

**APPENDIX G**

**POWNAI TANNERY REUSE ASSESSMENT**



**TOWN OF POWNAL, VERMONT  
POWNAL TANNERY SUPERFUND  
REUSE ASSESSMENT REPORT**

**FEBRUARY 2001**

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March 16, 2001

Board of Selectmen  
And  
Reuse Assessment Steering Committee  
Town of Pownal  
P.O. Box 411  
Pownal, VT 05261

RE: Final Reuse Assessment Report

Dear Board and Committee Members:

Please find enclosed the final "Pownal Tannery Superfund Reuse Assessment Report", dated February 2001. This final report incorporates all comments received during the review period. Significant updates include: 1) The additions of Appendix G, the February 1, 2001, Warehouse Building Inspection letter; and Appendix H, the January, 2001, Cultural Resource Survey; 2) Addition of warehouse alternative 2a., page VI-2, demolition of the warehouse and construction of a municipal parking area; and 3) Some adjustments were made in the lagoon site construction cost estimates based on the WWTF project constructing the access road to the lagoon site and refinements on the metal building cost.

Many citizens volunteered numerous hours to the project. To all of you who participated in the various working meetings and the public meetings, THANK-YOU! Alan Strobridge, the committee chairman, was always organized and prepared for all meetings. Without EPA's Project Officer, Leslie McVickar, the reuse project would not have been successful. Leslie provided timely direction and guidance as the project progressed. Dale Weiss at TRC, the on-site superfund subconsultant was always very helpful. This report is truly a team effort and provides a base planning document for the Town to move forward into the implementation phase on selected pieces of the reuse recommendations.

Congratulations to everyone! It is also very encouraging to see that the Town is moving forward with the next phase of the Tannery Building Site reuse planning. Good luck!

Sincerely,

**Forcier Aldrich & Associates, Inc.**

  
John D. Forcier, P.E.  
President

  
Donald E. Phillips, P.E.  
Senior Engineer

TOWN OF POWNAL  
 POWNAL TANNERY SUPERFUND  
 REUSE ASSESSMENT REPORT

TABLE OF CONTENTS

<u>DESCRIPTION</u>	<u>PAGE NO.</u>
Letter of Transmittal	
Table of Contents .....	i
<b>I</b> <u>EXECUTIVE SUMMARY, CONCLUSIONS AND RECOMMENDATIONS</u>	
Executive Summary .....	I-1
Conclusions .....	I-1
Recommendations .....	I-4
<b>II</b> <u>INTRODUCTION</u>	
Background .....	II-1
Purpose and Scope .....	II-1
EPA Superfund Work .....	II-3
Wastewater Treatment Facility Project .....	II-3
<b>III</b> <u>COMMUNITY NEEDS ASSESSMENT</u>	
General .....	III-1
Public Solicitation Activities .....	III-1
Solicitation Findings .....	III-4
Former Tannery Building Site .....	III-4
Lagoon Site .....	III-4
Warehouse Site .....	III-4
<b>IV</b> <u>MARKET DEMAND ANALYSIS</u>	
General .....	IV-1
Present and Forecasted Market Conditions .....	IV-1
Targeted Reuse and Market Justification .....	IV-1
Former Tannery Building Site .....	IV-2
Lagoon Site .....	IV-2
Warehouse Site .....	IV-2
<b>V</b> <u>PHYSICAL SITE EVALUATION</u>	
General .....	V-1
Site Information .....	V-1
Former Tannery Building Site .....	V-1
Site Description .....	V-1
Current and Past Uses .....	V-2
Site Topography .....	V-2
Existing Structures .....	V-2
Existing Infrastructure .....	V-3
EPA Cleanup .....	V-3
Town Zoning .....	V-3
Soils Information .....	V-3
Wetlands .....	V-3
100 and 500 Year Flood Plain .....	V-3
Threatened and Endangered Species and Critical Wildlife Habitat .....	V-4
Archeological / Historic Preservation .....	V-4

TOWN OF POWNAL  
 POWNAL TANNERY SUPERFUND  
 REUSE ASSESSMENT REPORT

TABLE OF CONTENTS

<u>DESCRIPTION</u>	<u>PAGE NO.</u>
Utilities .....	V-4
Property Legal Issues .....	V-4
Lagoon Site .....	V-4
Site Description .....	V-4
Current and Past Uses .....	V-5
Site Topography .....	V-5
Existing Structures.....	V-6
Existing Infrastructure .....	V-6
EPA Cleanup .....	V-6
Town Zoning.....	V-6
Soils Information.....	V-6
Wetlands .....	V-7
100 and 500 Year Flood Plain .....	V-7
Threatened and Endangered Species and Critical Wildlife Habitat .....	V-7
Archeological / Historic Preservation .....	V-8
Utilities .....	V-8
Property Legal Issues .....	V-8
Warehouse Site .....	V-8
Site Description .....	V-8
Current and Past Uses .....	V-8
Site Topography .....	V-8
Existing Structures.....	V-8
Existing Infrastructure .....	V-9
EPA Cleanup .....	V-9
Town Zoning.....	V-9
Soils Information.....	V-9
Wetlands .....	V-9
100 and 500 Year Flood Plain .....	V-9
Threatened and Endangered Species and Critical Wildlife Habitat .....	V-9
Archeological / Historic Preservation .....	V-9
Utilities .....	V-9
Property Legal Issues .....	V-10
 VI <u>REUSE ASSESSMENT</u>	
General .....	VI-1
Criteria and Methods Used.....	VI-1
Screening of Reuse Alternatives .....	VI-3
Former Tannery Building Site .....	VI-3
Lagoon Site .....	VI-3
Warehouse Site .....	VI-3
Recommended Reuse Alternatives .....	VI-3
Former Tannery Building Site .....	VI-3
Lagoon Site .....	VI-4
Warehouse Site .....	VI-4

TOWN OF POWNAL  
 POWNAL TANNERY SUPERFUND  
 REUSE ASSESSMENT REPORT

TABLE OF CONTENTS

<u>DESCRIPTION</u>	<u>PAGE NO.</u>
<b><u>VII PRELIMINARY ECONOMIC EVALUATION AND FUNDING ASSESSMENT</u></b>	
General .....	VII-1
Cost Estimates For Each Reuse.....	VII-1
Identified Reuse Funding Sources .....	VII-2
Former Tannery Building Site .....	VII-2
Lagoon Site .....	VII-3
Warehouse Site.....	VII-3
<b><u>VIII IMPLEMENTATION SCHEDULE</u></b>	
General.....	VIII-1
Preliminary Reuse Implementation Schedules for Each Site .....	VIII-1
Former Tannery Building Site .....	VIII-1
Lagoon Site .....	VIII-2
Warehouse Site .....	VIII-3

LIST OF TABLES

Table III-1	Questionnaire Results.....	III-5
Table VI-1	Reuse Alternatives Summary.....	VI-2
Table VII-1	Summary of Estimated Construction and First Year O&M Costs.....	VII-2
Table VII-2	Former Tannery Building Site Recommended Reuse Construction Cost Estimate	VII-4
Table VII-3	Former Tannery Building Site Recommended Reuse First Year O&M Cost Estimate .....	VII-5
Table VII-4	Former Tannery Building Site Recommended Reuse Total Project Cost Estimate	VII-6
Table VII-5	Lagoon Site Reuse Alternative No. 1 Construction Cost Estimate.....	VII-7
Table VII-6	Lagoon Site Reuse Alternative No. 1 First Year O&M Cost Estimate .....	VII-8
Table VII-7	Lagoon Site Reuse Alternative No. 2 Construction Cost Estimate.....	VII-9
Table VII-8	Lagoon Site Reuse Alternative No. 2 First Year O&M Cost Estimate .....	VII-10
Table VII-9	Warehouse Site Reuse Alternative No. 1 Construction Cost Estimate.....	VII-11
Table VII-10	Warehouse Site Reuse Alternative No. 2 Construction Cost Estimate.....	VII-12
Table VIII-1	Former Tannery Building Site Reuse Implementation Schedule.....	VIII-1
Table VIII-2	Lagoon Site Reuse Implementation Schedule .....	VIII-2
Table VIII-3	Warehouse Site Reuse Alternative No. 2 Implementation Schedule .....	VIII-3

TOWN OF POWNAL  
POWNAL TANNERY SUPERFUND  
REUSE ASSESSMENT REPORT

TABLE OF CONTENTS

APPENDICES

APPENDIX A - FIGURES

- Figure 1 Project Location Map
- Figure 2 Site Map
- Figure 3 Insert A: Former Tannery Building Site: Recommended Reuse
- Figure 4 Insert B: Lagoon Site: Reuse Alternative No. 1
- Figure 5 Insert C: Lagoon Site: Reuse Alternative No. 2
- Figure 6 Insert D: Warehouse Site: Reuse Alternative No. 1
- Figure 7 Insert E: Warehouse Site: Reuse Alternative No. 2
- Figure 8 Proposed WWTF Site Plan

APPENDIX B - SAMPLE SOLICITATION QUESTIONNAIRES

- Public Questionnaire
- School Questionnaire
- Follow-up Questionnaire

APPENDIX C - MARKET DEMAND ANALYSIS

APPENDIX D - EPA SUPERFUND CLEANUP INFORMATION

APPENDIX E - LETTER ON PROJECT UNDERSTANDING

APPENDIX F - SITE PHOTOGRAPHS

- Former Tannery Building Site
- Lagoon Site
- Warehouse Site

APPENDIX G - WAREHOUSE BUILDING INSPECTION, February 1, 2001

APPENDIX H - PHASE I CULTURAL RESOURCE SURVEY FOR POWNAL TANNERY  
LAGOON AREA, January 2001

APPENDIX I - REFERENCES

## SECTION I

### EXECUTIVE SUMMARY, CONCLUSIONS AND RECOMMENDATIONS

#### EXECUTIVE SUMMARY

The September 28, 1999 EPA Cooperative Agreement (EPA Assistance ID No. BP981097-01-0) provided the Town of Pownal with a \$97,250 grant to implement a "Pilot Reuse Assessment and Public Outreach Study for recycling the Pownal Tannery Company Superfund Site". The product of the EPA grant, is this Reuse Assessment Report for the former tannery lands located in North Pownal, Vermont.

Targeted reuses are those reuses having strong local community support, as well as a reasonable level of economic sustainability based on observed market trends. This report identifies a strong preference among the residents of Pownal for recreational reuses for both the former tannery building site and the lagoon site. Continuation of a warehouse or light commercial reuse was endorsed for the warehouse site. The market analysis underscored these popular choices, since tourism is the most promising industry in the area and recreational reuses would compliment the tourist trade. The current warehouse site reuse is a proven reuse. However, the condition of the warehouse is reported as fair, so the Town should evaluate the structural condition of the warehouse. The final EPA cleanup recommendation for the warehouse could be to have no cleanup action. In this alternative the Town would take ownership as the building currently exists. The Town in the future could decide to just demolish the building.

The former tannery building site cleanup is complete and reuse implementation can begin early this year, as identified in Section VIII, "Implementation Schedule". However, the schedule for completion of cleanup of the lagoon and warehouse sites is not known. Only once the EPA cleanup actions are complete (and the final physical site conditions reevaluated) can preliminary engineering proceed and the reuses be implemented.

Pownal has a strong commitment to continuing past this study phase and to bringing about a successful reuse of the Superfund site. The Town recognizes that this is a planning document and significant additional work is required in order to make any reuse become a reality. The Town is very pleased with the assistance provided by EPA on this project, and asks that the EPA continue to assist Pownal by incorporating (as much as possible) the needs of the proposed reuses into the cleanup action.

#### CONCLUSIONS

The following conclusions are made based on the investigations and analyses performed as part of this Reuse Assessment Report:

1. This report identifies reuse alternatives for three (3) sites (former tannery building site, lagoon site and warehouse site). Originally the landfill site was included in the study area, but since the landfill was utilized in the EPA cleanup, it was removed from this study.
2. Community input was solicited through three (3) public information meetings, held in North Pownal, through written questionnaires, telephone surveys and a booth at the Pownal Town Fair. The community input was used to develop the reuse alternatives presented in this report. Results of the public and school questionnaires (see Table III-1, Section III) follow:

- Elementary School
  - 1<sup>st</sup> Walking/Nature/cross country ski/jogging/bicycle trails | indoor mixed sports facility | Skateboarding/In-line skating area
  - 2<sup>nd</sup> Lawn/Picnic Areas/Shelters/Birdwatching/horseshoe pits | Observatory | Ice skating rink
  - 3<sup>rd</sup> Boat/Canoe/Tube Rental/Launch/Fishing Areas/River Walk | Golf Course/Pitch&Putt/Driving or Archery Range
- Middle School
  - 1<sup>st</sup> Skateboarding/In-line skating area
  - 2<sup>nd</sup> Boat/Canoe/Tube Rental/Launch/Fishing Areas/River Walk | Ice skating rink
  - 3<sup>rd</sup> Walking/Nature/cross country ski/jogging/bicycle trails
- Adults
  - 1<sup>st</sup> Lawn/Picnic Areas/Shelters/Birdwatching/horseshoe pits
  - 2<sup>nd</sup> Boat/Canoe/Tube Rental/Launch/Fishing Areas/River Walk | Ice skating rink
  - 3<sup>rd</sup> Walking/Nature/cross country ski/jogging/bicycle trails
- The following three reuse ideas were in the top three for all categories:
  - 1<sup>st</sup> Boat/Canoe/Tube Rental/Launch/Fishing Areas/River Walk
  - 2<sup>nd</sup> Ice skating rink
  - 3<sup>rd</sup> Walking/Nature/cross country ski/jogging/bicycle trails

3. Community input strongly supports recreational reuses at the former tannery building site and at the lagoon site. The community supports continued use of the warehouse site for a warehouse or light commercial reuse.
4. The Market Demand Analysis was used to assess the market justification for reuse alternatives that were identified as popular within the community. The Market Demand Analysis concludes that recreational reuses are the best fit with the regional economy, since tourism is the most promising economic sector.
5. All of the reuse alternatives require connection to the proposed municipal WWTF for sewer service.
6. The former tannery building site cleanup is complete and the site is ready for implementation of the recommended reuse.
7. The recommended reuse for the former tannery building site includes a public recreation area with covered stage, children's playground, canoe/kayak launch area, public restrooms, parking, water, sewer and electrical utilities.
8. EPA's lagoon site cleanup design is scheduled for completion in the spring of 2002. The cleanup action will commence following the design. The cleanup duration is not known. Only after the cleanup has been completed can preliminary engineering for the reuse begin. This is because preliminary engineering requires detailed accurate physical site information. Following the cleanup action, the physical site information in Section V, "Physical Site Evaluation" should be revised based on post-cleanup conditions.
9. The Town is pursuing final design and construction of a proposed municipal WWTF to be located on the lagoon site. This is a completely separate project, and has undergone an extensive separate public review process. Construction completion is scheduled for the spring of 2004.

