Brownfields are real property, where the expansion, redevelopment, or reuse may be complicated by the release or threatened release of a hazardous material. Many brownfields are abandoned, lack financially viable owners, and are a blight on their communities. The State of Vermont established the Brownfields Program in 1995 to support the assessment and cleanup of brownfields and leverage public and private redevelopment investment that would otherwise not occur. Cleaning up and reinvesting in brownfields facilitates job growth, increases local tax bases, utilizes existing infrastructure, reduces development pressures on open land, and improves the environment. The State of Vermont and the U.S. Environmental Protection Agency (EPA) support brownfields assessment and cleanup through a variety of grants to eligible applicants.

The success of brownfields remediation and redevelopment projects in Vermont depends on a partnership between the Vermont Department of Environmental Conservation (VT DEC), the individual Grantees, and EPA Region 1. All three entities bring something different to the table. Each is important and key to the success of a Project.

For more information contact:
Trish Coppolino, Brownfields Program Manager
Waste Management and Prevention Division
Vermont Department of Environmental Conservation
1 National Life Drive – Davis 1
Montpelier, VT 05620-3704
patricia.coppolino@state.vt.us
(802) 249-5822
www.anr.state.vt.us/dec/wastdiv/sms/brownfieldshome.htm

VT DEC and the Northeast Waste Management Officials’ Association (NEWMOA) cooperated on the development of this publication.
August 2013

EPA Region 1 provides funding to local communities and regional economic development agencies, including funds for environmental investigation and cleanup. EPA Region 1 manages the grant, providing oversight and strategy guidance. EPA also provides limited technical assistance and outreach to the public.

The Grantee is usually a municipality, regional planning commission, or other local entity. Grantees typically own the site chosen for remediation and redevelopment, and therefore, have important relationships with the community, particularly local residents and developers.

VT DEC’s involvement is vital to a project’s success because they contribute technical and financial assistance to grantees that intend to redevelop a brownfield. VT DEC works with each grantee to educate them on the brownfields process, review proposals, and provide outreach and education. This assistance includes the review of all necessary documents, from Phase I environmental site assessments to Phase II work plans and reports, as well as assistance with corrective action planning, direct oversight of cleanup activities, and coordination with other state agencies to facilitate a cohesive project.
EPA funding enables VT DEC to devote resources to promoting brownfields redevelopment, enhancing the capacity of the State’s cleanup programs, and providing the technical expertise to keep a project moving forward. Key program highlights include:

- Project continuity, which is especially important because many grantees experience staff turnover that would otherwise result in significant delays.
- Assistance with developing work plans, site assessment reports, feasibility investigations, and corrective action plans to ensure the clean-up of the site is completed in a timely and cost-effective manner.
- Regular site visits and inspections to confirm that the remediation and redevelopment process is going smoothly.
- Outreach to grantees, potential developers, and the general public to explain program requirements and cleanup standards and ensure understanding and participation in the process, while helping to simplify and expedite cleanups, reduce risks, and enhance compliance.
- Access to information about funding sources available in Vermont to help assess, cleanup, and redevelop sites.
- Recommendations for alternative approaches, which often save significant regulatory, assessment, and cleanup expenses.

VT DEC serves as the glue that holds projects together. Their involvement often makes the difference between the success and failure of each brownfields project. Project continuity, which is especially important because many grantees experience staff turnover that would otherwise result in significant delays.

Key program highlights include:

- Assistance with developing work plans, site assessment reports, feasibility investigations, and corrective action plans to ensure the clean-up of the site is completed in a timely and cost-effective manner.
- Regular site visits and inspections to confirm that the remediation and redevelopment process is going smoothly.
- Outreach to grantees, potential developers, and the general public to explain program requirements and cleanup standards and ensure understanding and participation in the process, while helping to simplify and expedite cleanups, reduce risks, and enhance compliance.
- Access to information about funding sources available in Vermont to help assess, cleanup, and redevelop sites.
- Recommendations for alternative approaches, which often save significant regulatory, assessment, and cleanup expenses.

VT DEC serves as the glue that holds projects together. Their involvement often makes the difference between the success and failure of each brownfields project.

**Spotlight: Fellows Gear Shaper Factory**

One Hundred River Street, a 160,000 square-foot facility, home to medical offices, restaurants, and shops, sits on the site of the former Fellows Gear Shaper Factory in Springfield. The property was first developed in 1836 and operated as a milling shop, wood doll shop, and carriage painting facility. Fellows Gear Shaper purchased the property in 1894 and operated a machine tool manufacturing facility until 1972. The owners of Fellows conveyed the property to the Town of Springfield, which, in turn, transferred it to Precision Valley Development Corporation (PVDC). PVDC operated the site as a multi-tenant facility for many years, but as time went on, the property fell into disrepair and by the early 2000s, it had visibly decayed and there were only a handful of tenants. The site was contaminated with asbestos, polychlorinated biphenyls (PCBs), and volatile organic compounds (VOCs). Environmental assessments identified several other challenges for redevelopment, including the need to remove soil contaminated with oil.

The remediation process was complicated and involved various regional and other state agencies. VT DEC worked closely with the Town of Springfield to facilitate various public resources in concert with the plans of an out-of-state developer. Now the site has become a completely revitalized, economic asset for downtown Springfield.

**“VT DEC was a valuable partner in this very complex project. The Department’s extensive knowledge of PCB remediation methods and their flexible approach to cleanup was invaluable in the remediation process. In addition, VT DEC acted as a liaison between the developer and EPA on many technical issues which was critical in bringing the project to fruition.”**

— Tom Kennedy, Southern Windsor County Regional Planning Commission

**Spotlight: Johnson Community Housing Project**

The property at 182 School Street in Johnson, VT is a desirable location overlooking the Gihon and Lamoille Rivers, which are major recreational and scenic resources for the community. It was formerly owned by the Vermont Electric Cooperative but sat vacant for years. In 2005, the site was enrolled in the Lamoille County Brownfields Reuse Program.

VT DEC was involved from the beginning with assisting the property owner and developer with moving the project towards redevelopment. The Phase 1 environmental site assessment identified soils contaminated with PCBs and polycyclic aromatic hydrocarbons (PAHs). Additional site assessments and a comprehensive remediation plan that included testing, cleanup, and removal of the impacted soils; and demolition of the main building followed.

The $6.3 million redevelopment project of the Lamoille Housing Partnership and Housing Vermont yielded 24 new affordable apartments for seniors and families, as well as numerous jobs related to the construction of the project.

**“With the technical assistance provided by the VT DEC staff, and the EPA assessment funds available for additional testing, Housing Vermont was able to get comfortable with the remediation plan. Today we have 24 new units of housing, located directly across from the Johnson elementary school – a great location for family housing.”**

— Kathy Beyer, Vice President for Development, Housing Vermont