



**Monday, February 5, 2024, 5:00 PM, Bushor Conference Room 1st Floor, City Hall OR  
REMOTELY via ZOOM**

Please click the link below to join the webinar:

<https://zoom.us/j/98900548545>

Or Telephone: +1 646 931 3860 US

Webinar ID: 989 0054 8545

## 1. Agenda

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<b>Subject</b>	<b>1.1. Motion to adopt agenda</b>
Meeting	February 5, 2024 - Burlington Community Development Corporation Meeting - Monday, February 5, 2024, 5:00 PM, Bushor Conference Room 1st Floor, City Hall OR REMOTELY via ZOOM
Category	1. Agenda
Department	Council and Board
Type	Action Procedural
Recommended Action	Motion to adopt agenda

## 2. Public Forum

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<b>Subject</b>	<b>2.1. Verbal Comments</b>
Meeting	February 5, 2024 - Burlington Community Development Corporation Meeting - Monday, February 5, 2024, 5:00 PM, Bushor Conference Room 1st Floor, City Hall OR REMOTELY via ZOOM
Category	2. Public Forum
Department	Council and Board
Type	Action Procedural
Recommended Action	open Public Forum close Public Forum

## 3. Deliberative Agenda

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<b>Subject</b>	<b>3.1. Approval of the use of 68 Sears Lane for a construction staging area in connection with the Main Streets project - DPW *materials to be posted</b>
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Meeting February 5, 2024 - Burlington Community Development Corporation Meeting - Monday, February 5, 2024, 5:00 PM, Bushor Conference Room 1st Floor, City Hall OR REMOTELY via ZOOM

Category 3. Deliberative Agenda

Department Public Works Department

Type Action  
Resolution

Recommended Action waive the reading and adopt the resolution

## **4. Adjournment**

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**Subject 4.1. Motion to adjourn**

Meeting February 5, 2024 - Burlington Community Development Corporation Meeting - Monday, February 5, 2024, 5:00 PM, Bushor Conference Room 1st Floor, City Hall OR REMOTELY via ZOOM

Category 4. Adjournment

Department Council and Board

Type Action  
Procedural

Recommended Action Motion to adjourn



AGENCY OF NATURAL RESOURCES

State of Vermont  
 Department of Environmental Conservation  
 Waste Management & Prevention Division  
 1 National Life Drive – Davis 1  
 Montpelier, VT 05620-3704  
 (802) 828-1138

**MANAGEMENT OF NON-HAZARDOUS CONTAMINATED SOIL  
 REQUEST FORM  
 July 2021**

This form is to be used to assist in the compliance with the Investigation and Remediation of Contaminated Properties Rule (IRule) §35-803. This form takes the place of the ANR Off-site Soil Treatment Form and is to be used for the movement, stockpiling, treatment, or disposal of non-hazardous contaminated soils, both on-site and off-site. This form should be included with Soil Management Plans and Corrective Action Plans, as applicable. DEC Site Manager approval must be received, as signified by signature in Section 4, prior to the initiation of soil management work.

**Section 1. General Information**

**Soil Source Site Name:** Burlington Great Streets - Main Street Project

**Address:** Main Street between Union and Pine; Church Street between Main and King; Fire Department Lane

**Facility ID#:** \_\_\_\_\_ **and/or Spill #:** \_\_\_\_\_ **and/or SMS Site #:** 20225084

**Will soils be temporarily stockpiled on-site or off-site for more than 90 days or between December 1<sup>st</sup> and April 1<sup>st</sup>?**  
 Yes  No **if Yes, date range:** \_\_\_\_\_ to \_\_\_\_\_.

**Disposal Facility:** Excess soils to be disposed at Casella NEWSVT and/or Casella Clinton County Landfills

**Quantity of Soils:** -10,000 cubic yards

**Soil Contaminants:** non-hazardous waste contaminated soil (impacted with VOCs, PAHs, and RCRA 8 metals)

**Check proposed soil management scenario below:**

- Soil will be live loaded and transported to disposal facility. **If yes, skip to Section 4.**
- Soil to be temporarily stored on/off site, then transported to disposal facility. **If yes, complete entire form.**
- Soil is Staying On-Site for Treatment. **If yes, complete entire form.**
- Soil is Destined for Off-Site Stockpile, Management and Treatment. **If yes, complete entire form.**