10. The most important element of the EPA's lagoon cleanup schedule is the schedule to cleanup the northern half of lagoon 1 and all of lagoon 2 first, thereby allowing the construction of the Town's WWTF to proceed.
11. Reuse alternative No. 1 for the lagoon site include a seasonal outdoor skating rink, a warming hut with public restrooms, a soccer field, equipment storage shed, hiking trails, fishing access, a kayak/canoe launch area, parking, water, sewer and electrical utilities. Reuse alternative No. 1 is based on limited site development, and assumes only lagoon 1 is filled as part of the cleanup action.
12. Reuse alternative No. 2 for the lagoon site includes the same items as reuse alternative No. 1, but adds a softball field and additional lawn area. Reuse alternative No. 2 is based on greater site development, and assumes filling of lagoons 1 and portions of lagoon 4 as a result of the EPA cleanup action.
13. EPA's warehouse site recommended cleanup action may be "no action", partial or complete demolition of the warehouse building. EPA should have a better understanding of whether demolition is required following the RA (Risk Assessment) to be completed by the spring of 2001. The cleanup action duration is not known. Only after the cleanup action is complete, can preliminary engineering for the warehouse site reuse begin. This is because preliminary engineering requires current physical site information. Following the cleanup action, the physical site information in Section V, "Physical Site Evaluation" should be revised based on post-cleanup conditions.
14. Two (2) reuse alternatives were identified for the warehouse site – reuse alternative no. 1 keeps the existing warehouse, reuse alternative no. 2: 2a. demolishes the warehouse and replaces it with a new commercial building; 2b. demolishes the warehouse and replaces it with a municipal parking area.
15. Reuse alternative No. 1 for the warehouse site includes continued use of the warehouse building for storage. The existing warehouse building is reported to be in fair structural condition. If the Town wishes to pursue this reuse alternative, a structural analysis and design of repairs will be needed and repairs made before the structure is safe to use.
16. Reuse alternative No. 2 for the warehouse site entails two options. Option 2a. includes removal of the existing warehouse and replacement with a new commercial building. Option 2b. entails demolition of the existing warehouse and construction of a municipal parking area. The cost estimate for removing the existing warehouse was included in this reuse construction cost estimate, because the EPA is not expecting to require demolition of the warehouse at present. Whether demolition of the building will be part of the cleanup will be confirmed once the RA results are known.
17. The Market Demand Analysis indicates a slow local economy, with limited commercial growth at the former tannery site. Any new commercial reuse will require a strong business plan with solid financial backing.
18. The included cost estimates are very preliminary and will need to be revised based on additional site information and detailed design during preliminary engineering. The included reuse implementation schedules likewise are very preliminary and shall require adjustment later based on actual EPA cleanup dates, availability of funding and other critical path items.

## RECOMMENDATIONS

The following recommendations are made based on the conclusions presented above:

1. The Town should proceed with implementation of the recreational reuse for the former tannery building site. As identified in Table VIII-1, as soon as funding is obtained and ownership of the land is transferred to the Town, preliminary engineering can proceed in 2001!
2. The Town should aggressively pursue funding for reuse of all three (3) sites. While implementation of both the lagoon site and warehouse site reuses will be delayed until the cleanup actions are completed, fund raising should be ongoing. Possible funding sources have been identified in Section VII, though additional funding sources should be actively sought.
3. The Town's legal counsel needs to resolve property ownership for the former tannery lands, so as to confirm the Town owns the reuse sites. Special focus needs to be placed on the parcels of land making up the former tannery building site reuse, since this site is ready for reuse.
4. The most important element of the EPA's lagoon cleanup schedule is the schedule to cleanup the northern half of lagoon 1 and all of lagoon 2 first, thereby allowing the construction of the Town's WWTF to proceed. The Town should work closely with EPA to promote the cleanup schedule that best benefits the proposed WWTF construction.
5. The Town should continue to work closely with EPA to promote that EPA's cleanup design (and cleanup action) maintains the natural beauty of the lagoon site to facilitate the recreational reuses identified in this report.
6. If demolition of the warehouse building is not required as part of the EPA cleanup action, the Town should conduct a structural evaluation of the warehouse to determine the cost for repairing the warehouse. The repair costs will need to be weighed against the potential for reuse income, such as rental income.
7. If repair of the warehouse building is deemed not viable due to the costs for repair and/or the stigma of being part of a Superfund site, the Town should explore ways to have the building demolished. The Town may want to work with the EPA to determine if the building can be demolished as part of the cleanup action.
8. The Market Demand Analysis states that consideration should be given to converting the warehouse site into a reuse more in keeping with the recreational reuses at the other two (2) sites. Should the construction of a new commercial building (warehouse site reuse alternative No. 2) not be acceptable due to lack of investment or other factors, the Town may wish to implement a reuse that compliments the lagoon site reuse. An example of possible reuse is demolishing the warehouse and conversion of the warehouse site to public parking, with appropriate landscaping.

## SECTION II

### INTRODUCTION

#### BACKGROUND

The Pownal Tannery Superfund Site is located in North Pownal Vermont, within the Town of Pownal in Bennington County, Vermont. Pownal is a rural community with approximately 3,500 residents. Although there are no incorporated villages in the Town of Pownal, there are three growth centers; Pownal Village, Pownal Center and North Pownal.

The Pownal Tannery Superfund site was a former hide tanning and finishing facility owned by the Pownal Tanning Company, Inc., and has been inactive since 1988 when the company ceased operations and declared bankruptcy. The Reuse Assessment Report study area includes the former tannery building site, the lagoon area, and the warehouse site. The tannery landfill area is being used by the EPA for cleanup of the tannery building site, and thus is not included in this report. See Figure 1, "Project Location Map", Appendix A.

Following years of State and Federal involvement at the site, the EPA determined that the remaining site contaminants are sources posing continuing threats to human health and the environment and that there may be releases of contaminants into the groundwater, wetlands, surface water and sediments. The Approval Memorandum for a non-time-critical removal action was issued by EPA on January 14, 1998, to address remaining sources of contamination. The Approval Memorandum documents the public health and environmental threats as a result of the release or threat of release of hazardous substances. Utilizing the data collected to date, an Engineering Evaluation/Cost Analysis (EE/CA) report and a Human Health Risk Screening report were developed in support of a potential NTCRA (Non-Time Critical Removal Action) to address the three primary source areas at the site, which were completed in November 1998. The proposed NTCRA was subject to public comment from December 3, 1998, to January 4, 1999. The public was highly supportive of the proposed non-time critical removal action. EPA signed an Action Memorandum on March 22, 1999. The Pownal Tannery site was proposed to the NPL (National Priorities List) on September 29, 1998 and was listed on January 11, 1999.

The September 28, 1999 EPA Cooperative Agreement (EPA Assistance ID No. BP981097-01-0) is issued under EPA's "superfund Redevelopment Pilot Initiative". It provides the Town of Pownal with a \$97,250 grant to implement a "Pilot Reuse Assessment and Public Outreach Study for recycling the Pownal Tannery Company Superfund". The product of the EPA grant, is this Reuse Assessment Report for the former tannery lands and structures located in North Pownal, Vermont. For this Reuse project, Pownal hired the consulting engineers Forcier, Aldrich & Associates (FA&A) to manage the project and to assist the Town in meeting the needs of the EPA grant. The Town also employed the services of Greenman-Pedersen, Inc. (GPI) as the Professional Planner. Assisting GPI with the Market Demand Analysis were RER Economic Consultants.

#### PURPOSE AND SCOPE

This Reuse Assessment Report is to be used by the USEPA in its Feasibility Study (FS) and resulting proposed cleanup plan. Based on the anticipated reuses, the EPA makes a determination as to what degree of cleanup is required to protect the public health. In addition, this report provides a starting point for future productive reuse of the former tannery land by Pownal. The cleanup and reuse plans signal the beginning of revitalization of North Pownal and removal of the stigma of "Superfund site" which currently hampers economic recovery.

It is important to remember that this is a pilot program, and as such the original grant workplan has been modified to meet project-specific needs. The project scope reflects the project understanding conveyed by the Town in their November 17, 2000 letter to the USEPA (see Appendix E, "Letter on Project Understanding").

The objectives for this pilot study are identified below:

1. Form a Reuse Steering Committee to develop reuse alternatives and to provide direct and significant community involvement in the project direction.
2. Solicit public input and comment on reuse ideas. Hold public information meetings, distribute questionnaires, post direct mailings, conduct phone interviews, and organize a booth at the Town Fair.
3. Prepare a Community Needs Assessment (see Section III), to analyze the public input received through the solicitation process.
4. Prepare a Market Demand Analysis (see Section IV and Appendix C) to evaluate the marketability of different reuse alternatives.
5. Evaluate existing conditions (topography, soils, wetlands, 100 and 500 year flood limits, archeological sensitivity, resources and utilities) to allow development of the reuse conceptual site plans, to provide enough information to allow cost estimates to be developed and for a Phase I permitting assessment. Utilize existing EPA information to prepare conceptual site plans and to provide a summary of the existing natural and manmade resources present on the site (see Section V).
6. Provide recommended reuse alternatives for each site. Where appropriate, provide cost estimates for construction and first year's O&M (Operations & Maintenance) and estimate Total Project Costs for implementing the recommended reuse alternative. The cost estimates include costs for construction of public improvements and utilities, permitting, engineering, administration, fiscal and legal fees. As discussed under "EPA Superfund Work", the uncertain post clean-up condition of the lagoon site and the warehouse site means the construction costs are very uncertain at this time. Consequently, no Total Project Cost estimates have been estimated for those two (2) sites. The first year O&M estimates for the warehouse site reuse alternatives have not been provided because of the uncertain condition of the existing warehouse building and the broad range of possible commercial reuses and associated costs. Total Project Costs and first year O&M costs will need to be developed once the clean-up plan has been designed and implemented and the reuse selected for each site (see Sections VI and VII).
7. Identify possible funding sources and suggestions for project funding (see Section VIII.)
8. A legal evaluation of the former tannery lands by the Town's Legal Counsel is ongoing. This legal evaluation addresses land ownership issues.

### **EPA SUPERFUND WORK**

The general approach for EPA's cleanup at each site includes the following main steps:

1. RI (Remedial Investigation) where the site is examined and a determination is made of what levels of contamination exist.
2. RA (Risk Assessment), where the predicted long-term effect of exposure to the site contaminants is evaluated
3. FS (Feasibility Study), to explore and recommend cleanup alternatives that meet the needs identified by the RA.

June 2001: EPA proposed clean-up plan will be presented for public comment.

September 2001: The final clean-up remedy will be documented in a "Record of Decision".

4. After the FS, EPA enters into a cleanup design phase and secures necessary Federal funding.
5. Once funding is in place, the EPA completes the cleanup design and implements the cleanup action.

The former tannery building site cleanup is complete. However, the post-cleanup conditions of the warehouse and lagoon sites are unknown. The EPA should complete the design for the cleanup action at the lagoon and warehouse sites during the spring of 2002. The completion dates for cleanup of the lagoon and warehouse sites are not known. See appendix D, for additional information on the EPA cleanup.

### **WASTEWATER TREATMENT FACILITY PROJECT**

The Town's proposed WWTF is to be located on the lagoon site (see Figures 4, 5 and 8, Appendix A). However, the proposed WWTF is a completely separate project from this Reuse Assessment. The WWTF project has undergone an extensive separate public review process. Detailed information on the proposed WWTF project can be found in the FA&A draft "Wastewater Facilities Planning Preliminary Engineering Report", dated August 2000.

## SECTION III

### COMMUNITY NEEDS ASSESSMENT

#### GENERAL

The Reuse Steering Committee recognized that for a reuse to be a success, the reuse must be both supported by and be of benefit to the community. The nine (9) member Reuse Steering Committee is comprised of four (4) North Pownal residents, four (4) Pownal residents and one former North Pownal resident. The familiarity that each member of the Committee has with the former tannery site and with the Pownal community provided tremendous focus for the development of the community needs assessment.

Initial work involved FA&A and GPI staff meeting with the Reuse Steering Committee and brainstorming a list of possible reuses. The list of reuse ideas was the basis for two (2) reuse questionnaires that were distributed around Pownal. A "public questionnaire" was distributed to solicit reuse ideas from the general population. The Reuse Steering Committee wanted to give the school-age population a chance to provide ideas, so a separate "school questionnaire" focusing on recreational reuses was sent to the schools (see Appendix B for sample questionnaires). The results of this solicitation are tabulated in Table III-1, "Questionnaire Results".

Throughout the solicitation process special emphasis was placed on the need to encourage original ideas from the public. In addition to the questionnaires, phone calls were placed to 70 Pownal residents to ask for reuse ideas and to stimulate interest in the project. After receiving the questionnaire results (see Table III-1, "Questionnaire Results", a follow-up questionnaire was sent to residents in North Pownal to confirm the results of the previous questionnaires. A booth was set up at the Pownal Town Fair to seek additional comments. Three (3) public information meetings were held to solicit input on reuse ideas and to refine the reuses presented in this report. The following describes the solicitation activities. The final part of this section describes the preferred reuses for each of the three (3) sites that were developed from the combined solicitation activities.

#### PUBLIC SOLICITATION ACTIVITIES

The following is a chronological list of the solicitation activities along with an activity date. Following that is a brief description of the listed solicitation activities.

