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# Brownfields Environmental Liability Limitation Act (BRELLA)

version 1.1

(Submission #: HQ6-PFSF-P7F3N, version 2)

## Details

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**Submitted** 10/3/2024 (0 days ago) by Holly Delisle

**Submission ID** HQ6-PFSF-P7F3N

**Status** Submitted

**Active Steps** tech review

## Fees

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**Default Fee** \$500.00

**Payments/Adjustments** (\$500.00)

**Balance Due** \$0.00 (Paid)

## Form Input

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### Applicant Information

#### Applicant Information

First name	Last name	Email	Phone
Town of	Westford	townadmin@westfordvt.us	802-878-4587

**CORRECTION REQUEST (CORRECTED)**

**Please change applicant name to "Town of Westford"**

Created on 10/1/2024 11:59 AM by **Kimberly Caldwell**

#### Applicant Mailing Address

Address 1	Address 2	Town	State	Postal Code
1713 VT Route 128	NONE PROVIDED	Westford	VT	05494

#### Applicant's legal interest in the property to be enrolled:

Purchaser

If the applicant is not the current owner, please provide a brief description of the applicant's interest in the property  
e.g. through a purchase and sales agreement, an option agreement, etc.

Through a purchase and sales agreement

#### Owner Information

First name	Last name	Email	Phone
Pigeon	Family Trust	gepigeon@msn.com	802-355-6628

#### Owner Mailing Address

Address 1	Address 2	Town	State	Postal Code
282 Old #11 Rd	NONE PROVIDED	Westford	VT	05494

**Applicant Organization Type**

Other: Municipality

**Partner's Information**

First name	Last name	Address	Town	State	Postal code
Town of	Westford	1713 VT Route 128	Westford	VT	05494

**Property Information**

**Property Address**

Address 1	Address 2	Town	State	Postal Code
1705 VT Route 128	NONE PROVIDED	Westford	VT	05494

[Click here to get SPAN Number](#)

**Span number**

720-229-10632

**DEC SMS Site number**

2019-4863

**Size of the property (in Acres)**

3.30000

**Has there been an environmental assessment of the property? (If yes, AND if VTDEC does not already have the reports on file, include copies of all environmental assessments and investigation reports with this application.)**

Yes

**Describe the physical characteristics of the property:**

The Site includes a vacant residence and a former bus garage on approximately 3.3 acres of land, on the north side of Route 128, in the center of Westford. The buildings are currently unoccupied and are used for storage. The Site was developed prior to 1858. Historic Site use has included residential, with a gasoline filling station, and automotive and bus repair. A small store was also once present on the southeastern portion of the property. A building was noted on or near the northeastern property line on historic (1869 and 1915) maps. The building was gone by 1948.

**Describe the current use of the property, and the extent to which the property is currently utilized:**

The property is not being used currently

**Provide all known information about the operational history of the property, including any state or federal cleanup and/or enforcement activities**

There was once a gas station and bus station on the property. A Phase I and a Phase II Environmental Site Assessment (ESA) were completed in 2019, and a Supplemental Site Investigation (SSI) was completed in 2021. An abandoned, 1,100-gallon, gasoline underground storage tank (UST) was removed from the Site on June 2, 2020. An additional abandoned, 2,000-gallon gasoline UST was removed from the Site in 2022. A total of 81.06 tons of petroleum contaminated soil were removed from the Site for disposal in 2021, and 20.61 tons of petroleum contaminated soils were removed for disposal in 2022. An Evaluation of Corrective Action Alternatives (ECAA) was completed in 2023

**Describe all known releases and threatened releases concerning the property, and the risks to human health and the environment presented by the releases and/or threatened releases**

NONE PROVIDED

**Describe your plans for reuse of the property. Attach any conceptual site plans or other relevant documents related to the proposed redevelopment/reuse in the next section:**

Preliminary plans include the installation of a permitted septic system in the lower meadow to serve the Town Office and Library, potential parking for the Town Common, potential renovation of the Town Office and potential conservation of lower meadow for recreation in partnership with the Vermont River Conservancy.

## Attachments

**Deed with metes and bounds. Be sure to check previously deeds, as they may contain detailed descriptions of the property boundaries**

[Deed 1.pdf - 09/17/2024 12:31 PM](#)

**Comment**

NONE PROVIDED

**Proof of publication (copy of the published ad or documentation from the newspaper, not just the filled in template)**

[Notice of BRELLA Application.pdf - 09/17/2024 12:36 PM](#)

**Comment**

NONE PROVIDED

**Attach any conceptual site plans or other relevant documents related to the proposed redevelopment/reuse**

[Pigeon Property Wastewater Permit 2024.pdf - 09/17/2024 02:45 PM](#)

**Comment**

NONE PROVIDED

**Environmental assessments and investigation reports**

[Pigeon-Property-ECAA \(1\).pdf - 09/16/2024 02:52 PM](#)

**Comment**

NONE PROVIDED

**Reports not previously submitted to the SMS**

[2024 GWM Report.pdf - 09/16/2024 02:52 PM](#)

**Comment**

NONE PROVIDED

## Project Schedule

**CORRECTION REQUEST (CORRECTED)**

**Please add more details (see email from Kim)**

Created on 10/1/2024 12:00 PM by **Kimberly Caldwell**

Use the attached table to detail the redevelopment and remediation schedule. (Write NA for anything that doesn't apply. If necessary, you may opt to attach a schedule as a separate document in lieu of the included table.

There are 2 ways to fill the table:

1: Download the table first and then fillup the details in excel and upload it back.

2: Fill up the table by clicking into input boxes

Project Tasks

[EnvironmentalTasks.xlsx](#)

Permits (i.e. Stormwater, Wastewater, Act 250, Asbestos/Lead, TSCA, or other State and Federal permits)

NONE PROVIDED

Funding (Application for and receipt of any project critical funding sources. Please also note any funding related deadlines)

NONE PROVIDED

Other

NONE PROVIDED

## Payment Details

**Total Fee for Application**

500.00

## Attachments

Date	Attachment Name	Context	User
10/3/2024 10:04 AM	EnvironmentalTasks.xlsx	Attachment	Holly Delisle
9/17/2024 2:45 PM	Pigeon Property Wastewater Permit 2024.pdf	Attachment	Holly Delisle
9/17/2024 12:36 PM	Notice of BRELLA Application.pdf	Attachment	Holly Delisle
9/17/2024 12:31 PM	Deed 1.pdf	Attachment	Holly Delisle
9/16/2024 2:52 PM	2024 GWM Report.pdf	Attachment	Holly Delisle
9/16/2024 2:52 PM	Pigeon-Property-ECAA (1).pdf	Attachment	Holly Delisle

## Status History

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	User	Processing Status
10/3/2024 9:59:52 AM	Holly Delisle	Draft
10/3/2024 10:04:16 AM	Holly Delisle	Submitting
10/3/2024 10:04:39 AM	Holly Delisle	Submitted

## Processing Steps

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Step Name	Assigned To/Completed By	Date Completed
Form Submitted	Holly Delisle	10/3/2024 10:04:39 AM
tech review	Sarah Bartlett	

## Revisions

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Revision	Revision Date	Revision By
Revision 1	9/16/2024 2:35 PM	Holly Delisle
Revision 2	10/3/2024 9:59 AM	Holly Delisle