

Mr. Joe Weith  
Senior Project Manager  
White + Burke Real Estate Investment Advisors, Inc.  
40 College Street, Suite 100  
PO Box 1007  
Burlington, Vermont 05402-1007

September 13, 2016  
File No. 4076.00

Re: Summary of Initial Environmental Assessment  
Targeted Area Wide Planning Project  
St. Albans City, Vermont

Dear Joe:

In accordance with our July 8, 2016 proposal, on behalf of the White + Burke, Sanborn, Head & Associates, Inc. (Sanborn Head) has prepared a memorandum summarizing our Initial Environmental Assessment within the Targeted Area Wide Planning Block of St. Albans, Vermont. This work was funded by a USEPA Brownfields Assessment grant to the Northwest Regional Planning Commission (NRPC).

The attached memorandum and figure summarize the results of a preliminary screening of known and potential environmental issues and concerns in the Stebbins, Market, and Catherine Street area based upon a “desktop” screening of Federal and State information obtained through a commercial database vendor and files available on the Vermont Agency of Natural Resources’ (ANR’s) website and provided by NRPC. Our review is intended to be a high-level summary, and does not constitute an ASTM-compliant Phase I Environmental Site Assessment (ESA). The conclusions contained on the summary memorandum and figure do not represent environmental certainties, and should be verified with site observations, interviews with individuals knowledgeable of specific properties, and where appropriate, chemical analyses. Following a review by the Brownfields Steering Committee, we understand the findings of this initial assessment will be used to support selection of two to three “catalyst/high priority” sites.

We note that Phase I ESAs have been previously performed for several properties included in this review. According to the ASTM E1527-13 Standard, Phase I ESAs are valid for 180 days before a new assessment must be performed. Given that the Phase I ESAs reviewed by Sanborn Head were all older than 180 days, we understand that the transfer of any of the properties included in our review would be subject to a new Phase I ESA as part of due diligence on the part of a potential purchaser. The conclusions of our assessment may change depending upon the findings of a site-specific Phase I ESA for these parcels.

Regarding redevelopment of the parcels, it is our opinion that the environment information reviewed to date do not indicate an absolute barrier to development of the parcels within

the target area. Two parcels within the target area have previously had environmental work performed and no further action has been requested by the Vermont Department of Environmental Conservation (VT DEC); however as discussed in the attached memorandum, redevelopment plans should consider the potential for residual contamination at these properties. The remaining parcels have limited or no available environmental information. Several parcels have indicated waste has been manifested off-site, and a number of parcels have indicated current or historical automotive uses, which can engender the potential presence of petroleum products and/or hazardous substances. Given the long industrial history of the area, the presence of coal and other urban fills in the subsurface soils is anticipated.

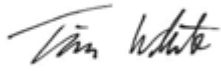
Despite the general lack of environmental information for the Stebbins, Market, and Catherine Street area, it is our opinion that future redevelopment can be supported by targeted environmental assessments and activities. Such a targeted approach may contain one or more of the following elements:

- **Phase I ESA:** To further identify site history/current conditions and the potential for releases to the environment of petroleum products and/or hazardous substances.
- **Phase II ESA:** If indicated by Phase I findings, site specific sampling to identify the potential presence of petroleum products and/or hazardous substances in soil, groundwater, or soil vapor.
- **Remedial Planning/Remedial Actions:** If contamination is confirmed by Phase I/II findings, a Corrective Action Plan (CAP) could be developed to address the contamination with concurrence by the VT DEC. Depending upon the type and extent of contamination, a range of remedial actions may be employed. Examples of remedial activities include:
  - Excavation and/or capping of contaminated soil to limit direct contact exposure risk.
  - Evaluation of the potential presence of contaminated groundwater or soil vapor that may migrate off-site.
  - Mitigation measures in site structures to reduce the potential for vapor intrusion.
  - Placement of a Land Use Restriction (LUR) on a property to protect engineering controls (e.g., a soil cap) and maintain isolation with contaminated material in the subsurface.

The range of potential activities can be refined once the Brownfields Steering Committee has a chance to consider the information compiled to date, and “catalyst” properties are identified.

We appreciate the opportunity to provide this information to White + Burke. If you have questions with regard to this information, please contact us.

Very truly yours,  
SANBORN, HEAD & ASSOCIATES, INC.