- |  |                         |
|--|-------------------------|
| 1. Reuse Steering Committee formed                 | 3/16/00 through 4/6/00  |
| 2. Telephone Calls to 70 North Pownal residents    | 6/12/00 through 6/30/00 |
| 3. Public Questionnaires and School Questionnaires | 6/14/00 through 6/20/00 |
| 4. First Public Information Meeting                | 7/12/00                 |
| 5. Pownal Fair Booth                               | 7/29/00                 |
| 6. Follow-up Public Questionnaires                 | 8/21/00                 |
| 7. Second Public Information Meeting               | 8/30/00                 |
| 8. Third (Final) Public Information Meeting        | 11/29/00                |
| 9. Committee review of the Draft Report            | 2/1/01                  |

The following is a brief description of the solicitation activities:

1. Formed Reuse Steering Committee  
The Reuse Steering Committee was instrumental in keeping the project focus on the needs of Pownal. Their creativity and dedication were major factors towards making the project a success.

## 2. Telephone Calls

A list of 70 names with phone numbers was drawn up by the Reuse Steering Committee. The names were of people who are known to either be active in community affairs or who were known to live close to the reuse area and who may be able to help publicize the reuse project at the grass roots level. Of the 70 phone numbers called, 22 resulted in a phone interview and solicitation of reuse ideas. The public questionnaire (see Appendix B for sample) was used as a basis for conducting the interview. The purpose of the calls was primarily to generate interest in the reuse and to solicit general comments. The responses from the phone calls were not combined with the written questionnaire results, because the phone interview was limited by how long a person would answer the questions. Consequently, just the general comments were reviewed with the Reuse Steering Committee. The comments were very favorable towards recreational reuses.

## 3. Public Questionnaires and School Questionnaires

Public questionnaires (see Appendix B for sample) were dropped off at the following locations:

- DJ's Country Store
- Winchester General Store
- Village Market Store
- Peaceful Valley Store
- Pownal Transfer Station

The public questionnaire considered recreational, municipal, commercial, industrial and miscellaneous reuses. The results of the public questionnaire work are incorporated into Table III-1. The results show a strong preference for recreational reuses among the general population.

Also, copies of the school questionnaires (see sample "school questionnaire", Appendix B) were dropped off at the following locations:

- Mount Anthony Union Middle School
- Pownal Elementary School

The results of the school questionnaires are included in Table III-1. The results show a strong preference for skating rinks, sports areas as well as nature trails among the school-age population.

The Reuse survey for children considered only recreational uses. Both surveys were developed through extensive discussion with the Reuse Steering Committee.

## 4. First Public Information Meeting

Approximately 30 members of the public attended this meeting held at the North Pownal Fire Station. The results of the questionnaire work were presented (see Table III-1), along with first generation schematic drawings showing recreational reuses at the former tannery building site and the lagoon site. The public was asked for reuse ideas that they would like to see implemented. People gave comments on ways to improve the reuses presented. Public comments were later evaluated by the Reuse Steering Committee and incorporated into the reuses as appropriate.

The attendees were supportive of the reuse ideas presented. Some people asked that a follow-up effort be made to solicit more input from North Pownal residents to confirm acceptance of the proposed reuses. The Reuse Steering Committee responded to this with additional solicitation efforts (see items 5 and 6).

5. Pownal Fair Booth

In response to the request made at the 7/12/00 meeting, to solicit additional public comments on reuses, a booth was set up at the Pownal Fair. Approximately 18 people visited the information booth and asked questions about the reuses. One objective of the booth was to answer questions and provide information on the reuse. Another objective was to promote attendance at the upcoming August 30 informational meeting to be held at the North Pownal Fire Station. Follow-up questionnaires (see Appendix B for sample) were made available. People were generally supportive of the proposed reuses that had been presented at the 7/12/00 public information meeting.

6. Follow-up Public Questionnaires

In response to the request made at the 7/12/00 meeting to solicit additional comments from North Pownal residents, follow-up questionnaires (see Appendix B for sample) were mailed out. The mailings went to 58 North Pownal residents on the EPA mailing list and an additional 25 North Pownal residents not on the list but in proximity to the former tannery site. These mailings contained information regarding the reuses and current community preferences, and requested comment on these reuses. From these 83 mailings, only four (4) responses were received. However, all were highly supportive of the proposed reuses that had been presented at the 7/12/00 public information meeting. Another important function of these mailings was to advertise the upcoming second public informational meeting (see item 8).

7. Second Public Information Meeting

Approximately 20 members of the public attended this meeting held at the North Pownal Fire Station. The revised reuse schematics had been revised based on the comments solicited at the first public information meeting. Again, the public was asked for reuse ideas that they would like to see implemented. The reuses presented were recreational reuses for the former tannery building site and the lagoon site, and a warehouse or new commercial reuse for the warehouse site. People gave comments on ways to improve the reuses presented. Public comments were later evaluated by the Reuse Steering Committee and incorporated into the reuses as appropriate.

The attendees were very supportive of the reuse ideas presented. The meeting provided comments for refinement of the reuse ideas. These refinements were carried into the third reuse and final public information meeting.

8. Third (Final) Public Information Meeting

Approximately ten (10) members of the public attended this meeting held at the North Pownal Fire Station. Again, the public was asked for reuse ideas that they would like to see implemented. The attendees were very supportive of the reuse ideas and schematic plans presented. The reuses presented were recreational reuses for the former tannery building site and the lagoon site, and a warehouse or new commercial reuse for the warehouse site. Following this meeting, the reuse schematics were updated to incorporate public input (see Appendix A, Figures 3-7). These schematic drawings are the basis for the reuses presented in this reuse assessment report.

The Reuse Steering Committee and team of consultants were satisfied, based on the consistent support for the proposed reuses to end the solicitation process and complete the reuse assessment report. The reuses that were developed through the solicitation activities (items 1 through 8) are described in Section VI and shown in Figures 3 through 7, in Appendix A. Additional information on solicitation findings follows.

### **SOLICITATION FINDINGS**

The following types of reuses were identified as popular for each site, based on the combined results of the eight (8) solicitation activities defined earlier in this section.

#### **1. Former Tannery Building Site**

Recreational reuses were identified as most popular throughout the solicitation process. The picturesque watercourse with the dam at one end of the property, combined with easy access from Route 346 made this site a popular choice for activities such as picnicking, playgrounds and open air events. Provision for a canoe/kayak launch was also popular. Figure 3, Appendix A, shows the former tannery building site recommended reuse.

#### **2. Lagoon Site**

As with the former tannery building site, recreational reuses were most popular for the lagoon site. The lagoon site has existing wooded trails and a diverse assortment of trees, plants and vistas of the surrounding hillsides and extensive banks along the Hoosic River. The existing natural beauty of this site and surrounding area contributed to the strong support for active recreational reuses, such as an outdoor winter skating pond, soccer field, baseball field, walking and jogging trails, canoe/ kayak launch and fishing access.

Since the condition of the lagoon site following the future EPA cleanup action is not known, two (2) reuse schemes have been developed (see Figures 4 and 5, Appendix A). Figure 4 shows a reuse that assumes much of the lagoon site is made available, while Figure 5 shows a reduced scope reuse that assumes much of the lagoon site is not available for development. This is further explained in Section VI, "Reuse Assessment". It should be noted that the proposed WWTF is a completely separate project. The WWTF project has undergone an extensive separate public review process. See Section II, "Introduction", for additional information on the WWTF project. The WWTF site consists of a small portion of Lagoon 1 and all of Lagoon 2.

#### **3. Warehouse Site**

The warehouse site was, until early 2001, being used as a warehouse for wood chip storage. In addition to a warehouse reuse, light commercial, office or retail reuses were all popular. The warehouse site has an existing building, a fiber optic cable running next to the property, on-site parking and direct access to Route 346 and to the Boston & Maine Railroad.

As with the lagoon site, the condition of the warehouse site following the EPA cleanup action will not be determined until the spring of 2002. For this report, two reuse schemes have been developed (see Figures 6 and 7, Appendix A). Figure 6 shows a reuse that assumes the existing warehouse structure is kept, while Figure 7 shows a reuse where the existing warehouse building is demolished as part of the cleanup process. This is further explained in Section VI "Reuse Assessment".

In Sections IV "Market Demand Analysis" it is shown that the area market forces support the implementation of the preferred reuses identified through the public solicitation process.

The following Table III-1 summarizes the results of the public and school questionnaires (see item 3, "Public Questionnaires and School Questionnaires" under "Solicitation Activities").

**TABLE III-1  
TOWN OF POWNAL  
POWNAL TANNERY SUPERFUND  
REUSE ASSESSMENT REPORT**

**QUESTIONNAIRE RESULTS (1,2)**

Reuses	Elementary School 8 received (300 sent)	Middle School 100 received (600 sent)	Public Mailed 22 received (78 on list)	Public Anonymous 15 received 50 distributed	Public 37 received
<b><u>RECREATIONAL IDEAS</u></b>					
Boat/Canoe/Tube Rental/Launch/Fishing Areas/River Walk	4	65	19	13	32
Walking/Nature/cross country ski/jogging or bicycle trails	7	59	18	11	29
Skateboarding/In Line Skating Area	7	66	17	7	24
Ice Skating Rink (inc. hockey)	5	65	20	12	32
Golf Course/Pitch&Putt/Driving or Archery Range	4	46	10	6	16
Lawn/Picnic Areas/Shelters/Birdwatching/horseshoe pits	5	36	18	15	33
Indoor Mixed Sports Facility—basketball,Swimming, Tennis	7	55	14	11	25
Outdoor Mixed Sports Facility – Baseball, football, Soccer	3	55	14	11	25
Observatory	5	33	5	5	10
<b><u>MUNICIPAL IDEAS</u></b>					
Wastewater Treatment Facility			2		2
Pownal Fair grounds			5	10	15
Pownal Historical Society Display			5	7	12
<b><u>COMMERCIAL IDEAS</u></b>					
Office/Bank/Conference rooms complex			3	7	10
Daycare/Amusement/Conference Center			1	10	11
Arts and Crafts			4	7	11
Sporting Goods Store (inc. fishing equip.)			3	12	15
Sports Equip. (inc. bicycle) Rental			3	10	13
Retail Space(s)/Shopping/Business Center			2	6	8
Amusement Arcade/Club House			2	8	10
<b><u>INDUSTRIAL IDEAS</u></b>					
Industrial Park			4	6	10
<b><u>OTHER</u></b>					
College Campus Annex/Learning Center			11	7	18
Research Park/Facility			9	8	17
Gradated Elderly/Retirement Housing			6	11	17

(continued on next page)

Notes from Table III-1, previous page:

NOTES:

1. Table III-1 summarizes the results of the public and school questionnaires only (see item 3, under "Solicitation Activities").
2. From the public and school questionnaires received, the first, second and third choices for each category are as follows:

Elementary School

- 1<sup>st</sup> Walking/Nature/cross country ski/jogging/bicycle trails | indoor mixed sports facility | Skateboarding/In-line skating area
- 2<sup>nd</sup> Lawn/Picnic Areas/Shelters/Birdwatching/horseshoe pits | Observatory | Ice skating rink
- 3<sup>rd</sup> Boat/Canoe/Tube Rental/Launch/Fishing Areas/River Walk | Golf Course/Pitch&Putt/Driving or Archery Range

Middle School

- 1<sup>st</sup> Skateboarding/In-line skating area
- 2<sup>nd</sup> Boat/Canoe/Tube Rental/Launch/Fishing Areas/River Walk | Ice skating rink
- 3<sup>rd</sup> Walking/Nature/cross country ski/jogging/bicycle trails

Adults

- 1<sup>st</sup> Lawn/Picnic Areas/Shelters/Birdwatching/horseshoe pits
- 2<sup>nd</sup> Boat/Canoe/Tube Rental/Launch/Fishing Areas/River Walk | Ice skating rink
- 3<sup>rd</sup> Walking/Nature/cross country ski/jogging/bicycle trails

The following three reuse ideas were in the top three for all categories:

- 1<sup>st</sup> Boat/Canoe/Tube Rental/Launch/Fishing Areas/River Walk
- 2<sup>nd</sup> Ice skating rink
- 3<sup>rd</sup> Walking/Nature/cross country ski/jogging/bicycle trails

## SECTION IV

### MARKET DEMAND ANALYSIS

#### GENERAL

The purpose of the Market Demand Analysis is to assess the market justification for reuse alternatives that are identified as popular within the community and are realistic and practical given the site conditions. The conclusions from the Market Demand Analysis serve to reinforce the community's preference for recreational reuses at the former tannery building site and the lagoon site, identified in Section III, "Community Needs Assessment". A complete copy of the Market Demand Analysis is contained in Appendix C.

#### PRESENT AND FORECASTED MARKET CONDITIONS

The Market Demand Analysis looked at the local and regional economic trends, in order to determine what future reuses would have a reasonable chance of success. The Market Demand Analysis indicates that the Bennington County economy has been slow for the last ten (10) years with most of the County's economic activity concentrated in or north of the Town of Bennington. There has been an increase in the number of jobs of approximately 13 percent, with most new jobs being in the retail and tourist sectors. Currently, tourism-related reuses are the best option for economic expansion in Bennington County, per the Market Demand Analysis.

Page 31 of The Market Demand Analysis states that "...the market for new commercial development in Pownal is not strong." The Market Demand Analysis goes on to add "... the proposed investment for a large outdoor recreation facility is a good one and would be an attractive addition to the Bennington area tourist/visitation draw..."

Given the unknown timeframe for the EPA cleanup of the warehouse and lagoon sites - scheduled to start in 2002 but of unknown duration, changing market forces could impact the reuses that are pursued by the Town. While it is likely that the type of reuses identified in this report will not change appreciably, the scope of the reuses could change significantly. Both local and regional economic forces could affect the scope of reuse alternatives available two-plus years from now. It is possible for example; that an entrepreneur would develop a business plan for the warehouse site that runs contrary to the flat local economic trends identified in the Market Demand Analysis.

It is important to note that the reuse assessment assumes that the proposed Wastewater Treatment Facility is constructed. The WWTF would provide wastewater treatment capacity for all proposed reuses. A WWTF greatly increases reuse options, since most reuses would generate some amount of wastewater.

#### TARGETED REUSE AND MARKET JUSTIFICATION

The Market Demand Analysis strongly underscores the reuse alternatives most favored for the former tannery building site and the lagoon site. Town recreational reuses such as playing fields and nature trails will add to the Town's tourist appeal.

