

Brownfield Site Assessment, 202 Bay Street, St. Johnsbury, Vermont

STONE
ENVIRONMENTAL
100% EMPLOYEE-OWNED

Services / Expertise

Phase I ESA ASTM E1527-13
Phase II ESA ASTM E1903-11
High Resolution Site Characterization
Area-Wide Assessment
TSCA & RCRA Compliance
QAPP, Health & Safety Plan

Markets

State Government
Prospective Purchaser

Project Location

St. Johnsbury, Vermont

Date Completed

2021-Present

Project Owner

Vermont Department of Environmental
Conservation
Zion Growers

Project ID#

20-117

Project Manager

Lee Rosberg

Project Team

Daniel Voisin
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Subconsultants

Con-Test/Pace Analytical, Eastern Analytical,
Inc., Platform Environmental Drilling &
Remediation Services, GeoTesting,



The Former E.T. & H.K. Ide grain elevator at 202 Bay Street, St. Johnsbury, Vermont

202 BAY STREET in St. Johnsbury, Vermont was developed circa 1895 when the channel of the nearby Passumpsic River was moved east and the former channel infilled. At that time, the E.T & H.K. Ide Corporation operated the property as a grain and coal retailer. In January 2021, Stone was commissioned by the DEC to complete a Phase I ESA for a prospective purchaser who intends to enter the BRELLA program and redevelop the property as a hemp processing facility. Stone previously inspected the property during an Area-Wide-Assessment completed for the DEC in 2011. Stone identified several recognized environmental conditions (RECs) associated with the property, including:

- REC #1: Historic industrial practices and remaining evidence of these practices at the Subject Property including coal and grain storage and machining with oil-staining on building materials adjacent to grain elevator equipment.
- REC #2: Proximity to historic and active rail lines, including the presence of a rail spur on the Subject Property.
- REC #3: Presence of unsecured petroleum and potentially hazardous substance containers throughout the Subject Property, some exhibiting evidence of releases.
- REC #4: Presence of empty and degraded 55-gallon drums on the Subject Property near a rail embankment.
- REC #5: Reported removal of a 500-gallon gasoline underground storage tank from the Subject Property at least thirty years ago.

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- REC #6: Occurrence of benzene contamination in groundwater at concentrations exceeding Vermont Groundwater Enforcement Standards (VGES) on the adjoining KNTT Investments property.
- REC #7: Location of the Site as hydraulically downgradient of several State of Vermont Hazardous Waste Sites.
- REC #8: Importation of fill from an unknown source at the time of Subject Property development.

In 2021, Stone prepared a Site-Specific Quality Assurance Project Plan and completed a Phase II ESA through a USEPA Environmental Assessment grant, which assessed soil quality, groundwater quality, risk of vapor intrusion, and potential releases of PCBs to building materials. PCBs were ruled out as a contaminant of concern at the site as none were detected in building materials, soil, or groundwater. A complete vapor intrusion pathway for VOCs (PCE and naphthalene) was identified in two of the site buildings through sub-slab soil gas and subsequent indoor air sampling. Stone completed a Supplemental Site Investigation, including pilot test for a vapor intrusion mitigation system, and prepared an Evaluation of Corrective Actions Alternatives (ECAA) in April 2022. The ECAA retained installation of a sub-slab depressurization (SSD) system to mitigate impacts to indoor air, management of contaminated soils during site redevelopment, and in-situ chemical oxidation of petroleum contamination associated with the former gasoline underground storage tank. A Partial Corrective Action Plan (CAP) was drafted in May 2022 and included design of the SSD system and soil management requirements. The CAP was approved by VT DEC and Stone is currently working with Zion Grower's design team to prepare a request for bids and select a remedial contractor. A Remedial Design Investigation was recently completed to address data gaps associated with the gasoline contamination. We anticipate drafting a CAP that includes design of an in-situ chemical oxidation remedial strategy by the end of 2022 with remedial work to begin in the spring of 2023.



Train tracks adjacent to the E.T. & H.K. Ide Corporation property at 202 Bay Street, St. Johnsbury, Vermont