

May 28, 2008

Ms. Bonnie Waninger
Assistant Director
Northwest Regional Planning Commission
155 Lake Street
St. Albans, VT 05478

Re: Phase I Environmental Site Assessment
Brickyard Tavern Building
St. Albans, Vermont
JCO #1-1470-15

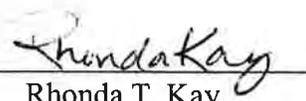
Dear Bonnie:

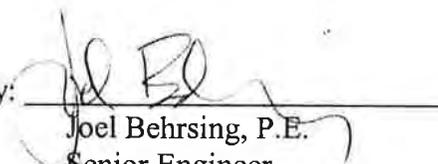
The Johnson Company is pleased to present you with this report of our findings of a Phase I Environmental Site Assessment (ESA) of the Brickyard Tavern Buildings located at 29-33 Federal Street in St. Albans, Vermont. This ESA was conducted in general accordance with the scope and limitations of the American Society for Testing and Materials' Standard Practice for Environmental Site Assessments (ASTM) E 1527-05 and in conformance with 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries.

We truly appreciate working for you on this project. Please feel free to contact us if you have questions on any of the following information.

Sincerely,

THE JOHNSON COMPANY, INC.

By: 
Rhonda T. Kay
Project Engineer

By: 
Joel Behrsing, P.E.
Senior Engineer

C. Jane Kiser, St. Albans Community Development

Attachment

Phase I Environmental Site Assessment Report
Brickyard Tavern Building
St. Albans, Vermont

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR Part 312.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by:



Rhonda T. Kay
Project Engineer

and:



Joel Behrsing, P.E.
Senior Engineer

EXECUTIVE SUMMARY

The Johnson Company, Inc., Montpelier, Vermont was retained by the Northwest Regional Planning Commission to conduct a Phase I Environmental Site Assessment (ESA) of the Brickyard Tavern buildings and property located at 29-33 Federal Street in St. Albans, Vermont on behalf of the City of St. Albans (the User).

This ESA was performed by personnel from The Johnson Company who meet the definition of Environmental Professional as defined in 40 CFR Part 312. This ESA included reviewing existing information including available aerial photographs and topographic maps, determining the Site's regulatory status, contacting appropriate personnel regarding past and present uses of the Site, investigating the potential for past releases of petroleum products and/or hazardous materials on the Site, and conducting a site reconnaissance to visually inspect accessible portions of the Site to ascertain the presence of recognized environmental conditions in the form of past, present or potential release(s) of hazardous or petroleum products.

The Site is not listed as an active or closed hazardous site by the Vermont Department of Environmental Conservation. No surrounding active or hazardous sites are expected to have impacted subsurface conditions at the Site. The Site is not currently classified under the Resource Conservation and Recovery Act (RCRA) as a hazardous waste generator. No abutting facilities appear to be currently operating listed hazardous waste generators. The Site is not listed on the Federal National Priority List (NPL) as a Superfund Site. The Site is not listed as a hazardous waste site on the federal Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS). The Site is not a permitted VT DEC UST facility, nor are any adjacent properties. The United States Coast Guard National Response Center database does not have any record of spills of hazardous materials occurring on the Site.

A site reconnaissance was conducted by The Johnson Company on May 23, 2008. The Site reconnaissance included an inspection of the interior of the building, exterior grounds and parking lot. No evidence of spills and releases of petroleum products and/or hazardous materials were observed.

This Phase I ESA, performed in general conformance with the scope and limitations of ASTM E 1527-05 in compliance with 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries, of the Brickyard Tavern at 29-33 Federal Street in St. Albans, Vermont, has revealed no evidence of recognized environmental conditions associated with the Site with the following exception:

- The Site is located in a downtown area that was once relatively industrial, surrounded by a former foundry, railroad station, automotive repair shop, and other facilities. In addition, the Site's own short use as a sheet metal shop presents some risk for releases of solvents and degreasers.

In addition, although not a recognized environmental condition, it is likely that lead-paint and asbestos are present in multiple locations and materials throughout the building.

The following recommendations are provided to address the recognized environmental concerns and potential issues related to lead paint and asbestos:

- Some evaluation of the groundwater, soil and/or soil vapor is recommended at the Site, particularly if any excavation is planned or if an occupied building will be constructed. The depth to groundwater is expected to be relatively shallow beneath the building, and groundwater may be encountered during future Site work.
- All paint screening samples tested for lead were positive, which indicates a strong likelihood that the paint coatings used in the building contain lead. Additional paint chip sampling with laboratory analysis is recommended to positively confirm and quantify the presence of lead based paint in the building. Utilization of the services of a licensed lead paint inspector to perform the sampling is recommended.
- Utilize the services of a licensed asbestos inspector and take bulk samples of the areas where suspect asbestos-containing materials are present.

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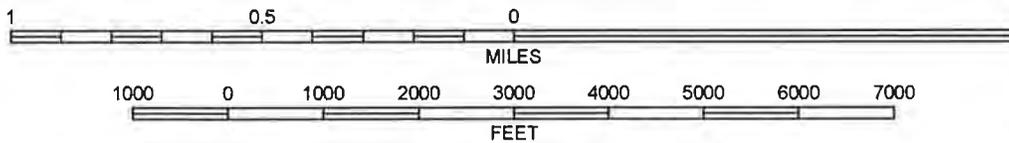
1.0 INTRODUCTION

The Johnson Company was retained by the Northwest Regional Planning Commission to conduct a Phase I Environmental Site Assessment (ESA) of the buildings and property associated with the Brickyard Tavern at 29-33 Federal Street in St. Albans, Vermont. The location of the Site is depicted in Figure 1.

Based on information provided by the VT DEC, it is the understanding of The Johnson Company that this investigation may support the redevelopment and reuse of the Site for commercial/industrial purposes, and that the current building will likely be demolished.

The purpose of the ESA was to identify recognized environmental conditions associated with the Site that indicate the presence or likely presence of hazardous substances or petroleum products under conditions that indicate an existing release, past release, or a material threat of a release associated with the property. This ESA included reviewing existing information made available and/or that was reasonably ascertainable regarding current and past usage of the property, determining the Site's regulatory status, contacting appropriate personnel regarding current and past uses of the Site, investigating the potential for past releases of petroleum products and/or hazardous substances on the Site, and conducting a reconnaissance to visually inspect the accessible portions of the Site.

This ESA was performed by personnel from The Johnson Company who meet the definition of Environmental Professional as defined in 40 CFR Part 312, in general conformance within the scope and limitations of ASTM E 1527-05 and in compliance with 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries. Credentials of the Environmental Professionals from The Johnson Company involved with the conduct of this ESA are included as Appendix 1.