Timothy M. White, P.G.  
*Senior Project Manager*

TMW/BJB: tmw

Encl. Memorandum – Summary of Initial Environmental Assessment  
Figure 1 – Summary of Initial Environmental Assessment

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**SUMMARY OF INITIAL ENVIRONMENTAL ASSESSMENT  
TARGETED AREA WIDE PLANNING PROJECT  
ST. ALBANS CITY, VERMONT**

On behalf of the White + Burke, Sanborn, Head & Associates, Inc. (Sanborn Head) has prepared this memorandum summarizing our Initial Environmental Assessment within the Targeted Area Wide Planning Block of St. Albans, Vermont. This work was funded by a USEPA Brownfields Assessment grant to Northwest Regional Planning Commission (NRPC).

The memorandum and figure summarize the results of a preliminary screening of known and potential environmental issues and concerns in the Stebbins, Market, and Catherine Street area (hereinafter referred to as the “project area”). These results are based upon a “desktop” screening of Federal and State information obtained through a commercial database vendor and files available on the Vermont Agency of Natural Resources’ (ANR’s) website and provided by NRPC.

Review of historical documentation available for the project area identified the area as historically being a part of the St. Albans Foundry; a large industry that involved primarily the storage of coal and lumber, and also included other storage and warehouse buildings (e.g. “lime shed”, general “storage”) in the late 1800s and early 1900s. Environmental investigations performed at select parcels within the project area, and in the surrounding vicinity have identified the presence of coal and other urban fills in the subsurface soils. The overall groundwater flow direction appears to be to the west-northwest across the area of interest. Based on these investigations and the historical uses within the project area, the presence of coal, ash, and other impacted urban fill soils may exist at parcels throughout the project area. As such, an initial Phase I Environmental Site Assessment (ESA) is recommended for each parcel prior to redevelopment. Further, given the relatively small size of the parcels and the close proximity to one another within the area of interest, the potential for contamination to have migrated across property lines should be considered as part of Phase I ESA activities.

As detailed in the summary below, two sites identified within the project area were issued a Site Management Activity Complete (SMAC) designation (Parcels #26049060 and #26082022) by the Sites Management Section (SMS) of the Vermont Department of Environmental Conservation (VT DEC). If a SMAC has been issued for a property, it does not release the owner(s) of the property from any past or future liability associated with contamination at the site, but rather SMAC designation means that the VT DEC is not requesting any additional work in response to the contamination associated with the initial site listing/characterization/remediation. It is important to note that additional site investigation/remediation may still be required at a site following a SMAC designation.

Occupancy information detailed in the summary below was provided to Sanborn Head by White + Burke in email correspondence dated July 22 and August 17, 2016.

We have identified the following four environmental review status categories, and one additional sub-category based on site use, for parcels within the Stebbins, Market, and Catherine Street area:

**Environmental Work Performed – SMAC Letter Issued**

- St. Albans House – 58 and 60 Lake Street, 1 Catherine Street (Parcel #26049060)
- Lewis Auto Body – 22 Stebbins Street (Parcel #26082022); includes former automotive uses.

**Historical/Current Waste Generator Documentation Identified**

- 17-37 Catherine Street (Parcel #26018017)
- 36 Lake Street (Parcel #26049034)
- 23 Stebbins Street (Parcel #26082023)
- 24 Catherine Street (Parcel #26018026)

**Status of Environmental Investigation Unknown – No Environmental Records Identified**

- Market Street ROW Area (Parcel #23033002, d)
- 36 Catherine Street (Parcel #26018036)
- 12 Stebbins Street (Parcel #26082012)
- 14 Stebbins Street (Parcel #26082014)
- 15-17 Stebbins Street (Parcel #26082015)

**Site Use Sub Category: Historical/Current Automotive Uses Identified**

- 13-25 Catherine Street (Parcel #26018013)
- Unknown Address – Parking Lot (Parcel #26049030)
- Unknown Address – Parking Lot (Parcel #26049028, a and b)
- 21 Stebbins Street (Parcel #26082021)
- 25 Stebbins Street (Parcel #26082025)
- 13 Stebbins Street (Parcel #26082013)
- 10-18 Catherine Street (Parcel #26018010)

