



CITY OF MONTPELIER, VERMONT

- THE SMALLEST CAPITAL CITY IN THE UNITED STATES -

Mayor John Hollar

William Fraser
City Manager

City Council Members:

Dona Bate
Jessica Edgerly Walsh
Tom Golonka
Thierry Guerlain
Justin Turcotte
Anne Watson

Jessie Baker
Assistant City Manager

To: Mayor Hollar & City Council Members
From: William Fraser, City Manager
Jessie Baker, Assistant City Manager
Jeff Tucker, 1 Taylor Street Project Manager – DuBois & King
Re: Environmental Conditions at 1 Taylor Street
Date: July 10, 2014

We write in response to recent questions about the environmental conditions at 1 Taylor Street.

The Environmental Protection Agency (EPA) and the Vermont Agency of National Resources (VANR) have both approved a site specific Corrective Action Plan (CAP, Amendment 2) dated September 2013. This amended CAP has been posted on the City's website since January 2014 and can be found on the 1 Taylor Street page. This amended CAP specifically allows for the multi-use of residential housing and/or commercial space in a multi-story building. All work on this site will strictly adhere to the selected corrective actions identified in the CAP and funds for this work are included in the overall project budget. The private developers will pay the portion of those costs related to the upper floor use.

Throughout this project (and previously with Mr. Carr) Weston-Sampson have served as the environmental experts on 1 Taylor Street. Mr. Ken Bisceglia, P.E., CHMM, of Weston-Sampson, has stated that the environmental work needed at 1 Taylor Street could be characterized as a soil management or environmental management rather than "clean-up". Before 2012, the site did indeed need to be "cleaned up", and 876 tons of PCB-contaminated soils were removed from the lot. Mr. Carr completed this work prior to the City's purchase of the property.

This is not semantics. "Clean up" of the site typically means something needs to be done before it can be used for its intended purpose. "Soil management" in the context of the approved CAP means that an approved plan is in place for the site's intended use as long as proper attention is paid to the excavated soil and the corrective measures are implemented as described in the CAP.

Certainly, we know that some contaminated soil will require excavation as part of redevelopment of the site. However, proper soil management methods will be followed, portions of the excavated soil can be used as backfill and excess portions will need to be disposed of at an approved disposal facility. All soil management activities during construction will be inspected, documented and certified. The details of this soil management are developed as part of the final site plan, which will be submitted to VANR and EPA for approval prior to construction.