CONTOUR INTERVAL = 20 FT



MAP LOCATION

BASE MAP: USGS 7.5 Minute Topographic Quadrangle St. Albans, VT 1987

Figure 1. Site Location Map
Brickyard Tavern Building
St. Albans, Vermont



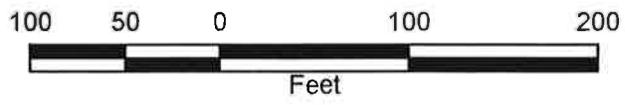
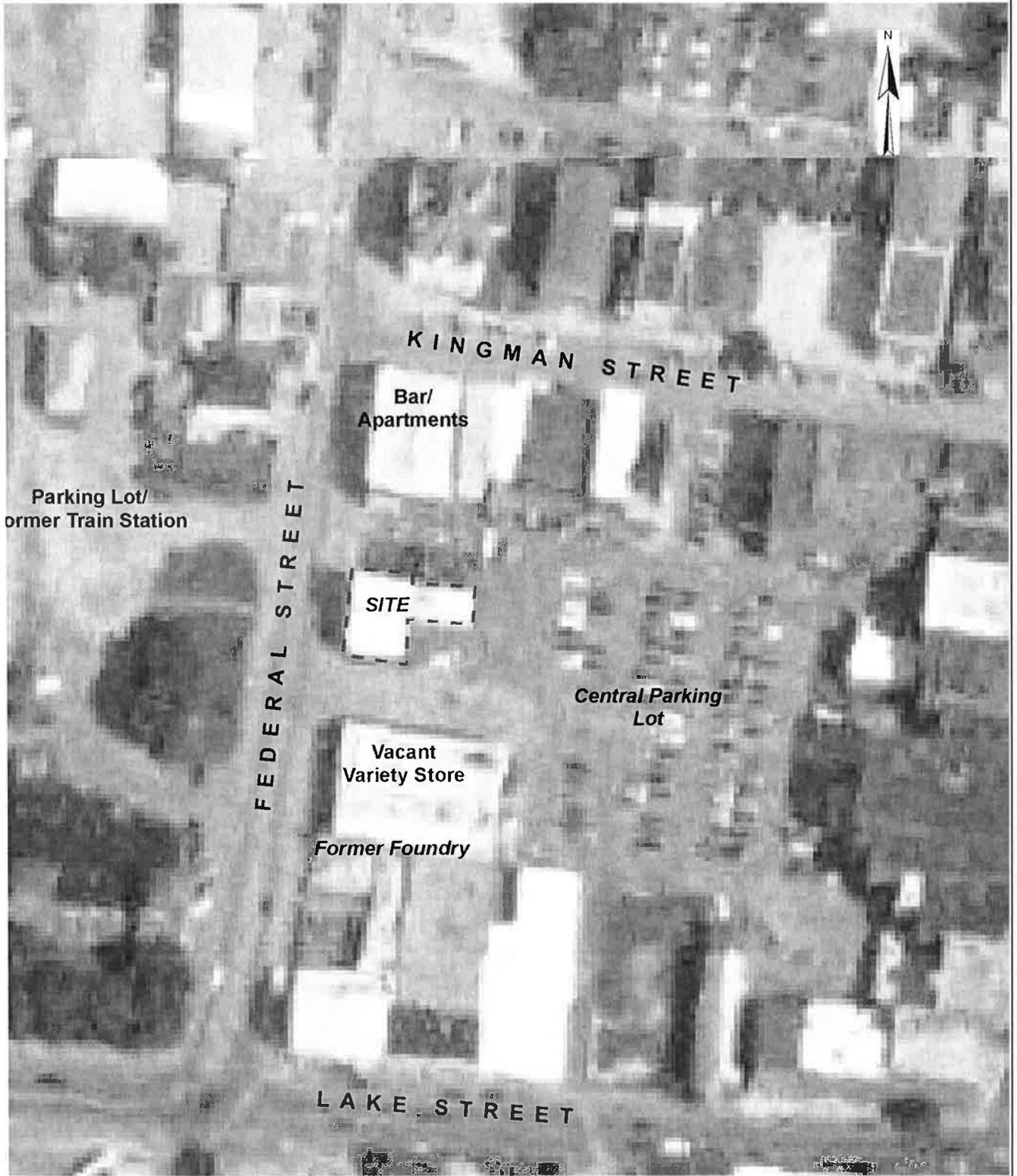
100 State Street, Suite 600
Montpelier, VT 05602
 Drawn by: RTK Date: 05/23/08
 Chk'd by: Date:
 App'd by: Date:
 Scale: 1:24,000 Project: 1-1470-15

2.0 SITE DESCRIPTION

2.1 SETTING AND SURROUNDING DEVELOPMENT

The property comprises a roughly rectangular, approximately 0.15 acre parcel located in the downtown core of St. Albans, Vermont. There are two joined buildings on the Site: the southern one is a two story vinyl clad building at 27-29 Federal Street, and to the north is the three story brick building at 31-33 Federal Street. The southern building is the smaller of the two, at approximately 345 square feet. The northern building has a footprint of approximately 1,150 square feet. Both buildings are currently owned by Kirk Boucher, Dale Metz, and Keeli O'Connell-Metz. Most recently, this building housed the Brickhouse Tavern on the ground floor and apartments on the upper floors, but has been vacant for approximately one year. The building has frontage along Federal Street to the west, and is surrounded by the Central Parking Lot and access road in all other directions. The Central Parking Lot is a permit-only parking lot for the City of St. Albans. Across Federal Street to the west is a parking lot and small park which replaced the former railroad station. A large, vacant building marked "Variety Store" is situated to the south, and appears to be attached to or part of the former foundry. The building to the north houses a bar and apartments. According to the real estate agent for the Site, Mr. Joe Montcalm, a building was formerly present between the Site and the bar and apartments to the north, but it was destroyed by a fire approximately 20 years ago and the lot was paved. The Site is included in the St. Albans Downtown Historic District on the National Register of Historic Places, although in a 1985 Historic Sites & Structures Survey, "27 Federal Street was considered non-contributing" (Papazian, 2008). The northern building is present on the Vermont Register of Historic Places. The Site and vicinity are shown in Figure 2.

The finishes on the exterior of the building vary from painted wood and brick to vinyl siding over brick. There is a small crawlspace housing water, sewer and gas piping beneath the southern building, and a separate crawlspace beneath the majority of the northern building which also allows access to piping and has been used for storage of folding chairs. A bar, small kitchen, restrooms, and a furnace room are located on the ground floor. The upper floors were



Sources: NAIP 2003 Orthophotograph St. Albans NW (4407316_nw) and St Albans SW (4407316_sw)

Note: Property line is approximate.

Figure 2. Orthophoto of Site and Host Vicinity
Brickyard Tavern Building
St. Albans, Vermont



100 State Street, Suite 600
Montpelier, VT 05602

Drawn by: RTJK Date: 05/23/08
Chk'd by: Date:

Scale: 1"=200' Project: 1-1470-15

accessed by a wooden staircase on the outside of the southern side of the 27-29 Federal Street Building, although an indoor staircase is also present in the center of the west side of the buildings. The second floor, which spans both buildings, was recently partially renovated, although these renovations were not completed. The third floor, which is located only in the northern building, appears to have features that are more consistent with early 1900's building practices.

The ground surface at the Site is paved and slopes slightly toward the east. The nearest body of water is the Stevens Brook, which is located approximately 1,200 feet east of the Site.

2.2 SITE UTILITIES

Sewer and water services are supplied to the Site by the City of St. Albans. Electricity is provided by Central Vermont Public Service. The buildings are hooked up to natural gas supplied by Vermont Gas Systems. A 275-gallon oil aboveground storage tank is located inside the western wall of the northern building, in the boiler room, where a boiler and a hot water tank are also located.

2.3 GEOLOGY AND HYDROGEOLOGY

The eastern portion of the Site is located at an elevation of approximately 400 feet above mean sea level. Although not directly measured, the direction of groundwater flow appears to be generally to the east towards Stevens Brook and Lake Champlain further to the east.

The surficial geology at the Site is mapped as lake bottom sediments and beach gravel (Stewart and MacClintock, 1970). The bedrock in the area consists of the Morses Line formation, which is characterized by calcareous and non-calcareous slate with local lenses of limestone and dolomite (Doll, 1961).

3.0 SITE HISTORY AND REVIEW OF EXISTING INFORMATION

3.1 HISTORICAL REVIEW

3.1.1 *Land Records*

A search of the Land Records in the St. Albans Town Clerk's office on May 23, 2008 showed that the current owners of the Site are Kirk Boucher, Dale Metz, and Keeli O'Connell-Metz. Table 3.1 below summarizes the history of ownership for each portion of the Site. The book number referencing the 1943 deed was erroneously listed in the 1965 land records as 152. Volumes 152, 15, 12 and 17 were all searched in an attempt to find the 1943 deed, but it was not located in these books and no other card catalogue references were made to transactions before 1943, although it is clear that both buildings are older than this. In addition, the transactions occurring in 1965 are reproduced as they are in the land records, but they do not appear to be complete.

Deed Type	Grantee	Grantor	Book/Page	Date
Warranty Deed	Boucher, Kirk; Metz, Dale; and O'Connell-Metz, Keeli	Blotney, Frank J., Jr. and Convard, Barbara A.	184/ 445-47	September 14, 2004
Quit Claim	Blotney, Frank J., Jr. and Jane T.; and Convard, Charles N., III	Ronald F. Kilburn, Trustee	126/ 242	July 12, 1973
Quit Claim	Blotney, Frank J., Jr	Blotney, Frank J. and Jane T.	100/ 389	October 4, 1994
Warranty Deed	Blotney, Frank J. and Jane T.	Mayo, Henry and Mary T.	24/ 84-86	October 14, 1972
Warranty Deed (#31 Federal Street)	Crawford, William T.	Mayo, Henry and Mary T.	17/ 407	April 29, 1965
Warranty Deed	Mayo, Henry and Mary T.	Crawford, William T.	17/ 369-370	March 23, 1965
Decree of Distribution	Crawford, William T.	Estate of Mary J. Crawford	152 [sic]/ 407	May 10, 1943

3.1.2 *U.S.G.S. Topographic Maps*

The 1916 St. Albans, Vermont (VT) 15-minute topographic quadrangle map, and the 1964, 1972, and 1987 St. Albans, VT 7.5-minute United States Geological Survey (USGS)

topographic quadrangle map were reviewed as part of this ESA. The Site is shown as part of a downtown development on all maps.

3.1.3 Sanborn Fire Insurance Maps

Historical Sanborn Fire Insurance maps were investigated at the Vermont State Library in Montpelier, Vermont on May 22, 2008. Map coverage of the Site was available from 1895 through 1946. The 1895 map shows three buildings at the Site: the southern one labeled “Carriage Paints Shop”, the middle labeled “Photo” and the northern one labeled “Fruit”. An 1895 fire reportedly destroyed all of the buildings on the block on which the Site is located. However, in 1896, two buildings are shown at the Site, with the southern building labeled “Fruit-Photo” and the northern one labeled “Fruit and Tobacco”. In 1901, the southern building is changed to a restaurant and stays this way until 1912, while the northern building changes from the fruit and tobacco shop in 1901 to a grocery in 1906 and a restaurant in 1912. The concrete block addition was reportedly constructed on the eastern end of the northern building circa 1915. In 1920, the northern building reverts to a confectionery and tobacco shop, and the southern building was changed to a tailor with an extension on the eastern end. In 1926, both buildings are labeled as shops, and the upper floors were labeled as “Crawford House above 1st”. On the 1926 map, two small sheds are shown attached to the eastern end of the southern building. The variety store to the south of the Site is also shown as an auto repair facility. In 1946, the southern building is shown as a sheet metal shop.