The following details the targeted reuse and market justification, by site:

1. Former Tannery Building Site

As discussed in Section V, "Physical Site Evaluation" the former tannery building site cleanup is complete. The proposed reuse is a recreational one, with a grassy lawn area, picnic tables and an open air covered performance building (see Figure 3, Appendix A). This recreational reuse is suitable given the conclusions of the Market Analysis Report that a pro-tourism reuse is most desirable.

2. Lagoon Site

The two (2) proposed alternatives (see Figures 4 and 5, Appendix A), are similar in type and only differ in magnitude. The reuses include walking/hiking trails, canoe/kayak launch, winter skating rink, and recreational fields. As with the former tannery building site, this type of recreational reuse is suitable given the conclusions of the Market Analysis Report that a pro-tourism reuse is most desirable.

3. Warehouse Site

The proposed reuses (see Figures 6 and 7, Appendix A), account for the two most likely outcomes – 1) either the existing warehouse building is maintained, or 2a) a new commercial building is built following demolition of the warehouse building or 2b) a municipal parking area is created following demolition of the warehouse building. The recent reuse as a wood chip warehouse came about through actual market conditions. Careful consideration should be given to compare any competing reuse with the demonstrated recent reuse. However, the existing warehouse building is reported to be in fair structural condition. Should a later structural evaluation determine major repairs are required to maintain the warehouse, the repair costs will need to be weighed against the possible rental income. The Market Demand Analysis states that consideration should be given to converting the warehouse site into a reuse more in keeping with the recreational reuses at the other two (2) sites. The Town may wish to convert the site into a parking area with landscaping, to serve the former tannery building and lagoon sites.

## SECTION V

### PHYSICAL SITE EVALUATION

#### GENERAL

The Pownal Tannery Site (EPA Site ID No. VTD069910354) is situated in North Pownal, in the southwest corner of Vermont (see Figures 1 and 2, Appendix A). The former tannery processed cow and sheep hides and was owned by the Pownal Tanning Company, Inc. The site has been inactive since 1988 when the Pownal Tanning Company declared bankruptcy and closed its doors. As described in Section II "Introduction", the EPA cleanup evaluation is ongoing for both the lagoon site and the warehouse site. The EPA expects to have completed the cleanup recommendations for these two sites by the fall of 2001. Final designs for the clean-up actions would be performed in the winter of 2002 with clean-up construction starting in the summer of 2002. Construction cleanup duration is unknown at this time. It is recognized that EPA has a likely alternative of no clean-up action at the warehouse site. EPA has completed construction cleanup of the former tannery building site.

As discussed in previous sections of the report, uncertainty exists around how the lagoon site and warehouse site will be left following the EPA cleanup. Consequently, certain site evaluations will not be possible until after the EPA has completed its work. A separately funded part II to this study will be required later, to reevaluate the final site-specific reuse alternatives for these two sites, to review site conditions, costs and permitting issues. However, at this point no funding source has been identified for part II of the reuse work. At the October 18, 2000 coordination meeting with EPA it was agreed that the requirements of the Reuse Assessment workplan could be modified to accommodate the many unknowns around site conditions post cleanup (see Section II, "Introduction").

#### SITE INFORMATION

The following is a physical site evaluation for the three (3) reuse sites (former tannery building site, lagoon site and warehouse site). Much of this information is taken from the EPA's March 22, 1999 "Pownal Tannery, Non-Time Critical Removal Action, Administrative Record, Volume I". Additional information was taken from EPA's August, 2000 "Draft Phase I Data Summary Report For Remedial Investigation", Volumes 1 and 2.

Following finalization of the EPA's cleanup design, it will be necessary to update the physical site information for the lagoon site and the warehouse site. Once the site information is updated, the associated costs and permitting implications for reuses at each site will need to be evaluated. At that time the reuses should be re-visited and a recommended reuse developed for both the lagoon site and the warehouse site – see Section VI, "Reuse Assessment", for additional information.

#### Former Tannery Building Site

##### 1. Site Description

The site is approximately 3.0 +/- acres, and has an upper level that borders the Boston & Maine Railroad<sup>1</sup> right-of-way and a lower level that borders the Hoosic River. The "Recommended Reuse Site Plan" (Figure 4, Appendix A) shows the old dam and associated penstock structure and hydrostation located at the southern end of the property. The site extends under the abandoned North Pownal Bridge. The former tannery building's massive

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<sup>1</sup> It is recognized that Boston & Maine Corporation is owned by Guilford Transportation Industries. For purposes of the report the term "Boston & Maine Railroad" is used to identify the Guilford Transportation Industries railway that runs through the former tannery site areas.

concrete foundation walls have been left by the EPA, and serve to stabilize the site. The EPA installed a guard rail, which extends from the bridge crossing south to near the hydrostation. A grassed embankment with some areas of stone fill slope stabilization has been constructed by the EPA along the embankment between the upper level adjoining the Boston & Maine Railroad and the lower level adjoining the Hoosic. An access road connects the upper and lower levels of the site. For additional information, see the site pictures in Appendix F.

## 2. Current and Past Uses

The former tannery building was built in 1876 as the "North Pownal Manufacturing Company", and was owned by A.C. Houghton and Co. The site originally was used to make cotton print cloth. The mill manufactured an estimated five (5) million yards of cotton goods per year. In 1935 the cotton mill was converted to a tannery. Building additions were made in 1940 as well as in the 1960's. The tanning of hides required use of a variety of chemicals to remove animal tissues and fats, and to prepare the hides for tanning, coloring and finishing. Chemicals used included lime, mild acids, ammonium salts, sulfuric acid, mineral tannin (trivalent chromium), dyes and pigments, solvents, acrylic, butadiene, polyurethanes, resins, waxes and lacquers. Pentachlorophenol was used as a biocide to treat the hides. Dioxins were impurities brought into the pentachlorophenol during the tanning process. From approximately 1937 until 1962, untreated tanning wastewater was discharged directly to the Hoosic River. Incremental attempts to provide some degree of wastewater treatment were enacted from 1962 through 1978 (see "Lagoon Site", "Current and Past Uses"). Based on feedback from the public solicitation process, and from the Reuse Committee, the stench coming from both the tannery site and the lagoon site is a vivid memory for many residents of North Pownal. Indeed, per members of the Reuse Committee, there were reported to have been signs in North Pownal, apologizing to drivers passing through the area for the very offensive odors.

Following closure of the tannery in 1988, the site was fenced off and abandoned. A series of evaluations by both the state and EPA showed a clear need for cleanup of the site. The studies and their conclusions, as well as the cleanup action are documented by the EPA in their March 22, 1999 "Pownal Tannery, Non-Time Critical Removal Action, Administrative Record, Volume I". A review of the status of the EPA cleanup is given under item 6, "EPA Cleanup".

## 3. Site Topography

The site consists of two tiers of land, each running lengthways and parallel to the Hoosic River (see Figures 2 and 3, Appendix A). A sloped bank separates the two tiers. The sloped bank is predominantly grassed at the north end of the site and is stabilized with stone fill to the south (see photographs, Appendix F).

## 4. Existing Structures

Structures remaining or constructed following the EPA cleanup are:

- The old dam and associated structures located at the southern end of the property. The condition of these structures and the new fencing being installed by EPA is uncertain with respect to reuse. A later (phase II) reuse project should include a detailed structural review of all structures.
- The old electrical hydrostation located just below the dam has been kept. The hydrostation is not operational, and is enclosed in a wood frame structure as part of the EPA cleanup.
- The former tannery building's massive concrete foundation walls remain, and serve to stabilize the site.

- The EPA installed a guard rail along a portion of the property adjoining the Hoosic River.

5. Existing Infrastructure

The site has road access from nearby Route 346 (see Figures 2 and 3, Appendix A), and abuts the B&M Railroad.

6. EPA Cleanup

The EPA has several reports that detail the ongoing work for remediation of the former tannery building site. EPA's March 22, 1999 "Pownal Tannery, Non-Time Critical Removal Action, Administrative Record, Volume 1", provides detailed accounts of the considerable work that EPA has done to investigate and remediate the former tannery building site.

Dubois & King, Inc evaluated the former tannery buildings in November 1996. The purpose of the evaluation was to assess the historic value and structural integrity of the buildings and to determine their reuse potential. From that evaluation, it was determined that the majority of the buildings were in very poor condition, and it was recommended that much of the buildings be demolished. The EPA cleanup action included demolition of the former tannery building, which occupied approximately 169,000 +/- square feet. The penstock building and portions of the hydrostation were kept. In addition the tannery building basement slab was removed and between 3 and 5 feet of existing contaminated soil was removed and replaced with clean fill. The EPA has completed the cleanup action for the former tannery building site. Section II "Introduction" contains general information on the EPA's cleanup approach.

7. Town Zoning

The tannery building site is currently zoned "Rural/Residential", per the Town's records. The Town is scheduled to update the Town Zoning in the spring of 2002. Under Section 5.3.6 of the current zoning the proposed reuse is a permitted use.

8. Soils Information

The draft EPA RI report includes a description of the soils at the former tannery site. The old building area is characterized as being underlain by fill and gray clay, resting directly on bedrock. Bedrock was encountered at 8 feet at one boring and at 13 feet at another. The upper 50 feet of bedrock is highly fractured.

9. Wetlands

Per EPA's Draft Phase I Data Summary Report, section 4.1.2, there is a class three wetland located along a portion of the Hoosic River (see Figure 3, Appendix A). The location of this wetland was taken from "Site Plan 2" produced as part of an EPA wetland Mapping project performed by TRC (EPA Contract No. 68-W6-0042), transmitted to FA&A on June 26, 2000. No other wetlands are present per the EPA's wetland delineation.

10. 100 and 500 Year Floodplain

The 100 Year Floodplain limit is taken from Figure 1-3, "Tannery Complex Layout", of the EPA's March 22, 1999 "Administrative Record, Volume 1". The 100 Year Floodplain is shown on Figure 3, in Appendix A. The proposed reuses (see Section VI) will comprise a children's playground, picnic tables, barbecues, a restroom and a covered stage area. These components will be located outside the 100 Year Floodplain. Per FEMA mapping, the 500 Year Floodplain is approximately 4 to 5 feet higher than the 100 Year Floodplain level along the length of the former tannery building site.

#### 11. Threatened and Endangered Species and Critical Wildlife Habitat

The site is mostly covered in stone, seeded lawns and paving. There appears to be minimal potential for endangered species given the magnitude of the EPA cleanup action and the minimal remaining pre-existing habitat.

#### 12. Archeological / Historic Preservation

The former tannery building site is listed in the Vermont State Register and includes all remaining buildings, the dam and the falls. No archeologically sensitive sites have been found on the heavily disturbed former tannery building site, per the EPA report.

#### 13. Utilities

The former tannery building obtained electricity from the hydrostation and dam. That system is no longer functioning. In the past, water was supplied to the tannery from a well located across the Hoosic River. This well has been abandoned. Water, sewer and electrical utilities will be required as part of a future reuse – see Section VI “Reuse Assessment”, for additional information.

#### 14. Property Legal Issues

The Town’s legal services are continuing to develop a plan to transition ownership of the former tannery building site to Pownal. Since the Reuse Assessment is a pilot program in its first year and there were many unknowns at the time of preparing the project workplan, researching the former tannery lands took longer than anyone expected. The history of bankruptcy, the extensive land area and the segmented nature of the parcels all made the process slower than was anticipated. Consequently, the legal work is ongoing. Per a September 1, 2000 email from Nelson Brownell of Pownal, the hydrostation and dam areas are owned by Exman. The rest of the former tannery building site is owned by Flynn (former tannery owner), with the mortgage held but not foreclosed on by Exman. The Town is in the process of trying to purchase or take all of the former tannery holdings in Pownal.

### Lagoon Site

#### 1. Site Description

It is important to note that the site has not yet been cleaned up, and per discussion with the EPA the cleanup action will likely require significant changes to the existing site. The cleanup action will not be designed until some time in the spring of 2002. The past use as earthen lagoon wastewater treatment for the tannery wastewater lead to some subsurface contamination. Given the uncertainty over the future site conditions<sup>2</sup>, two levels of reuse have been presented – one assumes minor site reshaping by EPA, while the other assumes more extensive alteration of the site (see Figures 4 and 5, Appendix A).

The 22 +/- acre parcel is bordered by the Hoosic River to the west and by the B&M Railroad right-of-way to the east. Other significant site features are the five (5) abandoned and partially filled earthen treatment lagoons, numbered lagoon 1, 2, 3, 4 and 5 (see Figures 4 and 5, Appendix A). Lagoon 3 has been completely filled in. Lagoon numbering is based on the old flow sequencing, where Lagoon 1 received the influent and Lagoon 5 was the final treatment lagoon prior to discharge to the Hoosic River. For additional site information, see the April 13, 2000 site pictures in Appendix F. The following summarizes site description information for the treatment lagoons, and is taken from the EPA’s “Administrative Record” and the “Draft Phase I Data Summary Report for Remedial Investigation (RI)”:

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<sup>2</sup> On January 16, 2001 TRC (EPA’s consultant performing the RI study), confirmed that the likely extent of the cleanup action for each lagoon has not yet been identified. This was reconfirmed in a subsequent call to EPA.

