

## **Community Relations Plan**

Albany General Store, Albany, VT

FINAL, 6/2/20

### **Overview**

The purpose of the Community Relations Plan (“CRP”) is to describe the strategy to address the needs and concerns of the Albany residents potentially affected by the proposed Brownfields cleanup and redevelopment of the Albany General Store located in Albany, Vermont.

The redevelopment plan for the Site consists of implementation of a Corrective Action Plan (“CAP”) approved by the Department of Environmental Conservation. The approved plan involves the targeted excavation and off-site disposal of petroleum-contaminated soil, as well as the installation of engineering barriers (“capping”) and institutional controls of arsenic-contaminated soil. The reuse of the site is anticipated to be a renovated Albany General Store.

The CRP outlines how the Albany Community Trust, Inc. (“ACT”) has involved, and will continue to involve, affected residents, Town officials and local organizations regarding the environmental cleanup at the site. The success of the cleanup and subsequent redevelopment of the property hinges on informed citizens being aware of the Brownfields cleanup process.

The current owner of the property is ACT. The CAP will be implemented by ACT.

### **Spokesperson and Information Repository**

The Spokesperson for this project is Rob Dewees. Contact information is as follows:

Albany Community Trust

P.O. Box 509, Albany, VT 05820

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[robdeweesjr@gmail.com](mailto:robdeweesjr@gmail.com)

Copies of all environmental assessment reports are available on the Albany Community Trust website, [albanycommunitytrust.org](http://albanycommunitytrust.org), and in Montpelier, Vermont at the Department of Environmental Conservation, Waste Management and Prevention Division offices. Inquiries can be directed to Kimberly Caldwell, DEC Site Manager, at 802-461-5857. Reports are also available on the [Environmental Research Tool](#) using site numbers 2018-4770.

### **Site Description**

The site is approximately .41 acres consisting of two parcels located at 842 Main Street and 18 Old Street in Albany, Vermont. The site consists of the old Albany General Store, which was damaged in a fire in August 2013 and never reopened. The site also consists of a former residential property that was destroyed by a house fire in December 2017, and that parcel is now a vacant lot. The site is bounded on the east by Route 14, on the south by Old Street and on the north by the Albany Town Hall.

### **Site History**

Past uses of the site were the former Albany General Store and as a residential property including a house and shed.

### **Nature of Threat to Public Health and Environment**

A Brownfields Phase I Environmental Site Assessment, Brownfields Phase II Environmental Site Assessment, Supplemental Phase II Environmental Site Assessment, and an Evaluation of Corrective Action Alternatives (“ECAA”) have been prepared for the site. These environmental investigations have identified a number of impacts to environmental media at the Site:

The major findings of the assessments were the presence of petroleum-contaminated soil in the vicinity of the gas pumps formerly located in the front of the store and of arsenic-contaminated soil at various locations on both lots of the site.

### **Proposed Remediation**

Based on the findings of previous environmental investigations and the proposed near-term redevelopment goals, the proposed corrective actions include the following:

1. Targeted excavation and removal of petroleum-contaminated soil
2. Installation of engineering barriers including the capping of arsenic-contaminated soil with geotextile fabric and clean soil and long term monitoring and inspection of the capped soil.

### **Community Background**

The Town of Albany has not had a general store since 2013. In 2017, a group of town residents formed ACT, primarily to renovate and bring back to life the general store. The new store will provide grocery staples, prepared food, baked goods, and local produce. It will also serve as a meeting place and community-gathering place. Many residents of the town have been involved in the planning and fundraising for the new store since 2017.

### **Chronology of Community Involvement**

ACT published a public notices in the *Barton Chronicle* newspaper on April 22, 2020 and May 23, 2018 when they submitted their applications to the Brownfields Reuse and Environmental Liability Limitation Act (“BRELLA”) Program. The notices were also posted at the Clerk’s Office. No public comments were received.

The assessments as well as ECAA and CAP will be available for public review and comment after June 4, 2020. These documents will be available for review and comment for 30 days on the Environmental Notice Bulletin (ENB) under site number 2018-4770, as well as on the Albany Community Trust website, [albanycommunitytrust.org](http://albanycommunitytrust.org). Adjoining property owners will receive letters notifying them of the document posting, and anyone that is subscribed to receive notice of corrective action plans in their community will receive an automated email notification upon posting of the documents on ENB. The Town Clerk also receives an automatic notification from ENB to access the documents.

Public comments can be submitted on ENB, or by contacting the DEC project manager, Kimberly Caldwell, by phone at 802-461-5857 or in writing at [kimberly.caldwell@vermont.gov](mailto:kimberly.caldwell@vermont.gov) or via US Mail to: VT DEC, 1 National Life Drive – Davis 1, Montpelier, VT 05620-3704.

### **Key Community Concerns**

To date, the community of Albany has not expressed concerns related to the project.

### **Continued Community Involvement**

We actively solicit input of all kinds, and we will continue to meet with community members individually and/or collectively whenever they wish. We do not anticipate that the environmental remediation work will require further follow-up with the community following implementation.

### **Public Meeting**

KAS, Inc., the environmental consultant for the redevelopment project, will present the elements of the CAP at a public meeting as part of a public comment period. A public notice, including location and time, will be publicized through the Environmental Notice Bulletin (ENB) at <https://enb.vermont.gov> under site numbers 2018-4770 two weeks prior to the public hearing to initiate the public comment period. The details of the hearing will also be posted on the ACT website, [albanycommunitytrust.org](http://albanycommunitytrust.org), and a public notice will be run in the *Barton Chronicle* newspaper. The public meeting specific to the CAP objectives, methods, and schedule will be held on-line on Thursday, June 18, 2020 at 6:00 P.M. A meeting-specific link will be made available online and call-in options will be available.

### **Sources of information:**

See the Phase I ESA, Phase II ESA, Supplemental Phase II ESA, ECAA and CAP plans.

### **Project Schedule**

1. June 4, 2020 - Public notice of CAP published
2. June 18, 2020 - public meeting
3. July 2, 2020 - end of public comment period
4. July 12, 2020 - respond to public comments/finalize CAP
5. June 4-20, 2020, administration of bid and selection of contractor(s)
6. July 13, 2020 – potential commencement of cleanup activities and construction
7. October 30, 2020 – expected completion of corrective action