3.1.4 Other Historical Information

A Preliminary Section 106 Historic Preservation Report dated May 5, 2008 was reviewed as part of this ESA. The objective of the report was to evaluate the effect that demolition of the Site buildings would have on the historic area. In summary, the assessor concluded that changes to the buildings along Federal Street over the past 30 years and alterations to the Site buildings themselves are so significant that they no longer provide a significant contribution to the historic nature of the area.

3.1.5 Aerial Photographs

A State of Vermont low-altitude aerial photograph of the Site from 1962, and low-altitude orthophotographs from 1995 and 2003 were reviewed as part of this ESA. The 1962 air photo shows the Site's buildings in roughly the same configuration as at present, except that a large building was present in 1962 abutting the northern edge of the northern building. The 1998 and 2003 orthophotographs show the Site in its apparent present configuration. The 2003 orthophoto is used as a base map for Figure 2.

3.1.6 Environmental Questionnaire

The Johnson Company's standard environmental questionnaire was discussed during an interview with the Site's realtor, Mr. Joe Montcalm. A copy of the questionnaire, which was completed by The Johnson Company on May 23, 2008, is provided in Appendix 2.

3.2 INTERVIEWS

3.2.1 Current Owner/Occupant

Ms. Keeli O'Connell-Metz was contacted regarding the Site on May 23, 2008 to arrange access to the Site. Ms. O'Connell-Metz indicated that another owner, Mr. Dale Metz, may be available during the Site visit, but only Mr. Montcalm was present during the visit.

3.2.2 State/Local Officials

State officials were not interviewed regarding this property. Mr. Dominic Cloud, the Manger for the City of St. Albans, completed the User Questionnaire for the Site.

3.2.3 Neighboring or Nearby Property Owner/Occupant

Representatives of the Site's current owner were available for interviews; therefore, it was not necessary to interview neighboring property owners about activities at the Site.

4.0 REGULATORY STATUS

4.1 ENVIRONMENTAL LIENS

A search of the files at the St. Albans City Clerk's office on May 23, 2008 revealed no environmental liens on the property.

4.2 FEDERAL REGULATORY FILES

4.2.1 Federal National Priority List (NPL)

According to the Environmental Protection Agency's (EPA) website, last updated May 8, 2008, neither the Site nor any properties with a 1.0 mile search radius are listed on the National Priority List (NPL) as active sites (EPA, 2008a).

4.2.1.1 *Delisted NPL sites*

Neither the Site nor any other properties within the 0.5 mile search radius are delisted NPL sites (EPA, 2008a).

4.2.2 Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List

As of April 11, 2008, the Site does not appear on the CERCLIS list (EPA, 2008a). One CERCLIS site (not on the NPL) was located within the 0.5 mile search radius. This site, called the St. Albans Gas & Light Property (Former) (EPA ID #VTD988366688), was assessed multiple times by the state and the EPA between 1990 and 2005, and a time-critical removal action was completed between October 18, 2005 and September 12, 2006. This removal action comprised the excavation and off-site disposal of 2,300 tons of polynuclear aromatic hydrocarbon (PAH) contaminated soils from four residential properties now located at the former manufactured gas plant location (EPA, 2006a).

4.2.2.1 *No Further Remedial Action Planned (NFRAP) site list*

Neither the Site nor any sites within a 0.5 mile search radius are listed as CERCLIS sites with a no further remedial action planned (NFRAP) status (EPA, 2008a).

4.2.3 Federal Resource Conservation and Recovery Act (RCRA) Generators

Neither the Site nor any abutting properties are listed in the RCRA database as hazardous waste generators (EPA, 2008b; ANR, 2008a).

4.3.3.1 *RCRA Corrective Action Sites (CORRACTS) List*

Neither the Site nor any sites within a 1.0 mile search radius are on the RCRA Corrective Action sites list for New England (EPA, 2008c).

4.2.4 RCRA Treatment, Storage and Disposal (TSD) Facilities

There are no non-CORRACTS transportation and disposal (TSD) facilities listed within a 0.5 mile search radius of the Site (EPA, 2006b).

4.2.5 Federal Institutional Control/Engineering Registries

As of the date of this report, the EPA was developing the Institutional Controls Tracking System, and the system had not yet been implemented (EPA, 2006c).

4.2.6 Federal Emergency Response Notification (ERNS) List

According to the May 25, 2008 ERNS list, there have been no spills or releases of hazardous materials or petroleum products reported at the Site (NRC, 2008).

4.3 STATE/TRIBAL REGULATORY FILES

4.3.1 Hazardous Sites List

The Site is not included as an active hazardous site on the VT DEC's April 2008 list (ANR, 2008a). There are a total of 20 active hazardous sites within a 1 mile search radius, as summarized on the table in Appendix 3. Of the identified active sites, only three are potentially upgradient of the Site with respect to groundwater flow direction: Joe Miller Gulf (Site # 890353), approximately 1,180 feet south-southeast; Handy Dodge Toyota (Site # 931470), approximately 910 feet south-southeast; and the State Police Barracks (Site # 972323), approximately 4,340 feet southeast. The Handy Dodge Toyota and State Police Barracks sites are undergoing monitored natural attenuation, and concentrations of petroleum-related contaminants in groundwater are declining and not expected to impact the Site. The Joe Miller Gulf property is a medium priority site which requires additional groundwater monitoring to evaluate the presence of gasoline-related contamination. Based on the limited information available about the Joe Miller Gulf property, it is possible that some residual groundwater contamination may be impacting the Site, but it is unlikely, based on the age of the release (pre-1990) that significant impacts are occurring.

The Site is not listed as a closed hazardous site on the VT DEC's April 2007 list (ANR, 2007a). There are 26 closed hazardous sites within a 1.0 mile search radius of the Site, as

summarized in Appendix 3. The following three closed sites are potentially upgradient of the Site: R.L. Vallee (Site # 880232), approximately 970 feet south-southeast; the Former Blouin Property (Site # 941716), approximately 3,900 feet south east; and the Marshall Center (Site # 961980), approximately 2,020 feet southeast. No information is available regarding the R.L. Vallee site, but the other two properties were impacted by petroleum-related contamination that was limited to on-site soils. These closed sites are not expected to have had significant impacts on environmental media at the Site.

4.3.2 Underground Storage Tank List

According to the VT DEC's files, there are no currently permitted underground storage tanks (USTs) present at the Site (ANR, 2007b) and no USTs have been removed from the Site (ANR, 2008d). No adjacent properties have permitted USTs or have had USTs removed, according to the VT DEC's files (ANR, 2007b; ANR, 2008d).

4.3.3 Spills List

There are no spills listed in the VT DEC spills database which are likely to have impacted the Site during the 1973 to 2008 recording period (ANR, 2008e).

4.3.4 Landfills

There are no solid waste disposal facilities or landfills on the Vermont Solid Waste Management Facilities list within a 0.5 search radius of the Site (ANR, 2005).

4.3.5 Institutional Controls/Engineering Controls Registries

Institutional controls for hazardous sites are listed on the VT DEC's Waste Management Viewer; since the Site is not a listed hazardous site, no institutional controls are recorded by the State (ANR, 2008b). An investigation of the records available at the St. Albans City Clerk's office revealed that no institutional and/or engineering controls had been filed in the Land Records for the Site as of May 23, 2008.

4.3.6 Voluntary Cleanup Sites

The State of Vermont has stated that “all sites with the VT DEC are voluntary cleanup sites unless they are in litigation” (Coppolino, 2007). Therefore, the active hazardous sites and Brownfields sites listed in Section 4.3.1 and 4.3.7 are voluntary cleanup sites.

4.3.7 Brownfield Sites

The Site is not included on the Brownfields Program December 13, 2007 sites list (ANR, 2007). There are three listed Brownfields sites within 0.5 mile of the Site: Lewis Auto Body (Site # 2005-3413), Leader Evaporator (Site # 2005-3412), and Field of Dreams (Site # 77-0126). These Sites have all been fully investigated and management activities are no longer required. No impacts are expected at the Site from contamination at any of these properties.

Although not listed by the VT DEC, the Central Parking Lot is being investigated under the direction of NRPC as a Brownfield site. The Phase I ESA of the Central Parking Lot identified several recognized environmental conditions from on-site and off-site processes or features which warrant Phase II investigation (Weston & Sampson, 2007). Based on the proximity of the Central Parking Lot to the Site, it is likely that impacts to that property would also be present at the Site. However, since the investigation has not been initiated, it is premature to speculate about potential contamination to groundwater or indoor air at the Site.