- Lagoon 1  
Lagoon 1 occupies approximately 3.0 acres +/- and ceased being used between 1978 and 1980. It was drained, covered with one-half inch of lime and capped with 12 to 18 inches of silty material dredged from upstream of the dam. Lagoon 1 is estimated to contain between 9 to 10 feet of sludge material, based on the EPA's draft RI report. Some standing water is present during wet times of the year. The EPA's draft RI report indicates that Lagoon 1 is the most contaminated lagoon.
- Lagoon 2  
Lagoon 2 occupies approximately 1.4 acres +/- and currently has a typical water depth of 1 to 2 feet. The EPA's draft RI report suggests that Lagoon 2 holds almost no sludge, based on several borings.
- Lagoon 3 (formerly Lagoons 3A and 3B)<sup>3</sup>  
Lagoon 3 occupies approximately 0.9 acres +/- between Lagoon 2 and Lagoon 4. We did not include Lagoon 3 on the study figures (Figures 4 and 5) since the lagoon has been completely filled in and we have assumed that the cleanup action will leave this area with a flat topography, similar to the existing condition. The EPA's draft RI report indicates the presence of up to 10 feet of sludge in lagoon 3.
- Lagoon 4  
Lagoon 4 occupies approximately 8.8 acres +/- and is filled with between 4 and 12 feet of sandy fill. The majority of the sludge that was originally in Lagoon 4 was removed earlier, but some sludge was left behind. Per the draft RI report, sludge is located at the southern end of Lagoon 4 next to Lagoon 3. During wet seasons, Lagoon 4 contains water in the northern end. Lagoon 4 is sparsely vegetated with wetland plants.
- Lagoon 5  
Lagoon 5 occupies approximately 1.7 acres +/- . The lagoon contains up to 10 feet of sludge, per the draft EPA RI report. There is no cover material over the sludge layer per the draft RI report. Lagoon 5 contains water throughout the year and has wetland vegetation around the perimeter. Lagoon 5 contains an abandoned outfall structure that was used to discharge the effluent from the tannery wastewater lagoons to the Hoosic River.

## 2. Current and Past Uses

The lagoon site was developed from 1962 to 1988 to receive and treat the tannery's process wastewater. This use caused significant pollution of the site as identified through EPA's Administrative Record and draft RI report. According to the Administrative Record, by the 1980's Lagoons 1, 3 and part of 4 were filled with settled sludge. Wastewater was bypassing these lagoons and was only receiving minimal treatment in Lagoons 2 and 5. The lack of treatment would create a poor quality effluent, and severe odors from the sludge choked lagoons. Since the tannery closed in 1988, the site has been used by four wheeler enthusiasts and for fishing access.

## 3. Site Topography

West of the site is bordered by a berm along the top of the Hoosic riverbank. The interior landmass is composed of a mosaic of abandoned earthen wastewater treatment lagoons. The lagoons are filled to different depths by a combination of sludge and/or fill. For

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<sup>3</sup> Note, the EPA draft RI report combined "Lagoon 3A" and "Lagoon 3B" into one lagoon called "Lagoon 3".

additional information, see Figures 4 and 5 (Appendix A) and the site photographs (Appendix F).

4. Existing Structures

In addition to the manmade earthen lagoons, there is a concrete foundation located between Lagoon 2 and Lagoon 4 (Lagoon 3 area) where a clarifier building was built in 1978. The clarifier building has since been demolished and removed, but the foundation remains. There is an abandoned effluent weir structure in Lagoon 5 connected to the Hoosic River. Old power poles are still standing, but the cables have been removed and the poles are in disrepair.

5. Existing Infrastructure

The site has existing gravel road access from Depot Street (see Figures 2, 4 and 5 Appendix A), and abuts the B&M Railroad. There are some dirt trails and rough dirt roads throughout the lagoon site.

6. EPA Cleanup

The EPA cleanup of the lagoon site is currently in the RI and RA stages. Following the FS, the EPA will design a cleanup action for the site. The lagoon site has some significant contamination according to the draft RI report. EPA is scheduled to complete the cleanup design in the spring of 2002. Consequently, the future condition of the lagoon site is unknown for this report. The Reuse Committee believes it is important that the Town and EPA continue to work closely so that the EPA's cleanup design provides a way to maintain the natural beauty of the lagoon site and the river embankments that border the lagoon site.

7. Town Zoning

The lagoon site is currently zoned "Rural/Residential", per the Town's records. The Town is scheduled to update the Town Zoning in the spring of 2002. Under Section 5.3.6 of the current zoning the proposed reuses are permitted uses.

8. Soils Information

It is important to note that the future condition of the lagoon site following the EPA cleanup is unclear at this time. The EPA draft RI report includes a section on site stratigraphy. This provides a general description of the soil and rock layer formations with depth. The following are highlights taken from the draft RI report (beginning at ground surface):

- Surficial Clay (Lagoon Cap)  
Used on Lagoon 1 and Lagoons 3 at thickness of 1 to 4 feet. Lagoon 2 and 4 appear to have had clay cover removed and Lagoon 5 appears not to have been covered.
- Surficial Soil (Lagoon Cover Material)  
A layer of sand with small quantities of silt was observed covering Lagoons 1, 2, 3 and 4. In Lagoon 3 this included some gravel.
- Lagoon Sludge  
See lagoon sludge information under item 1, "Site Description".
- Gravel-Layer  
The draft RI report noted a layer of gravel beneath the lagoons. This material consisted of brown to black, poorly sorted gravel, with small amounts of sand and gravel.

- Sand and Gravel  
A sand and gravel layer was observed across the lagoon site. The sand was generally medium dense to very dense fine to coarse sand and gravel. This layer was found at depths up to approximately 24 feet.
- Fine Silty Sand  
Layers of fine silty sand were found beneath the sand and gravel in some areas. The thickness of this material varied from approximately 8 to 32 feet.
- Gray Clay  
This layer is present under the entire lagoon area, except where bedrock is less than 10 feet from the surface. Two locations where gray clay may be thin or absent include the west side of the Hoosic River across from Lagoon 4. The upper surface of the gray clay layer varied from 17 to 79 feet below grade, and extended to 57 to over 150 feet below grade.

#### 9. Wetlands

The partially filled, man-made earthen lagoons have provided a very suitable habitat for wetland creation. Indeed, per EPA's Draft Phase I Data Summary Report (section 4.1.2) lagoons 1, 2, 4 and 5 all contain Class Two wetlands. The Hoosic River Fringe wetlands are Class Three, per the EPA draft Report. Since the lagoon site cleanup may significantly alter the lagoon wetlands, it is not possible to predict what wetlands will remain after the cleanup. For this reason, we have not shown wetlands on Figures 4 and 5. Once the EPA cleanup design is completed in the spring of 2002, the EPA should have a reasonable understanding of what wetlands will remain following the cleanup action. With that information, the proposed reuses will have to be reevaluated against permitting requirements for the US Army Corps of Engineers and the State of Vermont DEC Water Quality Division. The two reuse alternatives (Figures 4 and 5) were developed assuming State and Federal wetland permitting requirements have been met by the EPA, as part of their cleanup action.

Per a site meeting with Peter Keibel of the State of Vermont, DEC Water Quality Division and FA&A and GPI, most of the lagoon wetland area (except lagoon 5) appears to be of lesser quality and may not warrant Class Two classification. This would need further wetland study to confirm. If, following the EPA cleanup wetland areas are left that significantly limits the reuse alternatives, the Town may explore petitioning for reclassification of the lagoons from Class Two to Class Three wetlands.

#### 10. 100 and 500 Year Flood Plain

Per the FEMA mapping, the lagoon site is located in the 100 Year Floodplain, and most of the lagoon site is located in the Floodway – see Figures 4 and 5. Construction of buildings or structures is not permitted in the Floodway under State and Federal regulations. This severely limits the reuse alternatives for the lagoon site. Per FEMA mapping, the 500 Year Floodplain is approximately 3 to 4 feet higher than the 100 Year Floodplain level along the length of the lagoon site.

#### 11. Threatened and Endangered Species and Critical Wildlife Habitat

No endangered species or critical wildlife habitats have been identified through the EPA cleanup work. Following the completion of the EPA cleanup action, the ANR Nongame & Natural Heritage Program should be contacted to review the site for threatened and endangered species, as part of the reuse implementation.

## 12. Archeological / Historic Preservation

Based on the June 2000 Phase IA archeological investigation prepared by Hartgen Archeological Associates, Inc. (for the Pownal WWTF Facilities Plan by FA&A), the lagoon site "...area has been heavily disturbed by the construction of the lagoons. Therefore, the archeological sensitivity is low."

In addition to the June 2000 Phase IA archeological investigation discussed above, TRC Environmental Corporation, Superfund site subconsultant, also conducted a "Phase I Cultural Resource Survey" of the lagoon site. The cultural resource survey is presented in Appendix H. The summary and recommendation are presented below:

### Summary and Recommendations:

"During October and November 2000, TRC performed a Phase I archaeological investigation of the Lagoon Area of the former Pownal Tannery site in North Pownal, Bennington County, Vermont. The purpose of the survey was to determine whether significant cultural deposits may exist within the project area."

"Hand-excavated auger tests and a series of backhoe test pits revealed no evidence for buried archaeological sites or potential cultural strata (e.g., A horizons). Based on these findings, TRC recommends no additional cultural resource investigations within the project area."

## 13. Utilities

The lagoon site has no existing utilities. The former tannery used to generate electricity using the dam and adjacent hydrostation and transmit electricity to the lagoon site. Water, sewer and electrical utilities will be required as part of a future reuse – see Section VI "Reuse Assessment", for additional information.

## 14. Property Legal Issues

The Town's legal services are continuing to develop a plan to transition ownership of the lagoon site to Pownal. As with the former tannery building site, the history of bankruptcy, and the extensive land area made the process slower than was anticipated. Consequently, the legal work is ongoing.

## Warehouse Site

### 1. Site Description

This site covers approximately 1.2 acres +/- and is located between Route 346 and the Boston & Maine Railroad and across from the general store. The steel framed warehouse building is located adjacent to the railroad track.

### 2. Current and Past Uses

The warehouse building was used to store miscellaneous items during the years of tannery operation. The most recent tenant was using the building to store wood pellets. Currently, the building is not leased. It is possible that the building will be demolished if the cleanup action requires it. The cleanup decisions will be known this year.

### 3. Site Topography

The site is essentially flat and is occupied by the building and parking area – see pictures, Appendix F.

### 4. Existing Structures

The warehouse is an approximately 20,000 square foot steel framed facility, with cement

block walls, tin roof and wooden additions on the side.

However, the existing warehouse building is reported to be in fair structural condition. Refer to Appendix G for the full Structural Report. A portion of one wall collapsed during the 2000 cleanup activities. If the building remains after the cleanup, a structural evaluation of the building will be required to determine what repairs are required to maintain the warehouse. The repair costs will need to be weighed against the rental income.

5. Existing Infrastructure

The warehouse has an extensive parking area that is accessible from Route 346 and Depot Street. The B&M Railroad runs past the site, allowing access to train transport.

6. EPA Cleanup

The warehouse site has some contamination according to the RI work by EPA. As of January 2001, EPA has excavated and disposed of contaminated soil and debris from the warehouse drains (see Appendix D). The EPA is finalizing the RA before deciding on what additional cleanup is required. Consequently, the future condition of the warehouse site is not known. It is not known if the existing warehouse building will need to be demolished as part of the cleanup action.

7. Town Zoning

The warehouse site is currently zoned "Village/Residential", per the Town's records. The Town is scheduled to update the Town Zoning in the spring of 2002. Under the current zoning the proposed reuses are not permitted uses.

8. Soils Information

The warehouse soils are characteristically sand and gravel, per Figure 4.1-3 of the EPA draft RI report.

9. Wetlands

No wetlands are present per the EPA's wetland delineation.

10. 100 and 500 Year Flood Plain

The site is outside the limit of the 100 and 500 Year flood, per FEMA mapping.

11. Threatened and Endangered Species and Critical Wildlife Habitat

The existing site is heavily disturbed and consists of an active warehouse and parking area. We are not aware of any endangered species or critical wildlife habitats identified through the EPA's work.

12. Archeological / Historic Preservation

No archeologically sensitive sites have been found at the warehouse site, per the EPA information. The site was heavily disturbed during construction of the warehouse, which occupies approximately 40% of the site. The proposed reuses either reuse the existing structure, or locate a new, similar structure in the approximately the same location as the existing one.

13. Utilities

There is existing electrical supply to the warehouse. In the past, water was supplied to the warehouse from a well located across the Hoosic River. This well has been abandoned. Water and sewer utilities will be required as part of a future reuse – see Section VI "Reuse Assessment", for additional information.

#### 14. Property Legal Issues

The Town's legal services are continuing to develop a plan to transition ownership of the warehouse site to Pownal. Since the Reuse Assessment is a pilot program in its first year and there were many unknowns at the time of preparing the project workplan, the former tannery lands took longer than expected to research ownership. The history of bankruptcy, the extensive land area and the segmented nature of the parcels all made the process slower than was anticipated. Consequently, the legal work is ongoing.

## SECTION VI

### REUSE ASSESSMENT

#### GENERAL

This section presents the reuse alternatives (see Figures 3 through 7, Appendix A) for the former tannery building site, lagoon site and warehouse site. One recommended reuse has been determined for the former tannery building site and two possible reuses have been identified for both the lagoon and warehouse sites. As discussed in Section II, "Introduction", the EPA cleanup actions for the lagoon and warehouse sites will not be designed until the spring of 2002, and the completion dates for the cleanup actions are unknown. Since the reuses are heavily dependent on the post-cleanup site conditions, no final reuse alternatives have been recommended for either site at this time. Instead, two (2) reuse alternatives have been developed for each of these sites. Once the EPA cleanup actions have been designed, these reuse alternatives can be used to develop recommended reuses for the lagoon and warehouse sites.

The reuse alternatives receiving community support and input through the public solicitation process are summarized in Table VI-1, and discussed in detail below. Also, the reuse alternatives are in line with the market forces identified in the Market Demand Analysis. It is important to note that all reuse alternatives are conceptual only. A complete Final Design will be required later as part of reuse implementation.

#### CRITERIA AND METHODS USED

The reuse alternatives were developed using an iterative process of presenting reuse ideas to Pownal residents, soliciting input and then updating the reuse ideas to be presented again to Pownal residents for further input. As detailed in Section III, "Community Needs Assessment", questionnaires were distributed, phone interviews conducted and public information meetings were held to obtain direct input on what reuses would be supported by the area residents. A parallel track "Market Demand Analysis" (see Section IV) was conducted to examine the market potential of reuses in general as well as the type of reuses popular in the community. The site conditions were reviewed (see Section V) and that information was used to develop the reuse alternative site plans.

