



TRORC Regional Brownfields Assessment Program

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A Brief History

2001- present

6 grants, \$1.6 million

- **Assessments to Date**
 - **Woodstock Jungle**
 - **Thefford Town Garage**
 - **Salisbury Square (former Ethan Allen site in Randolph)**
 - **Tip Top Tire in Wilder**
 - **Twin State Fruit in White River Junction**
 - **Twin State Fertilizer in Bradford**
 - **A&B Motors in Woodstock**
- **Topsham Plating**
- **Chesapeake Plywood in Hancock**
- **Alsup Property in Woodstock's East End**
- **Adams Paper Mill in Wells River**
- **Malmquist Mill in Post Mills**
- **Creamery Building in Chelsea**
- **Crawford Autoland Property in Royalton**
- **Woodstock Garage**
- **Norm's Garage in Sharon**
- **Prospect Street in White River Junction**



What is a Brownfield?

Land that is:

- ▶ Vacant or Underutilized
- ▶ Contaminated or Suspected to be Contaminated
- ▶ Has Reuse Potential as Commercial, Residential or Greenspace

How do we find them?

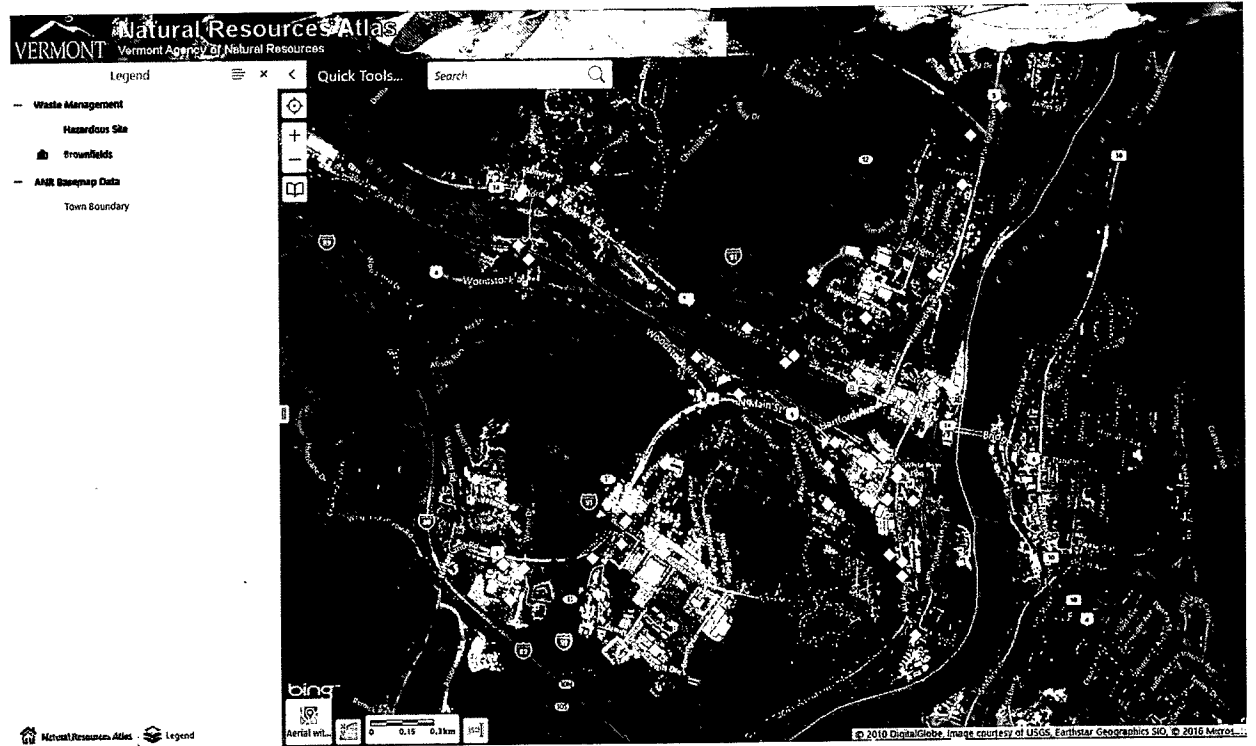
State List

Town Officials

Realtors

Site Owners

Economic Developers



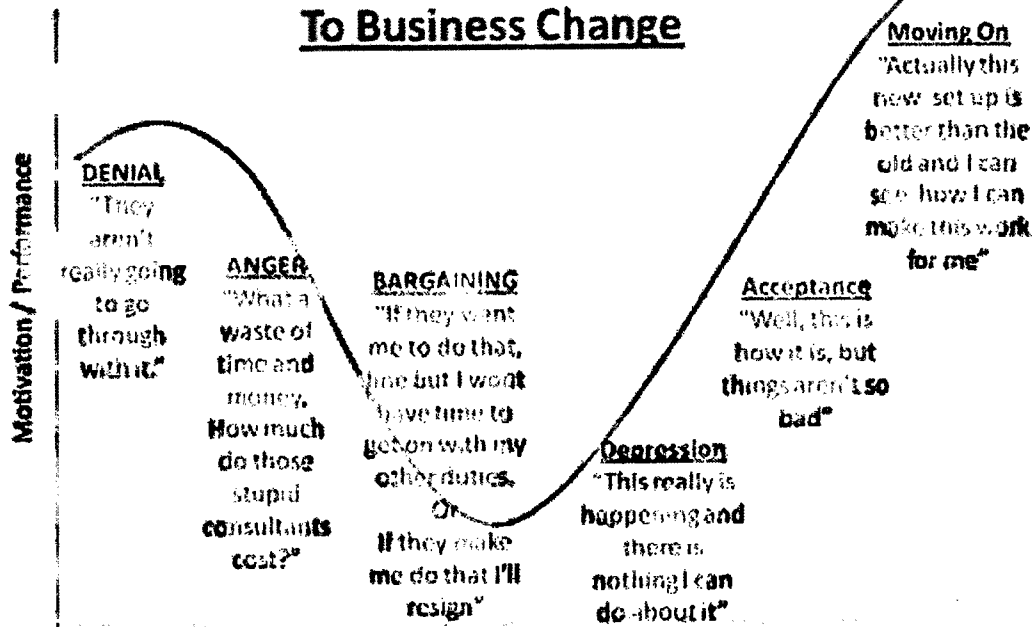
Why Assess With Us?

- ▶ Joint and Several Liability
- ▶ EPA and DEC review
- ▶ Minimizing risk of spread
- ▶ Quantifying the unknown





Kubler-Ross Curve Applied To Business Change



Getting
Permission
Site Owner
&
EPA
Approval



Assessments

Phase I (\$2-3k)

- ▶ Paper Review
- ▶ Interviews
- ▶ Site Visit
- ▶ Document Search
- ▶ Historical Records
- ▶ Draft and Final Report
- ▶ Recognized Environmental Conditions (**RECs**)
- ▶ Satisfies Due Diligence

Phase II (\$20-80k)