4.4 LOCAL REGULATORY FILES

4.4.1 Fire Department

Chief Joe Beaudry of the St. Albans Fire Department stated on May 27, 2008 that he does not recall having responded to any hazardous materials or petroleum incidents at the Site during his 34 year tenure with the Department (Beaudry, 2008). Chief Beadry also recalled that the department responded to the fire that destroyed the building to the north of the Site, but that no petroleum or hazardous materials were present during that fire.

4.4.2 Local Electric Utility Company (Polychlorinated biphenyls)

There are two power poles located within approximately 40 feet of the buildings, one located to the southeast in the Central Parking Lot and another near the northwest corner of the

northern building. A total of five pole-mounted transformers are located on these poles, all of which are marked with blue stickers that state “Non-PCB”.

4.5 NON-AAI/ASTM SCOPE CONSIDERATIONS

Although not within the standard scope of work for a Phase I ESA, NRPC requested a non-destructive evaluation of the building materials to evaluate the potential of the presence of asbestos and lead-based paint. This assessment was conducted by The Johnson Company’s Senior Industrial Hygienist, Ms Terese Churchill, who has received training in the identification of asbestos, lead paint and other potentially hazardous building materials, such as silica.

4.5.1 Lead Hazard

Lead is a known health hazard which affects the nervous system and other parts of the body. Children are particularly sensitive to lead, as it causes developmental issues at very low levels. Lead is an accumulative poison; once it finds its way into the body, through inhalation or ingestion, it is not readily eliminated. Continued exposure adds up until the poisonous doses are reached.

Because of the age of the building, and the widespread use of lead-based paint in the early 1900’s, it was suspected that lead would be a component of the coatings or paints used in the interior of the building.

4.5.2 Lead Evaluation

Paint containing more than 0.06 percent (600 ppm) lead was banned for residential use in the U.S. in 1978 by the US Consumer Product Safety Commission. The US Government defines “lead based paint” as: any paint surface coating that contains lead equal to or exceeding one milligram per square centimeter (1.0 mg /cm²) or 0.5 percent by weight.

In accordance with the US EPA and the US Housing and Urban Development (HUD) requirements, positive quantitative assessments of lead in paint are achievable using a portable X-ray fluorescence instrument (XRF) or by taking paint chip samples and submitting them for chemical analysis at an accredited laboratory. These two methods are the primary and legally recognized methods for determining lead in paint.

In lieu of these methods, there is a qualitative method for determining the presence or absence of lead in paint using a colorimetric test. A rhodizonate – based reagent is impregnated in a fiber pad; addition of water while this pad is in contact with suspect paint can leach lead from the paint and onto the fiber pad where it reacts with the reagent to create a pink color. Test kits for this technique are used to provide qualitative determination of the presence of lead in dry paint films and are readily available in hardware stores.

The results of the colorimetric test performed on site are listed in Table 4.5.2.

Table 4.5.2 Qualitative Lead-Paint Testing Results		
Floor	Color of Paint, physical description	Result
Second	White chips on floor in renovated area (northeast room)	Positive
	Grey chips from the flooring	Positive
	Green chips, landing at stairs to third floor	Positive
Third	Grey from coated wood flooring	Positive
	Blue from first room directly east of top stair landing	Positive
	Green from wall of stairway, top of landing	Positive

The response of the spot test method varies depending on the extractability of lead from a coating matrix, which may differ depending on the test kit used, the coating type tested, and the type of lead pigment

In some situations, metals and other chemical species interfere with the spot tests causing false negative or false positive results. It should also be noted that dust in the building overall may contain lead scattered in the building due to renovation methods that may not have contained the hazard. This could result in positive results on any surface in the building.

4.5.3 Asbestos Health Hazard

Asbestos is a known health hazard, capable of causing lung cancer. Friable asbestos or asbestos that is easily crumbled to dust can liberate fibers that can be inhaled.

4.5.4 Asbestos Sampling Evaluation

A cursory examination of building materials for potential asbestos content was conducted inside the structure. No samples were analyzed.

Based on the age of the building, the prevalence of asbestos containing building materials in Vermont, and evaluator experience, it was determined that some areas require asbestos bulk sampling to confirm presence or absence of asbestos, as summarized in Table 4.5.4.

Table 4.5.4 Potential Asbestos Containing Materials	
Floor	Sampling location
Crawl space	There is a built-up pile of material directly under the midline of the first floor in the crawl space. It is possible that this is deteriorated transite removed from another area of the building.
First floor	Kitchen area of tavern: sample the tile flooring. The age of the flooring puts it in a category of potential asbestos floor tile.
	Rear of building, northeast corner: the north wall around the chimney has been refaced with suspect material. CAUTION: this material is friable and needs to be handled as if it is asbestos.
Second floor	The second floor has been somewhat renovated with drywall covering the older construction. Under the drywall there exists a harden board with suspect fibrous content. It is suspected that this may be transite board. Samples of this material should be taken to confirm its composition.
	The southeast room on the second floor has blown-in insulation showing in openings located about 3 inches below the ceiling on south and west walls. This material should be sampled.
Third floor	In several locations throughout the third floor suspect wall materials should be sampled, including a sample of the plaster over lathe. The availability of asbestos in Vermont could contribute to its inclusion as a construction material giving structure to the plaster.

5.0 SITE RECONNAISSANCE

A Site walkover was conducted on May 23, 2008 by Rhonda Kay and Terese Churchill of The Johnson Company, Inc. (JCO). Mr. Joe Montcalm, the realtor for the Site, conducted a tour of the interior of both buildings. The weather conditions on the day of the Site visit were overcast and approximately 60 degrees Fahrenheit, as documented in the photo plates included as Appendix 4 of this report.

The buildings are surrounded on the south and eastern sides by concrete sidewalks, and on all other sides by asphalt, which extends from the Central Parking Lot to the edge of the

building. One drum was present beside the rear (west) door of the northern building. The top of the drum was partially off and garbage had been disposed of into the drum, which otherwise held a mixture of water and a dark liquid that had the odor of cooking oil. The presence of a waste drum of cooking oil would be consistent with the building's former use as a tavern. The fill and vent pipe for the fuel oil AST inside the building are also present on the eastern wall of the northern building. The asphalt beneath the fill pipe was not stained or cracked. Otherwise, no drums, evidence of USTs, or stains were observed on the exterior property, and the pavement was in good condition.

A walkthrough of all three floors inside the buildings was conducted, along with a cursory observation of the crawlspace under the building. The first floor was vacant with the exception of a wooden bar and related serving appliances, and a boiler room; the second floor had obvious apartment/ living space and reportedly had been occupied until last year; and both the second and third floor were in mid - renovation, with several areas of dislodged lathe and plaster, crumbling paint, and past demolition work. Whereas the second floor had areas of renovation to include drywall application over the original construction, the third floor appeared to have original paint and interior finish as was common during the era the building was constructed. An open hatch to the roof was present on the third floor, but the roof was not accessed due to safety concerns resulting from the presence of stockpiled building materials around the ladder and concerns regarding the competence of the roof itself.

The AST present inside the boiler room in the western end of the northern building appeared to be empty and in fair shape. The floor beneath the AST was clean, with no staining observed on the concrete. The concrete floor in the boiler room was in relatively good condition, with no significant cracking observed.

With the exception of the ground floor, where baseboard heaters were observed, no heaters or air exchange grates were observed inside the building, and it is not clear how the upper floors were heated. No other boilers or furnaces were observed during the walkover.

There were also no indications that the building had been used for industrial purposes, although it is known to have been used as a sheet metal shop in 1946. Two restrooms are located on the ground floor of the northern building, and a kitchen is located in the southern building. One floor drain was observed in the northern building, but Mr. Montcalm believed that this was connected to the City sewer line. No chemical storage areas were observed in the buildings or in the crawlspaces. Overall, evidence of good housekeeping practices were observed inside the building, with no evidence of releases or improper storage of petroleum products or hazardous materials, with the possible exception of lead-based paint and asbestos, as discussed in Section 4.5, above.

6.0 USER RESPONSIBILITIES

In order to qualify for one of the Landowner Liability Protections (LLP) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the user must provide the following information (if available) to the environmental professional:

1. Environmental cleanup liens that are filed or recorded against the Site;
2. Activity and land use limitations that are in place on the Site or that have been filed or recorded in a registry;
3. Specialized knowledge or experience of the person seeking to qualify for the LLPs;
4. Relationship of the purchase price to the fair market value of the property if it were not contaminated;
5. Commonly known or reasonably ascertainable information about the property;
6. The degree of obviousness of the presence or likely presence of contamination at the property and the ability to detect the contamination by appropriate investigation.

All of the information listed above was addressed by Mr. Dominic Cloud of the City of St. Albans and provided to The Johnson Company. A copy of a completed User Questionnaire pertaining to the Brickyard Tavern has been included with this report as Appendix 5.