## **Residential (no environmental investigations or waste records were available)**

- 8 Stebbins Street (Parcel #26082008)
- 10 Stebbins Street (Parcel #26082010)

## **ENVIRONMENTAL WORK PERFORMED – SMAC LETTER ISSUED**

### **St. Albans House – 58 and 60 Lake Street, 1 Catherine Street (Parcel #26049060)**

- A previous environmental investigation was performed at this parcel in 2011 including a Phase I ESA, Phase II ESA, Supplemental Site Investigation, and a Vapor Intrusion Assessment as part of a Brownfield's Assessment Grant with the NRPC. Metals and semi-volatile organic compounds (SVOCs) were encountered at concentrations exceeding the EPA Regional Screening Levels (RSLs) and total petroleum hydrocarbons (TPH) were encountered at concentrations exceeding the Vermont guidance values in shallow soils (less than four feet below ground surface [ft bgs]). Coal ash and fill materials were also encountered in subsurface soils. Coal was reportedly used for heating and was stored in sheds on the property. Impacted soils are covered primarily by asphalt, and in limited traffic areas by loam and grass. A SMACand Notice to Land Record (NLR) were issued for the site in 2013.
- Lead and arsenic were identified in groundwater at concentrations in excess of the Vermont Groundwater Enforcement Standards (VGES) in samples collected from downgradient monitoring wells. Freon 12 was also detected in groundwater at the site, with the highest concentration identified at an upgradient location below its respective VGES. The source of the Freon 12 in groundwater was not identified and could be derived from an off-site source.
- Tetrachloroethylene (PCE) was detected in soil vapor in 2012<sup>1</sup> at concentrations exceeding the VT DEC Vapor Intrusion Screening Values for Shallow Soil Gas (i.e., < 5 ft below ground surface). PCE was not detected in indoor air, groundwater, or soil at the site; however, the source of the PCE in soil gas at the site has not been identified, nor has the extent of the PCE in soil gas been delineated. Past uses of the abutting, upgradient property (36 Lake Street - Parcel #26049034) included a "steam laundry", and although dry cleaning operations could not be confirmed, based on waste manifest records, it appears PCE was used at the 36 Lake Street property (refer to discussion below).
- The 2012 vapor intrusion investigation indicated carbon tetrachloride was the only VOC detected in indoor air above the Target Indoor Air screening level (detected in one basement sample); however, the detection of carbon tetrachloride was attributed to an impact from outdoor air which showed a similar concentration. The 2012 investigation

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<sup>1</sup> Carbon tetrachloride was detected at concentrations exceeding its Vermont Vapor Intrusion Screening Value of 0.41 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ) from the indoor air sample collected as part of the Vapor Intrusion Assessment as outlined in the "Vapor Intrusion Assessment and Follow-Up Groundwater Sampling Report", prepared by ECS of Waterbury, Vermont.

concluded that there was no vapor intrusion risk at the site. Although the site has received a SMAC letter, we note that as part of future site redevelopment, potential for vapor intrusion cannot be ruled out. Volatile organic compounds (VOCs) have been detected in soil vapor at the property, and the source(s) of these VOCs have not been delineated. Further, the subsurface migration of vapor is not as predictable as groundwater migration, and can migrate across property lines and into nearby structures.

- Asbestos and lead-based paints were identified in building materials in the on-site buildings as part of a hazardous building materials (HBM) survey. We did not identify records that HBM abatement had occurred at the property.
- Redevelopment of this property is anticipated to require at a minimum: 1) contacting the VT DEC prior to any subsurface work and disturbance of the asphalt cap, pursuant to the NLR; 2) developing a Soil Management Plan (SMP); 3) performing additional sampling and investigation to further delineate impacted soils; 4) evaluating the source of the Freon 12 and PCE in groundwater and soil vapor and evaluate the vapor intrusion potential; and 5) an amendment to the NLR. In addition, HBM abatement activities would need to be performed if demolition or renovation were required for the existing buildings.

