



REPLY TO
ATTENTION OF

CENAE-EP-EE

DEPARTMENT OF THE ARMY
NEW ENGLAND DISTRICT, CORPS OF ENGINEERS
696 VIRGINIA ROAD
CONCORD, MASSACHUSETTS 01742-2751

REGISTERED MAIL
FIRST CLASS PERMIT NO. 1000
CONCORD, MA 01742

APR 2 10 35 AM '98

1 April 1998

TO INTERESTED AGENCIES AND INDIVIDUALS:

Please find enclosed a copy of an Environmental Assessment (EA) for the proposed transfer of the Conti-Tracy U.S. Army Reserve Center in Montpelier, Vermont. This EA was prepared by the U.S. Army Corps of Engineers, New England District for the 94th Regional Support Command. The property will be transferred to the city of Montpelier in accordance with the National Defense Authorization Act for fiscal year 1997. This EA was prepared in compliance with the National Environmental Policy Act (NEPA) to evaluate the impacts of the proposed transfer of the Reserve Center.

Based on the analyses found in the EA, it has been determined that implementation of the proposed action would not have significant individual or cumulative impacts on the quality of the natural or human environment. Because there would be no significant environmental impacts resulting from implementation of the proposed action, an Environmental Impact Statement is not required.

Please contact Ms. Sue Holtham, U.S. Army Corps of Engineers, New England District, 696 Virginia Road, Concord, MA 01742-2751 at Tel. No. (978) 318-8536, FAX (978) 318-8560, or by e-mail at susan.e.holtham@usace.army.mil with any questions regarding the EA.

*CRAIG KELLEY - 94th Reserve @ Devens
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978-796-2607*

ENVIRONMENTAL ASSESSMENT

Conti-Tracy USARC Montpelier, Vermont Disposal and Reuse

Prepared for:

U.S. Department of the Army
Headquarters, 94th Regional Support Command
Devens, MA 01432



Prepared by:

U.S. Army Corps of Engineers
New England District
696 Virginia Road
Concord, MA 01742-2751

With Technical Assistance from:

ENSR
Acton, MA 01720

March 1998

**FINDING OF NO SIGNIFICANT IMPACT
DISPOSAL AND REUSE
CONTI-TRACY U.S. ARMY RESERVE CENTER
MONTPELIER, VERMONT**

APR 2 10 35 AM '99
U.S. ARMY
MONTPELIER, VERMONT

NAME OF ACTION: Disposal and Reuse of Conti-Tracy U.S. Army Reserve Center, Montpelier, Vermont

DESCRIPTION OF THE PROPOSED ACTION: The proposed action is the disposal of the Conti-Tracy U.S. Army Reserve Center located in Montpelier, approximately 4.3 acres occupied by two buildings. The property is not needed to support Army Reserve missions, and was identified for excessing in accordance with Army Regulation 405-70. The facility has not been utilized by the Army since 1995.

In accordance with the National Environmental Policy Act (NEPA) of 1969, the 94th Regional Support Command (RSC) has analyzed the proposed action in the *Environmental Assessment (EA), Disposal and Reuse of the Conti-Tracy USARC, Montpelier, Vermont*. The Army's primary proposed action is the disposal of the Conti-Tracy Reserve Center property by conveyance to the City of Montpelier, which will then use the Reserve Center building and grounds for public safety services. Reuse of the property is analyzed as a secondary action, resulting from disposal, that will be controlled by other entities. The disposal is subject to the condition that the City agree to lease to the Civil Air Patrol, at no rental charge, a portion of real property and improvements located on the property to be conveyed.

ALTERNATIVES TO THE PROPOSED ACTION: Since the City of Montpelier is the only entity that has expressed interest in the site, and with the existence of the enabling Congressional legislation authorizing a no-cost transfer of the facility to the City, the only reasonable alternative to disposal of the property is the No Action alternative.

For this action, the No Action alternative is defined as the facility in an inactive status, with use by the Civil Air Patrol.

To address the secondary action resulting from disposal of the property, the Army identified and evaluated three reuse alternatives to address a full range of reasonably foreseeable reuse activities and environmental consequences. These alternatives include active recreation, public safety and light manufacturing.

FACTORS CONSIDERED IN DETERMINING THAT NO ENVIRONMENTAL IMPACT STATEMENT IS REQUIRED: Resources considered in evaluating the impacts of the proposed action included land use; air quality; surface water and groundwater resources; geology; soils and topography; infrastructure and solid waste; hazardous and toxic waste; biological resources; cultural resources; visual and aesthetic resources; socioeconomic resources; environmental justice; public safety; noise; and, transportation.

No individual or cumulative significant environmental or socioeconomic issues were identified during the preparation of the EA. Implementation of the proposed action will not substantially alter baseline environmental conditions. The disposal action would result in no significant adverse impacts to land use, air quality, soils, infrastructure, traffic, threatened or endangered species, wetlands, floodplains, cultural or socioeconomic resources. Environmental justice populations would not be disproportionately affected by the disposal of the facility.

Reuse of the facility for active recreation or public safety services would have a beneficial effect on land use, quality of life, and public health and safety of the community, and would not significantly affect other environmental and socioeconomic resources. Reuse of the site for light manufacturing could have beneficial impacts on socioeconomic resources, but could have adverse impacts on soils, stormwater management, water quality from any construction-related soil erosion, floodplains, transportation, air quality and wetlands. However, these indirect and cumulative impacts would not be significant.

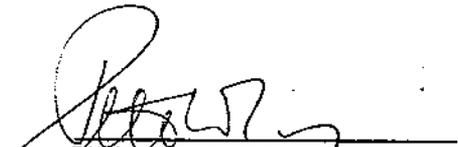
CONCLUSIONS: Based on the environmental impact analyses found in the Environmental Assessment (EA), which is hereby incorporated into this Finding of No Significant Impact, it has been determined that implementation of the proposed action would not have significant individual or cumulative impacts on the quality of the natural or the human environment. Because there would be no significant environmental impacts resulting from implementation of the proposed action, an Environmental Impact Statement (EIS) is not required and will not be prepared.

PUBLIC REVIEW: Individuals wishing to review the EA may examine a copy at the Kellogg-Hubbard Library, 135 Main Street, Montpelier, Vermont. Copies of the EA have been mailed to organizations and individuals on the EA distribution list.

Individuals may obtain a copy of the EA, or inquire about this Finding of No Significant Impact by writing to the U.S. Army Corps of Engineers, New England District, ATTN: Ms. Sue Holtham (CENAE-EP-EB-ER), 696 Virginia Road, Concord, Massachusetts 01742-2751, by calling (978) 318-8536, or by FAX at (978) 318-8560 within 30 days of the date of publication of this notice.

DATE

3/26/98


PETER W. CLEGG
MG, USAR
Commanding
94th Regional Support Command

ENVIRONMENTAL ASSESSMENT

Conti-Tracy USARC Montpelier, Vermont Disposal and Reuse

Prepared for:

U.S. Department of the Army
Headquarters, 94th Regional Support Command
Devens, MA 01432



Prepared by:

U.S. Army Corps of Engineers
New England District
696 Virginia Road
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March 1998

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1.0 PURPOSE AND NEED FOR THE PROPOSED ACTION

1
2
3
4 The City of Montpelier, Washington County, Vermont, has an urgent need to establish public safety
5 operations at the Conti-Tracy Reserve Center, Montpelier, Vermont, and has been pursuing acquisition of
6 the property. Congress recognized the need of the City of Montpelier by including a proposal to convey
7 the reserve center to the City, at no cost, in the 1997 National Defense Authorization Act (NDAA)
8 (Appendix B). The property is not needed to support Army Reserve missions, and was identified for
9 excessing in accordance with Army Regulation (AR) 405-70. Therefore, the Conti-Tracy U.S. Army
10 Reserve Center (USARC) in Montpelier, Vermont will be disposed of by the 94th Regional Support
11 Command (RSC).

12
13 The 94th RSC prepared this Environmental Assessment (EA) to satisfy the requirements of the National
14 Environmental Policy Act (NEPA), Council on Environmental Quality (CEQ) guidelines for implementing
15 NEPA, and AR 200-2 "Environmental Effects of Army Actions" for the proposed action.

16
17 This EA identifies documents and evaluates the effects of the disposal of the Conti-Tracy USARC, and the
18 potential reuse of the property as a secondary action. Section 2.0 describes the proposed action. Section
19 3.0 identifies the alternatives to the proposed action, including the No Action alternative. Section 4.0 is a
20 description of the affected environment, which constitutes the baseline conditions for the analyses of the
21 effects of the proposed action. The analysis of the environmental consequences of the proposed action is
22 presented in Section 5.0. Section 6.0 provides findings and conclusions. Section 7.0 is a listing of
23 agencies and persons consulted. Section 8.0 provides a listing of the recipients of this EA, and Section
24 9.0 provides references for cited sources. Upon completion, the EA will be made available to the public. If
25 appropriate, the Army will issue a Finding of No Significant Impact (FNSI), which will be published in a
26 public notice and the local newspaper. The Army will then observe a 30-day period, during which time the
27 Army will consider any comments on the FNSI or EA submitted by agencies, organizations or members of
28 the public. A public notice of this proposed action is provided in Appendix A.

