

Corrective Action Plan Implementation, Caledonia Spirits, Montpelier, Vermont



Services / Expertise

EPA-Funded Brownfield Redevelopment –
Vermont DEC Brownfields Technical
Assistance Grant
Phase I ESA (ASTM E1527-13)
Site-Specific Health and Safety Plan
Site-Specific Quality Assurance Project Plan
Phase II ESA (ASTM E1903-11)
Workplan and Cost Estimate
Groundwater and Soil Sampling
Supplemental Site Investigation/Phase III ESA
Evaluation of Corrective Action Alternative
(ECAA) and Corrective Action Plan (CAP)
Development Soils Management
Remedial Design and Implementation

Markets

Private Development

Project Location

Montpelier, Vermont

Date Completed

2016-2019

Project Manager

Katrina Mattice, PE

Project Team

Daniel Voisin (Senior Review)
Dan Curran (Field Services)
Warren Rich
Laura Rajnak

Subcontractors/Consultants

Clay Point Associates
Con-Test Lab



Caledonia Spirits opened their new distillery in Montpelier on June 29, 2019.

STONE assisted in redeveloping a 26,000-square foot commercial distillery, showroom for visitors, offices, outdoor event space, and parking lot with future access to the Montpelier bike path. The site was previously used by the granite industry and the City of Montpelier as a disposal site for excess fill material between 1968 and 1990, including ledge from the Vermont State House expansion project, granite grout from local stone sheds, municipal storm sewer separation projects in the 1980s, and residential cellar excavations.

In 2016, Stone was retained by Caledonia Spirits to perform a Phase I Environmental Site Assessment (ESA) prior to purchasing the property. Stone identified recognized environmental conditions and assisted Caledonia Spirits in entering the Brownfields Program (BRELLA). Subsequently, Stone performed a Phase II Environmental Site Assessment and identified polycyclic aromatic hydrocarbon (PAH) contamination in soils above industrial State standards.

A Corrective Action Plan was prepared in 2017 and implemented from November 2017 until June 2019 including soil management and installation of engineered barriers to prevent direct contact with PAH contaminated soils. Engineered barriers were designed to complement civil and architectural designs for the redevelopment project and utilized planned site features including the distillery building, asphalt parking lot, concrete sidewalks, and green spaces with indicator fabric demarcating contaminated soils from clean subgrade and topsoil. Excess soils were managed on site by carefully balancing cut and fill volumes; no soils required offsite disposal.

Brownfield assessment and cleanup funding was provided by a State-Tribal Assessment and Cleanup Grant to fund a Corrective Action Plan, perform construction oversight, and prepare a Corrective Action Construction Completion Report. This brownfield site was successfully redeveloped and currently provides a great economic and cultural resource for the City of Montpelier.