

Vermont Brownfields Program Initiatives

The focus of the Brownfield Program is on the following areas:

- **limitation of environmental liability**
- **technical assistance**
- **financial assistance**
- **outreach/education**

The program is administered directly by the Vermont Department of Environmental Conservation, with collaboration from the Vermont Agency of Commerce and Community Development, Vermont's eleven Regional Planning Commissions, and the United States Environmental Protection Agency.

Brownfield Definition: *Real property* for which *redevelopment* or *reuse* may be *complicated* by the *presence*, or *potential presence*, of *contamination*.



Solo Cup/Fonda – St. Albans

Information and Contacts

PLEASE remember – call before you buy!

For information, assistance and next steps:

VT Dept. of Environmental Conservation
Waste Management & Prevention Division
1 National Life Drive – Davis Building
Montpelier, VT 05620-3704

<http://www.anr.state.vt.us/dec/wastediv/SMS/brownfields-home.htm>

Program Contacts

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Brownfields Response Program

Brownfields and Municipalities



Before

Windsor Welcome Center



After

Liability Provisions for Brownfields

Several provisions related to liability exist for both State and Federal liability. These provisions were created to facilitate the development of these key properties.

VERMONT

Acquisition of Brownfield through Tax Sale:

If a municipality takes a property through tax sale, several provisions exist to assist during the redemption period: defense to liability during redemption, ownership, marketing (10 V.S.A. § 6615(d)), access to property during redemption (10 V.S.A. §5259) and recovery of funds spent during redemption (10 V.S.A. §5260)

Acquisition of Brownfield for Development:

If a municipality purchases a property for development, liability protections can be achieved through the Brownfields Reuse Liability Limitation Act (BRELLA) 10 V.S.A. §6641-§6656. BRELLA provides liability protection from the State of Vermont upon completion of corrective action.

Federal Liability Protection

To obtain liability protection under CERCLA (a.k.a. SUPERFUND) purchasers of property MUST do a PHASE I Environmental Site Assessment **BEFORE** purchase.

Funding Assistance

VTDEC receives funding from the USEPA to assist with the following project related tasks:

- **Phase I Study:** Background research and a site inspection to document past uses, current conditions and whether any areas of the property need further investigation.
- **Phase II Study:** On-site tests to look for hazardous substances. Samples of soil, water, indoor air and building materials are taken to look for contamination.
- **Corrective Action Plan:** Documents the best way to clean up the property for reuse and estimates clean-up costs.
- **Cleanup Implementation:** Completion of the Cleanup Plan
- **Area Wide Planning:** This is a comprehensive evaluation of a defined area (usually within a downtown or developed area), to determine what environmental conditions could exist and create a plan for redevelopment.

ACCD receives funding from EPA to manage the Brownfields Revitalization Fund (BRF).

- **BRF:** A loan/grant program designated for the implementation of corrective action plans. Grants are available for non-profits and municipalities. Low interest loans are available for non-profits, municipalities, and for-profits.

Brownfields Success Story



Brattleboro Multi Model Transportation, Depot Street



2012 Ribbon Cutting