2.0 PROPOSED ACTION

2.1 INTRODUCTION

The proposed action analyzed in this EA is the disposal of the Conti-Tracy USARC. The property is not needed to support Army Reserve missions, and was identified for excessing in accordance with AR 405-70. The facility has not been utilized by the Army since 1995.

2.2 PROPERTY HISTORY

When active, the function of this USARC was to provide administrative/office, classroom, maintenance, and storage space to Army Reserve personnel and assigned Army Reserve units (PAL, 1997). It served as a base of operations for specialized units that could be mobilized and assimilated into the Regular Army when required. At the center, assigned Army Reserve units received advanced individual training in the use of military equipment, weapons, tactics, and vehicles. For normal U.S. Army Reserve (USAR) use and in the event of mobilization, U.S. Army Military instruction at the center would take place in the classrooms and in the drill hall, which were used for general assemblies and drill practice and could accommodate large military vehicles. A kitchen was also associated with the drill hall. Administrative office space was provided for full-time unit support personnel, including the Facility Manager, who was responsible for the day-to-day operation and maintenance of the facility; and the Unit Administrator, who was responsible for unit personnel, pay, promotion, and supply. In the event that the assigned reserve units were mobilized, the center also provided home support for the units. It also served as an Army Reserve recruiting center.

The maintenance shop (a separate building from the main reserve center) is a motor vehicle garage which was used by reserve center personnel for routine, periodic maintenance and storage of smaller assigned unit vehicles. Tasks performed at the maintenance shop included oil changes, lubrication, battery filling, light running repairs, and minor maintenance such as tire changing, replacement of light bulbs and minor painting, tuning and washing. Heavier repairs were performed at a centralized regional Area Maintenance Support Activity (AMSA) facility off-site. The maintenance shop was also used for unit equipment storage, with assigned unit vehicles stored outdoors.

34 **2.3 PROPERTY DESCRIPTION**

35

36 The Conti-Tracy USARC is located in central Vermont, within the City of Montpelier, Washington County
37 (see Figure 2.3-1). The Center fronts on the southwesterly side of Route 2, about 700 feet southeast of
38 the intersection with Route 302 in the City Of Montpelier (see Figure 2.3-1). The property consists of
39 approximately 4.3 acres of land improved with an 11,663 square foot (sf), single-story brick reserve center
40 and a 2,489 sf single-story brick maintenance building, for a total of 14,152 square feet of gross area (see
41 Figure 2.3-2). The Center is in a residential/industrial area adjacent to the Winooski River, about 0.8 of a
42 mile north of its confluence with Stevens Branch. In addition to the two buildings, the site contains a
43 paved parking area and open grassy areas.

44

45 The main building includes a small kitchen area, offices, an arms room and supply/storage rooms.
46 Activities in the main building included classroom training, administrative work and supply operations.
47 Past use was by Headquarters, 5th Battalion, Training Support Brigade and Company C, 1/304th
48 Regiment for classroom training.

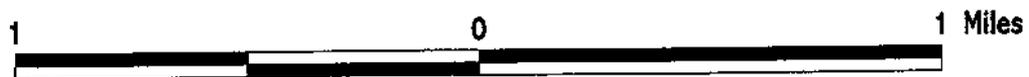
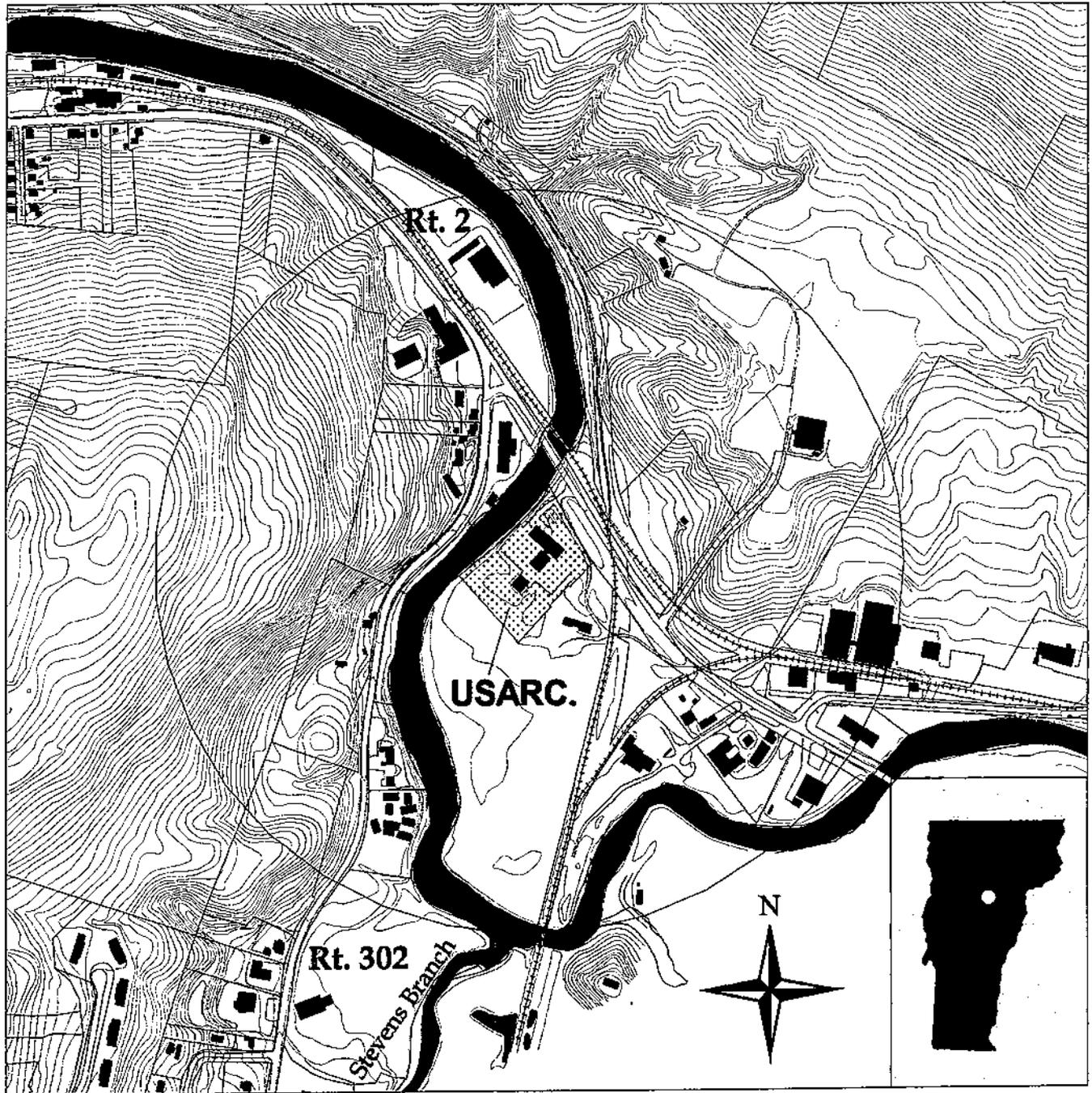
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50 The facility (Figure 2.3-3), built in 1958 as a 200 member USARC, is an L-shaped, one-story structure,
51 with a 158-foot by 48-foot administrative offices and classroom block, and a 72-foot by 52-foot drill hall
52 wing connected to the rear (southwest) side of the main block, at the southeast end by a narrow, 20-foot
53 long corridor. All walls are cinder block, with red brick exterior veneer. The main block is a long, low
54 structure, with a flat, built-up roof. The drill hall wing is a taller, 22-foot high structure, with a flat, built-up
55 roof. The walls of the drill hall wing are divided into four wide bays. The northwest wall contains a roll-
56 type garage door for vehicle access and a personnel access door. The drill hall floor is a thick concrete
57 slab to support the weight of heavy military vehicles and equipment.

58

59 One related outbuilding, the Maintenance Shop, is located approximately 70 feet southwest of the drill hall.
60 The maintenance shop, also built in 1958, is a 53-foot by 46-foot, two-bay, one-story, brick vehicle garage,
61 with a slightly pitched, built-up roof. Two large roll-type garage doors fill the front (northeast) bays, and
62 personnel access doors are located at the sides of the building.

