:00 p.m., January 8, 2024**  
VIRTUAL FORMAT ONLY (join online, see link below)

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To access various documents related to the agenda below, please visit:

<http://www.ccrpcvt.org/our-work/economic-development/brownfields/#advisory-committee>

1. **Call to Order, Introductions and Review/Approval of the Agenda** (*Information, 1 min*)
2. **Public comments on items not on the Agenda** (*Information, 1 min, longer if necessary*)
3. **Approval of Minutes** (*Action, 3 minutes*)
  - a. November 13, 2023
4. **Action on Proposals received** (*Action, 30 minutes*)
  - a. **COLCHESTER, 182 Hegeman Ave. Owner: Islamic Society of Vermont; Tenant and prospective buyer: Vermont Construction Company**  
Redevelopment: ownership transfer to Vermont Construction Company, tenant  
Discussion and possible action to review request for funding of additional studies
  - b. **WILLISTON, 662NXT South Brownell Road; Owner: Corner Lot Trust (Susan Greer); Prospective buyer: EIV Technical Services (Nate Dagesse)**  
Development: Mixed-use with 9 apartments (4-5 affordable) and 5,000 sq. ft. of commercial  
Request: \$27,496 for Phase II ESA by Atlas Technical Consultants, LLC
5. **Updates: staff, members, guests** (*Information, 10 minutes*)
6. **Adjourn**

*In accordance with provisions of the Americans with Disabilities Act (ADA) of 1990, the CCRPC will ensure public meeting sites are accessible to all people. Requests for free interpretive or translation services, assistive devices, or other requested accommodations, should be made to Emma Vaughn, CCRPC Title VI Coordinator, at 802-846-4490 ext \*21 or [evaughn@ccrpcvt.org](mailto:evaughn@ccrpcvt.org), no later than 3 business days prior to the meeting for which services are requested.*

**Brownfields Advisory Committee, Online only**

**DRAFT Meeting Summary**

**November 13, 2023**

**Scheduled Time: 11:00 a.m. – 12 Noon**

**Held via Zoom:** Various documents referenced below are available for download at:

<http://www.ccrpcvt.org/our-work/economic-development/brownfields/#advisory-committee>

In Attendance	
Committee Members:	
Sam Andersen, Greater Burlington Industrial Corporation	Amanda Froeschle, VT Department of Health
Jon Rauscher, City of Winooski Public Works	Samantha Dunn, Burlington Community & Economic Development Office
Sam Arnold, Community Health Centers of Burlington	
CCRPC-retained Qualified Environmental Professionals	
Charlie Springer, TRC	Peter Sherr, TRC
Christopher Page, Waite Heindel	Chandler Noyes, Waite Heindel
Annemarie Fortune, Stone Environmental	Joe Hayes, Atlas Environmental
Dan Voisin, Stone Environmental	Angela Emerson, LE Environmental
Lee Rosberg, Wesson & Sampson	Kurt Muller, VHB
Jeremy Roberts, KAS	Eric Urch, Atlas Environmental
Guests	
Ilona Blanchard, City of South Burlington	Meg McGovern, Donahue + Associates
Madeleine Richards, Vermont Construction Co.	Chris Gendron, Stantec
CCRPC Staff	
Dan Albrecht, Senior Planner	Darren Schibler, Senior Planner
Environmental Protection Agency (EPA) and VT Department of Environmental Conservation (DEC) Staff	
Will Lariviere, EPA, Brownfields Project Manager	Kayin Bankole, EPA, Brownfields Project Officer
Kasey Kathan, DEC, Environmental Analyst	

**1. Call to Order**

S. Andersen called the meeting to order at 11:01 a.m. and reviewed the agenda. The committee had no proposed changes. D. Albrecht introduced representatives of the eight firms recently qualified by the CCRPC to serve as Qualified Environmental Professionals. They are Atlas, KAS, LEE, Stone Environmental, TRC, VHB, Waite-Heindel and Weston & Sampson.

**2. Public Comments on Items Not on the Agenda**

There were no members of the public in attendance and no comments from Committee members.

### 3. Election of Vice Chair

S. Andersen called for nominations for Vice Chair. Jon Rauscher volunteered; A. Froeschle seconded. *The committee voted to elect J. Rauscher as Vice Chair 4-0.*

### 4. Approval of Minutes

- a. October 16, 2023. There were no comments on the prior meeting's minutes. *A. Froeschle made a motion, seconded by S. Dunn, to approve the minutes of October 16, 2023, as drafted. The motion passed 4-0.*

### 5. Action on Proposals Received.

#### a. **COLCHESTER, 182 Hegeman Ave. Owner: Islamic Society of Vermont; tenant and prospective buyer: Vermont Construction Company**

D. Schibler reviewed the history of the parcel and eligibility / funding issues for the project. The likely source of PFAS contamination was Harbour Industries (HI), which leased the property from Shelburne Realty (now dissolved) between 1972-1989. When the Islamic Society of Vermont (ISVT) purchased the property in 1999, they did not conduct a Phase I Environmental Site Assessment (ESA), which made them ineligible for state and federal assessment and cleanup funds. ISVT has been struggling to fund assessment work while holding the property at cost, and recently has been working with Vermont Construction Company (VCC) to lease and potentially purchase the property to use as an office and construction warehouse. VCC has been enrolled in BRELLA since they completed a Phase I ESA at their own cost.

Meanwhile, the Vermont Department of Environmental Conservation has been working to gain cooperation from Harbour Industries in conducting assessments for contamination they ostensibly caused, but determining the exact extent of HI's liability and therefore funding responsibility is difficult due to multiple contamination sites and sources.