**Section 2. Soil Stockpile Siting Criteria Checklist**

- There are no potable drinking water supplies within 300-foot radius of the Soil Stockpile. This limit may need to be extended if water supplies are shown to be hydraulically down gradient.
- Soil Stockpile is not within zone one or two of a groundwater source protection area.
- \*There are no sensitive environments within 100 feet of the treatment location including, but not limited to:
  - Waterways (e.g., stream, river, lake, pond, wetland or floodplain zone);
  - State or Federally listed threatened or endangered species or habitat;
  - Class I or II groundwater zone;
  - Residence; or
  - Property boundary



- Public access to the soil is prohibited through posting no trespassing or other means approved by Secretary.
- If the owner of the soil stockpiling parcel is different from the soil generator, written approval from the landowner that also grants access to the Secretary, has been obtained before stockpiling begins.
- \*\*The municipality in which the soils will be stockpiled or treated has been notified in writing of the soil stockpiling or treatment location. If applicable, local permits should be obtained. **Municipal approval documents (letter, permit, etc.) attached.**
- ANR Atlas generated Map including the latitude and longitude of the location in decimal degrees where the soil will be stockpiled. Minimum acceptable accuracy is plus-or-minus 15 feet. **Map attached.**

\*If setback criteria from sensitive receptors cannot be achieved, please provide written explanation.

\*\*This is a requirement for off-site stockpiling of soils only.

**Section 3. Ownership Information**

**Location of Soil Stockpile**

**Generator/Owner of Soil/Responsible Party**

Street Address 46-68 Sears Lane  
Burlington

Company Name City of Burlington/BCDC

Landowner Name attn: Norm Baldwin

Landowner Phone # 802-863-9094

Landowner email nbaldwin@burlingtonvt.gov

Street Address Burlington Great Streets - Main Street Project

Company Name City of Burlington

Owner Name attn: Laura Wheelock

Owner Phone # 802-338-2125

Owner email lwheelock@burlingtonvt.gov

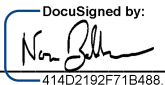
**Section 4. Signature Section**

**Responsible Party:**

**As the party responsible for compliance with the Investigation and Remediation of Contaminated Properties Rule and applicable statutes, I hereby certify that the representations made on this form are to the best of my knowledge true and correct.**

City of Burlington, attn: Norm Baldwin City Engineer

Name of Owner/Operator Representative (printed) City Engineer

DocuSigned by:  
  
 414D2192F71B488...  
 Signature 1/31/2024  
 Date



Management of Non-Hazardous Contaminated Soil Request Form  
Page 3

**Landowner:**

**As landowner of the soil treatment stockpile location, I hereby give approval to the soil generator to stockpile the soil volume cited above at the above referenced location. In addition, I hereby grant property access to DEC investigators for the purpose of inspecting the Soil Stockpile at any reasonable time.**

City of Burlington/BCDC, attn: Norm Baldwin

Print Name

Signature

DocuSigned by:  
*Norm Baldwin*  
414D2192F71B488...

