

Brownfields Revitalization in Southern Windsor County, Vermont

Since SWCRPC received its first Pilot Assessment Grant from the EPA in 1999, it has been assisting towns and property owners throughout the Region with the process of revitalizing brownfields. The purpose of this program has been to bring these properties back to productive use and back onto town tax roles. Many large former industrial properties are left from a time when the Region was a hub of manufacturing activity. These forgotten properties have not been redeveloped or sold because of the real or perceived presence of hazardous materials. Today many are considered to be eyesores in many of the villages and down-towns .



SOUTHERN WINDSOR COUNTY BROWNFIELDS REUSE PROJECT



REVITALIZING BROWNFIELDS IN SOUTHERN WINDSOR COUNTY, VT SINCE 1999



Southern Windsor County Regional Planning Commission
Ascutney Professional Building
Route 5 South, P.O. Box 320
Ascutney, VT 05030
802/674-9201, fax 802/674-5711
www.swcrpc.org

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BROWNFIELDS REVITALIZATION IN SOUTHERN WINDSOR COUNTY, VERMONT

What is a Brownfield? According to the EPA, the term ‘brownfield site’ means:

Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

The Southern Windsor County Regional Planning Commission (RPC) offers two programs for assisting property owners and *bona fide* prospective purchasers of brownfields properties in the Region:

- **Environmental Site Assessments (ESA)**
- **Cleanup Grants and Loans**

When are ESA’s necessary?

- Before the purchase of a property on which there was an industrial use, a commercial use involving chemicals (e.g. drycleaner) or on which underground tanks may be located
- Selling or refinancing a formerly industrial or commercial property involving chemicals
- Developing in an area where commercial or industrial activities occurred



ENVIRONMENTAL SITE ASSESSMENTS

The **Southern Windsor County Brownfields Reuse Project** (SWCBRP) is funded by a U.S. Environmental Protection Agency (EPA) Assessment Grant. Property owners or prospective purchasers may take advantage of technical assistance provided by the grant. The RPC hires consultants to complete ESA’s on properties that meet EPA’s eligibility requirements. One or several ESA phases may be funded through the SWCBRP and are described as follows:

Phase I ESA

- Background information & historical records review
- Visual site inspections
- Other requirements according to ASTM standards

Phase II ESA

- Subsurface Soil Sampling
- Groundwater Sampling
- Ecological Assessment (if necessary)
- Quality Assurance Project Plan (QAPP) (required by EPA)

Supplemental Phase II ESA

- Subsurface soil and groundwater samplings to determine the extent of contamination found in Phase II

Corrective Action Feasibility Investigations (CAFI)

- An evaluation of remediation options and associated costs, while balancing environmental protection and site redevelopment goals
- Identification of redevelopment scenarios
- Identification of remedial alternatives
- Engineering evaluation of remedial alternatives and selection of preferred alternative
- Required by the State for Redevelopment of Contaminated Properties Program (RCPP)
- Required by EPA for grants and loans through the Southern Windsor County Brownfields Cleanup Revolving Loan Fund (SWCBCRLF)

Corrective Action Plan (CAP)

- A CAP is a detailed cleanup plan based on the preferred alternative selected in the CAFI process

CLEANUP LOANS AND GRANTS

The **Southern Windsor County Brownfields Revolving Loan Fund** is funded through an EPA Brownfields Cleanup Revolving Loan Fund Grant. The SWCBRLF allows the RPC to administer grants to municipalities and nonprofits, and low-interest loans to those who meet EPA eligibility requirements. Potentially responsible parties are not eligible if they can be considered responsible for any of the contamination.

Eligibility requirements include filling out an eligibility application which is reviewed by the Vermont Department of Environmental Conservation and by the EPA. If eligible, an additional application and financial documentation must be submitted for review by the Brownfields Steering Committee at SWCRPC. All application requirements are listed below. For forms, go to www.swcrpc.org.

REQUIREMENTS FOR APPLICATION TO THE SWCBRLF

- Eligibility application
- Loan/grant application
- Redevelopment plans
- Corrective Action Plan and supporting documents (past environmental site assessments)
- Financial documentation
- Application fee



Contact: April J. Harkness, GIS Planner
Brownfields Coordinator
aharknes@swcrpc.org