Fig. 2.3-1 Location of Conti-Tracy USARC, Montpelier VT



Data Sources:
 City of Montpelier
 Planning & Development
 Department, 1997
 Vermont Center for
 Geographic Information, 1997

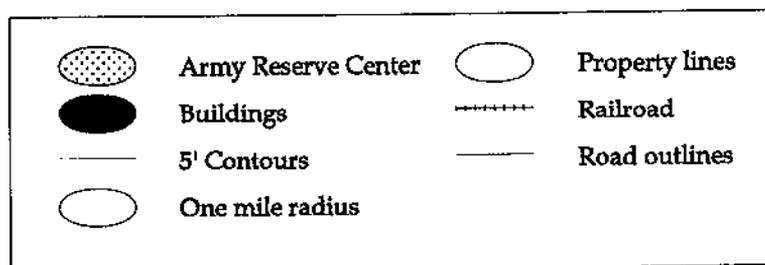
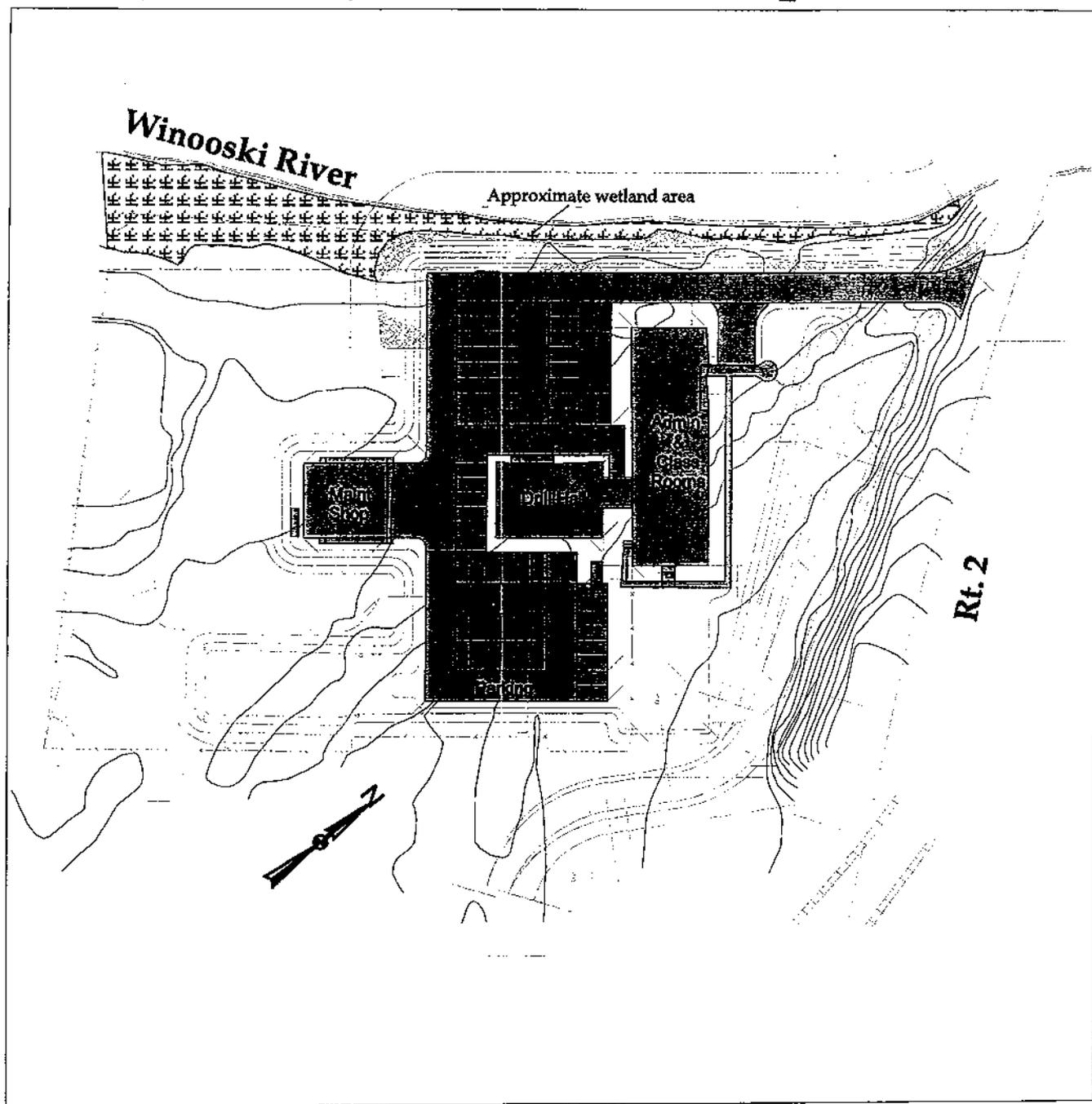


Fig. 2.3-2 Site Plan Detail Conti-Tracy USARC, Montpelier VT



Data Source:
US Army Reserve,
Geographic Army Reserve
Information System (GARIS), 1997

	Embankments, Fence, RR		Pre-construction contours
	Impervious Surface		USTs (approx. location)

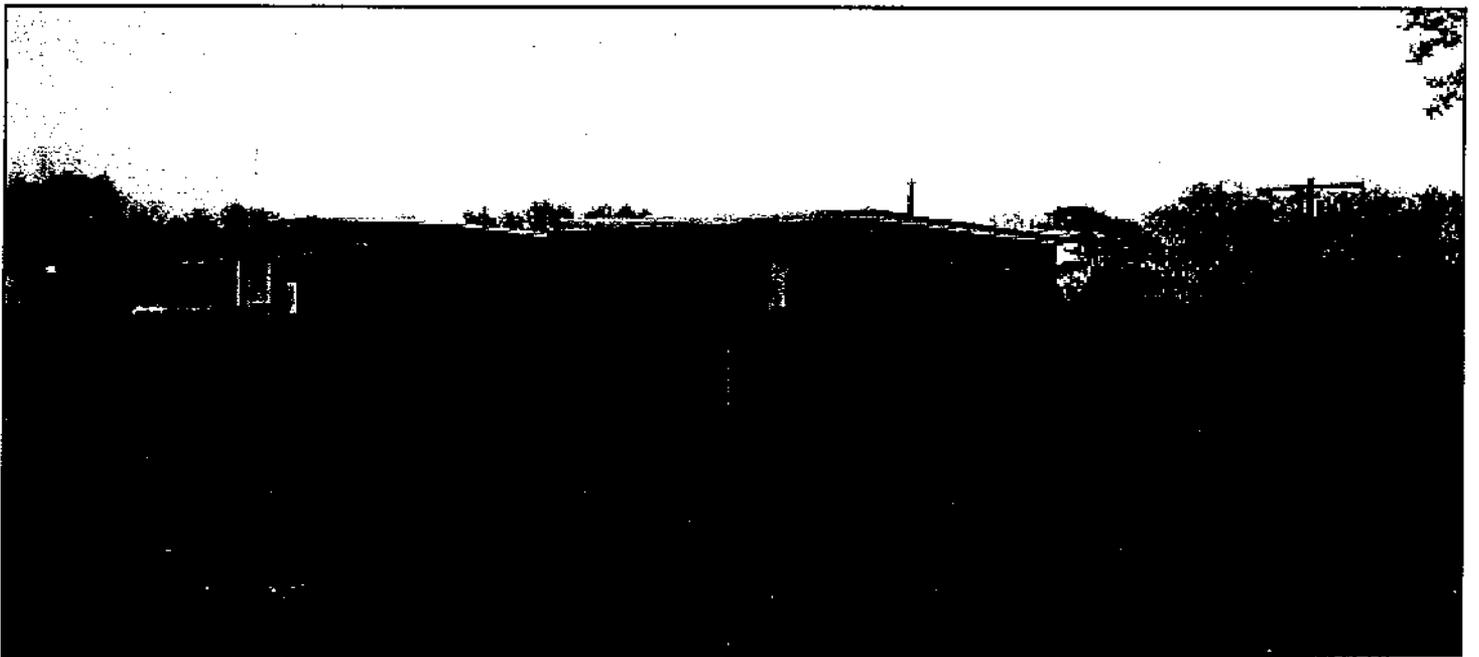
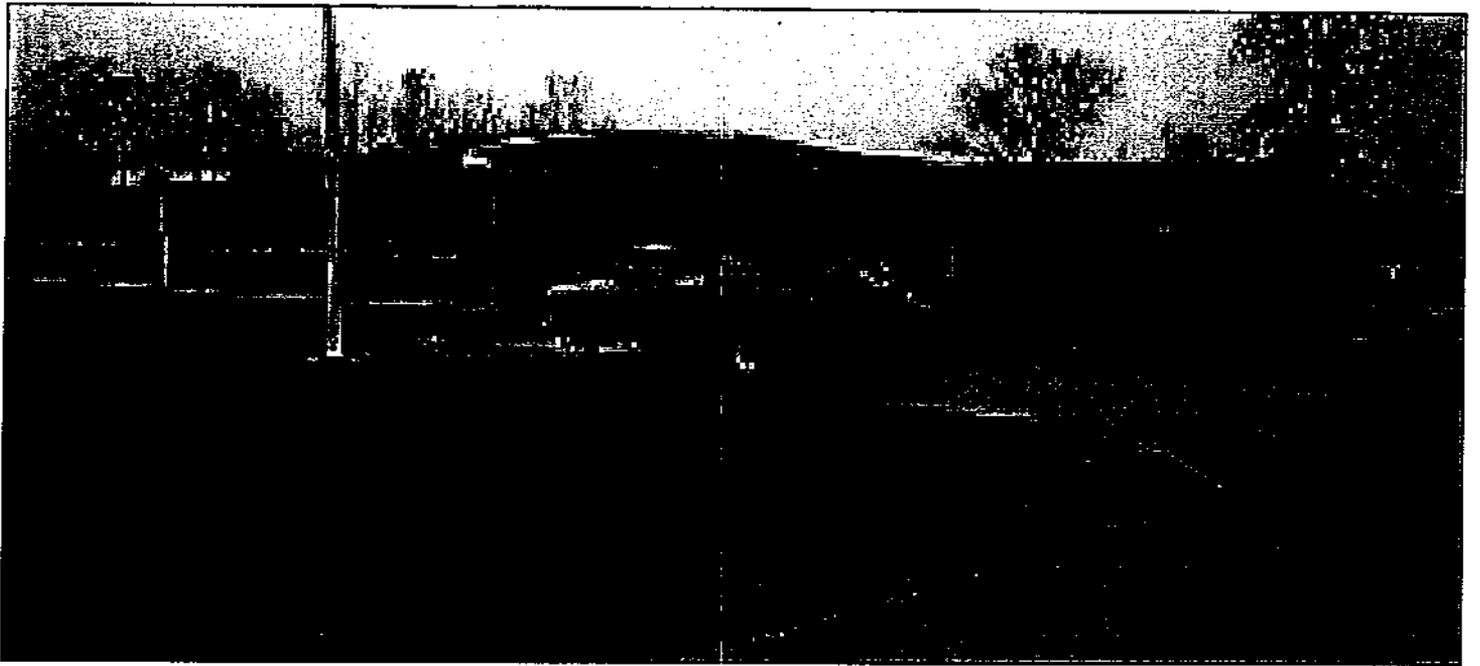


