

Brownfield Redevelopment, 55 Main Street, Wells River, Vermont

STONE
ENVIRONMENTAL
100% EMPLOYEE-OWNED

Services / Expertise

Environmental Assessment and Remediation
EPA-Funded Brownfield Redevelopment
Site-Specific Quality Assurance Project Plan
Corrective Action Plan
Groundwater, Soil Gas, and Soil Sampling
High Resolution Site Characterization (MIP)
Phase I ESA (ASTM E13-1527)
Work Plan and Cost Estimate
Phase II ESA & Report
Remedial Planning and Implementation
(ECCA and CAP)
Brownfields Reuse and Environmental
Liability Limitation Act

Markets

State and Local Government
Regional Planning Commissions

Project Location

Wells River, Vermont

Date Completed

2020- present

Project Owner

Little Rivers Health Care, Inc.

Project ID#

20-114

Project Manager

Katrina Mattice, PE



Front entrance of 55 Main Street in Wells River, Vermont.

LITTLE RIVERS Health Care, Inc (LRHC), a not-for-profit, community-based, health center contracted Stone in 2020 to perform a Phase I ESA prior to purchasing a former gasoline and automotive service station in Wells River. LRHC intends to redevelop the property as a dental clinic. Stone identified the former use of the Subject Property as a REC and assisted LRHC with navigating the VTDEC BRELLA program and the Two Rivers-Ottawaquechee Regional Commission (TRORC) Brownfields Program. Stone performed a Phase II ESA, ECCA and CAP with funding from TRORC.

The Corrective Action Plan (CAP) prepared by Stone in 2022 included the design of a sub-slab depressurization (SSD) system due to vapor intrusion risk into the Site building from benzene and ethylbenzene from the former use of the site as a gasoline service station. Stone prepared design documents to present to the Wells River Village Trustees to effectively communicate the construction of the SSD system and specifically the location of the vent, due to concerns raised by the trustees on the vent location and air quality risk to the public. The CAP implementation is planned for fall 2022 in conjunction with Site redevelopment.