(continued on next page)

**TABLE VI-1  
TOWN OF POWNAL  
POWNAL TANNERY SUPERFUND  
REUSE ASSESSMENT REPORT**

**REUSE ALTERNATIVES SUMMARY**

<b>REUSE ALTERNATIVE</b>	<b>REUSE DESCRIPTION (1)</b>
Former Tannery Building Site Recommended Reuse	A public recreation area with a 30' x 60' covered stage area, picnic area, children's playground, canoe/kayak launch area, 20' x 25' public restroom, paved access road with parking water, sewer and electrical utilities.
Lagoon Site Reuse Alternative No. 1	A public recreation area with walking trails, 50' x 100' seasonal skating rink, 30' x 25' warming hut with public restrooms, 120' x 300' soccer field, 30'x 20' equipment storage shed, canoe/kayak launch area, paved access road with parking, water, sewer and electrical utilities.
Lagoon Site Reuse Alternative No. 2	Lagoon Site Alternative No. 2 reuse includes the same components as Lagoon Site Alternative No. 1 reuse plus a softball field and additional lawn area.
Warehouse Site Reuse Alternative No. 1 (2)	Continue use of the warehouse for storage purposes, addition of water and sewer utilities.
Warehouse Site Reuse Alternative No. 2 (3)	<ul style="list-style-type: none"> <li>a. Demolition of the warehouse, construction of a new 22,000 +/- square-foot commercial building, addition of water and sewer utilities, new parking and access road.</li> <li>b. Demolition of the warehouse, construction of public parking area.</li> </ul>

**Notes:**

1. See following narrative for additional information.
2. However, the existing warehouse building is reported to be in fair structural condition. Refer to Appendix G for the full Structural Report. A portion of one wall was reported to have caved in during cleanup activities. If the building remains after the cleanup, a structural evaluation of the building will be required to determine what repairs are required to maintain the warehouse. The repair costs will need to be weighed against the current rental income. The fact that the building was part of a Superfund site needs to be factored into just how much the Town (or any investor) would be willing to invest in this old warehouse, since the stigma of being a Superfund building will remain.
3. Significant expense is associated with reuse alternative 2a. (see Section VII). Significant grants and/or private investment will be required to make this reuse economically feasible. Following the EPA cleanup, the Town may want to explore a scaled-down commercial reuse that works with available funding. As discussed on page IV-2, the Town could decide to demolish the warehouse and construct a parking area for public use.

## **SCREENING OF REUSE ALTERNATIVES**

The following summarizes the reasons for selecting the type of reuse for each site:

### **1. Former Tannery Building Site**

Several factors made a recreational reuse the preferred alternative at the former tannery building site. Firstly, there was consistently strong public support for a recreational reuse demonstrated through the Community Needs Assessment process (see Table III-1, Section III). The site is adjacent to a very picturesque dam watercourse, and lends itself to a picnic area and public space. Secondly, the site has excellent access to the river for construction of a canoe/kayak launch. Also, the Market Demand Analysis (see Section IV) stated a strong preference for pro-tourism, recreational reuses for this site.

### **2. Lagoon Site**

As with the former tannery building site, there was consistently strong support for recreational reuses at the lagoon site. The lagoon site, though currently contaminated in some places, has abundant natural features that make it ideal for reuse as a place for nature walks, fishing access and outdoor recreation in general. The Market Demand Analysis (see Section IV) stated a strong preference for pro-tourism, recreational reuses. Also, the presence of the 100 Year Floodway over much of the site, precluded it from being developed commercially, since there can be no fill placed above the height of the existing ground in the Floodway.

### **3. Warehouse Site**

The warehouse site is well suited for current use as a storage facility. The warehouse reuse developed under actual market forces, which is the best proof of marketability. The warehouse reuse for storage (or similar light commercial reuse) met with approval in the public information meeting process.

## **RECOMMENDED REUSE ALTERNATIVES**

The following describes the recommended reuse alternative for the former tannery building site and the reuse alternatives developed for the lagoon and warehouse sites.

### **1. Former Tannery Building Site**

The recommended reuse is a public park area that includes the following:

- 30' x 60' covered stage area
- Picnic area
- Children's playground
- Canoe/kayak launch area
- 20' x 25' public restroom
- Paved access road with parking
- Water, sewer and electrical utilities

The proposed stage area will provide a place for local theater and musical groups to put on public shows - as was done in the past on flat bed cars in front of the warehouse. The open-sided structure will provide shelter for picnickers during rain showers. The picnic and children's playground will provide a much-needed form of recreation for Pownal.

Design issues that need to be addressed later for reuse implementation include parking, public restrooms and a review of the condition of the existing structures. Also, traffic circulation patterns and highway design will need to be addressed. The railroad crossing will need to be factored into this work. Parking can be provided both along the east of the

site (near the property line abutting the B&M Railroad) and potentially at the warehouse site, in the form of overflow parking for special events.

## 2. Lagoon Site

Since the post-cleanup site conditions are not known, there are two (2) possible reuse alternatives identified. Two (2) reuse alternatives – No. 1 and No. 2 are shown on Figures 4 and 5 respectively (see Appendix A). Reuse alternative No. 1 is based on limited site development, and assumes only lagoon 1 is filled as part of the cleanup action. Reuse alternative No. 2 is based on greater site development, and assumes filling of lagoons 1 and portions of lagoon 4 as a result of the EPA cleanup action. Once the post-cleanup site conditions are known, the recommended reuse can be developed, based on site conditions, permitting constraints and cost information.

For the report it is assumed that lagoon 2 and portions of lagoon 1 (as shown on Figure No. 8, Appendix A) shall be occupied by the proposed WWTF. It should be noted that the proposed WWTF is a completely separate project, as discussed in Section II, "Introduction".

Reuse alternatives No. 1 and No. 2 for the lagoon site, both include the following:

- Walking trails
- 50' x 100' seasonal skating rink
- 30' x 25' warming hut with public restrooms
- 120' x 300' soccer field
- 30'x 20' equipment storage shed
- Canoe/kayak launch area
- Paved access road with parking
- Water, sewer and electrical utilities

Reuse alternative No. 2 is the same as reuse alternative No. 1, but includes additional area for a softball field and lawn area.

According to the EPA, possible cleanup designs range from one that leaves a relatively level site (void of much existing vegetation), to one with only one or two filled and leveled lagoon areas and much of the vegetation in tact. Given that broad range of post-cleanup conditions, it is not possible to predict what actual site issues will be left to deal with as part of any reuse alternative. It is important that the Town and EPA continue to work closely so that the EPA's cleanup design provides a way to maintain the natural beauty of the lagoon site to facilitate a recreational reuse.

## 3. Warehouse Site

The EPA clean up action may or may not require demolition of the warehouse building. Consequently, two (2) reuse alternatives were identified. Warehouse site reuse alternatives No. 1 and No. 2 are shown on Figures 6 and 7 respectively (see Appendix A).

Reuse alternative No. 1 assumes the EPA cleanup action leaves behind the existing warehouse building, and the warehouse continues to be used for storage.

Reuse alternative No. 1 for the warehouse site, includes the following:

- Continued use of the warehouse for storage
- Addition of water and sewer utilities for public use

It is important to note that the existing warehouse building is reported to be in fair structural condition.

Reuse alternative No. 2 for the warehouse site, includes the following:

Alternative 2 a

- Demolition of existing warehouse; Construction of a new 22,000 +/- square-foot commercial building
- Addition of new water and sewer utilities
- New paved parking and access road

Alternative 2 b

- Demolition of existing warehouse
- Construction of new paved parking and access road

Reuse alternative No. 2 includes demolition of the warehouse and construction of a new commercial building. Recent RI results suggest the EPA are not likely to require demolition of the warehouse building, though the RA still needs to be completed before this is confirmed. For conservatism, alternative No. 2a assumes demolition of the existing warehouse is paid for as part of the reuse (see Section VII). The new structure is assumed to be a warehouse, though other commercial reuses should be explored following the completion of the EPA cleanup design. Significant expense is associated with this reuse alternative (see Section VII). Significant grants and/or private investment will be required to make this reuse economically feasible. The Market Demand Analysis indicates a slow local economy, with limited commercial growth at the former tannery site. Any new commercial reuse will require a strong business plan with suitable financial backing. Following the EPA cleanup, the Town will need to evaluate different commercial reuses that work with available funding. The Market Demand Analysis states that consideration should be given to converting the warehouse site into a reuse more in keeping with the recreational reuses at the other two (2) sites. Alternative 2b: Should a commercial reuse not be feasible due to funding constraints, the Town may wish to demolish the existing warehouse and convert the site into a parking area with landscaping, to serve the former tannery building and lagoon sites.

## SECTION VII

### PRELIMINARY ECONOMIC EVALUATION AND FUNDING ASSESSMENT

#### GENERAL

This section provides construction cost estimates for the reuse alternatives identified in Section VI, "Reuse Assessment". A Total Project Cost (TPC) has been developed for the former tannery building site reuse, since the site conditions are better understood than at the other two (2) sites, as discussed in previous sections of this report. First year Operation & Maintenance (O&M) cost estimates are provided for the former tannery building site reuse and the lagoon site reuses, but have not been estimated for the two (2) warehouse reuses, owing to uncertainty on the type of commercial reuse and associated costs. All cost estimates are very preliminary and are for conceptual stage planning purposes only.

#### COST ESTIMATES FOR EACH REUSE

Table VII-1 provides cost estimate summary information for all reuse alternatives. For the former tannery building site reuse, construction, O&M and TPC cost estimates are shown in Tables VII-2, VII-3, and VII-4 respectively. For the lagoon site reuse alternative No. 1, construction and O&M cost estimates are shown in Tables VII-5 and VII-6 respectively. For the lagoon site reuse alternative No. 2, construction and O&M cost estimates are shown in Tables VII-7 and VII-8 respectively. For the warehouse site reuse alternative No. 1, the construction cost estimate is shown in Table VII-9. For the warehouse site reuse alternative No. 2, the construction cost estimate is shown in Table VII-10.

All costs are presented in January 2001 dollars and in dollars adjusted to reflect the assumed reuse construction schedule for each of the three sites (see Section VIII, for schedule information). Table VII-1, shows a summary of the construction and O&M cost estimates presented in Tables VII-2 through VII-10.

Once the impact from the EPA cleanup is known (see Section VIII, for schedule information), the lagoon site and warehouse site reuse alternatives can be reevaluated and the cost estimates revised and updated.

(continued on next page)

**TABLE VII-1  
TOWN OF POWNAL  
POWNAL TANNERY SUPERFUND  
REUSE ASSESSMENT REPORT**

**SUMMARY OF ESTIMATED CONSTRUCTION  
AND FIRST YEAR O&M COSTS**

REUSE DESCRIPTION(1)	ESTIMATED CONSTRUCTION COST	ESTIMATED FIRST YEAR O&M COSTS
Former Tannery Building Site (2)	\$ 580,000	\$ 9,000
Lagoon Site, Alternative No. 1 (3)	\$ 750,000	\$ 17,000
Lagoon Site, Alternative No. 2 (3)	\$ 815,000	\$ 17,500
Warehouse Site, Alternative No. 1 (4)	\$ 220,000	N/A (5)
Warehouse Site, Alternative No. 2a. (4)	\$ 1,107,000	N/A (5)
Warehouse Site, Alternative No. 2b. (4)	\$ 385,000	N/A (5)

**Notes:**

1. See Section VI, "Reuse Assessment" for additional information about the reuse alternatives. See Section VIII, "Implementation Schedule", for details and assumptions concerning construction schedules for each reuse.
2. Former tannery building site cost estimates assume 2002/2003 construction, and are given in 2003 dollars. First year O&M costs are given in 2004 dollars.
3. Lagoon site cost estimates assume 2004/2005 construction, and are given in 2005 dollars. First year O&M costs are given in 2006 dollars.
4. Warehouse site cost estimates assume 2004/2005 construction, and are shown in 2005 dollars. Warehouse site Reuse Alternative No. 1 does not include any warehouse repair costs. See Section VI for additional information on reuse assumptions.
5. Warehouse site reuse first year O&M estimates are not provided owing to uncertainty on the type of commercial reuse and associated costs.

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**IDENTIFIED REUSE FUNDING SOURCES**

The following lists possible reuse funding sources for each of the reuse sites.

**Former Tannery Building Site**

Vermont's Land & Water Conservation Fund is administered by VT ANR Department of Forests, Parks & Recreation. Ms. Laurie Adams is the contact for the Land & Water Conservation Fund Program. Per Ms. Adams, a municipal outdoor recreation project may qualify for grant money through the program. The contact address is:

Ms. Laurie Adams, Admin Asst.  
Recreation & Trails Grant Programs  
Vermont Department Forests, Parks and Recreation  
103 South Main Street, Building 10 South  
Waterbury, VT 05671

Tel. (802) 241-3690, Fax. (802) 244-1481  
E-mail: ladams@FRP.ANR.STATE.VT.US

Additionally, the VCDP can be explored for funding. The contact address is:

Ms. Polly McMurty, CD Specialist – Southwestern Region  
Vermont Community Development Program,  
Agency of Commerce and Community Development,  
Department of Housing and Community Affairs  
National Life Building, Drawer 20  
Montpelier, VT 05620-0501

Tel. (802) 828-5227  
E-mail: pmcmurty@dca.state.vt.us

**Lagoon Site**

Since the lagoon site reuse alternatives are recreational and have park elements, the same funding sources identified for the former tannery building site should be explored. In addition, the proposed athletic fields may qualify for financial support through pro-athletics organizations. Specifically, the U.S. Soccer Foundation has a U.S. Soccer Foundation Grant Program. The contact address is:

The Grants Department  
U.S. Soccer Foundation  
1050 17<sup>th</sup> Street NW  
Suite 210  
Washington DC 20036  
Tel. (202) 872-9277, Fax. (202) 872-6655  
E-mail: grants@ussoccerfoundation.org

**Warehouse Site**

The warehouse site reuse alternatives are commercial, and in addition to private investor money the VCDP identified for the former tannery building site is worth pursuing.