C. Page provided an overview of the scientific issues for the property. During a Phase I ESA by VHB, PFAS contamination was identified in the soil strip between the 182 and the adjacent 162 Hegeman Avenue sites in a fairly narrow area, with plumes extending from there including groundwater contamination and an area that is specifically PFOA. The state requested additional investigation to determine the downgradient extent of the plumes.

K. Kathan confirmed that DEC is looking for supplemental investigation to determine the extent of the plumes. D. Albrecht asked Kathan to outline funding eligibility for this project. K. Kathan stated that there is optimism for Harbour Industries to contribute to investigation, but she and C. Page clarified the scope of work may be limited to the upgradient side of the plume. C. Page clarified that Harbour Industries was only a tenant of the property, which was owned by Shelburne Realty Corporation and which has been dissolved with no available funds. C. Page and K. Kathan indicated that HI has begun to engage only within the last week.

S. Anderson asked whether the state can apply any constructive pressure to bring HI to the table. K. Kathan stated that the state does have some teeth, but the question around the party responsible for the upgradient source makes this situation more complicated.

M. McGovern asked what the state plans to do about the adjacent parcel at 162 Hegeman Ave., around

which two new hotspots have been identified. K. Kathan noted that HI was also a tenant at both locations and she hopes that these will be included in the forthcoming workplan.

Returning to the use of state funds, D. Albrecht stated that use of state assessment funds was ultimately the decision of staff at the Mount Ascutney Regional Commission (which manages the sub-grant) as well as DEC. However, Albrecht asked if these funds could be used since VCC is now enrolled in BRELLA. K. Kathan stated that this is a possibility, but it depends on the outcomes of conversations with Harbour Industries.

W. Lariviere stated EPA's position on liability, which is that although HI caused the contamination, the owner (Shelburne Realty) is the liable and viable party. However, because they have dissolved this is not an option. Because ISVT did not complete a Phase I ESA prior to purchase, they likely would not be eligible for EPA funding, though EPA will investigate this. He stated that EPA may be able to fund VCC's assessment work, depending on what EPA's legal staff determine.

C. Fatnassi asked: "Given that it has been 2 years pursuing HI; with little to no action or funding; what is the time that will be given for HI to come to the table and fund this work?" K. Kathan said that the state has provided a 1-week deadline for HI to do this but would consider extending these deadlines in order to keep HI involved.

C. Fatnassi expressed gratitude for CCRPC, DEC, and EPA for considering the project. She stated that ISVT does not have the technical or administrative capacity to conduct real estate transactions or manage brownfields activities. They also have a hard time understanding why the burden of holding the property and conducting investigation has fallen on ISVT, which bears no responsibility for the contamination. S. Andersen acknowledged this and hopes that the issues can be resolved quickly so the building can be reused.

M. McGovern clarified that at the time ISVT purchased the property, they were issued a SMAC Sites Management Activity Completed (SMAC) letter and considered themselves in the clear for VOCs, heavy metals, and other soils contamination. However, new EPA regulations around groundwater contamination by PFAS imposed new requirements on this property. C. Page also noted that conventional funding options for nonprofits are not available for ISVT due to their religious views around money lending.

D. Schibler reviewed the staff recommendation, which acknowledges the complexity of the situation and the fact that ISVT is a non-profit and would be eligible for 80% base funding of the supplemental investigation cost under CCRPC's policies. However, the purchaser (VCC) is a for-profit company eligible for only 50% base funding. Still, there are additional tangible public benefits (reuse of a vacant historic building) that led staff to recommend an additional 10% in funding at minimum, but potentially up to the maximum combined amount (\$40,000) if Harbour Industries does not contribute any funds. However, staff believes the Brownfields Advisory Committee should wait to make a decision on funding until negotiations with HI are resolved.

The Committee concurred with the recommendation to postpone a decision, but with the understanding that at least 60% of project funds would be committed.

A. Froeschle asked whether CCRPC could front the money and be reimbursed if HI were made to contribute. D. Albrecht replied that this is theoretically possible, but due to its complexity CCRPC would



not recommend going down this path.

J. Rauscher asked whether Waite Heindel could still complete work if a decision on funding were pushed to December. C. Page stated that this would be fine, since the primary concern is to make the real estate transaction move forward to ensure the ISVT can release its financial burdens.

C. Fatnassi, and K. Kathan confirmed, that DEC will extend the deadline for ISVT to complete their workplan in light of the extended timeline for HI.

M. McGovern asked to clarify how much funding was on the table (up to \$40,000) and who would receive them. D. Albrecht clarified that the amount will depend on DEC and EPA discussions, but that ultimately CCRPC will directly pay the consultant.

S. Andersen thanked those who spoke on behalf of the project.

**b. SOUTH BURLINGTON, 1270 Williston Rd. Owner: City of South Burlington**

D. Albrecht introduced Ilona Blanchard, Community Development Director for the City of South Burlington, and Chris Gendron, Project Manager for Stantec and the engineer for the project. I. Blanchard described the history of the intersection realignment, which was first identified in the early 2000s. The goal is to build out a grid network to support the development of the City Center and unlock more possibilities for housing and commercial development.

She noted that the City acquired the property earlier this year and did not conduct any environmental assessment at the time because there were no concerns identified and the project would proceed regardless. Since purchase of the property, the City was sent a picture by a community member of a gas station on the site, which raised questions of whether any further investigation was needed. Ground penetrating radar was conducted to locate any underground storage tanks; excavation was conducted recently and no tanks were found. C. Gendron noted that soil borings will be completed soon for the road construction work but the area will also be tested for further contamination from pumps or other equipment. This could lead to future recommendations for a soil management plan.