Figure 2.3-3 Photograph of Conti-Tracy USARC Site Front (top) and Rear (bottom)

70 **2.4 PROPERTY DISPOSAL**

71

72 Congress recognized the urgent need of the City of Montpelier to acquire the property for municipal
73 services from the Army through the NDAA for fiscal year 1997 (HR 3230). Within Section 2825 (Appendix
74 B), the Secretary of the Army "may convey, without consideration, to the City of Montpelier, Vermont (in
75 this section referred to as the City), all right, title, and interest of the United States in and to a parcel of real
76 property, including improvements thereon, consisting of approximately 4.3 acres and located on Route 2
77 in Montpelier, Vermont, the site of the Army Reserve Center, Montpelier, Vermont." As further described,
78 the conveyance authorized "shall be subject to the condition that the City agree to lease to the Civil Air
79 Patrol, at no rental charge to the Civil Air Patrol, the portion of the real property and improvements located
80 on the parcel to be conveyed that the Civil Air Patrol leases from the Secretary as of the date of the
81 enactment of this Act."

3.0 ALTERNATIVES

3.1 INTRODUCTION

This section describes alternatives to the proposed action that were considered, including alternatives that were considered, but eliminated from evaluation, and identifies those alternatives that are analyzed in detail in this EA. The NDAA for fiscal year 1997 states that the Secretary of the Army may convey, without consideration, to the City of Montpelier, Vermont, all right, title, and interest of the USARC site. This conveyance is subject to the condition that the City agree to lease to the Civil Air Patrol, at no rental charge, the portion of real property and improvements located on the property to be conveyed that the Civil Air Patrol leases from the Secretary as of the date of the enactment of this Act. Since the City of Montpelier is the only entity that has expressed interest in the site, transfer to the City is a viable option. The alternative to disposal of the property is the No Action alternative. It is the Army policy to dispose of real property that is excess to Army needs, and when the disposal will result in a use beneficial to the local community. Since the City of Montpelier is the only entity that has expressed interest in the site, and with the existence of the enabling Congressional legislation authorizing a no-cost transfer of the facility to the city, the only reasonable alternative to disposal of the property is the No Action alternative.

The Army does not select a reuse alternative and looks to the City of Montpelier to take the lead in formulating and developing reuse proposals that satisfy local zoning plans and requirements. To satisfy the requirements of NEPA, the Army has identified and evaluated the reasonable and foreseeable reuse alternatives that include:

- Active Recreation
- Public Safety Services
- Light Manufacturing

The first two alternatives are based on expressions of interest by the City of Montpelier for reuse. The third is based on a full-build development consistent with local zoning requirements and site suitability and constraints.

33 **3.2 NO ACTION**

34

35 Inclusion of the No Action alternative in the environmental analysis and documentation is prescribed by
36 CEQ guidelines implementing NEPA to provide a benchmark against which proposed federal actions are
37 evaluated. For this EA, the No Action alternative is the continuation of the current inactive facility in its
38 unutilized condition, with on-site activity limited to use by the Civil Air Patrol and those actions associated
39 with caretaker status of excess property. Conditions under the No Action alternative reflect September
40 1996 conditions when the 1997 NDAA authorized the transfer of this inactive facility. These conditions will
41 be compared to projected conditions associated with the disposal action and with each reuse alternative.

42

43 Caretaker operations would include the securing of structures to prevent vandalism; the maintenance of
44 perimeter fencing, with locked gates as appropriate; the posting of signs around the facility identifying it as
45 government property with a warning of potential dangers to trespassers, general maintenance, and
46 prohibition of public access.

47

48 **3.3 REUSE ALTERNATIVES**

49

50 **3.3.1 Development of Reuse Alternatives**

51

52 Reuse is not the Army's decision. Yet the Army is required to analyze reuse of the property as a
53 secondary and cumulative effect of the disposal action. To address these uncertainties of future reuse
54 and to satisfy the requirements of NEPA, the Army has developed a method for identifying a spectrum of
55 reuses for its environmental impact analyses. This method is based on the identification of:

56

- 57 • Environmental suitability of the site for potential reuses;
- 58 • Expressed goals and objectives of the City of Montpelier for reuse of the site;
- 59 • Level of development reasonable and foreseeable as a full build scenario based on existing
60 zoning requirements.

61

62 Based on application of the above parameters, the Army identified and evaluated the three reuse
63 alternatives deemed reasonable and foreseeable. The alternatives are:

64

- 65 • Active Recreation;
- 66 • Public Safety; and
- 67 • Light Manufacturing.

68

69 Following are descriptions of the reuse alternatives.

70

71 **3.3.2 Active Recreation**

72

73 This alternative is based on the level of public interest expressed to the City of Montpelier and site
74 suitability considerations. It assumes that an active indoor recreation program would be provided within
75 the existing facilities. The drill hall could become a gym for basketball or other sports programs, a dance
76 hall for youth dances and community group dances and any other variety of recreational programs.
77 Outdoor recreational opportunities would be limited to playground activities such as basketball courts and
78 other activities suited to paved surfaces. There is insufficient suitably configured outdoor area for
79 construction of playing fields for sports such as soccer and baseball.

80

81 **3.3.3 Public Safety Services**

82

83 The City is anxious to acquire the property for use of the existing facilities to house police, fire or
84 emergency service personnel and equipment. The existing facility provides adequate room to garage an
85 estimated 4-5 large vehicles, such as an ambulance and fire trucks, within the drill hall area and the
86 maintenance shop, and administrative space for police, fire and ambulance personnel. Classroom space
87 could be used for training purposes and would also be used by the Civil Air Patrol where classes are held
88 weekday evenings. Without vehicles, the drill hall could be used for indoor training exercises in
89 emergency services. Operations would be 24-hours a day. The existing outdoor parking area can
90 accommodate approximately 64 vehicles, which is more than adequate for parking of police cruisers and
91 employees' personal vehicles. No additional development of the site would be required.

92

93 For the purposes of the EA, it is assumed that the police department would be relocated to this site.
94 Currently, the police force totals 22 full time personnel. Three cruisers, one unmarked car, and the chief's
95 vehicle would be parked at this site. Use for fire and emergency services as a substation, another
96 scenario, would reflect a lower level of daily activity on the site.

97

98 **3.3.4 Light Manufacturing**

99

100 To provide a full build alternative that is reasonable and foreseeable for this site, interviews were held with
101 City personnel, and an analysis of existing zoning was conducted. This scenario has been identified to
102 provide a higher level of development than that proposed using the existing facilities for either active

103 recreation or public safety services, and therefore a "worst case" analysis of impacts from the disposal
104 and reuse of this property. This reuse is the only considered alternative to require additional development
105 of the site.

106

107 The project site is readily accessible to the region's roadways, through its location near the intersection of
108 Route 2 and U.S. Route 302, with access from Route 2. The site contains 4.3 acres of land with
109 approximately 400 feet of frontage on Route 2. The lot is rectangular in shape with the buildings centered
110 on the site. Improvements to the site include a total of 14,152 gross square feet (gsf), and 64 parking
111 spaces. Municipal water and sewer are available to the site from Route 2.

112

113 The project site is located entirely within the 100-year floodplain, and new uses would be subject to the
114 Flood Plain Development bylaw (Section 509 of the Zoning and Subdivision Ordinance).

115

116 Based on existing site conditions, local zoning requirements, availability of public water and sewer service,
117 and easy access to local and regional highways, reuse of the site for light manufacturing is appropriate.
118 Existing site facilities could be expanded an additional 50,000 gsf for a total of approximately 69,000 gsf
119 based on total lot coverage (33%) permitted in the industrial zone.

120

121 Light manufacturing would include activities that would require the assembly of a finished product such as
122 small machine parts or small electronic equipment. Uses that will not create any external noxious odors,
123 vibration or fumes are characterized under light manufacturing.

124

125 Assuming this alternative includes 69,000 gsf of light manufacturing use, the facility would support
126 approximately 130 employees. Assuming parking at one space per 1.2 employees, a total of 108 parking
127 spaces would be required, or an increase of 44 spaces compared to existing conditions. This alternative
128 would require new development totaling approximately 1.4 acre of impervious building and parking areas.

129

130 **3.4 ALTERNATIVES NOT TO BE ADDRESSED IN DETAIL**

131

132 Reuse alternatives considered, but eliminated from evaluation, were uses that are not allowed under local
133 zoning, and are not consistent with the goals and objectives of the City of Montpelier. Land uses that
134 were considered for this site, but eliminated from evaluation, included residential, commercial, and heavy
135 industrial uses.