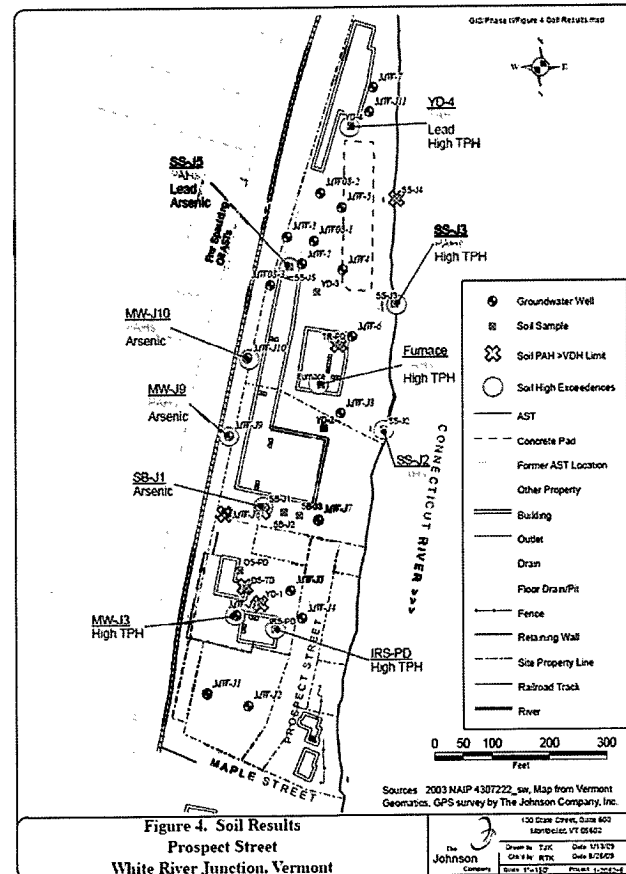
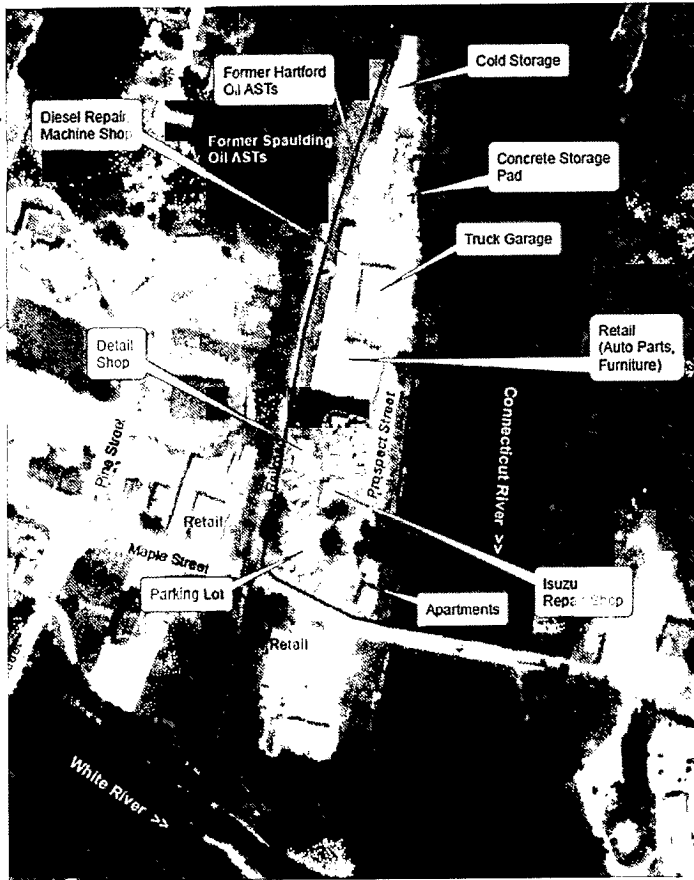
- ▶ Testing Plan
- ▶ Methods and Locations
- ▶ Groundwater Wells
- ▶ Surface Samples
- ▶ Material Samples
- ▶ Draft and Final Reports
- ▶ Recommendations

Phase III (\$5-15k)

- ▶ Analysis of Cleanup Alternatives
- ▶ Corrective Action Plan
- ▶ Cost Estimates

**Cleanup
not done
by us**

Prospect Street, WRJ





Going Forward

- Still looking for sites
- 2 more years
- Housing projects
- Downtown infill
- Blighted sites
- Can hold confidential discussions with owners/buyers
- Focus on Hartford, Randolph, Bethel, Bradford but other communities, too



Contact Kevin Geiger or Michael Storace