(Tables VII-2 to VII-10 Follow)

**TABLE VII-2  
TOWN OF POWNAL  
POWNAL TANNERY SUPERFUND  
REUSE ASSESSMENT STUDY**

**FORMER TANNERY BUILDING SITE  
RECOMMENDED REUSE CONSTRUCTION COST ESTIMATE**

ITEM	DESCRIPTION	QUAN.	UNIT	UNIT PRICE	2001 CONSTRUCTION COST (1)	2003 CONSTRUCTION COST (1)
1	30'x60'covered stage area, standing seam roof, post and beam, lighting, slab on grade	1800	SF	\$60	\$108,000	\$114,525
2	1 set playground furniture, 4 swings, 1 slides, 1 jungle gym, 1 aerial tramway, 1 whirler, 1 Horz. bar, 1 parallel bar,roundabout, 1 seesaw, 1 bridge ring, 1 tunnel,including site preparation	1	LS	\$25,000	\$25,000	\$26,510
3	6 picnic tables, 4 barbeque pits	1	LS	\$6,800	\$6,800	\$7,211
4	Paved access road and parking lot	3930	SY	\$30	\$117,900	\$125,023
5	Trails to canoe and fishing access, 12'wide,shur-pak	700	LF	\$15	\$10,500	\$11,134
6	Outside seating allowance	100	EA	\$100	\$10,000	\$10,604
7	20'x25' Rest Room, wood framed, handicapped access, womens 5 stalls, 1baby changing station, 2 sinks, mens 3 stalls, 2 urinals, 1 babychanging station,2sinks	500	SF	\$80	\$40,000	\$42,417
8	Electrical Primary Service, single phase	1	LS	\$2,000	\$2,000	\$2,121
9	Site Lighting in parking area,conduit, bases,poles and fixtures.	3	EA	\$3,500	\$10,500	\$11,134
10	Allowance for 1000 'of 6' chainlink fence,locking gate	1000	LF	\$16	\$16,000	\$16,967
11	Water supply allowance (2)	1	LS	\$20,000	\$20,000	\$21,208
12	Sewer allowance (connect to proposed WWTF)	1	LS	\$3,000	\$3,000	\$3,181
13	Canoe Access	1	LS	\$7,500	\$7,500	\$7,953
14	Landscaping allowance (3)	1	LS	\$9,000	\$9,000	\$9,544
	Subtotal				\$386,200	\$409,532
15	General Conditions - 10%				\$38,620	\$40,953
16	Overhead and Profit - 8%				\$30,896	\$32,763
	Construction Estimate Subtotal				\$455,716	\$483,247
	Contingency - 20%				\$91,143	\$96,649
	Total				\$546,859	\$579,897
	Estimate				\$550,000	\$580,000

- Notes:** 1. ENR Cost Index Value = 6290 for January 2001. ENR Cost Index Value = 6670 for June 2003.  
2. The water supply allowance assumes that an individual well will be drilled to only service this reuse .  
If the water supply is shared with the other reuse sites, savings could be realized.  
3. Landscaping allowance based on 10 trees x \$300/ tree plus  
30 shrubs x \$200/shrub

**TABLE VII-3  
TOWN OF POWNAL  
POWNAL TANNERY SUPERFUND  
REUSE ASSESSMENT STUDY**

**FORMER TANNERY BUILDING SITE  
RECOMMENDED REUSE FIRST YEAR O&M COST ESTIMATE**

ITEM	DESCRIPTION	UAN	UNIT	UNIT PRICE	2001 CONSTRUCTION COST (1)	2003 CONSTRUCTION COST (1)
1	Public Restrooms, cleaning, supplies, utilities (water, sewer, elec)(2)	1	LS	\$2,600	\$2,600	\$2,821
2	Picnic areas with playgrounds, trash removal, part-time attendant (3)	1	LS	\$2,800	\$2,601	\$3,038
3	Mowing and trimming (4)				\$0	\$0
4	Site lighting (5)		LS	\$100	\$100	\$109
5	Equipment maintenance and fuel allowance		LS	\$800	\$800	\$868
6	Sinking Fund Capital Improvement (6)		LS	\$1,000	\$600	\$651
	O&M Estimate Subtotal				\$6,900	\$7,486
	Contingency - 20%				\$1,380	\$1,497
	Total				\$8,280	\$8,983
	Estimate				\$8,300	\$9,000

- Not**
- 1 ENR Cost Index Value = 6290 for January 2001. ENR Cost Index Value = 6825 for June 2004.
  - 2 Based on similar park public restrooms in Vermont.
  - 3 Assumes part-time park worker 20hr/wk x \$7.50/hr (2001), to oversee all 3 sites.
  - 4 Lawn mowing at the former Tannery Building Site will be funded by the State of Vermont, Department of Environmental Conservation as part of the EPA superfund O&M responsibilities.
  - 5 Assumes 2 hours of lighting per day, no security lighting, park closes at sunset unless a special event is occurring.
  - 6 Paved areas are assumed to last 20 years based on similar park areas in Vermont. Buildings, roads and major components are assumed to require major repairs after 20 years. A sinking fund allowance of approximately 10% of the O&M cost is provided.

**TABLE VII-4  
TOWN OF POWNAL  
POWNAL TANNERY SUPERFUND  
REUSE ASSESSMENT STUDY**

**FORMER TANNERY BUILDING SITE  
RECOMMENDED REUSE TOTAL PROJECT COST ESTIMATE**

		TOTAL
ITEM	DESCRIPTION	PROJECT COST (1)
1	Construction Cost Estimate (includes 20% contingency)	\$580,000
2	Preliminary Engineering Allowance (3%) (2)	\$17,400
3	Permits Allowance (1%) (2)	\$5,800
4	Final Design Allowance (6%) (2)	\$34,800
5	Construction Engineering Allowance (7-1/2%, includes bidding phase, construction engineering, limited on-site inspection, warranty services) (2)	\$43,500
6	Other Project Costs allowances (2%, includes fiscal, legal, administrative) (2)	\$11,600
7	Bond Vote allowance	\$2,000
8	Construction Contingency (20%, however included in item 1, "Construction Cost Estimate")	\$0
9	Miscellaneous Contingency (5%, grants administration, short term interest) (2)	\$29,000
	<b>Total</b>	<b>\$724,100</b>
	<b>Estimate</b>	<b>\$725,000</b>

- Notes: 1. Total Project Cost Estimate reflects a 2003 construction year. ENR Cost Index Value = 6670 for June 2003.  
2. Cost items 3, 4, 5, 6, 7 and 10 are computed based on the Construction Cost Estimate (item 1) multiplied by the indicated percentages.

**TABLE VII-5  
TOWN OF POWNAL  
POWNAL TANNERY SUPERFUND  
REUSE ASSESSMENT STUDY**

**LAGOON SITE  
REUSE ALTERNATIVE No. 1 CONSTRUCTION COST ESTIMATE**

ITEM	DESCRIPTION	QUAN.	UNIT	UNIT PRICE	2001 CONSTRUCTION COST (1)	2005 CONSTRUCTION COST (1)
1	120'X300' soccer field with goals (2)	1	LS	\$75,000	\$75,000	\$83,227
2	12'wide walking trails	10600	LF	\$12	\$127,200	\$141,200
3	Gravel roadway and parking (3)	3500	SY	\$15	\$52,500	\$58,300
4	30'x20' Equipment storage shed, wood frame some lighting.	600	SF	\$15	\$9,000	\$10,000
5	Water supply allowance (4)	1	LS	\$35,000	\$35,000	\$38,839
6	30'x25' warming hut, restroom , 2stalls, 2 urinals, 2 sinks	750	SF	\$60	\$45,000	\$50,000
7	50'x100' Skating rink, paved, concrete curb	1	LS	\$15,000	\$15,000	\$16,645
8	Electrical Primary Service, single phase (5)	1	LS	\$10,000	\$10,000	\$11,097
9	Site Lighting, conduit, bases, poles, fixtures	8	EA	\$3,500	\$28,000	\$31,072
10	Slope Stabilization allowance	400	LF	\$120	\$48,000	\$53,300
11	Concrete Canoe Access allowance	1	LS	\$7,500	\$7,500	\$8,323
12	Grinder pump stations and forcemain (connect to proposed WWTF)	1	EA	\$10,000	\$10,000	\$11,100
13	Landscaping allowance	1	LS	\$15,000	\$15,000	\$16,700
	Subtotal				\$477,200	\$529,803
14	General Conditions - 10%				\$47,720	\$52,980
15	Overhead and Profit - 8%				\$38,176	\$42,385
	Construction Estimate Subtotal				\$563,096	\$625,168
	Contingency - 20%				\$112,619	\$125,035
	Total				\$675,715	\$750,203
	Estimate				\$680,000	\$750,000

- Notes:
1. ENR Cost Index Value = 6290 for January 2001. ENR Cost Index Value = 6980 for June 2005.
  2. Soccer field estimate assumes lagoon 1 is filled to match the outer berm elevation and graded level as part of the EPA cleanup action.
  3. Road estimate assumes a road is built to the proposed WWTF.
  4. The water supply allowance assumes that an individual well will be drilled to only service this reuse . If the water supply is shared with the other reuse sites, savings could be realized.
  5. Cost assumes a separate primary feed. If power is brought from the proposed WWTF, cost savings will be realized.

**TABLE VII-6  
TOWN OF POWNAL  
POWNAL TANNERY SUPERFUND  
REUSE ASSESSMENT STUDY**

**LAGOON SITE  
REUSE ALTERNATIVE No. 1 FIRST YEAR O&M COST ESTIMATE**

ITEM	DESCRIPTION	QUAN.	UNIT	UNIT PRICE	2001 O&M ESTIMATE (1)	2006 O&M ESTIMATE (1)
1	Restroom/warming hut: cleaning, supplies, utilities (water, sewer, electricity + heating) (2)	1	LS	\$5,700	\$5,700	\$6,470
2	Skating rink: flooding, snow removal	1	LS	\$640	\$640	\$726
3	Mowing and trimming, May-October	20	WK	\$60	\$1,200	\$1,362
4	Soccer field, mow, line stripping, May-Sept	1	LS	\$300	\$300	\$341
5	Site lighting (3)	1	LS	\$450	\$450	\$511
6	Equipment maintenance and fuel allowance	1	LS	\$1,600	\$1,600	\$1,816
7	sinking Fund Capital Improvement	1	LS	\$1,000	\$1,000	\$1,135
	O&M Estimate Subtotal				\$10,890	\$12,362
	Contingency - 20%				\$2,178	\$2,472
	Total				\$13,068	\$16,839
	Estimate				\$13,000	\$17,000

- Notes
1. ENR Cost Index Value = 6290 for January 2001. ENR Cost Index Value = 7140 for June 2006.
  2. Based on similar park public restrooms in Vermont. Attendant is shared with former tannery building site reuse.
  3. In summer assumes 2 hours of lighting per day, no security lighting, park closes at sunset unless a special event is occurring.  
In winter assumes 4 hours of lighting per day, no security lighting.

**TABLE VII-7  
TOWN OF POWNAL  
POWNAL TANNERY SUPERFUND  
REUSE ASSESSMENT STUDY**

**LAGOON SITE  
REUSE ALTERNATIVE No.2 CONSTRUCTION COST ESTIMATE**

ITEM	DESCRIPTION	QUAN	UNIT	UNIT PRICE	2001 CONSTRUCTION COST (1)	2005 CONSTRUCTION COST (1)
1	120'X300' soccer field with goals (2)	1	LS	\$75,000	\$75,000	\$83,227
2	12'wide walking trails	10600	LF	\$12	\$127,200	\$141,154
3	Paved roadway and parking (3)	3500	SY	\$15	\$52,500	\$58,259
4	30'x20' Equipment storage shed, wood frame some lighting.	600	SF	\$15	\$9,000	\$9,987
5	Water supply allowance (4)	1	LS	\$35,000	\$35,000	\$38,839
6	30'x25' warming hut, restroom , 2stalls, 2 urinals, 2 sinks	750	SF	\$60	\$45,000	\$49,936
7	50'x100' Skating rink, paved, concrete curb	1	LS	\$15,000	\$15,000	\$16,645
8	Electrical Primary Service, single phase (5)	1	LS	\$10,000	\$10,000	\$11,097
9	Site Lighting, conduit, bases, poles, fixtures	8	EA	\$3,500	\$28,000	\$31,072
10	Slope Stabilization allowance	400	LF	\$120	\$48,000	\$53,266
11	Concrete Canoe Access allowance	1	LS	\$7,500	\$7,500	\$8,323
12	Grinder pump stations and forcemain (connect to proposed WWTF)	1	EA	\$10,000	\$10,000	\$11,097
13	Landscaping allowance	1	LS	\$15,000	\$15,000	\$16,645
14	Ball field, grade, topsoil, seed (6)	1	LS	\$40,000	\$40,000	\$44,388
	Subtotal				\$517,200	\$573,936
15	General Conditions - 10%				\$51,720	\$57,394
16	Overhead and Profit - 8%				\$41,376	\$45,915
	Construction Estimate Subtotal				\$610,296	\$677,244
	Contingency - 20%				\$122,059	\$135,449
	Total				\$732,355	\$812,693
	Estimate				\$750,000	\$815,000

- Notes
1. ENR Cost Index Value = 6290 for January 2001. ENR Cost Index Value = 6980 for June 2005.
  2. Soccer field estimate assumes lagoon 1 is filled to match the outer berm elevation and graded level as part of the EPA cleanup action.
  3. Road estimate assumes the road is built to the proposed WWTF.
  4. The water supply allowance assumes that an individual well will be drilled to only service this reuse. If the water supply is shared with the other reuse sites, savings could be realized.
  5. Cost assumes a separate primary feed. If power is brought from the proposed WWTF, cost savings will be realized.
  6. Ball field estimate assumes a portion of lagoon 4 is filled to match the outer berm elevation and graded level as part of the EPA cleanup action.