D. Albrecht asked whether there will be a need for a formal Corrective Action Plan, which could be funded by CCRPC. C. Gendron said that it is too early to tell, since it will depend on the results of the soil boring testing. D. Albrecht noted that staff did not complete a formal review since the needs are not yet identified, but wanted to make sure the Committee was aware of the project so that the City could take advantage of any funding from CCRPC. In this case, if CCRPC was presented a needed Scope of Work the Committee could review the request.

S. Andersen clarified that no action was proposed.

**6. Revisions to the Site Selection Criteria**

D. Albrecht reviewed the latest draft of the document and noted that he had invited the Qualified Environmental Professionals, so they are aware of how funding decisions are made. He emphasized the design criteria, which outline priorities for project outcomes, including creation of net new housing units, new commercial space, public open space, or any range of other tangible public benefits. D. Albrecht also reviewed the standard funding amounts for various types of assessments, and the changes that were made since the prior version.

S. Andersen noted a grammatical issue in the bullet added for Phase II ESAs, etc.

D. Schibler clarified that the intent behind the new policy is to codify past practice and ensure that CCRPC's limited funding gets distributed equitably to projects with high public benefits that advance the goals of the organization and its funding sources. However, there is still flexibility in the policy to fund projects that the Committee determines provide public benefits beyond those listed.

*J. Rauscher made a motion, seconded by S. Dunn, to approve the final draft of the Site Selection Principles. The motion passed 5-0.*

## **7. Staff & Guest Updates**

- a. Last week, D. Albrecht tabled at the Vermont Development Conference to publicize CCRPC's available funding.
- b. Status updates for funded projects
  - i. K. Muller (VHB) noted that the final report for the Milton Creamery's hazardous building materials assessment from Clay Point Associates has been completed.
  - ii. He also noted there is a work plan pending review for the Flynn Avenue project with the City of Burlington. Drilling is scheduled for 12/7.
  - iii. E. Urch (Atlas) stated that the S. Brownell Road parcel in Williston is under contract for Phase 1 to be completed at end of month. This is not funded by CCRPC because the landowner did not want to sign the participation form, so the seller and buyer are splitting costs but may approach CCRPC for Phase 2 assistance.
  - iv. Jeremy Roberts (KAS)
    - 1. Phase 2 work for Perrywinkles' in Burlington is in progress, including soil monitoring wells and groundwater sampling. The report will be finished in the next month or two
    - 2. The Phase II ESA for the Archibald Street Synagogue in Burlington will commence next week.
    - 3. Soil gas testing for Potvin Automotive, Essex was delayed due to significant rain in July. These samples are now collected, and KAS is wrapping up the report.
- c. Angela Emerson (LE Environmental)
  - i. 600 Spear St, South Burlington: The Site Specific Quality Assurance Project Plan for groundwater monitoring / well installation should be approved by EPA within the week.
  - ii. LE Environmental is also wrapping up the Evaluation of Corrective Action Alternatives (ECAA) for the Pigeon Property in Westford in the next week or two.
    - 1. Dan noted that conduct of the CAP may be on hold because the Town voted down the wastewater bond vote, which was essential to making the project happen. D. Albrecht noted that there may be further action to try and have a 2<sup>nd</sup> vote on the wastewater project bond.
- d. Annemarie Fortune (Stone Environmental)
  - i. ACCD needs to sign the ECAA (previously completed for CCRPC) for the Champlain Transmission site in Burlington, but the property owner has secured cleanup money from the State.

## **8. S. Dunn made a motion, seconded by A. Froeschle, to adjourn the meeting. The meeting adjourned at 12:02 PM.**

*Respectfully submitted by Darren Schibler and Dan Albrecht.*

## 662 South Brownell



**Project Location:** 662 South Brownell, Williston, Vermont (Gateway District)

**Current use:** Vacant land

**Proposed building:** 9 housing units, all large, 1 bedroom with dens. 2 small ground floor commercial units (5,000 sq. ft. total) for professional or health services, with parking shared between commercial and residential.

**Project Status:** Land Under Contract, preliminary Civil engineering, and architectural work underway. Discussion with Town zoning indicates this is a project they would be excited about.

**Timeline:** Break ground late 2024, 10 months to complete

**Cost Estimate to Build:** Currently \$3.1 Million

**Unit Mix:** 4-5 affordable units out of the 9 total units (Target 80 to 100% AMI)

**Environmental Status:** We have recently completed the Phase 1 ESA at our cost. We are seeking the maximum funding for the Phase 2 ESA. We would like to get the Phase 2 ESA started in early January.





## Chittenden County Brownfields Program Project Review Sheet

*For information on types of assistance available and  
CCRPC's policy for deciding whether and to what degree to provide assistance, see:  
<http://www.ccrpcvt.org/our-work/economic-development/brownfields/>*

Site Name: 662NXT South Brownell Vacant Lot  
 Site Street Address/Town/Zip Code: 662NXT South Brownell Road, Williston, VT 05495  
 Reviewed by: Darren Schibler Date of Review: 12/19/2023

### Project Eligibility and Funding Criteria

Will the project use U.S EPA funds?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
For EPA-funded projects, does the project meet EPA eligibility criteria for hazardous sites?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
For EPA-funded projects involving petroleum, does the project meet VT DEC criteria for petroleum sites?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Will the project use VT ACCD Brownfields Assessment funds?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
For ACCD-funded projects, has an application been submitted or approved to enroll the property in the Brownfields Reuse and Environmental Liability Limitation Program (BRELLA)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
What type of organization will manage the project and/or property?	<input type="checkbox"/> Non-profit	<input type="checkbox"/> Municipal	<input checked="" type="checkbox"/> Private for-profit