7.0 CONCLUSIONS

The Johnson Company was retained by the Vermont Department of Environmental Conservation to conduct a Phase I Environmental Site Assessment (ESA) of the Brickyard Tavern building at 27-33 Federal Street in St. Albans, Vermont. The buildings are currently owned by Kirk Boucher, Dale Metz, and Keeli O'Connell-Metz. The purpose of the ESA was to perform a preliminary investigation to identify recognized environmental conditions associated with the Site. This Phase I ESA, performed in general conformance within the scope and limitations of ASTM Practice E 1527-05, of Brickyard Tavern property at 27-33 Federal Street in St. Albans, Vermont, has revealed no evidence of recognized environmental conditions associated with the Site with the following exception:

- The Site is located in a downtown area that was once relatively industrial, surrounded by a former foundry, railroad station, automotive repair shop, and other facilities. In addition, the Site's own short use as a sheet metal shop presents some risk for releases of solvents and degreasers.

In addition, although not a recognized environmental condition, it is likely that lead-paint and asbestos are present in multiple locations and materials throughout the building.

The following recommendations are provided to address the recognized environmental concerns and potential issues related to lead paint and asbestos:

- Some evaluation of the groundwater, soil and/or soil vapor is recommended at the Site, particularly if any excavation is planned or if an occupied building will be constructed. The depth to groundwater is expected to be relatively shallow beneath the building, and groundwater may be encountered during future Site work.
- All paint screening samples tested for lead were positive, which indicates a strong likelihood that the paint coatings used in the building contain lead. Additional paint chip sampling with laboratory analysis is recommended to positively confirm and

quantify the presence of lead based paint in the building. Utilization of the services of a licensed lead paint inspector to perform the sampling is recommended.

- Utilize the services of a licensed asbestos inspector and take bulk samples of the areas where suspect asbestos-containing materials are present.

8.0 DATA GAPS/LIMITATIONS

8.1 DATA GAPS

No data gaps have been identified with the following exception: the transaction history of the Site could not be traced to its earliest known use due to an error in the land records. However, since other historical information was available, this data gap is not expected to significantly impact the findings of this investigation.

8.2 LIMITATIONS

The conclusions of this ESA were arrived at based upon information obtained and made available to The Johnson Company from the following sources: the St. Albans City Clerk, the St. Albans Fire Department, the VT DEC, the Vermont State Law Library, the Federal EPA, and from information gathered during the Site reconnaissance and from various reports. This information has been intended for the sole use of the Northwest Regional Planning Commission and the City of St. Albans for specific application to the Brickyard Tavern in St. Albans, Vermont. No other uses, expressed or implied, are warranted. The design of the investigation was based on sound scientific techniques and experience with similar investigations. Should additional information become available pertaining to environmental concerns that may be associated with the Site, the information should be made available to The Johnson Company so that we may re-evaluate our conclusion.

9.0 REFERENCES

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APPENDIX 1

ENVIRONMENTAL PROFESSIONAL RESUMES



JOEL BEHRING, B.S., P.E.
Engineer VIII

Mr. Behring has more than 20 years experience in the site and infrastructure design, permitting, and construction of various commercial, industrial and residential development projects and remedial systems for contaminated sites. As part of the design process, Mr. Behring also provides permitting and project implementation expertise including preparation of contract documents, soliciting and evaluation of construction proposals, construction contract administration and construction oversight. He is a Vermont Licensed Professional Engineer.

Selected Experience Summary

- **Infrastructure Design** - Designed more than 100 on-site wastewater disposal systems for schools, housing developments, commercial/industrial developments and numerous small facilities as well as other aspects of site developments such as, water systems, site grading, drainage and stormwater management and access roads. Recently investigated and determined the cause of failure of an on-site wastewater disposal system for a 27-home residential community, which was funded by the U.S. Department of Agriculture - Rural Development and the State of Vermont. Performed the preliminary field work, designed the replacement wastewater disposal system, obtained permits and prepared bid documents, and oversaw its construction.
- **Remediation Design** - Designed and provided construction oversight of a UV oxidation remedial system for a PCE-contaminated groundwater extraction system at a Superfund site in Woburn, Massachusetts. Performed system operation, oversight and compliance reporting for the first four years of operation. The system has been in operation over 9 years with less than 1 percent downtime.

Designed a remedial action for pentachlorophenol and dioxin-contaminated soil at a school which included dewatering the area, excavation to a depth of 12.5 feet below ground surface and off-site disposal of 3,000 tons of contaminated soil. The project received an Engineering Excellence Award in 1998 from the Vermont Chapter of the American Consulting Engineers Counsel.

Designed a gravity-fed activated carbon adsorption remedial system for PCE-contaminated groundwater. Design features included including groundwater interception, treatment processes, treatment building, and site design. Prepared construction documents, solicited bids and oversaw and administered the construction. The gravity-fed system provides a significant annual savings in system operation over the pumped system it replaced. The project received an Engineering Excellence Award in 2001 from the Vermont Chapter of the American Consulting Engineers Counsel.

Education

- B.S., Civil Engineering, University of Lowell , 1980

Note: long version available upon request



TERESE CHURCHILL, M.S.
Senior Industrial Hygienist – Scientist IV

Ms. Churchill started her career in the field of health and safety in government service as an Industrial Hygienist / OSHA Compliance officer. After 5 years of compliance experience, she moved to the private sector, and has since worked for over 15 years for three different industries with progressively expanding responsibilities as an Environment, Health and Safety Management Professional. Having held Sr. Corporate and Regional positions, tasked with country-wide project management, she has worked on several workplace health, safety, and environmental initiatives, providing leadership and expertise to support the integration of EHS activities into business operations.

Ms. Churchill's expertise includes EHS risk identification and control, EMS and Health and Safety Management system development and implementation, OSHA compliance evaluations and training, EPA compliance and program development, industrial hygiene evaluations, and auditing services.

Selected Experience Summary

- **EHS Management System Implementation** – Mentored site-level safety specialists to assist in the implement EHS Management Systems, to include: EHS risk identification and prioritization, project plan development designed to resolve the risks, documentation of corrective action with follow-up status level reporting, supervisory safety training programs, accident investigation and workplace inspection processes, management of change, and best management practice review and communication.
- **OSHA / EPA Compliance Programming** – Establishment of OSHA and environmental programs designed to ensure compliance; integration of compliance activities on a day-to-day basis down to floor-level supervisors; creation of small database tools to help with compliance initiatives; Process Safety Management compliance for Ammonia Refrigeration systems. Specific initiatives include: Wood Boiler Operation and Maintenance manual to comply with Title V permit; NESHAPS Wood Finishing Operations compliance, several OSHA programs such as Lockout / Tagout, Hazard Communication, Confined Space, Personal Protective Equipment, etc.
- **Permitting** – Title V Air Permit technical support and submittal for a furniture manufacturing plant; state level air permitting for a plastic injection molding machine manufacturer with an on-site R&D lab; stormwater permitting for two sites in Vermont and one in Maine.
- **Training** – Developed and delivered Best Management Practices EHS training, and compliance training.

Education

- B.A. Biochemistry, The Ohio State University, Columbus Ohio.
- B.S. Agriculture, Plant Pathology, The Ohio State University, Columbus Ohio.
- M.S. Environmental Health and Safety Management, Rochester Institute of Technology, Rochester New York.

Note: Long version available upon request



RHONDA T. KAY, B.SC.
Project Engineer/Engineer V

Ms. Kay's civil engineering and environmental science expertise has developed from numerous evaluations of impacted soil, groundwater and surface water for the agricultural, commercial and residential sectors. Ms. Kay has also performed and managed numerous environmental site investigations and related site monitoring in Vermont and Canada. She is also proficient in the use of AutoCad and ArcView.

Selected Experience Summary

- **Brownfield Redevelopment Projects** – Oversight and implementation of numerous site investigations. Managed projects, prepared QAPP documents and reports, and presented at public meetings for several large-scale, EPA-funded Brownfield site investigations in Vermont. Prepared feasibility studies and corrective action plans for multiple contaminants, and self-implementing cleanup plans for TSCA-regulated PCB sites.
- **Environmental Site Assessments and Chemical Reporting** - Conducted site assessments to determine existing or potential environmental impacts at various commercial facilities including airports, car dealerships, and manufacturing plants. Prepared Tier II reports for various facilities to comply with the State of Vermont's Community Right-To-Know regulations.
- **Remediation Design and Site Monitoring** – Assisted in the design and monitoring of a successful oxygen injection system to treat groundwater. Completed numerous soil, surface water and groundwater sampling events at contaminated sites and landfarming operations. Monitoring activities also included bathymetric and underwater video surveys and subsequent analysis and reporting.
- **GIS, AutoCad and Surveying** – Integrated various graphical data into single ArcView projects to choose optimal locations for obtaining soil and groundwater samples and for creating a recreation path. Created numerous maps and site plans using topographic surveys and GPS data. Drafting has included conceptual designs, including drainage and wetland design, in addition to as-built construction drawings and building plans.
- **Streambank and Wetland Restoration** – Researched and provided conceptual designs for habitat, bank and wetland restoration alternatives and methods as part of the Natural Resource Damages (NRD) and compensation associated with a PCB-contaminated site in Wisconsin.

