

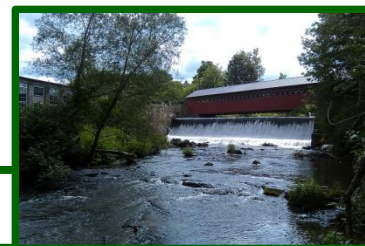
US EPA ARCHIVE DOCUMENT



Land & Community Revitalization

BROWNFIELDS SUCCESS IN NEW ENGLAND

VERMONT TISSUE SOUTH BENNINGTON, VERMONT



PROPERTY DETAILS	Address:	1514 North Bennington Road Bennington, VT 05257
	Size:	2.32 acres
	Former Use:	Paper manufacturing and processing facility
	Contaminants:	Polychlorinated biphenyls (PCBs), dioxin, furans, and polycyclic aromatic hydrocarbons (PAHs)
	Current Use:	Vacant
PARTNERS	Owner:	AOE, Inc.
	Bennington County Regional Commission (BCRC); Vermont Agency for Commerce and Community Development; Vermont Department of Environmental Conservation; Town of Bennington	

FUNDING DETAILS	EPA Brownfields Assessment Grant:	\$73,975
	EPA Section 128(a) Assessment Funding (from VT DEC):	\$85,000
	EPA Revolving Loan Fund (from VT ACCD):	\$60,000
	Property Purchase Price:	\$200,000
	Owner (estimated redevelopment cost):	\$2,500,000
HIGHLIGHTS	<ul style="list-style-type: none"> Transformed a run-down mill and contaminated land into an energy resource, residential asset, and public open space. Utilized local contractors in remediation efforts. Retrofitting existing dam may generate up to meet half of Bennington College's energy needs. 	

Motivation for Redevelopment: Surrounded by natural beauty, the former Vermont Tissue South property lies within the rural town of Bennington, Vermont. Just three miles from the downtown and two hundred and fifty yards from Bennington College, this former mill sits on the north bank of the Walloomsac River. The site is bisected by the river, which converges with the Hoosic River six miles downstream to later join the Hudson River fifty miles west.

The private developer, William Scully of AOE, Inc. and Carbon Zero, LLC, sees this property as the first in a series of projects that can bring a greater amount of cheaper renewable energy to the area while also cleaning up contaminated land. The mill building will be repurposed into residential units after establishing a successful hydroelectric facility on site. Its picturesque setting alongside a waterway and adjacent to a covered bridge make it a highly desirable residential location. Already, a series of covered bridges make this stretch of road a popular tourist attraction.

Additionally, in its contaminated condition, the property could have potentially caused public health issues as well as impacted sensitive environmental receptors. An island in the center of the Walloomsac was impacted by unauthorized dumping, collecting everything from tires to broken refrigerators. Community members expressed concern over how this property was influencing quality of life in Bennington and that this site created blight in the community.

Property History: Since the 1790s, this site hosted commercial operations. Vermont Tissue Paper Corporation operated a paper manufacturing and processing facility until it was abandoned in 1986. Built in 1887, the paper mill, the second in this location, is thought to be the state's oldest. It is approximately 12,000 square feet with 20 foot high ceilings and is constructed from concrete, brick, and glass. The building's original character will be retained in the redevelopment.

Environmental site assessments found polychlorinated biphenyls (PCBs), dioxins, furans, and polycyclic aromatic hydrocarbons (PAHs) in soil, concrete, and plumbing. Similar surface contamination was found on the interior surfaces of the building.

Project Results: In 2009, AOE, Inc. purchased the property and began cleanup work. The island located in the center of the Walloomsac was cleaned up through community action and is newly available to the public as open space. Though it required additional training for the contractor, the developer made it a priority to hire locally. The redevelopment is expected to generate at least one full-time property management position and a few full-time hydroelectric-related jobs. The project also sparked the future need for a streamlined permitting process for hydroelectric facilities as well as innovation in air quality testing methods at the state level.

Other benefits include the preservation of a historic building and ecological improvements that have enhanced habitat functioning of the Walloomsac River and reduced a potential public health threat. Apart from the man-made concrete dam that will house two energy-generating turbines, a secondary bedrock dam addresses environmental concerns related to fish migration pathways, water oxygenation, and water temperature.

By capitalizing on a public-private partnership and leveraging local resources, this formerly degraded property will transform into a clean energy source and highly-desirable residential asset.

TIMELINE	
June 2009	Phase I ESA completed
June 2009	Property purchased by AOE, Inc.
Aug 2010	Phase II ESA completed
Jan 2012	Supplemental Assessment
Nov 2011	Cleanup completed
Apr 2012	Corrective Action Sum. Report completed
Nov 2012	Projected project completion