### Site Selection Criteria

Does the site have access to existing infrastructure (water, sewer, roads, electricity, heating systems, etc.)?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Is the redevelopment plan consistent with current municipal bylaws and ordinances, confirmed by municipal officials?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Is the site located in an area planned for growth as indicated in the <a href="#">Chittenden County 2018 ECOS Regional Plan</a> ?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Is the project consistent with goals and actions in the <b>municipal</b> comprehensive plan related to housing, economic development, and open space / recreation? Cite specific language below:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
<p>Objective 4.9 – Gateways to Williston – The Town of Williston will work to enhance its major gateway areas.</p> <p>Objective 5.2 – Expand Housing Opportunities – The Town of Williston will use its residential growth management system to encourage the provision of a range of housing choices, including choices among different locations and densities of dwellings, and housing that is affordable for resident and the workforce. The town will also explore other means of promoting the vision of more diverse, more affordable housing.</p>			



## Chittenden County Brownfields Program Project Review Sheet

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<http://www.ccrpcvt.org/our-work/economic-development/brownfields/>*

Is the project consistent with goals and actions in the <b>regional</b> comprehensive plan related to housing, economic development, and open space / recreation? Cite specific language below:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
ECOS Goal 14 (Housing): Increase the opportunities for safe, decent, energy efficient, affordable, accessible, and fair housing for all types of households in all neighborhoods.  ECOS Strategy 2: Strive for 80% of new development in areas planned for growth, which amounts to 15% of our land area.  ECOS Strategy 2, Action 1(b): Target reuse, rehabilitation, redevelopment, infill, and brownfield investments to the non-rural planning areas.			

### Project Design Criteria

How many (if any) new housing units will the project create?	<u>2</u>	<input type="checkbox"/> Unknown
How much (if any) new commercial floor area will the project create?	<u>5,000 sq. ft.</u>	<input type="checkbox"/> Unknown
Will the project provide any of the following tangible public benefits? (Check all that apply)		
Publicly accessible civic space	<input checked="" type="checkbox"/>	Use of Transportation Demand Management (TDM) practices <span style="float: right; text-align: center; padding: 5px;"><input checked="" type="checkbox"/></span>
Public health services	<input checked="" type="checkbox"/>	Revitalization of vacant, abandoned, or unsafe structures <span style="float: right; text-align: center; padding: 5px;"><input type="checkbox"/></span>
Increased food security	<input type="checkbox"/>	Public services or facilities that reduce public tax burden <span style="float: right; text-align: center; padding: 5px;"><input type="checkbox"/></span>
Affordable housing creation or preservation	<input checked="" type="checkbox"/>	Other tangible public benefits <span style="float: right; text-align: center; padding: 5px;"><input type="checkbox"/></span>
Elaborate on any of the benefits indicated.		
Current plans indicate that 4-5 out of 9 total housing units will be perpetually affordable at 80-100% of the Area Median Income. In addition, commercial uses could include health services.		

## Chittenden County Brownfields Program Project Review Sheet

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### Recommended and Approved Funding

#### Summary of Review

This for-profit project meets all eligibility and site selection criteria and will provide 9 housing units (five 1-bedroom and four 2-bedroom) and approximately 5,000 square feet of commercial space in a mixed-use building. The project is consistent with municipal and regional planning goals, municipal zoning bylaws, and is located in an area planned for growth with existing available infrastructure.

Based on these elements, the project qualified for 80% funding (\$2,400 out of \$3,000) of the Phase I Environmental Site Assessment (ESA) costs as approved by the Brownfields Advisory Committee on 9/11/2023. At minimum, the project qualifies for base funding of 50% of the Phase II ESA through CCRPC's ACCD funds. In addition, 4-5 of the 9 total homes will be perpetually affordable at 80-100% of the Area Median Income, and the commercial space may be occupied by a health services use. The applicant has also indicated that the plans include publicly accessible civic space along the street frontage, and the site will use the TDM practice of shared parking between the commercial and residential space. In consideration of these tangible public benefits, staff recommend an additional 15% funding for a total of 80% of the Phase II ESA costs.

Assistance Type	Full Cost	Recommended Funding	Approved Funding	BAC Meeting Date
Phase 1 Environmental Site Assessment	\$3,000	\$2,400	\$2,400*	9/11/2023
Phase 2 Environmental Site Assessment	\$27,496	\$21,997	\$	1/8/2024
Cleanup / Corrective Action Plan	\$	\$	\$	
Archaeological	\$	\$	\$	
Historic Preservation	\$	\$	\$	
Construction Soil Monitoring	\$	\$	\$	
Other: _____	\$	\$	\$	
Total Funding	\$30,496	\$23,022	\$	N/A

\*CCRPC did not fund Phase 1 ESA costs – these were split by potential purchaser and owner



December 15, 2023

Nathan Dagesse  
EIV Technical Services  
355 Main Street  
Winooski, Vermont 05404  
[ndagesse@eivtech.com](mailto:ndagesse@eivtech.com)

**RE: Work Plan & Cost Estimate  
Subsurface Investigation  
Corner Lot  
662NXT South Brownell Road  
Williston, VT 05495**

Dear Nathan,

Atlas Technical Consultants, LLC (Atlas) is pleased to submit this work plan and cost estimate (WPCE) to EIV Technical Services (EIV) to complete a subsurface investigation at 662NXT South Brownell Road in Williston, VT (Site). The work will be performed to evaluate potential environmental impacts associated with recognized environmental conditions (RECs) and business environmental risks (BERs) that were determined during a prior Phase I Environmental Site Assessment (ESA) prepared by Atlas dated December 1, 2023. Refer to **Figure 1** for a Vicinity Map and **Figure 2** for a Site Plan illustrating pertinent Site features and proposed sampling locations.