Education

B.Sc., Civil Engineering, University of Saskatchewan, 1998

Note: Long version available upon request

APPENDIX 2

ENVIRONMENTAL QUESTIONNAIRE

ENVIRONMENTAL QUESTIONNAIRE

INSTRUCTIONS: Please complete the following questionnaire. If you have any questions about how to answer the question, answer to the best of your ability, and indicate your question. If additional pages are necessary to fully respond to the question, please mark each page and attach them to this questionnaire. Also, please attach copies of any requested documents. If copies cannot be made, please indicate that, and have the originals available for review during our visit to your facility.

I. GENERAL BACKGROUND INFORMATION:

1 Address of Facility: 27-33 Federal St.
St. Albans, VT

(Telephone) _____

2 Name and position of person responding to this Questionnaire:
Date: Keely Metz
Kurt Boucher

3. To the best of your knowledge, provide an operational and ownership history of the site.

Name of Facility	Owner/ Operator	Year (s) Owned or Operated		Process	Current Address
		from	to		
Brick house Tavern	Boucher-Tavern All-later bought by	1960's	2007	Tavern	

4 Describe the general character of the Facility site and the surrounding area (including terrain, location of wetlands, coastlines, rivers, streams, lakes, springs, drinking water wells, roads, water intake and discharge structures, landmarks, flood plains, etc.):

Business area, across road from Railroad Station (former) and current park. Federal street parallels Main St. busy

5. Describe all known former uses of the Facility, whether carried out under the current ownership, or any prior ownership:

Tavern and apartments

6. Does any person, firm or corporation other than the owner occupy the site or any part of it? If yes, identify them and describe their use of the property.

Tavern owned by different people than building

7. Have there been any spills, releases, or unpermitted discharges at or near the Facility (including neighboring properties)? If so, describe; and attach any incident reports and the results of any investigations:

NO

8. Has the Facility ever been the subject of any enforcement actions by any federal, state, or local government entities, or does the Facility have knowledge of any contemplated enforcement actions? If so, state the results of the enforcement action (consent order, penalties, no action, etc.) and describe the circumstances:

NO

9. Is the Facility now under any state, federal or local agency orders or consent decrees? If so, attach them to this response.

NO

10. Have there been any formal or informal citizen complaints regarding the Facility? If so, did they result in the filing of a notice of citizen suit, or a civil complaint, or other administrative or criminal procedure? If so, describe in full detail:

NO

11. Provide the Facility's RCRA number, if applicable.

N/A

12. Provide the Facility's SIC number, if applicable.

1

13. Describe past/present building/facility heating system.

Natural gas - 1980 (approx).
Formerly oil heat.

14. Name of architectural/engineering firm or contractors that erected and/or remodeled the facility.

15. Has the site ever been used for excavation or fill operations?

16. Are there, or have there ever been, any buildings, storage sheds, or other structures on the property?

Former storage shed on 27-29 building.
If so, how many? Where are they, how big are they, how old are they, and what are they used for?
Unknown removal date (>20 yrs).

17. Describe the circumstances of the transaction that has made the present ESA necessary.

Transaction type:

Sale Foreclosure Re-financing Other

Identify the following:

Owner See page 1

Operator/tenant _____

Buyer City of St. Albans

Financing Institution _____

Real Estate Agent Joe Montcalm

II. SOLID AND HAZARDOUS WASTES:

18. Does the facility generate any solid or hazardous wastes? If so, provide the Facility's EPA (or State) identification number _____.

NO.

19. Does the facility have any RCRA Hazardous Waste Permits? If so, please attach to this questionnaire.
- a) Generator
 - b) Transporter
 - c) Treatment, Storage, Disposal Facility
20. Have any of the Facility's solid or hazardous wastes been analyzed? If so, attach the results of any analyses done on those wastes.
21. Identify the transporter of any hazardous wastes, and attach a copy of the transporter's permits and invoices from the last two years for the transport of wastes.
22. Identify the solid or hazardous waste disposal or treatment facilities which receive the Facility's wastes, and attach a copy of the applicable permits and invoices from the last two years.
23. Does the Facility treat or dispose of any wastes on site (including without limitation incineration, reclamation, neutralization or recovery)? If so, describe in full, and attach any applicable permits.
24. Attach copies of the hazardous waste manifests for the last two years and all annual/biennial reports on hazardous wastes.
25. Does the Facility transfer, incinerate, process, or store any non-hazardous solid wastes or hazardous wastes, other than refuse-derived fuel or waste oil, which is generated off-site? If so, describe:
26. Does the Facility accumulate and store any hazardous wastes on site for disposal for longer than 90 days? If so identify the substance, the quantity and describe how it is stored:
27. Identify all hazardous wastes generated at the facility, and as to each, state its hazardous characteristics (toxicity, reactivity, corrosivity, ignitability) and whether it is a listed hazardous waste:

III. SURFACE WATER/WATER QUALITY/DISCHARGE TO MUNICIPAL SEWAGE TREATMENT PLANT:

28. Identify and attach all permits at the Facility relating to all Facility discharges to water, including discharges of wastewater, process water, contact or non-contact cooling water, storm water, as well as water from cafeterias and restrooms.

N/A.

29. Has the Facility tested the groundwater at or around its Facility? If so, attach all analytical results.

30. If any questionnaires have been completed and submitted to any federal, state, or local agencies relating to water, including industrial pretreatment questionnaires, please attach them.

31. Is any waste deposited in or near surface or groundwaters? If so, describe in detail, including not only the receiving water's classification, but a description of the type and quantity of the wastes.

32. Attach copies of the Facility's Discharge Monitoring Reports for the last two years, if the Facility is required by regulation to complete such reports.

33. Provide the Facility's NPDES number.

34. Are there any drinking water wells, or other wells, on the property? If so, give location.

No

IV. AIR POLLUTION:

35. Are there any air emission sources that emit contaminants from the Facility? If so, describe each source, including whether it is a stationary combustion installation, process source, exhaust or ventilation system, incinerator, or other source:

N/A.

36. Are any of the sources permitted? If so, attach a copy of each permit.

37. Describe past/present process ventilation system.

V. SPILLS AND UNDERGROUND STORAGE TANKS (USTs):

38. List and describe all above and below ground storage tanks used to store petroleum or gasoline products, or other chemicals or wastes, including the contents and capacity of each tank. For all USTs, provide corresponding notification and permit numbers, dates, and material. Are said tanks double lined? Do they have cathodic protection? Provide any tank tightness test results for the on-site tanks.

No

39. List and locate ALL past/present underground storage tanks on site, even if they are not now in service, and state whether any notification has been filed with the local, state or federal government concerning existence of those tanks.

N/A.

40. Have there been any leaks, spills, releases or other discharges (including loss of inventory) associated with any of these tanks? If so, give full details, including the response taken, all analytical results or reports developed through investigation (whether internal or external), and the agencies which may have become involved.

41. Is there a septic system, leach field, or dry well, etc., on the property; or to the best of your knowledge, has there ever been such a system on the property? If yes, please locate.

If so, where is it?

N/A

42. Have any underground storage tanks ever been removed from the property? If so, please give dates and copies of State reports, if available.

43. Are there any floor drains in the facility? If yes, please locate.

Drains into sewer system
Where do the floor drains go (choose one)?

- A. Are they connected to municipal sewer system?
- B. Do they drain into a septic system, leach field or dry well?
- C. Do they drain into a stream?
- D. Do they drain onto the ground surface?
- E. Other? Please explain.

VI. POLYCHLORINATED BIPHENYLS ("PCB'S") AND ASBESTOS:

44. Provide any records the Facility has concerning any on-site PCBs or PCB equipment, whether used or stored, and whether produced as a byproduct of the manufacturing process or otherwise. (PCBs are generally associated with transformers or capacitors, circuit breakers, voltage regulators, switches or cables.)

No

45. Have there been any PCB spills, discharges or other accidents? If so relate all the circumstances:

46. Does the Facility have any asbestos containing materials, including materials used to construct the building? If yes, please list locations:

Possible

47. Does the facility have any UREA formaldehyde foam containing materials, including materials used to insulate the building? If so, list:

Unknown =

SUBMITTED BY:

Rhonda Kay / The Johnson Company

(BY)

based on interview with

(Title)

Joe Mandcalon

(Signature)

5/23/08

APPENDIX 3

HAZARDOUS SITES LIST

Hazardous Waste Sites within a 1-Mile Radius of the Site
Brickyard Tavern Building, St. Albans, VT