#### **Lewis Auto Body – 22 Stebbins Street (Parcel #26082022)**

- Previous environmental investigation was performed at this parcel in 2005 including a Phase I ESA, Phase II ESA, additional Phase II, and implementation of a Corrective Action Plan (CAP) as part of a Brownfield's Assessment Grant with the NRPC. Lead-impacted soils are present at concentrations exceeding the EPA Region IX Residential and Industrial Preliminary Remediation Goals (PRGs) in the surficial soils 0-2 ft bgs. An asphalt cap was placed over the entire property and a SMAC and NLR were issued in 2006.
- The parcel abuts the Leader Evaporator Company, Inc. (Parcel #26084025, not included within the project area) which is also listed as a Hazardous Waste Site (#20053412), but has been remediated using USEPA Brownfields funding managed by the NRPC. Bulk petroleum use and storage at this parcel were identified in Weston and Sampson's Phase I ESA Report dated March 31, 2005, as potential Recognized Environmental Conditions (REC's)<sup>2</sup> for the Leader Evaporator Site. The Leader Evaporator Site received a SMAC letter in 2008. Although the Leader Evaporator Site has been remediated, the potential for historical impacts to the adjacent Lewis Auto Body site should be reviewed as part of site redevelopment.
- VOCs were identified in floor drain sediments within the building and removed as part of the remedial actions at the site; subsequently, the floor drain was closed in place.

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<sup>2</sup> The ASTM E 1527-13 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" defines a REC as: "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions."

- Asbestos and lead-based paints were identified in building materials in the on-site buildings as part of a HBM survey. We did not identify records that HBM abatement had occurred at the property.
- Redevelopment of this parcel is anticipated to require at a minimum: 1) contacting the VT DEC prior to any planned subsurface work and disturbance of the asphalt cap, pursuant to the NLR; 2) developing a SMP for approval by VT DEC; 3) additional sampling and investigation to further delineate impacted soils and 4) an amendment to the NLR. In addition, HBM abatement activities would need to be performed if demolition or renovation were required for the existing buildings.

## **HISTORICAL/CURRENT WASTE GENERATOR DOCUMENTATION IDENTIFIED**

### **17 - 37 Catherine Street (Parcel #26018017)**

- Information related to environmental investigations was not available for the parcel. Available waste disposal records show that the Northern Vermont Oral Surgery (formerly located at 17 Catherine Street) was a conditionally exempt small quantity generator (CESQG) of silver from 2006 to 2012. Past uses identified in available historical documentation include paint shops and the St. Albans Foundry which stored coal and lumber in the late 1800s. The parcel is currently used for commercial businesses.
- Historically, paint shops have been known to have VOC and chlorinated-VOC contamination related to typical activities conducted at these types of facilities. It is possible that releases of hazardous substances and/or petroleum products may have occurred at the site.

### **36 Lake Street (Parcel #26049034)**

- Information related to environmental investigations was not available for the parcel. Available waste records show that the Vermont Department of Buildings and General Services Court Maintenance Shop was listed as a CESQG in 1995 and 2010 of lead, benzene, PCE, and ignitable waste from materials including batteries, lamps, pesticides, and thermostats. Waste manifest records for PCE are not available, and therefore the nature of the use of PCE on-site cannot be confirmed. However, the waste records indicate that PCE waste was generated on-site, and therefore chlorinated-VOC impacts on the site are possible, and should be considered in potential redevelopment scenarios. Past uses identified on available Sanborn Maps include "steam laundry" and an "armory hall" from 1901 through 1926. The dates of the waste generation post-date the use of the parcel as a laundry facility. The parcel is currently used for the Vermont District Court Offices.
- Although the property was reported to historically have a steam laundry operation, it is unknown whether dry cleaning was included as part of these operations. Historically, dry cleaners have been known to have chlorinated-VOC contamination related to their operations. If dry cleaning were conducted on the property historically, it is possible that releases of hazardous substances and/or petroleum products may have occurred.



### **23 Stebbins Street (Parcel #26082023)**

- Information related to environmental investigations was not available for the parcel. Available waste records show that the Town and Country Auto Body was listed as a CESQG from 1998 through 2012 for generation of acetone, toluene and other flammable liquids. Past uses include the storage of coal, and machine shop and the Town and Country Auto Body. The parcel is currently vacant.
- Historically, auto repair shops have been known to have VOC and chlorinated-VOC contamination related to typical activities conducted at these types of facilities. It is possible that releases of hazardous substances and/or petroleum products may have occurred.