1/31/2024

Date

**DEC Site Manager Approval:**

**Rob Farley**

Print Name

Signature of DEC Site Manager

Date of Approval

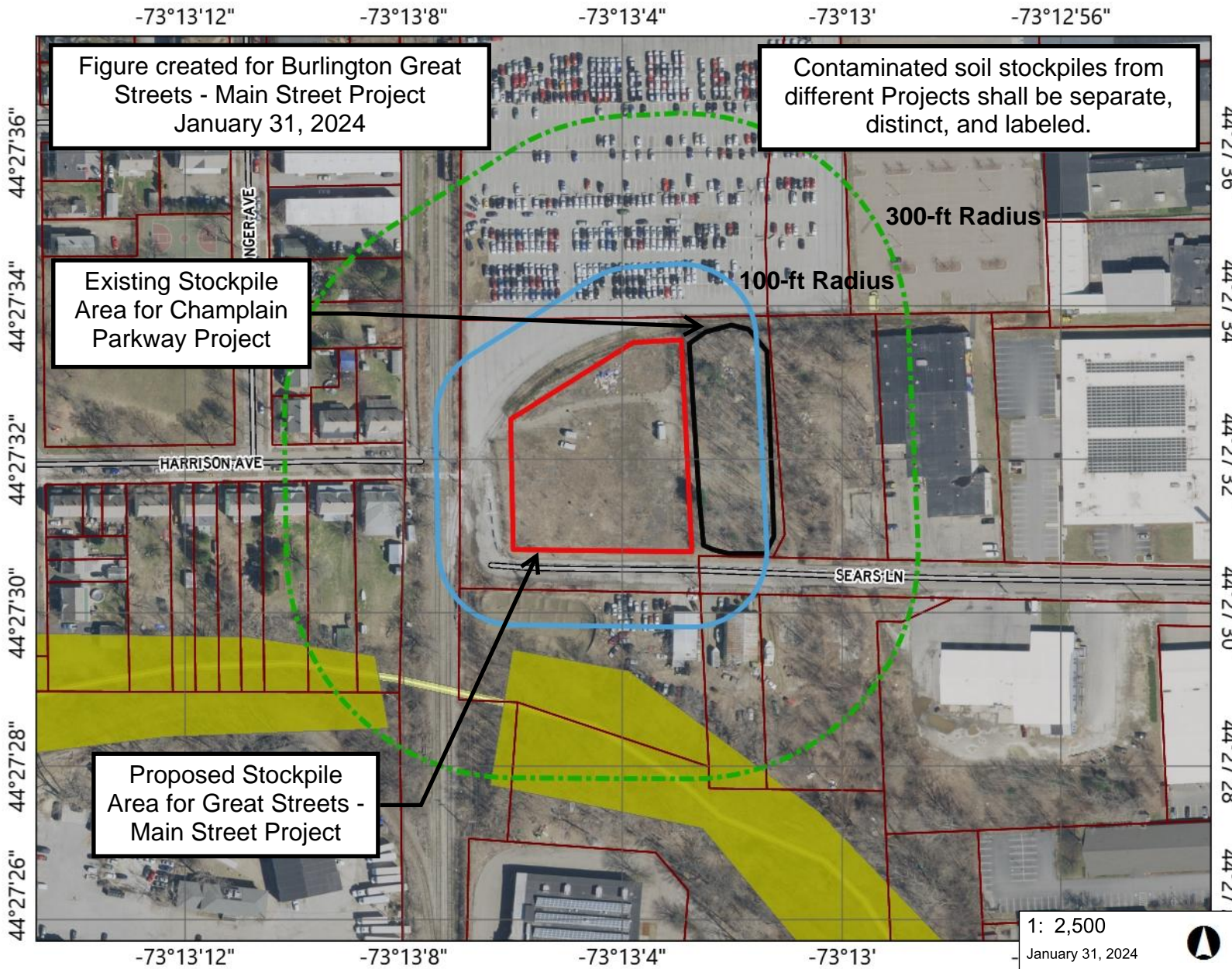




# Sears Lane Temporary Soil Stockpile Location

Vermont Agency of Natural Resources

vermont.gov



### LEGEND

- Rare Threatened and Endange
  - RTE Animal
  - RTE Plant
- Wetland - VSWI
  - Class 1 Wetland
  - Class 2 Wetland
  - Wetland Buffer
- DFIRM Floodways
- Flood Hazard Areas (Only FEM)
  - AE (1-percent annual chance flood)
  - A (1-percent annual chance floodpl)
  - AO (1-percent annual chance zone feet)
  - 0.2-percent annual chance flood ha
- River Corridors (Aug 27, 2019)
  - .5 - 2 sqmi.
  - .25-.5 sqmi.
- Private Wells
  - GPS Located
  - Screen Digitized
  - E911 Address Matched
  - Welldriller/Clarion
  - Unknown Location Method
  - Incorrectly Located
- Ground Water SPA
  - Active/Shared
  - Proposed
  - Inactive

1: 2,500  
January 31, 2024

127.0 0 64.00 127.0 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere 1" = 208 Ft. 1cm = 25 Meters

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### NOTES

Temporary Stockpile  
Lat: 44.45884° N  
Lon: 73.21766° W

AUTHORIZATION TO UTILIZE BCDC PROPERTY AT SEARS LANE  
FOR MAIN STREET GREAT STREETS CONSTRUCTION STAGING

In the year Two Thousand Twenty Four.....