Site Number	Land Use Restriction	Site Name	Address	Town	Priority	Staff	Discovery Date	Closure Date	Summary	Distance and Direction	Upgradient?
ACTIVE											
770126	No	CV Railway Inc	2 Federal St.	St Albans City	HIGH	Michael Smith			Cap Completed, New Track Pans installed in 1/98. Remediation system installed and operating. Sent annual ground water monitoring is ongoing.	1,830 ft N	No
770197	No	St Albans Gas And Light	Corner Of Maple & Lasalle	St Albans City	MED	Michael Smith			SI Completed, Recommended for ESI	1,250 ft WNW	No
880225	No	Leblancs Citgd	Rt 105	St Albans City	LOW	Richard Spiese	31-Dec-87		Monitoring Ongoing. Old U S T's Removed	4,600 ft NNE	No
890353	No	Joe Miller Gulf	67 S. Main St	St Albans City	MED	Tami Wuestenb erg			Additional groundwater monitoring needed before site can be SMAcEd. No activity since 1999. Sent RP letter June 2006.	1,180 ft SSE	Yes
900605	No	Superior Muffler/Mobil	Lake St	St Albans City	LOW	Richard Spiese	31-Dec-89		Pet Contam On Site Invest Proceeding, RLVallee proceeding with investigation and monitoring.	1,040 ft SW	No
911110	No	St Albans Co-op Creamery	Deal St	St Albans City	LOW	Richard Spiese	31-Dec-90		Ongoing Monitoring, Site in Natural Attenuation.	1,630 ft N	No
931470	No	Handy Dodge Toyota	39 S Main St	St Albans City	LOW	Linda Elliott	30-Sep-93		Annual Groundwater Monitoring. Exceedances of several compounds in onsite wells. Stable to declining trend. Next round Spring 2007.	910 ft SSE	Yes
931517	No	Lake Street Texaco (Getty) St	224 Lake St	St Albans City	LOW	Richard Spiese	30-Nov-93		Ongoing Monitoring	1,600 ft W	No

Hazardous Waste Sites within a 1-Mile Radius of the Site
Brickyard Tavern Building, St. Albans, VT

Site Number	Land Use Restriction	Site Name	Address	Town	Priority	Staff	Discovery Date	Closure Date	Summary	Distance and Direction	Upgradient?
941558	No	St. Albans Go Go (former Lesters)	277 N Main St	St Albans City	LOW	Matt Moran	31-Dec-93		Bradford Oil - new property owner. Annual GW and PCS sampling; next round Spring 2005. BOC new lead RP for GW, with shared role for new PCS work. Poquette soils monitored by S. French - next rd. summer '05.	4,500 ft NNE	No
951906	No	S B Collins Bulk Facility	54 Lower Welden St	St Albans City	MED	Matt Moran	30-Nov-95		Monitoring PCS and MWs annually in 2006. Dissolved phase gasoline UST contamination offsite, possibly along utility corridor. No significant GW solvent impact from waste oil UST. Monitoring well network extends to CVPS site.	3,850 ft SW	No
962036	No	D P W Garage	67 Aldis St	St Albans City	LOW	Gerold Noyes	31-Aug-96		USTs removed, contam found, 4/18/03, 4/13/04 4 MWs above VGES, 1 MW below, 2 MWs ND, biennial monitoring	2,600 ft NNW	No
972243	No	North End Quick Stop	248 North Main St	St Albans City	MED	Tim Cropley	31-Jul-97		Ust Removed. Contamination Found Investigation is completed and long-term monitoring is underway. (9/7/99). MWs paved over. Requested RP to correct the situation (12/5/01).	4,000 ft NNE	No
972323	No	State Police Barracks	Route 104	St Albans Town	LOW	Richard Spiese	30-Nov-97		Limited GW contamination discovered. Site in Natural Attenuation monitoring.	4,340 ft SE	Yes
992646	No	Clarence Brown Inc.	96 Federal Street	St Albans City	MED	Richard Spiese	19-Jul-99		Four NOAVs sent due to hazardous waste handling practices. Investigation needed to determine degree and extent of contamination. Petroleum contamination also found from site ASTs.	1100 ft N	No

Hazardous Waste Sites within a 1-Mile Radius of the Site
Brickyard Tavern Building, St. Albans, VT

Site Number	Land Use Restriction	Site Name	Address	Town	Priority	Staff	Discovery Date	Closure Date	Summary	Distance and Direction	Upgradient?
972257	No	J&L Service Center	171 S Main St	St Albans City	LOW	Matt Moran	30-Sep-97		1,300 gal. gasoline UST release. ~600 gal. recovered by Spring 1998. Excavated & disposed 846 tons PCS (~257 gallons product) 9/99. Annual GW monitoring scheduled for 2005, along with vapor recovery inspection.	3,560 ft S	No
992699	No	North Main Exxon	266 North Main St	St Albans City	LOW	Richard Spiese	30-Sep-99		Underground storage tank removed. Contamination found. Investigation shows limited off-site groundwater contamination to the west of the facility.	4,050 ft NNE	No
992703	No	Grand Union Shopping Plaza	Main St	St Albans City	LOW	Lynda Provencher	8-Sep-99		Initial site investigation completed in January 2000. Contamination was found in two monitoring wells. The SMS requested that all wells be resampled in March 2000, adjacent basements be screened, and the potential for the gas line to act as a preferenti	1,650 ft NE	No
20002745	No	Pizzagalli (former CVPS) - St. Albans	Lower Weiden Street	St Albans City	MED	Matt Moran	9-Jul-00		Additional SI indicated shallow MODF contamination is insignificant. Residual gasoline contamination from CVPS UST requires additional MWs. Report due 11/22/01.	3,800 ft SW	No
20022953	No	St Albans Exxon	Route 7	St Albans City	MED	Gerold Noyes	25-Nov-01		USTs removed. Contam found. Investigation completed. 8/8 & 11/13/02, 6/30 & 12/2/03 5 of 6 MWs above VGES. Annual monitoring required	4,035 ft SSW	No
20012909	No	Mac's Quick Stop	233 S Main St	St Albans City	MED	Gerold Noyes	4-Sep-01		Removal and replacement of piping for 4 UST's.	5,050 ft SSW	No

Hazardous Waste Sites within a 1-Mile Radius of the Site
Brickyard Tavern Building, St. Albans, VT

Site Number	Land Use Restriction	Site Name	Address	Town	Priority	Staff	Discovery Date	Closure Date	Summary	Distance and Direction	Upgradient?
20053412	No	Leader Evaporator	25 Stowell Street	St Albans City	LOW	Matthew Becker	17-Apr-05		CAP approved pending public comment.	1,030 ft S	No
20073739	No	Clarence Brown Aldis Street Bulk Plant	8 Aldis Street	St Albans City	HIGH	Richard Spiese	22-Jun-05		No documents available online.	1,800 ft N	No
CLOSED											
770204	No	Cootes Field		St Albans	NFAP	Unassigned			Site Closed	2,300 ft SW	No
870096	No	C V P S		St Albans	NFAP	Unassigned			Site Closed	3,800 ft SW	No
870154	No	S B Collins		St Albans	NFAP	Unassigned			Site Closed	920 ft NE	No
880193	No	A O T		St Albans	NFAP	Unassigned			Site Closed	4,400 ft NNW	No
880232	No	R L Vallee		St Albans	NFAP	Unassigned			Site Closed	970 ft SSE	Yes
890312	No	Superior Muffler		St Albans	NFAP	Unassigned			Site Closed	1,040 ft SW	No
890374	No	Hood Dairy	Rt 7	St Albans	NFAP	Bob Haslam		30-Nov-92	Site Closed	3,900 ft SSW	No
911074	No	Courthouse	45 Kingman St	St Albans City	SMAC	Unassigned	6-Jun-91		LUST Removal Revealed Contamination. MWs installed and samples were ND from 6/28/2002 sampling. MWs closed as requested.	255 ft N	No
911075	No	S. Main St Grocery	139 S Main St	St Albans City	SMAC	Linda Elliott	30-Jun-91	21-Nov-05	Ongoing monitoring has shown limited contamination in former UST areas. Groundwater Enforcement Standards have been met. No additional work requested.	3,900 ft S	No

Hazardous Waste Sites within a 1-Mile Radius of the Site
Brickyard Tavern Building, St. Albans, VT

Site Number	Land Use Restriction	Site Name	Address	Town	Priority	Staff	Discovery Date	Closure Date	Summary	Distance and Direction	Upgradient?
911174	No	S B Collins Bulk Plant	54 Lower Weiden St	St Albans	NFAP	Unassigned		12-May-92	Petroleum Contamination Found At Bulk Plant.	3,850 ft SW	No
941716	No	Former Blouin Property	Fairfield and Crest Rd	St Albans Town	SMAC	Sarah A. Palmer	31-Oct-94	12-Apr-07	360 cy of PCS stockpiled and monitored for 3 years, concentrations declined and soils were thinspread.	3,900 ft SE	Yes
951810	No	St Albans Town Central School	South Main St	St Albans Town	SMAC	Tim Cropley	30-Apr-95	8-Jul-03	3 yds PCS was inadvertently mixed with clean fill and spread onsite during construction activities. PCS averaged 37 ppm when first stockpiled. Based on low soil volume, the SMS concluded no additional work warranted.	3,750 ft S	No
961980	No	Marshall Center	72 Fairfield St	St Albans	SMAC	Matt Moran	31-Mar-96	30-Jun-96	Heating oil UST removed, low level residual soil contamination, no GW impacts.	2,020 ft SE	Yes
982438	No	Northwood Realty	56 Federal St	St Albans City	SMAC	Linda Elliott	1-Nov-98	29-Sep-99	USTs removed and contamination found. Followup investigation reveals low levels of dissolved phase contamination. No further work needed. SMAC.	300 ft NNW	No
982487	No	C V P S Diesel Plant	Lower Weiden St	St Albans City	SMAC	Bruce Linton	23-Aug-98	13-Apr-99	Underground storage tank removed. Investigation conducted February 1999. Site SMACed April 1999.	3,800 ft SW	No
992578	Yes	Switchyard Shopping Center	120-129 Lake Street	St Albans City	SMAC	Richard Spiese	31-Dec-98	14-Dec-99	Phase II Assessment found soil and groundwater contamination. Corrective Action limits risk with property notice.	480 ft W	No
20002831	No	Carlson Residence	17 Prospect St	St Albans City	SMAC	Gerold Noyes	30-Oct-00	19-Aug-03	UST removed. Contam found. Investigation complete. 12/02 2 MWs slightly over VGES, 3/03 2 MWs under VGES. SMAC	3,030 ft NE	No