136

137 **Residential Uses**

138

139 The reuse of the site for residential purposes was a consideration, but after further review determined to
140 be inappropriate for the following reasons.

141

- 142 • The property is zoned for industrial uses.
- 143 • The site fronts on Route 2, a major arterial roadway that carries heavy volumes of vehicles
144 including truck traffic.
- 145 • The adjacent zoning district is the Central Business District and designed to attract commercial
146 enterprises.
- 147 • The existing structures are not easily retrofitted for residential use.

148

149 There has been no interest expressed in utilizing the site for a residential use, nor has the site ever been
150 used for residential purposes.

151

152 **Commercial and Retail Uses**

153

154 Also considered, but eliminated from evaluation were commercial and retail uses. Commercial and retail
155 uses are permitted within the Industrial zoning district and in many cases could make good use of this site.
156 However, it was determined that the EA should evaluate a land use that is recommended by the City of
157 Montpelier, even though it is purely conjecture as to a type of user that would purchase or lease this site.
158 City of Montpelier staff considered light manufacturing use to be appropriate as a highest use and not
159 commercial and retail use (Seifert, December 1997).

160

161 **Heavy Industrial Uses**

162

163 While heavy industrial uses are allowed by right on this site, this use was eliminated from further
164 evaluation due to the potential environmental impacts to the adjacent Winooski River, impacts to the single
165 family residence from possible noise, odor and vibration, and the limitations to retrofitting, or demolition
166 and new construction associated with the historic significance of the existing buildings. There has been
167 no interest expressed in utilizing the site for a heavy industrial use, nor has the site ever been used for
168 heavy industrial purposes (Seifert, December 1997).

4.0 AFFECTED ENVIRONMENT

4.1 INTRODUCTION

This section contains a baseline description of the affected environment, describing existing conditions at the proposed site and surrounding area as of October, 1997. Existing conditions are described for the following resources: land use and zoning; socioeconomics; soils; geology and topography; public services and utilities; surface water and groundwater resources; public health and safety; transportation; air quality; noise; hazardous and toxic materials; biological resources, including vegetation, wetlands, wildlife, and protected species; visual resources; and cultural resources.

4.2 LAND USE AND ZONING

4.2.1 Land Use

Facility Land Use

The Conti-Tracy USARC is located off U.S. Route 2 in the City of Montpelier, Washington County, Vermont (Figure 2.3-1). The USARC facility occupies a 4.3 acre site improved by two buildings. This includes a one-story training center building attached to a two-story assembly hall (11,663 gsf), and a detached one-story maintenance building (2,489 sf). The building footprint totals 14,152 gsf. The reserve center building originally housed a small kitchen area, an arms room and supply/storage rooms. The former activities associated with this building included classroom training sessions, administrative functions and supply operations for the 5th Battalion Training Support Brigade and Company C, 1/304th Regiment. The maintenance building located behind the assembly hall was used for minor equipment repair and storage (Figure 2.3-2).

The site contains a paved, open parking area designed for 64 vehicles located along the side and rear of the reserve center buildings. Several parking spaces are provided for visitors within the northwestern corner of the site.

The City of Montpelier is presently licensed to use the facility (Appendix C). The Civil Air Patrol of Vermont also uses the facility.

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A 20-foot wide driveway located in the northeastern corner of the site provides access to the facility. This driveway also provides means of access for the adjacent Hoare property across the front yard of the reserve center via a right-of-way (ROW) easement.

The perimeter of the site contains a hurricane fence for security reasons. The fence has a two-foot offset from the actual property line for maintenance purposes.

Adjacent Land Uses

The site abuts the Winooski River to the west, agricultural land to the south, a single-family residence to the east, and U.S. Route 2 to the east. Land uses adjacent to and within one-mile of the site are shown on Figure 4.2-1.

The only abutter to the Reserve Center is the 19.1 acre parcel owned by Samuel and Margaret Hoare of Montpelier. This parcel contains a single-family residence and agricultural lands that are located primarily south/southeast of the project site. The Interstate Equipment Company occupies the land on the opposite side of the Winooski River on the corner of Route 2 and U.S. Route 302. The Irving Gas Company is planning to purchase this site to construct a Gas Service Station and Convenience Store. Within close proximity of the site is a railroad ROW owned by the State of Vermont, which runs in a north/south direction and crosses over Route 2 at grade crossing. Amtrak operates the Vermonter along this line carrying passengers between New York City and Montreal, Canada. It is uncertain if service is planned to continue in the future.

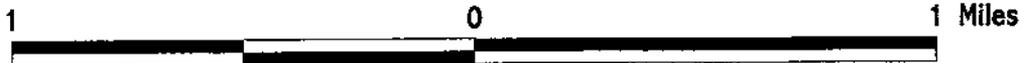
4.2.2 Zoning

The Conti-Tracy USARC is located within the Industrial Zoning District as noted on the Montpelier Zoning Map dated September 1994 (Figure 4.2-2). Permitted uses within this district include heavy/light manufacturing, warehousing and storage, shopping centers, wholesale trade, gas stations and truck terminals and other uses identified within Article 13 of the Montpelier Zoning and Subdivision Regulations dated October 1994. All conditional uses require approval from the Board of Adjustment Review such as junkyards, quarries and other noxious uses.

Table 4.2-1 shows the minimum dimensional requirements associated with uses allowed within the Industrial Zoning District.

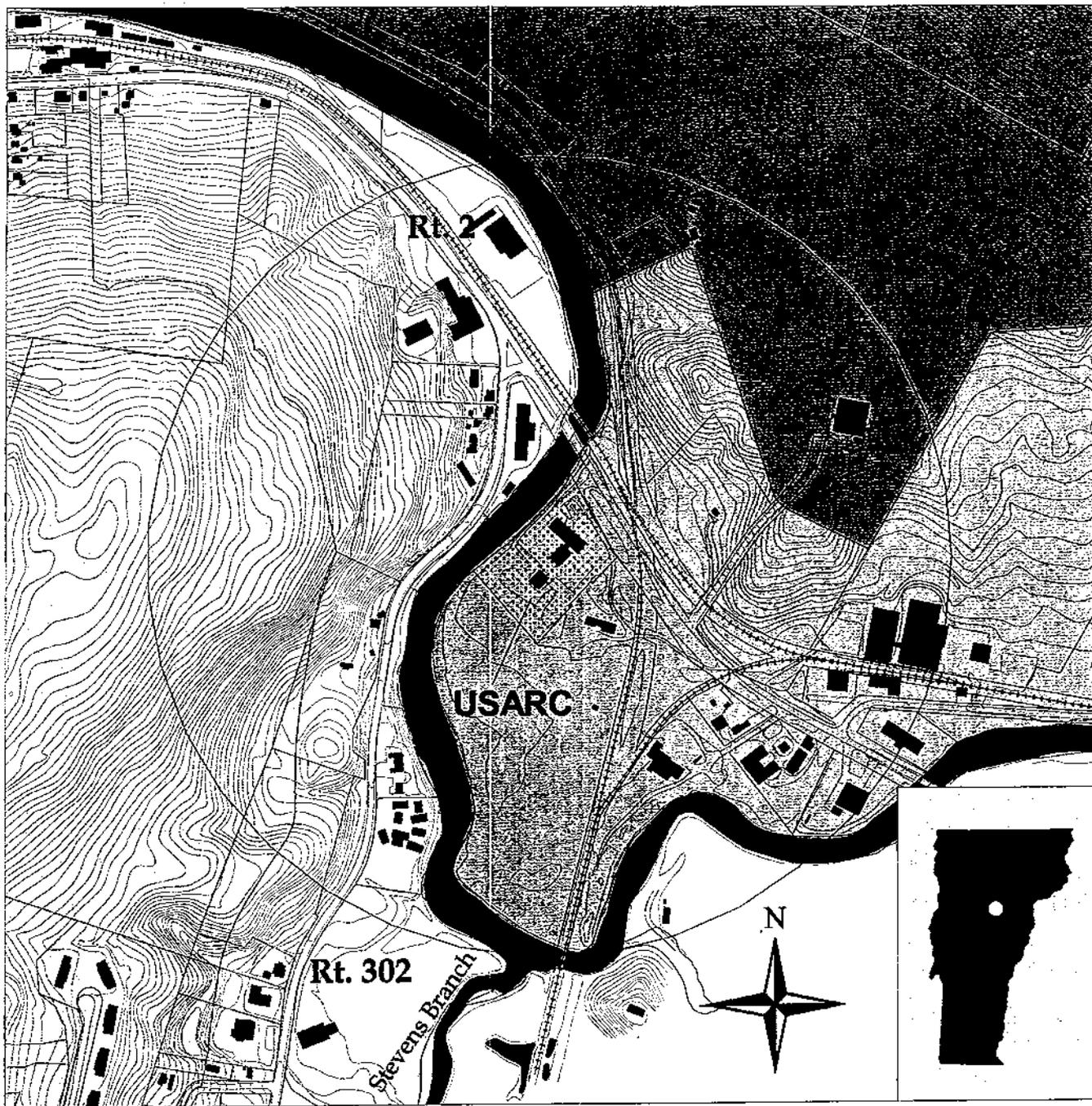
Data Sources:
 City of Montpelier
 Planning & Development
 Department, 1997
 Vermont Center for
 Geographic Information, 1997