### **24 Catherine Street (Parcel #26018026)**

- Information related to environmental investigations was not available for the parcel; however, waste records available indicate Comcast Cable Communications was listed as a CESQG in 2007 for ignitable waste. Past uses identified in available historical documentation include the St. Albans Foundry, a carpenter shop, carriage repair shop, hay and grain storage, stove and furnace shop, electric power, tin and sheet iron works, and various cable providers. The parcel currently houses offices for Comcast and the Franklin Central Supervisory Union.

## **STATUS OF ENVIRONMENTAL INVESTIGATION UNKNOWN - NO ENVIRONMENTAL RECORDS IDENTIFIED**

### **Market Street ROW Area (Parcel #23033002, d)**

- Information related to environmental investigations or waste records were not available for the parcel. The parcel is currently used as an active railroad corridor located with the Market Street right-of-way. Based on our understanding of historical uses for the railroad industry, the property may be impacted with typical contaminants used in the railroad including metals, polycyclic aromatic hydrocarbons (PAHs), coal, ash, and creosote.
- Based on the current use as an active railroad corridor, it is possible that releases of hazardous substances and/or petroleum products may have occurred on the property.

### **36 Catherine Street (Parcel #26018036)**

- Information related to environmental investigations or waste records were not available for the parcel. Past uses include a wood shop, residential, and a hay warehouse. We understand the parcel is currently vacant.

### **12 Stebbins Street (Parcel #26082012)**

- The parcel is currently vacant and not finished with any buildings. The parcel is owned by CAX LLC.

- Information related to environmental investigations or waste records were not available for the parcel. Past uses include storage and scales as part of the W.B. Fonda Co. Lumber Yard. The parcel is currently used for parking.
- Stockpiles covered in plastic sheeting were observed being stored on the parcel in an aerial photograph dated 2013. A house fire reportedly occurred at an adjacent parcel and debris from the fire was stored on the parcel. An article referencing a house fire on Stebbins Street in 2008 was also identified, and may have occurred on this property. Environmental releases and combustion by-products may be present in the subsurface as a result of the fire and storage of debris.

#### **14 Stebbins Street (Parcel #26082014)**

- Information related to environmental investigations or waste records were not available for the parcel. Past uses include a wood storage facility, and lumber yard and mill associated with the W.B. Fonda Co. Lumber Yard. We understand the property is currently vacant.
- According to historical news stories, a fire reportedly occurred at the property on December 28, 2014, both in a parked recreation vehicle, and in the main building located on the parcel. Environmental releases and combustion by-products may be present in the subsurface as a result of the fire.

#### **15-17 Stebbins Street (Parcel #26082015)**

- Information related to environmental investigations or waste records were not available for the parcel. Past uses include a storage facility, residential, and real estate activities. The parcel is currently used for commercial and residential use.

### ***HISTORICAL/CURRENT AUTOMOTIVE USES IDENTIFIED***

#### **13 - 25 Catherine Street (Parcel #26018013)**

- Information related to environmental investigations or waste records were not available for the parcel. Past uses identified in available historical documentation include a paint shop and hotel from the late 1800s to early 1900s. The City Directory Image Report identifies the property located at 15 Catherine Street as the Auto Value Auto Parts and Bond Auto Parts of St. Albans from 1992 through 2003. The parcel is currently used for commercial businesses including a salon, medical center, and dog grooming services.
- Historically, auto facilities have been known to have chlorinated-VOC contamination related to typical activities conducted at these types of facilities. It is possible that releases of hazardous substances and/or petroleum products may have occurred. In addition, the current use as a parking lot could produce petroleum impacts from vehicles.

### **Unknown Address– Parking Lot (Parcel #26049030)**

- Information related to environmental investigations or waste records were not available for the parcel. Past uses identified in available historical documentation include a carriage house, auto storage, farm machinery and contractors storage shed, and a paper store. The parcel is currently used as a parking lot with no buildings on it.
- Historically, auto storage facilities have been known to have VOC and chlorinated-VOC contamination related to typical activities conducted at these types of facilities. In addition, the current use as a parking lot could produce petroleum impacts from vehicles. It is possible that releases of hazardous substances and/or petroleum products may have occurred on the property.

