

Redevelopment of Northfield Savings Bank Flagship Branch, Northfield Vermont



Services / Expertise

Vermont Contaminated Site
Phase I/II Site Investigations
Remedial Planning and Design
Development Soils Management
Vermont DEC UST Program Guidance
Corrective Action Feasibility Investigation
Corrective Action Plan
Construction and Engineering Oversight
DEC Reporting
Ongoing Site Monitoring

Markets

Site/Property Owners
Commercial Redevelopment
Local and Regional Planning
State Government

Project Location

Northfield, Vermont

Date Completed

2016—2019

Project Owner

Northfield Savings Bank

Project Team

Daniel Voisin
Daniel Curran
Lee Rosberg
Katrina Mattice, PE
Kim Watson



*Design Review drawing
of Northfield Savings
Bank's 33 South Main
Street, Northfield branch.*

IN SEPTEMBER 2015, Northfield Savings Bank (NSB) retained Stone to perform environmental due diligences services as part of the redevelopment planning for proposed Northfield Savings Bank facility upgrades at 33 South Main Street in Northfield, Vermont – the original location for the 150-year old financial institution. Proposed redevelopment plans included demolition of a portion of the current bank building, construction of a drive through bank teller, improving base materials and resurfacing exterior areas with new asphalt and greenspaces, and installation of new stormwater infrastructure.

The Site is situated within a dense village center and is comprised of several conjoined structures, including some of historical significance. Past use of the Site included various commercial uses since it was first developed circa 1850. The western edge of the Site, which borders South Main Street has been in commercial use since at least 1885 and has hosted a variety of stores including the original Northfield Savings Bank, which began in 1867. The center and eastern portions of the Site have been used by an auto repair shop, a machine shop, carriage houses, a woodworking shop, a blacksmith shop, and numerous storage sheds since 1885. A portion of the Site has also been used for a residential dwelling since 1910.

During the Phase I Environmental Site Assessment (ESA), Stone identified multiple recognized environmental conditions consistent with a long-running history of commercial uses in a village center setting, including potential for reportable concentrations of contaminants in the soil, potential presence of an underground storage tank, as well as potential for VOCs and total petroleum hydrocarbons in groundwater and soil. Stone's subsequent Phase II ESA confirmed the presence of native soils at the Site containing concentrations of various polycyclic aromatic

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hydrocarbons (PAHs) and metals that, if managed improperly, presented an unacceptable risk to future users and required mitigation.

As part of the redevelopment planning for the proposed Northfield Savings Bank facility upgrades, Stone prepared a Corrective Action Feasibility Investigation (CAFI) and Corrective Action Plan (CAP) to assess remedial alternatives to prevent unacceptable exposure of contaminants to Site users. The CAP included recommended remedial actions, including the implementation of a soil management plan to properly manage soils through a combination of on-site reuse and disposal at an appropriate facility, implementation of site cost measure such as dust mitigation and erosion preventions during construction, installation of engineered barriers (e.g., proposed parking lot, sidewalks, green spaces, and associated sub-base courses) to prevent direct contact with contaminated soil, implementation of Deed Restriction for the Property, and periodic inspection of the engineered barriers with prompt repair in the event of degradation. Stone developed project specifications and engineered drawings to accompany bid packages. Proposed contractor submittals were reviewed by Stone and the Design Team.

Stone oversaw the demolition of a 1970's era ell and reconstruction of the Site parking lot to industry standards. Soils generated during the excavation phase have been re-used on Site as back fill within cellar holes and to create landscaped areas. Throughout the project, Stone has performed oversight of the Site work to ensure compliance with the CAP and implemented a dust monitoring program to ensure that Site activities do not adversely affect neighboring properties through fugitive dust. Ongoing monitoring is managed by Northfield Savings staff and the Site is awaiting closure by the Vermont DEC Sites Management Section.