### **CONCEPTUAL SITE MODEL**

The Site is a vacant 0.71-acre parcel located on the southwest corner of Williston Road (VT Route 2) and South Brownell Road in Williston, VT. There are no buildings or other structures on the Site with the exception of a former electrical hookup of unknown use. There were no known historical buildings on the Site. The Site is generally flat with a slight depression in the middle and the surface consists of grass, bushes, and trees with a gravel vehicle pull-off area on the South Brownell Road frontage. There are no stormwater improvements on the Site. The Site is bounded to the north by Williston Road, across which is located O'Brien's Town & Country Store, which is VTDEC-listed hazardous site (#96-1994). The Site is bounded to the east by South Brownell Road, across which is located a residence. The Site is bounded to the south by a residence. The Site is bounded to the west by a strip of woodland.

There are no known potential source(s) of contamination on the Site. Contaminants of concern (COC) from offsite sources that may have impacted the Site include petroleum volatile organic compounds (VOCs) from O'Brien's Town & Country Store, identified as areas of concern (AOC) #1, and chlorinated VOCs from the Commerce Street Plume hazardous site (#77-0120), which is located approximately 750 feet to the southeast of the Site, and identified as AOC #2. The Site is also located within an urban soils background area (USBA) which indicates PAHs, arsenic, and/or lead may have impacted the Site from urban fills and/or atmospheric deposition of incompletely combusted materials, which is identified as AOC #3.

Based on the Agency of Natural Resources (ANR) Natural Resource Atlas (NRA), surficial geology at the Site consists of pebbly marine sand which a Champlain Sea deposit. Bedrock

51 Knight Lane, Williston, Vermont 05495  
802.862.1980 | [oneatlas.com](http://oneatlas.com)



geology consists of steel-gray-weathering, light-gray, massive calcitic dolostone grading upward into darker, more fissile calcitic dolostone containing white quartz knots near the top. It is anticipated that groundwater at the Site is encountered at or around 10 feet below ground surface (fbgs) based on offsite data derived from O'Brien's Town & Country Store.

Sensitive receptors at the Site include groundwater and utility corridors. If groundwater is impacted, however, exposure risk via ingestion is low as the area is served by municipal water. Utility corridors can provide a preferential pathway for contaminant migration and any impacts to these features can result in potential exposure risks to workers during utility upgrades. Impacted groundwater and utility corridors can also provide a mechanism for future impacts to proposed structures including inhalation risks in indoor air via the vapor intrusion pathway. Potential contaminated soils from USBA can also carry a direct contact exposure risk to site occupants and may require proper management during future construction activities.

## **PROPOSED SCOPE OF SERVICES**

### **Task 1. Work Plan, Access Agreement, Site Visit, Project Coordination**

Atlas will develop a work plan and cost estimate (this document). Atlas will develop a site-specific health and safety plan (HASP) for the Site that addresses applicable hazards. Atlas will procure an access agreement with the property owner prior to any Site access. Atlas will perform a site visit to mark sampling locations for DigSafe and oversee a private utility markout for potential utilities not covered by Digsafe. Atlas understands a site-specific quality assurance project plan (SSQAPP) and community outreach is not required for this work but can provide these at additional cost if requested.

### **Task 2. Soil Borings, Monitoring Wells, and Soil Vapor Points**

Atlas will oversee the advancement of up to six soil borings including three along the northern property boundary (SB-1, SB-2, and SB-3) to determine if soil and/or groundwater have been impacted by the offsite release associated with O'Brien's Town & Country Store (#96-1994) and three along the eastern property boundary (SB-4, SB-5, and SB-6) to determine if soil and/or groundwater have been impacted by the offsite release associated with Commerce Street Plume (#77-0120). The borings will be advanced by an environmental drilling firm utilizing direct push technology (DPT) approximately five feet into the water table<sup>1</sup> or approximately 15 feet below ground surface (fbgs). The first five feet will be pre-cleared utilizing hand tools to avoid any potential conflicts with unmarked utilities. Refer to **Figure 2** for the proposed locations, which may be adjusted based the results of Task 1 and actual field conditions.

During advancement, soils will be logged and field-screened for the presence of total organic vapors (TOVs) using a photoionization detector (PID) equipped with a 10.6 eV lamp. Any visual and/or olfactory indications of contamination (odors, discoloration, etc.) will also be noted. One soil sample will be collected for laboratory analyses from each soil boring at the interval containing the highest PID reading, or at the soil/groundwater interface if all PID readings are background. The samples will be stored on ice and submitted to a certified environmental laboratory under chain of custody for analysis of full-range volatile organic compounds (VOCs) by EPA Method 8260. One duplicate sample will be collected for quality assurance/quality control (QA/QC) purposes for a total of seven soil samples. All investigation derived waste (IDW), including excess

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<sup>1</sup> Saturated soils were observed between 8-10 fbgs in offsite borings at the offsite O'Brien's Town & Country Store hazardous site.

drilling spoils and spent personal protective equipment (PPE), will be containerized in a 55-gallon DOT-approved steel drum for offsite disposal by a certified hazardous waste contractor. This estimate assumes one non-hazardous solids drum. Additional costs may be incurred based on final waste volume and determination.

