News Brief

This Analysis of Brownfields Cleanup Alternatives (ABCA) and Corrective Action Plan (CAP) Amendment addresses human health risk and contaminant migration issues posed by subsurface contamination reported at 56 Elm Street in Brattleboro, Vermont (Site).

The Site consists of an approximately 0.09 acre parcel of land with a building (known as the Livery Building) in the Town of Brattleboro. Previous use of the Site for paint manufacturing, vehicle repair, and for storage for manufacturing enterprises have contributed to contamination in soils beneath the Site. A redevelopment plan has been created that includes construction of an outdoor classroom and amphitheater for the New England Youth Theatre operations.

An ABCA/CAP was completed for the Site by New England EnviroStrategies (NE2S) in 2013. The ABCA/CAP outlined three remedial alternatives and recommended demolition of the Livery Building and site-wide capping as the preferred alternative. This Amendment is generally consistent with the previously recommended remedy and is meant to supplement the information and alternatives provided in the previous ABCA/CAP. This ABCA/CAP Amendment contains a summary of the results of environmental testing and risk assessment in the corrective action area, and also contains a qualitative technical and cost analysis of the selected remedial technology to address the estimated human health risk posed by the contamination.

The Site was the subject of Brownfields Environmental Assessments from 2010 through 2016. Soils, groundwater, and building materials testing have taken place during these environmental assessments. Soils on the Site are contaminated with polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), arsenic, and lead. Building materials are impacted with PCBs, arsenic, lead, and total petroleum hydrocarbons (TPH). Asbestos inspections performed in the building revealed the presence of asbestos containing building materials that will need to be abated prior to demolition. Groundwater on the Site does not appear to be contaminated and will not need to be remediated during cleanup.

An evaluation of the contamination data confirmed the previous recommendations to physically isolate those soils from direct human exposure and to impose an institutional control to limit the Site uses near the contaminated area. The principal remedial technology examined in the ABCA/CAP Amendment includes building demolition followed by the installation of protective soil and concrete caps. This remedial technology was chosen based on its ability to isolate contaminated soil from direct human exposure while minimizing contaminated sediment transport, the ability to protect human health, and implementation costs. The estimated cost to complete the remediation as recommended is $240,000.