Hazardous Waste Sites within a 1-Mile Radius of the Site
Brickyard Tavern Building, St. Albans, VT

Site Number	Land Use Restriction	Site Name	Address	Town	Priority	Staff	Discovery Date	Closure Date	Summary	Distance and Direction	Upgradient?
20012885	No	St Albans City Elem School	29 Bellows St	St Albans City	SMAC	Gerold Noyes	25-Jun-01	5-Aug-02	Transformer spill. Contam surface soils removed. Investigation completed. Confirmatory samples show no impact to GW. SMAC.	3,600 ft NNW	No
20012919	No	former Agway Feed Mill	Walnut St Ext	St Albans City	SMAC	Gerold Noyes	5-Aug-01	8-May-02	UST removed. Contamin found. Investigation complete. GW impact limited to tank pit. Surface soil contam with hydraulic oil from equipment demolition- off site soil disposal. SMAC.	3,315 ft NW	No
20043297	No	Harrison Residence	91 High St	St Albans City	SMAC	Ashley Desmond	2-Nov-04	9-Nov-05	Underground storage tank closed in place. Contamination found. EPS conducted gw investigation at the property. No significant contamination discovered outside of tank grave.	2,540 ft NE	No
20053335	No	Gagne Residence	56 Burt Lane, Simons Trailer P	St Albans City	SMAC	Gerold Noyes	19-Dec-04	12-Jun-07	Kerosene release. All compounds declined to below VGES levels.	5,022 ft SW	No
20053413	No	Lewis Auto Body	22 Stebbins Street	St Albans City	SMAC	Matthew Becker	17-Apr-05	26-Nov-06	SMAC. Notice to Land Record.	5,135 ft SSW	No
20053424	No	Dutkiewicz Residence	128 Lower Weldon St	St Albans City	SMAC	Ashley Desmond	17-Aug-05	29-Jan-06	Underground storage tank closed in place. Contamination found. Odors in residence. 3 drums soil removed from basement. Investigation needed. Verterre wp approved 10/05. Four wells installed and tested- no detection of petroleum related compounds. No VO	3,200 ft WSW	No

Hazardous Waste Sites within a 1-Mile Radius of the Site
Brickyard Tavern Building, St. Albans, VT

Site Number	Land Use Restriction	Site Name	Address	Town	Priority	Staff	Discovery Date	Closure Date	Summary	Distance and Direction	Upgradient?
20063482	No	Desrochers Residence	34 Cedar St	St Albans City	SMAC	Ashley Desmond	3-Jan-06	22-Jun-06	Underground storage tank removed. Contamination found. Vertere Group conducted site investigation. Contamination appears to be limited in extent, though vapors have impacted the indoor air. Blower has been installed to mitigate this risk. Groundwater treatment system installed, samples tested clean.	2,550 ft WNW	No
20063555	No	Franklin Apartments	8 - 10 Maiden Lane	St Albans City	SMAC	Ashley Desmond	19-Jul-06	8-Oct-06	Underground storage tank closed in place. Most recent monitoring event showed that TPH levels in groundwater had declined. No VOCs detected in ambient indoor. Approved closure of single monitoring well for SMAC designation.	1,470 ft NE	No
20073698	No	Former Fonda Warehouse		St Albans Town	SMAC	Ashley Desmond	19-Aug-07	25-Oct-07	Gasoline UST removed. Groundwater and soil concentrations below standards.	3,530 ft N	No

APPENDIX 4

PHOTOPLATES



Plate 1. The Site, view from west across Federal Street.



Plate 2. Southern side of building showing exterior staircase on 27-29 building.

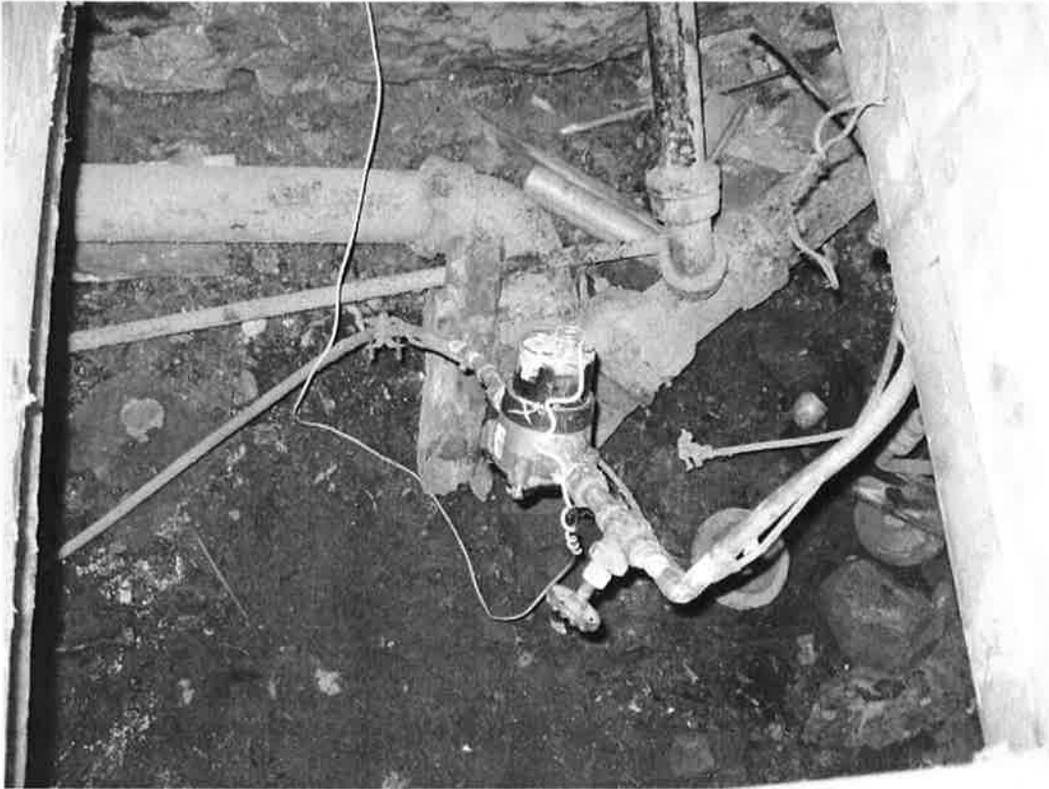


Plate 3. Piping in crawlspace beneath 27-29 building.



Plate 4. Soil, building debris, possible insulation in crawlspace beneath 31-33 building.

APPENDIX 5

USER'S QUESTIONNAIRE

USER QUESTIONNAIRE¹

INSTRUCTIONS: Please complete the following questionnaire. If you have any questions about how to answer the question, answer to the best of your ability, and indicate your question. If additional pages are necessary to fully respond to the question, please mark each page and attach them to this questionnaire.

I. GENERAL BACKGROUND INFORMATION:

1. Address of Facility: 29-33 Federal St. ST ALBANS, VT 05478

(Telephone) _____

2. Name and position of person responding to this Questionnaire:

*Dominic Clark, City Manager
St. Albans, VT*

II. USER SUPPLIED INFORMATION:

1. **Environmental Cleanup liens that are filed or recorded against the Site (40 CFR 312.25):**

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

NO

2. **Activity and land use limitations that are in place at the site or that have been filed or recorded in a registry (40CFR 312.26):** Are you aware of any AULs such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal tribal, state or local law?

Just local zoning

3. **Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28):** As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemical and processes used by this type of business?

NO



¹ In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments") the User must provide the above-listed information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

4. **Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29):** Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

yes

5. **Commonly known or reasonable ascertainable information about the property (40 CFR 312.30):** Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example as user:

- a. Do you know the past uses of the property? *yes*
- b. Do you know the specific chemicals that are present or once were present at the property? *no*
- c. Do you know of spills or other chemical releases that have taken place at the property? *no*
- d. Do you know of any environmental cleanups that have taken place at the property? *no*

6. **The degree of obviousness of the presence or likely presence of contamination at the property and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).** As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence of likely presence of contamination at the property? *no*

SUBMITTED BY:

City of St. Albans, VT
(Firm/Company Name/Corporation)

5/27/08
(Date)

Dominic Plud
(BY)

City Manager
(Title)

[Signature]
(Signature)

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