The soil borings will be completed as 1.5-inch groundwater monitoring wells (MW-1, MW-2, MW-3, MW-4, MW-5, and MW-6, respectively) which will consist of five-foot sections of 0.010-inch factory slotted screen sections set to span the water table. The screen sections will be surrounded by sand pack. A minimum two-foot-thick bentonite seal will be placed above the sandpack and the remaining annulus will be backfilled with drilling spoils. The monitoring wells will be completed flush to grade with protective roadboxes. The wells will be developed until clear utilizing disposable bailers or a peristaltic pump. Development water will be containerized in a 55-gallon DOT-approved steel drum for offsite disposal by a certified hazardous waste contractor. This estimate assumes one non-hazardous liquids drum. Additional costs may be incurred based on final waste volume and determination.

Atlas will also oversee the advancement of six additional soil borings (SB-7 through SB-12) evenly spaced throughout the Site to evaluate for the potential presence of development soils since the Site is within an USBA. The borings will be field screened as above and soil samples will be collected at 0.5-1.5 fbg and 2-3 fbg. One duplicate sample will be collected for QA/QC purposes for a total of 13 samples. The soil samples will be stored on ice and delivered to an environmental laboratory for analyses of PAHs by EPA Method 8270 and lead and arsenic by EPA Method 6010. The boreholes will be backfilled with spoils and driller's sand and the surfaces will be replaced in kind with sod plug.

Atlas will also oversee the installation of three soil vapor points (SVP-1, SVP-2, and SVP-3) adjacent to MW-4, MW-5, and MW-6 to a depth of five fbg utilizing hand tools. During advancement, soils will be field screened as above. Upon achieving the required depth, a 6-inch-long stainless-steel vapor implant will be installed and connected to Teflon™-lined tubing that will be capped and will extend to the surface. The implant will be surrounded by glass beads followed by a minimum two-inch layer of driller's sand. The remaining annulus will be sealed with hydrated granular bentonite. The points will be completed flush to grade with protective well covers. All drilling spoils shall be returned to the boreholes to the extent practicable. Any excess IDW will be added to the solids drum outlined above.

### **Task 3. Groundwater Sampling, Soil Vapor Sampling, and Site Survey**

At least one week following well development outlined in Task 2, Atlas will perform a groundwater sampling event at the Site utilizing the six proposed monitoring wells. This will include gauging each well for water depth and total depth with an interface probe and sampling each well in general accordance with the low flow sampling methodology.

To ensure representative samples are collected, monitoring wells will be purged and sampled with a peristaltic pump until field parameters stabilize. The following field parameters will be recorded at all locations: temperature, pH, conductivity, dissolved oxygen, oxidation-reduction potential (ORP), and turbidity. If recharge is not sufficient to sample wells, the wells will be allowed to recharge until the appropriate sample volume is achieved. The samples will be stored on ice and submitted to a certified environmental laboratory under chain of custody for analyses of full-range VOCs by 8260. One trip blank and one duplicate sample will be collected for QA/QC purposes for a total of seven groundwater samples. All purge water will be containerized in the liquids drum outlined in Task 2.

Each vapor point will be leak tested by injecting helium into a shroud that covers the points and measuring the helium concentrations both within the shroud and within the vapor point. The points will be considered tight if the helium concentration within the vapor point is <10% of the shroud. If not, additional steps will be taken to ensure the points are not introducing atmospheric air into the samples. The points will then be purged of at least five tubing volumes and field-screened with a PID prior to sampling. Differential pressure readings between the subsurface and outdoor air will be recorded at each point with a micro-manometer.

Soil vapor samples will then be collected from each point utilizing a 6-liter canister in accordance with EPA Method TO15. A co-located duplicate will also be collected utilizing a duplicate "T" for QA/QC purposes. The samples will be collected over a 30-minute period at rate of 200 ml/min utilizing laboratory-calibrated flow controllers and analyzed at a certified environmental laboratory for naphthalene. An outdoor ambient air sample will also be collected over a 30-minute period in the prevailing upwind direction to evaluate outdoor ambient background conditions in the event differential pressure testing indicates a differential that would favor the flow of air from outdoor to subsurface during the time of testing. This equates to a total of five air samples.

Atlas will also oversee a total station survey by Lakeside Environmental Group (LEG) to survey the proposed sampling locations relative to existing Site datum. Atlas will also oversee the proper abandonment of the monitoring wells and soil vapor points by Cascade after the final report has been submitted and reviewed by VTDEC and following approval from VTDEC. If any COCs are detected above the applicable standard and additional investigation and/or remediation is required, the sampling devices may remain until such time as VTDEC approves their removal.

#### **Task 4. Summary Report**

Atlas will prepare a summary report that will detail the field procedures and findings of the activities outlined above and provide conclusions and recommendations. Soil quality results will be compared to Vermont Soil Standards (VSS), groundwater quality results will be compared to Vermont Groundwater Enforcement Standards (VGES), and air sampling results will be compared to Vermont Vapor Intrusion Standards (VIS). The report will include sampling results and interpretation, an updated site plan, a groundwater elevation contour map, contaminant distribution maps, if applicable, and a determination of the need for additional investigation, feasibility studies, corrective action, or site closure. Atlas will provide electronic reports to clients and VTDEC. Paper copies can be provided upon request.

#### **Cost Estimate and Schedule for Proposed Services**

Atlas is prepared to initiate project activity within 30 days of our receipt of authorization to proceed for an estimated cost of **\$27,496**. The final report will be submitted within 45 days of our receipt of the final laboratory report. The estimated costs are detailed in **Table 1**. Laboratory fees are based on a standard (10 business days) turnaround time. Atlas can complete the report within 30 days of receiving the final laboratory results. Atlas recommends forwarding this work plan to VTDEC for their review and approval prior to performing any work.

Please note this proposed scope of work may change depending on conditions encountered on-site or any requested changes. The scope of work will be performed on a time and materials basis. The total estimated cost will not be exceeded without prior written authorization from you. Atlas is prepared to honor the cost estimate presented in the above described Work Plan for a

time period of 30 days. After 30 days, Atlas reserves the right to revise the costs for the proposed scope of services.