Resolved by the Board of Directors of the Burlington Community Development Corporation (“BCDC”), as follows:

That WHEREAS, BCDC owns certain property north of Sears Lane, and west of the proposed Champlain Parkway route that is commonly referred to as the “BCDC” parcel having been conveyed to BCDC by the Deed of GP Burlington South, dated March 30, 2006 and recorded in Book 955 Pages 344 through 349 of the City of Burlington land records and merged with land conveyed to BCDC by Quit Claim Deed of the City of Burlington, dated March 31, 2006 and recorded in Book 955 Pages 342 through 343 of the City of Burlington land records (together the “Property”); and

WHEREAS, the City of Burlington is advancing the construction of the Main Street Great Streets Project and now sees a benefit to the construction plan in utilizing the Property for a “staging” purpose during the construction of said Parkway; and

WHEREAS, as stated in BCDC’s Articles of Association, BCDC is “empowered to carry out as its primary purpose the industrial and economic development of the City of Burlington”; and

WHEREAS, the Board finds that granting the use rights hereby conferred will foster BCDC’s corporate purpose; and

WHEREAS, the Board recognizes the use rights of the Property previously granted in support and furtherance of the Champlain Parkway Project and finds that use rights for said project as well as the Main Street Great Streets Project are mutually feasible subject to the direction, oversight, and management of the Department of Public Works; and

NOW THEREFORE, BE IT RESOLVED, by the Board of the Burlington Community Development Corporation, that, subject to BCDC and its officer, employees, and agents being added as additional insureds on a primary, non-contributory basis to the general contractor’s policy of general liability insurance, the Property acquired by BCDC from the City of Burlington in 2006 as referenced repeatedly herein, shall be made fully available for purposes of staging Main Street Great Street Project construction at any and all times deemed necessary and helpful to the construction of said Main Street Great Streets Project from the commencement of construction until completion, or until such earlier time as may be agreed upon in writing by the City of Burlington, and BCDC; and

BE IT FURTHER RESOLVED, that the BCDC President is hereby authorized to execute all documents necessary to effect the above, subject to the review and approval of legal counsel.

Adopted by the Board of the BCDC, this \_\_\_\_ day of February 5, 2024.

\_\_\_\_\_  
BCDC President

\_\_\_\_\_  
BCDC Secretary



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# MEMO

**TO:** Burlington Community Development Corporation – Board of Directors

**FROM:** Norman J. Baldwin, P.E.  
City Engineer/Ass't Director of Public Works

**CC:** Chapin Spencer, Director  
Laura Wheelock, Senior Public Works Engineer

**Re:** Authorize Main Street Great Street Construction Staging at BCDC's Sears Lane Property

**DATE:** February 5, 2024

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The Department of Public Works is seeking the support of the Burlington Community Development Corporation (BCDC) to allow the City of Burlington to make use of BCDC's property at Sears Lane to be used as a staging area during construction of the Main Street Great Streets Project for the duration of the project.

Public Works believes the Main Street Great Streets Project will improve the economic future of the City and this is aligned with BCDC's Articles of Association, BCDC is "empowered to carry out as its primary purpose the industrial and economic development of the City of Burlington".

As such, we are hopeful the BCDC Board can support this request.

## Background

The BCDC Parcel abuts the stretch of the newly constructed segment of the Champlain Parkway between Sears Lane and Lakeside Avenue.

Use of this land as a staging area will provide a safe, convenient and accessible area for the construction contractor to stage materials, non-hazardous soil stockpiles, and equipment during construction.

- BCDC Parcel is two parcels a smaller eastern parcel and a larger western parcel. (See Attachment B)

- The Board previously gave approval for the use of the BCDC as a stockpile site for the Champlain Parkway.
- Currently the Champlain Parkway Initial Contract, with SDK as the contractor, is making use of the western parcel.
- SDK will likely restart construction on April 15, 2024 and continue to July 31, 2024.
- SDK is being asked to shift their operations over to the eastern most parcel to make space for the Main Street Great Street Project.
- Main Street Great Streets project is getting started on February 5, 2024, the contractor is S.D.Ireland.
- Main Street Great Street is proposed to use the westernmost parcel for the duration of their project.
- Main Street Great Streets Project has prepared and submitted a Non-Hazardous Soil Stockpile Location Application to Department of Environment Conservation and awaiting a response.