Fig. 4.2-1 Land Use/ Land Cover

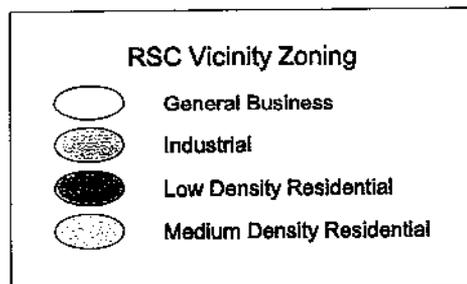


Land Use/ Land Cover		
	Multi-family	
	Single Fam./Duplex 5-8/ac.	
	Single Fam./Duplex 3-4/ac.	
	Single Fam./Duplex 1-2/ac.	
	Single Fam./Duplex <1/ac.	
	Automotive/marine access./dlrs.	
	Gasoline/petroleum	
	Commercial/services other	
	Food/sundries/bev.	
	Agriculture products/supplies	
	Lumber/hardware/bld supply	
	Industrial prod./chem./petrol.	
	Automotive srv./car wash	
	Other services	
	Military	
	Industry: stone/clay/glass	
	Food processing	
	Other industrial	
	Parking structure/lot	
	Radio station	
	Recycling/transfer station	
	Golf course	
	Cropland & pasture	
	Forest	
	Rivers, canals, other waterways	
	Professional Services	

Fig.4.2-2 Zoning Map Conti-Tracy USARC, Montpelier VT



Data Sources:
 City of Montpelier
 Planning & Development
 Department, 1997
 Vermont Center for
 Geographic Information, 1997



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**TABLE 4.2-1
DIMENSIONAL REQUIREMENTS**

Criteria	Requirement	Existing Conditions
Minimum Lot Size	1 acre	4.3 acres
Minimum Lot Frontage	200 feet	± 400 feet
Front Yard Setback	50 feet	80 feet
Side Yard Setback	20 feet	98 feet
Rear Yard Setback	20 feet	110 feet
Maximum Lot Coverage	33.33%	69,000 sf
Parking	1 space/1.2 employees	64 spaces

77 Source: Montpelier Zoning, Oct. 1994

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79
80

Surrounding Areas

81 As noted on Figure 4.2-2, the land area surrounding the project site along the east side of the Winooski
82 River and along Route 2 to the Town of Berlin boundary is zoned industrial. Areas west of the site and the
83 Winooski River are zoned General Business (GB). Permitted uses would include retail activities, banks,
84 professional services, business services and eating establishments. The minimum lot size in this district is
85 20,000 sf on property with sewer or water, and one-acre with on-lot water and sewer. The minimum
86 frontage is 100 feet.

87

88 **4.3 SOCIOECONOMIC RESOURCES**

89

90 **4.3.1 Population**

91

92 The population of Montpelier was estimated at 8,254 persons in 1994 according to the U.S. Census and
93 the Vermont Department of Health. While the State of Vermont and Washington County experienced
94 increases in total population between 1980 and 1994, Montpelier's population growth remained stagnant.
95 Table 4.3-1 provides a breakdown of population trends and estimates obtained from the 1997 Montpelier
96 Master Plan.

97
98
99
100

**TABLE 4.3-1
POPULATION TRENDS**

Year	Montpelier		Washington County		Vermont	
	Pop.	% Change	Pop.	% Change	Pop.	% Change
1970	8,609	N/A	47,659	N/A	444,732	N/A
1980	8,241	4.3	52,393	9.9	511,456	15.0
1990	8,247	0.1	54,928	4.8	562,758	10.0
1994	8,254	0.1	56,180	0.2	580,209	0.3

Source: U.S. Census, 1990 and City of Montpelier, 1997

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Household size in Montpelier and in Washington County has been experiencing a steady decrease since 1970. The declining household sizes have resulted in an increased demand for housing, particularly during the 1980s. In 1990, the City of Montpelier had an average household size of 2.33 while the Vermont and national average had stabilized at around 2.5 persons per household. By the year 2000, the average household size is expected to drop to 2.09 according to projections prepared by the Central Vermont Regional Planning Commission.

4.3.2 Employment and Income

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111
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113

Employment

The location of the Vermont State Capital in Montpelier has a heavy influence on employment opportunities, income levels and the characteristics of the local economy. Montpelier is home to a number of state governmental agencies, as well as four colleges including; the New England Culinary Institute, Vermont College of Norwich University, Vermont Community College and Woodbury College. These four schools serve a student population of over 2,500 full and part-time students.

119
120
121
122

Approximately 8,486 jobs were available in the City of Montpelier in 1994, according to the records of the Vermont Department of Employment and Training. Federal, state and local governmental agencies accounted for 2,970 jobs or 28% of the labor force in Montpelier. The service industry, including

123 educational services, accounted for the next highest employment sector totaling 25%, followed by finance,
 124 insurance and real estate at 18% and retail at 13%. The remaining 16% are comprised of jobs in
 125 construction, manufacturing, transportation, utilities, agriculture/fishing and private occupations.

126

127 Between 1991 and 1994, the City realized an increase of 3% in the total labor force primarily in the retail
 128 and service sectors. The construction industry absorbed the largest decline with the closing of 13
 129 businesses and 40% of total construction jobs.

130

131 Unemployment rates between 1991 and 1994 have remained fairly stable averaging around 6% of the
 132 total labor force, according to the Vermont Department of Employment and Training. In 1994, Montpelier
 133 had an unemployment rate of 4.6%, which was below that of Washington County and the State of
 134 Vermont.

135

136 **Income**

137

138 The City of Montpelier has a higher average family income than both Washington County and the state
 139 due to the higher educational levels of its residents and the quality of jobs primarily based in the
 140 government and educational sectors. Table 4.3-2 below provides a comparison of these trends for
 141 median household and family income.

142

143

144

145

**TABLE 4.3-2
 MEDIAN HOUSEHOLD AND FAMILY INCOME**

Year	Montpelier		Washington County		Vermont	
	Household	Family	Household	Family	Household	Family
1980	14,486	19,211	14,382	17,006	14,791	17,206
1990	27,702	39,151	29,623	35,396	29,792	34,780
% Change	91%	103%	105%	108%	101%	102%

146

Source: U.S. Census, 1990

147

148 **4.3.3 Local Economy**

149

150 Montpelier is considered the economic and social hub for central Vermont, which includes 24 communities
 151 and approximately 60,000 people. This region supports 2,000 employers, which employ over 27,000
 152 people, according to reports prepared by the Regional Chamber of Commerce. The City of Montpelier

153 has 597 business units providing jobs for 8,500 people. The major employers in Montpelier include the
154 State of Vermont, Vermont College of Norwich University, and four insurance companies including
155 National Life.

156

157 The presence of state government and a number of federal offices and agencies including the Internal
158 Revenue Service and the Small Business Administration contribute to the stability of Montpelier's
159 economy and the availability of white collar jobs. The City is working on an economic development plan to
160 identify ways to diversify its tax base and assist in attracting new business into the area.

161

162 **4.3.4 Fiscal Issues**

163

164 The City of Montpelier operates an annual budget of approximately 15 million dollars. The budget
165 distributes the funds in the following manner:

166

167

**TABLE 4.3-3
CITY OF MONTPELIER ANNUAL BUDGET
FY 1997-1998**

168

169

170

Municipal Services	Percent Total Budget	Expenditures (\$)
School Department	63%	\$9.5 million
Municipal Services	32%	\$4.8 million
Recreation Department	3%	\$450,000
Other Services	2%	\$300,000

171

Source: City of Montpelier Master Plan

172

173 Property taxes account for the largest source of revenue supporting 80% of the City's overall budget. The
174 remaining 20% comes from state assistance programs, fees, and other local sources. Given relatively
175 stagnant growth and the drop in state assistance to education, the tax burden has fallen on property
176 owners to make up the difference.

177

178 The City has over 120 tax exempt properties which amount to \$112,765,093 dollars in assessed value.
179 The State of Vermont owns 78 properties within the City, which are assessed at \$78 million dollars. The
180 state pays the City 8% of the total assessed value as a payment in lieu of taxes (PILOT) to help the City's
181 financial condition.

182

183 **4.3.5 Environmental Justice Populations**

184

185 The following data (Table 4.3-4) represents the breakdown of minorities at the State, County
 186 and City levels. This information was available from the 1990 U.S. Census Bureau.

187

188

189

190

191

**TABLE 4.3-4
 MINORITY POPULATIONS
 TOTAL PERSONS 1990**

Minority/Race	City of Montpelier	% of City Total	Washington County	% of County Total	State of Vermont
Total Population	8,247	NA	54,928	NA	562,758
White	8,097	98%	54,334	98%	554,570
Black	37	.04%	177	.03%	2194
American Indian/Eskimo	25	.03%	106	.01%	2215
Asian/Pacific Islander	78	.09%	236	.04%	3064
Other	100	1.2%	75	.01%	715

192 Source: 1990 U.S. Census Bureau Reports, State of Vermont

193

194 As noted on the above table the percent of minority populations within the City of Montpelier is similar to
 195 those of Washington County.