Characterization, transportation, and disposal of any investigation-derived waste (i.e., contaminated soil, decontamination fluids, purge water, etc.) are not included in the costs presented above. If wastes are generated Atlas will store on-site and provide a cost estimate for disposal. Additional work, including any consultation and/or contacts with the client beyond that which is necessary to complete the project report, time spent in meetings, extended client contacts, client requested major report revisions, consultation with attorneys, etc., are considered additional costs above and beyond the costs associated with the Work Plan stated above.

Atlas appreciates the opportunity to provide you with the above cost estimate for this project. Should you have any questions concerning the scope of work outlined in this Work Plan, please contact us. If this Work Plan is acceptable, please sign and return the attached Client Services Agreement via email to [erik.urch@oneatlas.com](mailto:erik.urch@oneatlas.com).

Sincerely

**ATLAS TECHNICAL CONSULTANTS, LLC**



Erik Urch  
Senior Project Manager



Joseph J. Hayes, CPG, PG  
Vermont Operations Manager

Cc: Dan Albrecht, CCRPC (following client authorization)  
Jory Curran, owner (following client authorization)

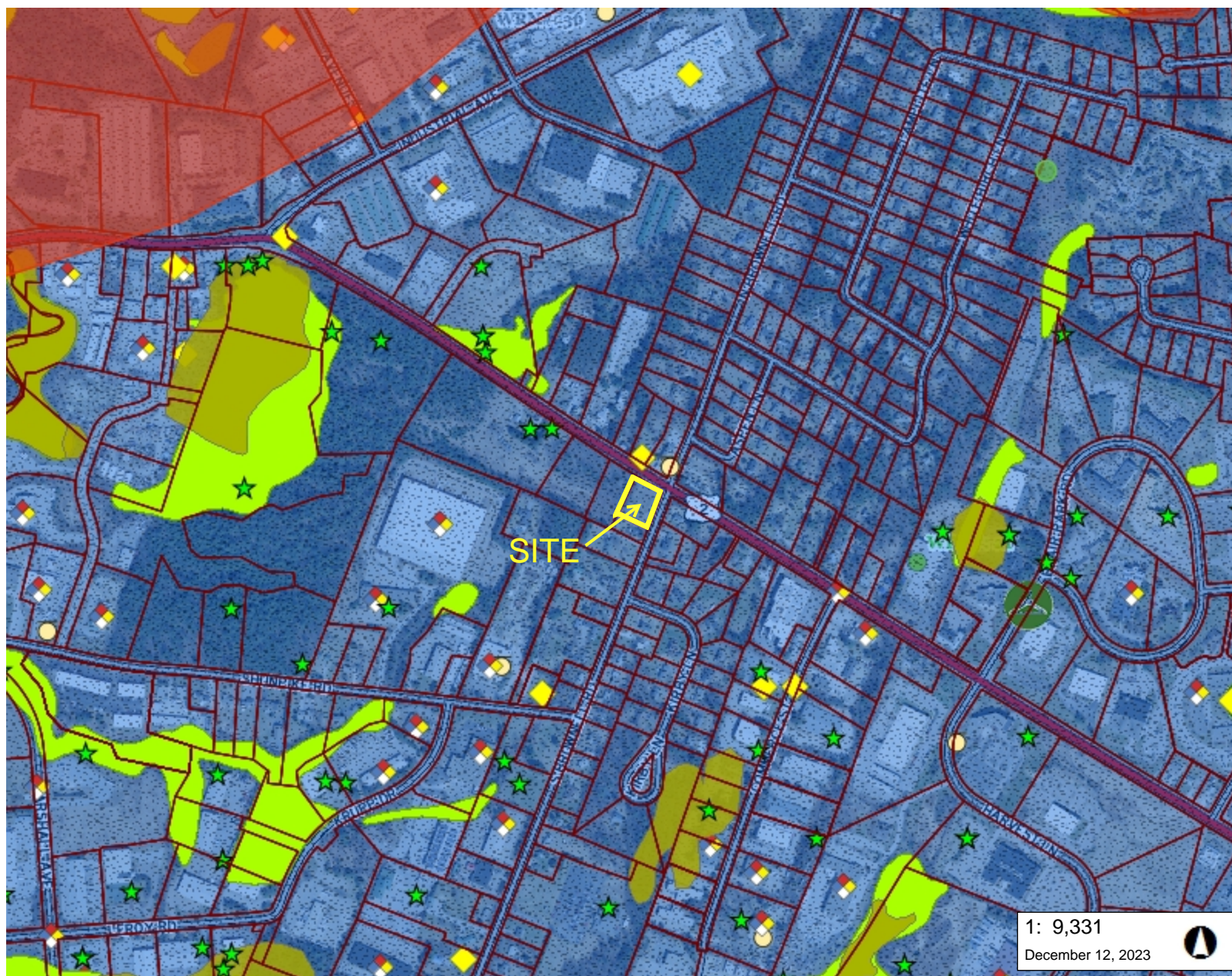
Attachments:

Figure 1-Vicinity Map

Figure 2-Site Plan

Table 1-Cost Estimate





## LEGEND

### Rare Threatened and Endange

- RTE Animal
- RTE Plant

### Wetland Projects

#### Wetland - VSWI

- Class 1 Wetland
- Class 2 Wetland
- Wetland Buffer

### Wetlands Advisory Layer

- Hazardous Site
- Hazardous Waste Generators
- Brownfields
- Salvage Yard
- Aboveground Storage Tank
- Underground Storage Tank (w/
- Dry Cleaner

### Urban Soil Background Areas

#### Private Wells

- GPS Located
- Screen Digitized
- E911 Address Matched
- Welldriller/Clarion
- Unknown Location Method
- Incorrectly Located

### Ground Water SPA

- Active/Shared
- Proposed

1: 9,331

December 12, 2023



## NOTES

Corner Lot  
662NXT South Brownell Rd  
So. Burlington, VT 05495

474.0 0 237.00 474.0 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

© Vermont Agency of Natural Resources

1" = 778 Ft. 1cm = 93 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.