### **Unknown Address – Parking Lot (Parcel #26049028, a and b)**

- Information related to environmental investigations or waste records were not available for the parcel. Past uses identified in available historical documentation include a hotel, livery, carriage house, cobbler, and a garage and motor parts facility in the early to mid 90s. The parcel is currently used as a parking lot with no buildings on it.
- Historically, auto facilities have been known to have VOC and chlorinated-VOC contamination related to typical activities conducted at these types of facilities. It is possible that releases of hazardous substances and/or petroleum products may have occurred. In addition, the current use as a parking lot could produce petroleum impacts from vehicles.

### **21 Stebbins Street (Parcel #26082021)**

- Information related to environmental investigations or waste records were not available for the parcel. Past uses identified in available historical documentation include the storage of coal in a lumber and coal yard, an auto repair shop, and the Top Notch Car Wash. The parcel is currently finished with one building that is vacant.
- Historically, auto facilities have been known to have VOC and chlorinated-VOC contamination related to typical activities conducted at these types of facilities. It is possible that releases of hazardous substances and/or petroleum products may have occurred.

### **25 Stebbins Street (Parcel #26082025)**

- Information related to environmental investigations or waste records were not available for the parcel. Past uses identified in available historical documentation include the storage of coal as part of the W.B. Fonda Lumbar and Coal Wood Yard in the late 1800s and a “machine shop” and “auto sale & services” from 1926 through at least 1959. The most recent information available indicated that the parcel contained the FW Webb Company Plumbing, Heating, and Cooling until at least 2003 based on the City Directory Image Report provided by EDR. The building was demolished between 2009 and 2011 with only the slab remaining on the vacant property.

- Historically, auto facilities have been known to have VOC and chlorinated-VOC contamination related to typical activities conducted at these types of facilities. It is possible that releases of hazardous substances and/or petroleum products may have occurred.

### **13 Stebbins Street (Parcel #26082013)**

- Information related to environmental investigations or waste records were not available for the parcel. Past uses include a lumber yard and mill; the parcel is currently used as an automotive detailing facility.
- Historically, auto facilities have been known to have chlorinated-VOC contamination related to typical activities conducted at these types of facilities. It is possible that releases of hazardous substances and/or petroleum products may have occurred.

### **10-18 Catherine Street (Parcel #26018010)**

- Information related to environmental investigations or waste records were not available for the parcel. Past uses include a vehicle warehouse in the early 1900s and a Flour Feed and Phosphate's facility in the late 1880s to early 1900s. The ground floor of the building on the parcel is currently vacant, and the second floor is residential.

## **RESIDENTIAL**

### **8 Stebbins Street (Parcel #26082008)**

- Information related to environmental investigations or waste records were not available for the parcel. Historical and current use of the parcel is residential.

### **10 Stebbins Street (Parcel #26082010)**

- Information related to environmental investigations or waste records were not available for the parcel. Historical and current use of the parcel is residential.

## **DATA GAPS**

- The property located at 36 Lake Street (Parcel #26049034) was listed as a CESQG on the VT DEC website for lead, benzene, PCE, and ignitable waste from materials including batteries, lamps, pesticides, and thermostats in 1995 and 2010. Manifests were unavailable for this parcel at the time of this report. We contacted VT DEC regarding accessing available manifests, and the Department indicated that because the site is a CESQG, they are not required to submit a waste manifest if a facility transports its own waste. We note PCE was detected in soil vapor at the abutting, downgradient, St. Albans House property (Parcel #26049060) in 2012 at concentrations exceeding the VT DEC Vapor Intrusion Screening Values for Shallow Soil Gas. The lack of available manifests identifying the quantity of PCE generated is considered a potentially significant data gap because the current source of the PCE in soil gas at the adjacent St. Albans House parcel (58 and 60 Lake Street, 1 Catherine Street) has not been identified, nor has the extent of the PCE in soil gas been delineated.

- Several properties are listed as CESQG in the EDR Report or on the EPA database “EnviroFacts”; the hazardous waste generator identification numbers, however, are not registered on the VT DEC website and limited data and manifests are available. We contacted VT DEC regarding these sites and were informed that since they are no longer generators, they are not listed in the database. These sites include:
  - VTR000505826 (17-37 Catherine Street, Parcel #26018017)
  - VTR000009902 (22 Stebbins Street, Parcel #26082022)
  - VTR000009928 (23 Stebbins Street, Parcel #26082023)

Because the types of wastes generated at these sites are summarized on the USEPA Envirofacts database and discussed herein, we do not consider this a significant data gap.