196

197 Table 4.3-5 compares income levels of Montpelier, Washington County and the State populations. The
 198 percent of population in the lower range of income is lower for the study area than for either the County or
 199 the State.

200

201

202

**TABLE 4.3-5
 INCOME LEVELS**

Income Range	Montpelier		Washington County		Vermont		Study Area Census Tract 9547	
	Families	%	Families	%	Families	%	Families	%
0 to \$14,999	1,503	35.8	9,418	36.9	97,242	38.1	0	0
\$15,000 to 49,999	1,890	44.4	12,044	47.1	117,213	46.0	87	50.0
\$50,000+	808	19.2	4,073	16.0	40,767	16.0	85	50.0
Totals	4,201		25,535		255,222		172	

203 Source: U.S. Census of Population and Housing, 1990

204

205 **4.4 SOILS, GEOLOGY AND TOPOGRAPHY**

206

207 **4.4.1 Soils**

208

209 The U.S. Department of Agriculture's (USDA's) Natural Resource Conservation Service (NRCS) has
210 mapped the soils of Washington County, Vermont. Soil mapping units have been delineated by NRCS on
211 aerial photographs with an approximate scale of 1-inch equals 1500 feet. Based on information provided
212 by NRCS, the entire site is underlain by Nicholville silt loam (3% to 8% slopes). Nicholville silt loam (3% to
213 8% slopes) consists of very deep, gently sloping, moderately well drained soils occurring on dissected
214 lake plains. The surface layer typically consists of 8 inches of very dark, grayish brown, silt loam. The
215 subsoil (8 to 14 inches depth) generally consists of olive brown silt loam. The substratum is typically
216 composed of olive, mottled silt loam from 14 to 25 inches depth, with very fine sandy loam and silt loam at
217 depths greater than 25 inches. Based on previously existing site contours, site development entailed a re-
218 grade of the natural contours of the site and disturbance of the naturally formed soils. The origin and
219 composition of soils beneath the re-graded portion of the site is unknown (Sivret, 1997).

220

221 Nicholville silt loam (3% to 8% slopes) is identified by the NRCS as a prime farmland soil in Washington
222 County. Prime farmland is defined by the NRCS as:

223

224 ". . . land that is best suited to producing food, feed, forage, fiber, and oilseed crops. The soil qualities,
225 growing season, and moisture supply are those needed for a well managed soil to produce a sustained
226 high yield of crops in an economic manner. Prime farmland produces the highest yields and requires
227 minimal expenditure of energy and economic resources, and farming it results in the least damage to the
228 environment."

229

230 Based on information received from the NRCS, previous site development activities have eliminated the
231 agricultural potential of soils at the site (USDA NRCS, letter dated December 4, 1997). Correspondence
232 with the NRCS is provided in Appendix D.

233

234 **4.4.2 Geology**

235

236 The site is located physiographically in the New England Uplands Province and tectonically in the
237 Crystalline Appalachians Province (Stewart, 1971). The rocks are highly metamorphosed with small
238 igneous intrusions scattered across the region. The bedrock underlying the site is mapped as the Barton

239 River member of the Waits River Formation. The Barton River member consists of Mid-Upper Silurian to
240 Lower Devonian metasedimentary and metamorphic rocks comprised of interbedded siliceous limestones
241 and phyllites.

242

243 The surface material of the region is generally glacial and post-glacial in origin. Unstratified, poorly sorted
244 glacial sediments called till generally cover upland areas. Glacial and postglacial fluvial and lacustrine
245 stratified deposits are found in most valleys. According to the surficial geology map for the area (USGS
246 Barre West, VT quadrangle-1957) (Doll, 1970), the site is underlain by alluvium (recent). Recent alluvium
247 consists of fluvial, or river-deposited, sands and gravel, and silt in floodplain areas. Fluvial processes
248 associated with the Winooski River, located immediately west of the site deposited the surficial materials
249 at the site.

250

251 **4.4.3 Topography**

252

253 The topography of the developed portion of the site is generally flat (Figure 2.3-1). A low embankment,
254 approximately 5 to 6 feet in height, occurs along the periphery of the paved and developed portions of the
255 site, as well as around an abandoned concrete septic tank and leaching field located in the southeastern
256 portion of the site. The embankment is due to site grading and possible filling during initial site
257 development. A grassy swale is located between the main building at the site and the gravel driveway that
258 provides access to the residential dwelling located east of the site. A relatively steep embankment,
259 approximately 12 to 14 feet in height, borders a portion of the western margin of the site adjacent to the
260 Winooski River. The elevation of the site ranges from approximately 532 feet above mean sea level
261 (MSL) along the Winooski River to approximately 546 feet above MSL on the existing parking lot. The site
262 is located at latitude 44° 14' 40"N and longitude 72° 32' 58"W.

263

264 **4.5 PUBLIC SERVICES**

265

266 **4.5.1 Water Supply System**

267

268 Municipal water is supplied to the site via a 2-inch pipe from an 8-inch Montpelier Public Works (MPW)
269 water main located along U.S. Route 2 (Personal Communication - Lamb, 1997).

270

271 The USARC site was deactivated in 1995, and there is no US Army Reserve (USAR) activity on the site at
272 this time. Prior to the 1995 deactivation, the water usage for the site is estimated to have been 22 gpd,
273 which is based on the normal occupancy of two full-time USAR personnel. Peak water usage, prior to the

274 1995 deactivation, is estimated to have been 1155 gpd. Peak water usage occurred one day per month
275 during USAR training exercises. Approximately 105 USAR personnel participated in these exercises
276 (Personal Communication - St. John, 1997). Water usage was estimated as 110% of the sewer load as
277 described in Section 4.5.2.

278

279 The City of Montpelier's water supply is drawn from Berlin Pond, and is treated with chlorine and fluoride.
280 It is then transmitted by 12-inch and 20-inch water mains along Berlin Street into the City's grid of mains
281 and to the Terrace Street and Town Hill water storage tanks. The water works system was last thoroughly
282 analyzed in 1974. At that time, the dependable yield of the system was estimated to be 4.2 million gallons
283 per day (mgpd), and sufficient capacity was projected into the year 2025 given its present geographic and
284 supply limits. Currently, the State of Vermont has assessed the system and placed the dependable yield
285 level at 1.7 mgpd. The City intends to challenge the state's yield assessment (City of Montpelier, March
286 1997). The MPW is currently reporting an average daily demand of 1.7 mgpd with peak demands of 3
287 mgpd during the summer months and 2.1 to 2.2 mgpd during the winter months (Personal Communication
288 - Lamb, 1997). According to the MPW the municipal water system is sufficient to meet both the average
289 daily demand and the peak demands of the City of Montpelier (Personal Communication - Lamb, 1997).

290

291 **4.5.2 Wastewater**

292

293 Domestic wastewater from the site flows through a 6-inch line to an 8-inch MPW sanitary sewer main
294 located along U.S. Route 2 (Personal Communication - Lamb, 1997). An abandoned septic system with
295 leach field, which was used prior to the 8-inch MPW sanitary sewer main being installed along U.S. Route
296 2 in 1972, exists on the site but is no longer used (Personal Communication - St. John, 1997). According
297 to the VANR Wastewater Management Division (WMD), there are no Vermont regulations requiring the
298 closeout of an abandoned septic system.

299

300 Prior to the 1995 deactivation, the sewer load for the site is estimated to have been 20 gpd, which is
301 based on the normal occupancy of two full-time USAR personnel. Peak sewer load, prior to the 1995
302 deactivation, is estimated to have been 1050 gpd. Peak sewer load occurred one day per month during
303 USAR training exercises. Approximately 105 USAR personnel participated in these exercises (Personal
304 Communication - St. John, 1997).

305

306 The City of Montpelier's wastewater is treated at the sewage treatment facilities on Dog River Road. The
307 facility has a design capacity of 3.97 mgpd. Current average daily use is approximately 1.3 mgpd
308 (Personal Communication - Lamb, 1997).

310

311 **4.5.3 Stormwater Management**

312

313 Stormwater on the site is collected in a series of catch basins discharging to the Winooski River. Two
314 catch basins to the rear of the USARC discharge through a 12-inch drainpipe to a 10-inch culvert located
315 on the bank of the Winooski River. Two catch basins in front of the USARC discharge through a 12-inch
316 drainpipe to a 10-inch culvert located on the bank of the Winooski River. According to the VANR WMD, a
317 stormwater permit is required anytime there is a collection and discharge of stormwater such as through
318 catch basins. The permit is issued for the property, not the current owners. Therefore, no action is
319 necessary with regard to a stormwater permit prior to property transfer (Personal Communication -
320 Wernecke, 1998).

321

322 The total amount of impervious surface (i.e., buildings and paved parking areas) from which stormwater is
323 currently being collected is approximately 1.16 acres. The total site acreage is approximately 4.3 acres.

324

325 **4.5.4 Solid Waste Management**

326

327 Prior to the 1995 deactivation, solid waste generation for the site is estimated to have been 3 lbs/day,
328 which is based on the normal occupancy of two full-time USAR personnel. Peak solid waste generation is
329 estimated to have been 158 lbs/day. Peak solid waste degeneration occurred one day per month during
330 USAR training exercises in which approximately 105 USAR personnel participated. Solid waste
331 generation was estimated following guidelines contained in *Environmental Engineering and Sanitation*
332 written by Joseph P. Salvato.