- AOC #1 Proposed Soil Boring/Monitoring Well Location
- AOC #2 Proposed Soil Boring/Monitoring Well/Soil Vapor Point Location
- AOC #3 Proposed Soil Boring Location



51 Knight Lane  
Williston, VT 05495

802-862-1989

Atlas Project #:  
280EM00XXX

Site Location:  
Corner Lot  
662NXT So. Brownell Rd  
Williston, VT

Drawn by: EU  
Checked by: JH

Date:  
December 12, 2023

Source:  
ANR Natural Resources  
Atlas

**FIGURE 2:  
SITE PLAN**

**Table 1:**  
**Corner Lot, 662NXT South Brownell Rd**  
**Subsurface Investigation Cost Estimate**  
**December 15, 2023**

Task	Type	Units	Qty	Rate	Mark Up	Item Total	Sub Totals	Task Total
<b>1. Work Plan, Access Agreement, Site Visit, Project Coordination</b>								
Atlas Labor and Expenses	Principal	hrs	2	165	--	330		
	Sr. Project Manager	hrs	16	135	--	2,160		
	Staff Scientist	hrs	6	95	--	570		
	Mileage	mi	3	0.66	--	2		
<b>Task Total</b>								\$ 3,062
<b>2. Soil Borings, Monitoring Wells, and Soil Vapor Points</b>								
Atlas Labor and Expenses <i>assumes 1 staff/1.5 day</i>	Sr. Project Manager	hrs	4	135	--	540		
	Staff Scientist	hrs	18	95	--	1,710		
	PID	day	2	90	--	180		
	GW level indicator	day	2	30	--	60		
	Sampling charge	ea	24	15	--	360		
	Drums	ea	2	50	--	100		
	Mileage (2 trips)	mi	6	0.66	--	4		
							2,954	
Drilling Subcontractor	Daily Mob Travel	ea	2	420	1.1	924		
	7822 Rig, 2 Man Crew	day	1	2100	1.1	2,310		
	Overtime (Over 8 Hours)	hr	0	230	1.1	0		
	Partial Day Rate	day	0	1500	1.1	0		
	Liners	ea	12	10	1.1	132		
	Soil Vapor Implant Materials	ea	3	85	1.1	281		
	Well Materials - 1.5"	ft	90	17	1.1	1,683		
	Roadbox - 7" Steel, Installed	ea	9	80	1.1	792		
	Well Abandonment	ft	1	1600	1.1	1,760		
	1.5" Well Abandon Material	ft	90	1.5	1.1	149		
							8,030	
Waste Subcontractor	Drum Disposal (assume D018)	ea	2	565	1.1	1,243		
							1,243	
Laboratory Subcontractor	Soil VOCs 8260	ea	7	82	1.1	631		
	Soil PAHs 8270	ea	13	98.5	1.1	1,409		
	Soil Lead, Arsenic 6010	ea	13	98.5	1.1	1,409		
<b>Task Total</b>							3,449	\$15,675
<b>3. Groundwater Sampling, Soil Vapor Sampling, and Site Survey</b>								
Atlas Labor and Expenses <i>assumes 2 staff, 1 day</i>	Sr. Project Manager	hrs	2	135	--	270		
	Staff Scientist	hrs	12	95	--	1,140		
	Sr. Field Technician	hrs	12	80	--	960		
	GW Level Indicator	day	1	20	--	20		
	GW Meter, DO/pH/ORP	day	1	120	--	120		
	GW Meter, Turbidity	day	1	40	--	40		
	Pump, Peristaltic	day	1	20	--	20		
	Tubing, 1/4" poly	ft	120	0.2	--	24		
	Tubing, Silicone Flex	ft	6	3	--	18		
	PID	day	1	90	--	90		
	Micro-manometer	day	1	75	--	75		
	Teflon-lined tubing	lin ft	15	1.32	--	20		
	Mileage	mi	3	0.66	--	2		
							2,799	
Laboratory Subcontractor	GW VOC 8260	ea	7	82	1.1	631		
	TO15 Low Level	ea	3	274	1.1	905		
	T-Connector (Duplicate)	ea	0	43.6	1.1	0		
	Swagelok Nut Ferrule Set	ea	1	50.8	1.1	56		
	Flow Controller Rental	ea	3	31.3	1.1	103		
	Canister Rental	ea	3	43.8	1.1	144		
							1,840	
Survey Subcontractor	Topo Survey, Reduction	hr	10	70	1.1	770		
<b>Task Total</b>							770	\$ 5,409

Table 1:  
 Corner Lot, 662NXT South Brownell Rd  
 Subsurface Investigation Cost Estimate  
 December 15, 2023

Task	Type	Units	Qty	Rate	Mark Up	Item Total	Sub Totals	Task Total
4. Summary Report								
Atlas Labor	Principal	hrs	2	165	--	330		
	Sr. Project Manager	hrs	12	135	--	1,620		
	Staff Scientist	hrs	8	95	--	760		
	CADD	hrs	6	85	--	510		
	Administrative	hrs	2	65	--	130		
Task Total								\$ 3,350
Project Total								\$ 27,496