TABLE VII-8  
TOWN OF POWNAL  
POWNAL TANNERY SUPERFUND  
REUSE ASSESSMENT STUDY

LAGOON SITE  
REUSE ALTERNATIVE No. 2 FIRST YEAR O&M COST ESTIMATE

ITEM	DESCRIPTION	QUAN.	UNIT	UNIT PRICE	2001 O&M ESTIMATE (1)	2006 O&M ESTIMATE (1)
1	Restroom/warming hut, cleaning, supplies, utilities (water, sewer, elec + heating) (2)	1	LS	\$5,700	\$5,700	\$6,470
2	Skating rink	1	LS	\$640	\$640	\$726
3	Mowing and trimming, May-Sept	20	WK	\$60	\$1,200	\$1,362
4	Soccer field, mow, line stripping, May-Sept	1	LS	\$300	\$300	\$341
6	Ballfield maintenance	1	LS	\$300	\$300	\$341
5	Site lighting (3)	1	LS	\$450	\$450	\$511
6	Equipment maintenance and fuel allowance	1	LS	\$1,600	\$1,600	\$1,816
7	Sinking Fund Capital Improvement (5)	1	LS	\$1,000	\$1,000	\$1,135
	O&M Estimate Subtotal				\$11,190	\$12,702
	Contingency - 20%				\$2,238	\$2,540
	Total				\$13,428	\$17,302
	Estimate				\$13,500	\$17,500

- Notes
1. ENR Cost Index Value = 6290 for January 2001. ENR Cost Index Value = 7140 for June 2006.
  2. Based on similar park public restrooms in Vermont. Attendant is shared with former tannery building site reuse.
  3. In summer assumes 2 hours of lighting per day, no security lighting, park closes at sunset unless a special event is occurring.  
In winter assumes 4 hours of lighting per day, no security lighting.
  5. Paved areas are assumed to last 20 years based on similar park areas in Vermont. Buildings, roads and major components are assumed to require major reparartions after 20 years. A sinking fund allowance of approximately 10% of the O&M cost is provided.

TABLE VII-9  
TOWN OF POWNAL  
POWNAL TANNERY SUPERFUND  
REUSE ASSESSMENT STUDY

WAREHOUSE SITE  
REUSE ALTERNATIVE No. 1 CONSTRUCTION COST ESTIMATE

ITEM	DESCRIPTION	QUAN.	UNIT	UNIT PRICE	2001 CONSTRUCTION COST (1)	2005 CONSTRUCTION COST (1)
1	Water supply allowance (2)	1	LS	\$20,000.00	\$20,000	\$22,194
2	Sewer allowance (connect to proposed WWTF)	1	LS	\$3,000.00	\$3,000	\$3,329
3	Add bathroom, 1 toilets ,1 sink, 1 urinal	1	LS	\$10,000.00	\$10,000	\$11,097
4	Structural engineering analysis and design of repairs to existing structure (4)	1	LS	\$15,000	\$15,000	\$16,650
5	Structural repair allowance to existing structure	1	LS	\$90,000	\$90,000	\$99,900
	Subtotal				\$138,000	\$153,170
6	General Conditions - 10%				\$13,800	\$15,317
7	Overhead and Profit - 8%				\$11,040	\$12,254
	Construction Estimate Subtotal				\$162,840	\$180,741
8	Contingency - 20%				\$32,568	\$36,148
	Total				\$195,408	\$216,889
	Estimate (3)				\$195,000	\$220,000

- Notes
1. ENR Cost Index Value = 6290 for January 2001. ENR Cost Index Value = 6980 for June 2005.
  2. The water supply allowance assumes that an individual well will be drilled to only service this reuse . If the water supply is shared with the other reuse sites, savings could be realized.
  3. The existing warehouse is reported to be in poor structural condition. Following a structural assessment of the warehouse building, a cost estimate for repair of the warehouse should be made. The new estimate should be added to the reuse alternative No. 1 estimate.
  4. The January 29, 2001, "Warehouse Building Inspection" report Appendix G , recommends an engineering structural analysis and design of repairs.

**TABLE VII-10  
TOWN OF POWNAL  
POWNAL TANNERY SUPERFUND  
REUSE ASSESSMENT STUDY**

**WAREHOUSE SITE  
REUSE ALTERNATIVE No. 2 CONSTRUCTION COST ESTIMATES**

**Alternative No. 2a.**

ITEM	DESCRIPTION	QUAN	UNIT	UNIT PRICE	2001 CONSTRUCTION COST (1)	2005 CONSTRUCTION COST (1)
1	Demolish existing 20,000 SF metal framed building (2)	1	LS	\$180,000.00	\$180,000	\$200,000
2	New Commercial Building, Warehouse (295'x75') , steel frame ,metal siding, heated 12'x12' office, bathroom, frost wall and slab, basic building.	22125	SF	\$20.00	\$442,500	\$491,175
3	New parking and paved lot 320'x40'+plus 55'x65'	1820	SY	\$30.00	\$54,600	\$60,590
4	Water supply allowance (3)	1	LS	\$20,000.00	\$20,000	\$22,194
5	Sewer allowance (connect to proposed WWTF)	1	LS	\$3,000.00	\$3,000	\$3,329
6	Landscaping Allowance (4)	1	LS	\$4,000.00	\$4,000	\$4,439
	Subtotal				\$704,100	\$781,727
7	General Conditions - 10%				\$70,410	\$78,173
8	Overhead and Profit - 8%				\$56,328	\$62,538
	Construction Estimate Subtotal				\$830,838	\$922,438
9	Contingency - 20%				\$166,168	\$184,487
	Total				\$997,006	\$1,106,925
	Estimate				\$1,000,000	\$1,107,000

**Alternative No. 2b.**

ITEM	DESCRIPTION	QUAN	UNIT	UNIT PRICE	2001 CONSTRUCTION COST (1)	2005 CONSTRUCTION COST (1)
1	Demolish existing 20,000 SF metal framed building (2)	1	LS	\$180,000.00	\$180,000	\$200,000
2	New parking and paved lot 320'x40'+plus 55'x65'	1820	SY	\$30.00	\$54,600	\$60,590
3	Landscaping Allowance (4)	1	LS	\$4,000.00	\$4,000	\$4,439
	Subtotal				\$238,600	\$265,029
4	General Conditions - 10%				\$23,860	\$26,503
5	Overhead and Profit - 8%				\$19,088	\$21,202
	Construction Estimate Subtotal				\$281,548	\$312,734
6	Contingency - 20%				\$56,310	\$62,547
	Total				\$337,858	\$384,281
	Estimate				\$340,000	\$385,000

Notes 1. ENR Cost Index Value = 6290 for January 2001. ENR Cost Index Value = 6980 for June 2005.

2. Assumes existing building contains no hazardous waste and can be landfilled as normal demolition debris.

If the EPA demolishes the warehouse building as part of the cleanup action, this reuse alternative constructi should be reduced.

3. The water supply allowance assumes that an individual well will be drilled to only service this reuse .

If the water supply is shared with the other reuse sites, savings could be realized.

4. Landscaping based on 20 shrubs x \$200/shrub

## SECTION VIII

### IMPLEMENTATION SCHEDULE

#### GENERAL

This section provides implementation schedules for reuse of each site. The implementation schedules are very preliminary. Each schedule will require adjustment based on factors such as actual completion dates for the EPA cleanup, funding availability, bidding climate and the construction schedule for the proposed municipal WWTF. For both the lagoon and warehouse sites, cleanup is scheduled to begin in spring of 2002, but the completion dates are unknown. While the cleanup is in progress, the Town should move forward proactively with funding for reuse. The reuse alternatives are described in Section VI, "Reuse Alternatives".

#### PRELIMINARY REUSE IMPLEMENTATION SCHEDULES FOR EACH SITE

The following provides a preliminary reuse implementation schedule for each site. Since the former tannery building site has been cleaned up and is ready for reuse implementation, that site is shown being reused first.

For both the lagoon and warehouse sites, reuse design and construction must wait until the EPA cleanup actions have been completed and the post-cleanup physical site information is known.

#### Former Tannery Building Site

Table VIII-1 shows a reuse implementation schedule for the former tannery building site. The estimated construction period is six (6) months, provided construction is completed before the winter months. Should the proposed municipal sewer not be ready in time for opening of the former tannery building site, temporary portable toilets may be a solution until the sewer is completed.

**TABLE VIII-1  
TOWN OF POWNAL  
POWNAL TANNERY SUPERFUND  
REUSE ASSESSMENT REPORT**

#### **FORMER TANNERY BUILDING SITE REUSE IMPLEMENTATION SCHEDULE**

<b>REUSE ACTIVITY</b>	<b>START DATE</b>	<b>END DATE</b>
EPA completes cleanup action	1/98	1/01
Reuse Assessment Final Report	9/99	5/01
Property ownership resolved by Town's legal counsel	9/99	Unknown (1)
Town pursues reuse funding	2/01	Ongoing
Preliminary Engineering (2)	2001	2001
Reuse Bond Vote (if necessary)	TBD (3)	TBD
Final Design and permitting (4)	2002	2002
Construction Phase (4)	2002/2003	2002/2003

(continued on next page)

Notes from Table VIII-1, previous page:

Notes:

1. The Town's legal counsel work is ongoing.
2. It is assumed preliminary engineering of the former tannery building site reuses can begin after funding of same is acquired. Because the site cleanup is completed, therefore, reuse preliminary engineering can proceed in 2001!
3. TBD = To be determined.
4. If the reuse preliminary engineering is completed in 2001 and if all the funding is acquired for reuse design and construction in 2001, then reuse final design and construction can proceed thereafter, i.e. 2002.

Lagoon Site

Table VIII-2 shows a reuse implementation schedule for the lagoon site reuse. This schedule applies to either reuse alternative No. 1 or No. 2 for the lagoon site. The reuse construction period is estimated at eight (8) months, provided construction is completed before the winter months. The lagoon reuse design cannot start until the EPA cleanup is complete. EPA's reuse cleanup is scheduled to begin in spring of 2002. The reuse implementation schedule in Table VIII-2, assumes the EPA's construction cleanup of the lagoon site is completed in the spring of 2003. However, EPA's cleanup schedule will not be known until closer to completion of the EPA cleanup action design, scheduled for early 2002. The lagoon site reuse schedule will need to be adjusted based on the EPA's cleanup schedule, once that is published.

**TABLE VIII-2  
TOWN OF POWNAL  
POWNAL TANNERY SUPERFUND  
REUSE ASSESSMENT REPORT**

**LAGOON SITE  
REUSE IMPLEMENTATION SCHEDULE**

REUSE ACTIVITY	START DATE	END DATE
Reuse Assessment Final Report	9/99	5/01
Property ownership resolved by Town's legal counsel	9/99	Unknown (1)
Town pursues reuse funding	2/01	Ongoing
Impact of EPA's cleanup schedule on reuse engineering and construction schedule (2)	(2)	(2)
Preliminary Engineering (2)	2003	2003
Reuse Bond Vote (if necessary)	TBD (3)	TBD
Final Design and permitting (4)	2004	2004
Construction Phase of reuse (4)	2004/2005	2004/2005

Notes:

1. The Town's legal counsel work is ongoing.
2. At this point in time the EPA cleanup schedule anticipates the beginning of the lagoon cleanup action construction to start in the summer of 2002. The duration of construction cleanup is unknown. If by the summer of 2003, the construction cleanup is completed, then reuse preliminary engineering could proceed. Proceeding with reuse preliminary engineering assumes funding for the preliminary engineering has been acquired.

(continued on next page)

Notes continued from Table VIII-2, previous page:

- a. The most important element of the EPA's lagoon cleanup schedule is the schedule to construct the cleanup of the northern half of lagoon 1 and all of lagoon 2 first, thereby allowing the construction of the Town's new WWTF to proceed.
3. TBD = To Be Determined
4. If the reuse preliminary engineering is completed in 2003 and if all the funding is acquired for reuse design and construction in 2003, then reuse final design and construction can proceed thereafter, i.e. 2004.

**Warehouse Site**

It is expected that the EPA will have a decision by September of 2001, on whether the warehouse building will remain following the cleanup action. Assuming the warehouse is kept and EPA completes the construction cleanup by late 2002, the completion of the new water and sewer services for the warehouse could be scheduled to coincide with the proposed WWTF going online in the fall of 2003. Reuse alternative No. 1 is assumed to be a minor project, and the reuse design and construction should all be accomplished in less than six (6) months, provided construction is completed before the winter months. However, as discussed in Section VI, "Reuse Assessment" the warehouse is reported to be in poor condition, and may require extensive repairs. If repairs are required, this reuse would take longer to complete. Before proceeding with alternative No. 1, an extensive evaluation of the warehouse would be needed to determine what repairs are required. The Town would then have to consider if such investment is worthwhile given that this is a former Superfund building.

Table VIII-3 shows a reuse implementation schedule for warehouse site reuse alternative No. 2. The reuse construction period is estimated at five (5) months, provided reuse construction is completed before the winter months. This reuse design cannot start until the EPA cleanup is complete. EPA's cleanup is scheduled to begin in spring of 2002. The reuse implementation schedule in Table VIII-3, assumes the EPA's cleanup of the warehouse site is completed in 2003. However, EPA's construction cleanup schedule will not be known until closer to completion of the EPA cleanup action design, scheduled for early 2002. The schedule for alternative No.2 warehouse site reuse will need to be adjusted based on the EPA's cleanup schedule once published.

**TABLE VIII-3  
TOWN OF POWNAL  
POWNAL TANNERY SUPERFUND  
REUSE ASSESSMENT REPORT**

**WAREHOUSE SITE REUSE ALTERNATIVE NO. 2  
IMPLEMENTATION SCHEDULE**

REUSE ACTIVITY	START DATE	END DATE
Reuse Assessment Final Report	9/99	5/01
Property ownership resolved by Town's legal counsel	9/99	Unknown (1)
Town pursues reuse funding and investment	2/01	Ongoing
Impact of EPA's cleanup schedule on reuse engineering and construction schedule (2)	(2)	(2)
Preliminary Engineering	2002	2002
Reuse Bond Vote (if necessary)	TBD (3)	TBD
Final Design and permitting (4)	2003	2003
Construction Phase of reuse (4)	2003/2004	2003/2004

(continued on next page)

Notes from Table VIII-3, previous page:

Notes:

1. The Town's legal counsel work is ongoing.
  - a. At this point in time the EPA anticipates the completion of the warehouse site cleanup construction (assuming no warehouse demolition) by 2002. However, this is unconfirmed. If by the summer of 2002, the construction cleanup is completed, then reuse preliminary engineering could proceed. Proceeding with reuse preliminary engineering assumes funding for the reuse preliminary engineering has been acquired.
2. TBD = To Be Determined
3. If the reuse preliminary engineering is completed in 2002 and if all the funding is acquired for reuse design and construction in 2002, then reuse final design and construction can proceed thereafter, i.e. 2003.

**APPENDICES**