I am available in advance of Monday's meeting and at the meeting itself to address any questions or concerns you may have concerning this matter.

Thank you in advance for your consideration.

Attachment:

A: VT DEC-Great Streets Main Street\_Off Site Soil Stockpile Form Sears Lane.pdf

B: Site Map-BCDC Parcel

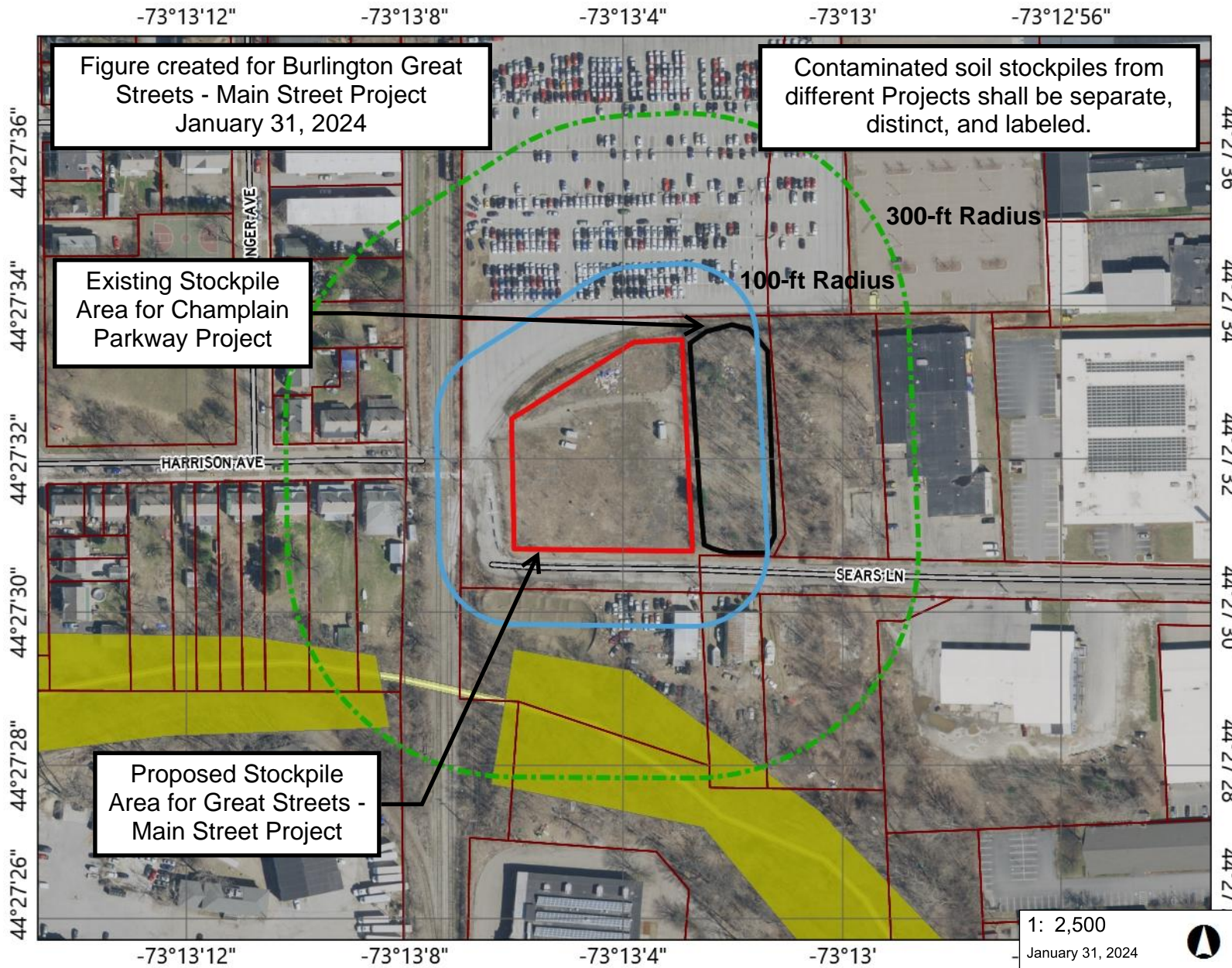
C.Resolution



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