

Jeffersonville Granary Environmental Site Assessments, Remedial Assessments, Jeffersonville, Vermont

STONE
ENVIRONMENTAL
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Services / Expertise

Phase I ESA ASTM E1527-27
Phase II ESA ASTM E1903-11
Evaluation of Corrective Action Alternatives
Corrective Action Plan
TSCA Self-Implementing Clean Up

Markets

State Government
Regional Planning Commission
Site Owner

Project Location

Jeffersonville, Vermont

Date Completed

2019-Present

Project Owner

JNLJS Properties, LLC
Lamoille Build, LLC

Project ID#

19-089

Project Manager

Daniel Voisin

Project Team

Laura Rajnak
Katrina Mattice, PE
Sarah Rathay
Jennifer Cypher
Aaron Rice

Subconsultants

Pace Analytical, Eastern Analytical, Inc.,
NRC/US Ecology
Eurofins Laboratory
Clay Point Associates, Inc.



Former Jeffersonville Granary building located at 4968 Vermont Route 15 in Jeffersonville, Vermont

THE FORMER JEFFERSONVILLE GRANARY operated from 1928 until 1961 servicing the agrarian community of Cambridge Vermont and its neighbors in the Lamoille Valley. Since closure of the granary, commercial businesses at the property have included a dairy refrigeration equipment retailer and repair business, a hardware store, used clothing store, and an emergency services garage and office. More recently, the site has been used for storage by a local distillery, an auto glass repair business, and a food truck restaurant.

The Lamoille County Planning Commission (LCPC) contracted with Stone in June 2019 to complete a Phase I Environmental Site Assessment (ESA) for the property owner in anticipation of selling or leasing the building. Stone identified Recognized Environmental Conditions (RECs) associated with the property including presence of an out-of-service, 1,000-gallon fuel oil underground storage tank, past and current use for refrigeration systems maintenance, automotive repair, and proximity of the property to a former railroad corridor.

Based on these RECs, Stone completed a Phase II ESA in October and November 2019 for LCPC and a prospective purchaser. The Phase II ESA included a UST closure assessment, and vapor, soil, groundwater, and building materials assessments. Results of the Phase II ESA indicated no impacts to soil and groundwater from operation of the fuel oil UST that required remediation and that vapor intrusion into the former granary building is not a concern. Polychlorinated biphenyls (PCBs) were identified in portions of the building formerly used by the refrigeration repair company at concentrations requiring remediation under US EPA TSCA Division oversight. Polycyclic aromatic hydrocarbons (PAHs) were detected in soil within the former rail corridor at concentrations that management as urban soils.



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Following the Phase II ESA, the prior prospective purchaser elected to end its option to buy the property. In 2021, a new interested buyer came forward with plans to renovate the building to support their growing orchard business and serve as a value-added food processing hub and restaurant. A recreation path is slated to be constructed along a portion of the former railroad right of way.

In April 2022, Stone performed remedial pilot testing to evaluate the effectiveness of an extraction solvent to remove PCB contamination from the concrete slab. The pilot showed that solvent extraction was not a viable solution. To support remedial planning, Stone developed an Evaluation of Corrective Action Alternatives (ECAA) report for the revised redevelopment plan. Targeted areas of the slab will be removed for off-Site disposal as a TSCA remediation waste under a Self-Implemented Cleanup Plan (SICP) and Corrective Action Plan (CAP). Asbestos abatement and universal waste management is also planned to ready the property for the redevelopment.

In July 2023, Stone oversaw the implementation of the CAP and SICP after openly procuring the remedial contractors on behalf of Lamoille Build, LLC. Stone assisted Lamoille Build gain funding for the remediation through the Agency of Commerce and Community Development Brownfield Revitalization Fund. Remedial activities are expected to be complete in August 2023 after which time, Lamoille Build, LLC will begin upfit for its planned food hub and restaurant.



Site work during the implementation of the CAP and SICP. Contractors work to remove a portion of the existing floor.