- Historical use information was identified using historical mapping (e.g. certified Sanborn Fire Insurance Maps and USGS topographic maps), aerial photographs, and an EDR City Directory Image Report. Historical topographic maps and aerial photos were available for the project area and vicinity spanning from 1914 through 2012, but several photographs were of poor quality and could not be interpreted. In addition, Sanborn Maps were available spanning from 1884 through 1959; historical uses post-1959 was often unavailable. The City Directory Image Report spanned 1992 through 2013. Given the information compiled as part of this assessment spans the time period from the late 1800s to the present, it includes the interval in which hazardous substances or petroleum products would most likely have been released to the environment from “modern”, industrial-type uses. Therefore, the lack of information prior to this time does not represent a significant data gap as information prior to the late 1800s is not anticipated to change the environmental findings at the site.

**Terms:**

“ANR” = [Vermont] Agency of Natural Resource (VT DEC database)

“CAP” = Corrective Action Plan

“CESQG” = Conditionally Exempt Small Quantity Generator

“EDR” = Environmental Data Resources, Inc. (commercial database vendor)

“ESA” = Environmental Site Assessment

“ft bgs” = Feet Below Ground Surface

“HBM” = Hazardous Building Material Survey

“NLR” = Notice to Land Record

“NWRPC” = Northwest Regional Planning Commission

“PAHs” = Polycyclic Aromatic Hydrocarbons

“PCE” = Tetrachloroethylene –

*a chlorinated VOC detected in soil vapor exceeding the VT DEC Vapor Intrusion Screening Values for Shallow Soil Gas (i.e., <5 ft below ground surface) at the St. Albans House Parcel (58 and 60 Lake Street, 1 Catherine Street, Parcel #26049060)*

“PRGs” = Preliminary Remediation Goals (Specifically the EPA Region IX Residential and Industrial)

“RECs” = Recognized Environmental Conditions –

*The ASTM E 1527-13 “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process” defines a REC as: “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.”*

“RSLs” = Regional Screening Levels

“SMAC” = Site Management Activity Complete –

*If a SMAC has been issued for a property, it does not release the owner(s) of the property from any past or future liability associated with contamination at the site, but rather SMAC designation means that the VT DEC is not requesting any additional work in response to the contamination associated with the initial site listing/characterization/remediation; additional site investigation/remediation may still be required at a site following a SMAC designation.*

“SMP” = Soil Management Plan

“SMS” = Sites Management Section

“SVOCs” = Semi-Volatile Organic Compounds

“TPH” = Total Petroleum Hydrocarbons

“VGES” = Vermont Groundwater Enforcement Standards

“VOCs” = Volatile Organic Compounds

“VT DEC” = Vermont Department of Environmental Conservation

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Figure 1

# Summary of Initial Environmental Assessment

St. Albans, Vermont

Drawn By: C. LaVack / E. Wright  
 Designed By: H. Lemieux  
 Reviewed By: T. White  
 Project No: 4076.00  
 Date: September 2016

## Figure Narrative

This figure shows the results of a preliminary screening of known environmental issues and concerns for the St. Albans City Targeted Area Wide Planning Study Area in St. Albans, Vermont. Results are based upon information obtained from a commercial database search of various Federal and State lists performed by Environmental Data Resources, Inc. (EDR) and Sanborn Head's review of State files available on-line. Our review is intended to be a high-level summary, and does not constitute an ASTM-compliant Phase I Environmental Site Assessment.

## Notes

1. Geospatial information and information about parcel address, ownership, and acreage were obtained from a shapefile provided by the Town of St. Albans via email on July 22, 2016. Site descriptions were obtained from an EDR report dated August 2, 2016 and from the Vermont Agency of Natural Resources (VT ANR) (<http://anrmaps.vermont.gov/websites/anra/>; <https://anrweb.vt.gov/DEC/ERT/Hazsites.aspx>), accessed on August 09, 2016 by Sanborn Head.

## Legend

Approximate Extent of Railroad Parcel Within Targeted Area

### Parcel Status

Environmental Work Performed – SMAC Letter Issued

Historical/Current Waste Generator Documentation Identified

Status of Environmental Investigation Unknown – No Environmental Records Identified

Residential

### Site Use

Historical/Current Automotive