333

334 Solid waste from the facility was picked up by Casella Waste Management of Montpelier, VT and disposed
335 of through the City of Montpelier System prior to the 1995 deactivation. Currently there is no solid waste
336 removal contract for the facility (Personal Communication - Gelinias, 1998). The Central Vermont Landfill,
337 located in East Montpelier, which was closed in 1992, currently acts as a transfer station for waste haulers
338 in the Central Vermont Solid Waste Management District (City of Montpelier, March 1997). Montpelier's
339 solid waste is hauled to two privately owned landfills, Waste USA in Coventry, Vermont, and North
340 Country in Bethlehem, New Hampshire (Personal Communication - Lamb, 1997). The effective life of
341 these facilities is estimated to be at least 20 years.

342

343 The Central Vermont Solid Waste Management District has also implemented a mandatory recycling
344 program for all communities in the District, of which Montpelier is one. Recyclable materials are

345 transported to district operated Material Recycling Facilities in Montpelier, Hardwick, Williston and
346 Randolph, Vermont. Subsequently, they are shipped to a variety of out of state facilities where they are
347 processed (City of Montpelier, March 1997).

348

349 **4.5.5 Electrical Systems**

350

351 Electrical power to the site is supplied by a 25 kV three phase overhead line on U.S. Route 2 which is
352 operated and maintained by the Green Mountain Power Corporation.

353

354 ***Natural Gas***

355

356 There is no natural gas supply to the site (Personal Communication - St. John, 1997).

357

358 **4.5.6 Communications**

359

360 Bell Atlantic provides telephone service to the site (Personal Communication - St. John, 1997).

361

362 **4.6 WATER RESOURCES**

363

364 **4.6.1 Surface Water Resources**

365

366 The site is located within the Winooski River drainage basin (VAEC, 1986), approximately 0.35 miles north
367 of the confluence of the Winooski River and Stevens Branch (Figure 2.3-1). Stevens Branch, which flows
368 in a northerly direction from the City of Barre, Vermont, is a primary tributary of the Winooski River. The
369 Winooski River ultimately discharges into Lake Champlain. According to the Vermont Water Quality
370 Standards (State of Vermont Water Resources Board, 1997), the section of the Winooski River adjacent to
371 the site is designated as Class B waters. Class B waters are managed to achieve and maintain a high
372 level of quality that consistently exhibits good aesthetic value and provides high quality habitat for aquatic
373 biota, fish, and wildlife. Class B waters are also managed to serve as public water supplies (with filtration
374 and disinfection), for irrigation and other agricultural uses, and for swimming and recreation. With the
375 exception of the Winooski River, no surface water bodies or waterways were identified on or adjacent to
376 the site.

377

378 Based on a water body data report (April 24, 1992) obtained from the Water Quality Division of the
379 Vermont Department of Environmental Conservation (VDEC), the Stevens Branch, from its confluence

380 with Jail Branch (a tributary of Stevens Branch; located approximately 4.5 miles upstream of the
381 confluence of the Winooski River and the Stevens Branch) to its confluence with the Winooski River, is in
382 partial support of the water quality standards for biota, aesthetics and non-contact recreation, established
383 for Class B waters. The partial support designation is due to the presence of toxic contaminants,
384 excessive nutrient enrichment, siltation, turbidity, and habitat alterations due to urban runoff, discharges
385 and overflows from tailings and settling lagoons, highway runoff, and a municipal wastewater treatment
386 facility. According to Mr. Jerome McArdle, Water Resources Assistant Planner for the Water Quality
387 Division of the VDEC (October 20, 1997), no chemical analyses or biological monitoring studies exist for
388 the section of the Winooski River adjacent to the site.
389

390 **4.6.2 Groundwater Resources**

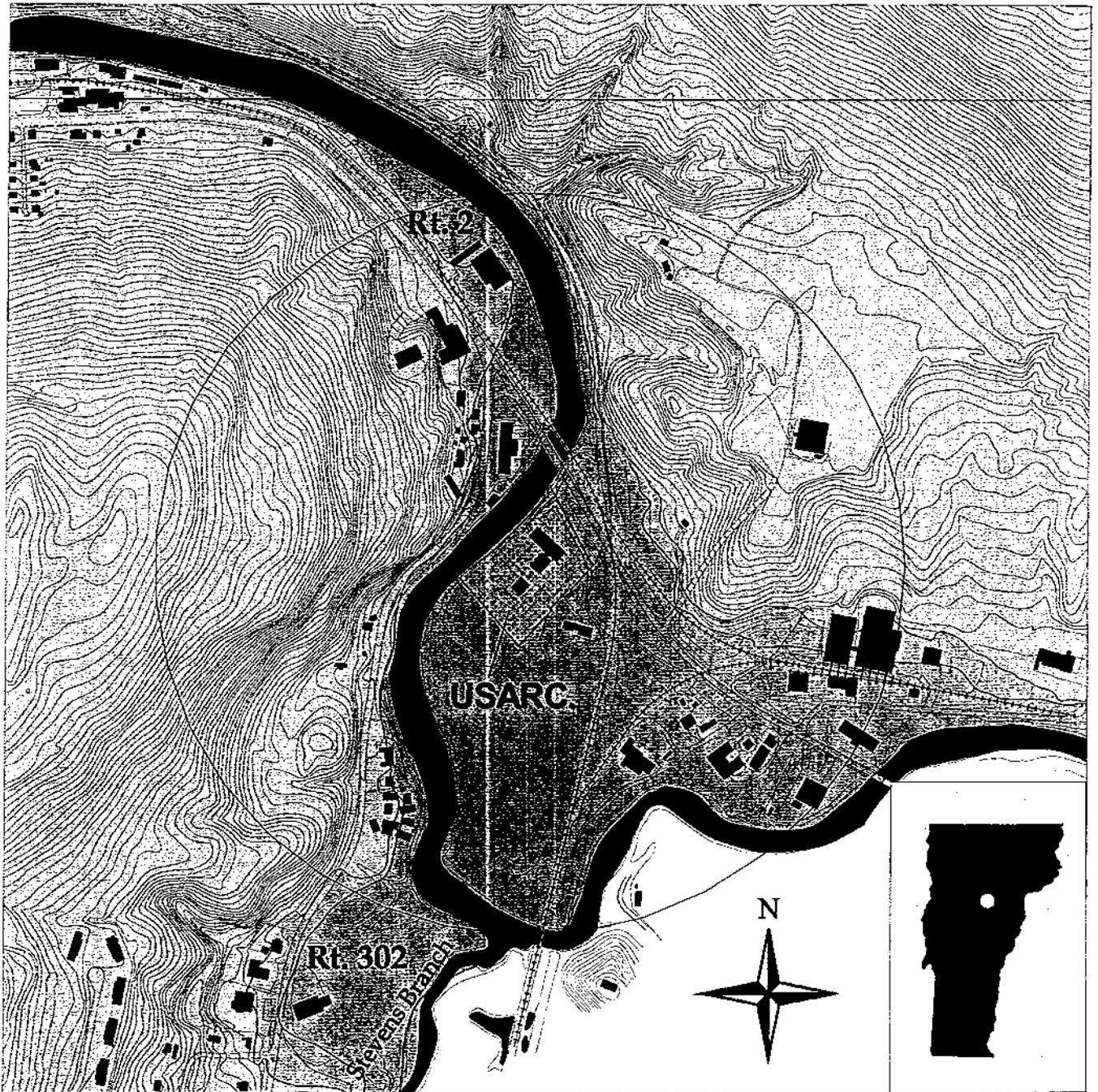
391
392 Based on the available hydrogeologic information, the site is underlain by sand and gravel with medium to
393 high permeability and moderate groundwater potential (Stewart, 1971). Groundwater is available from
394 sands and gravels in the Winooski River valley or from bedrock below the valley fill. Groundwater yields
395 are low to medium at depths to 300 feet.
396

397 According to Elizabeth Hunt, Water Supply Division of the VDEC, groundwater at the site is classified as
398 Class III (November 3, 1997). Chapter 12 of the Groundwater Protection Rule and Strategy (State of
399 Vermont Agency of Natural Resources [VANR], in press) defines Class III groundwater as "groundwater
400 that has been classified by the statute or reclassified by the Secretary, and that is suitable as a source of
401 water for individual domestic water supply, irrigation, agricultural use, and general industrial and
402 commercial use." According to information received from the Water Supply Division of VDEC, the nearest
403 wellhead protection area to the site is located approximately 2000 feet south (Berlin Mobil Home Park
404 5256; Source Well No. 001). Based on a review of the USGS topographic quadrangle (Barre West, VT-
405 1978), groundwater at the site flows in a westerly direction toward the Winooski River.
406

407 **4.6.3 Floodplains**

408
409 Based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the
410 City of Montpelier, Vermont (Comm. Panel No. 505518 0003 A; Map revised February 17, 1982), the
411 entire site is located in a Zone A, an area subject to 100-year flooding (Figure 4.6-1). Base flood
412 elevations at the site for the 100-year flood are approximately 546 feet relative to the NGVD of 1929.

Fig. 4.6-1 Flood Zones



1 0 1 Miles

Data Sources:
City of Montpelier
Planning & Development
Department, 1997
Vermont Center for
Geographic Information, 1997

FEMA Zones	
	100-year flood zone (AE)
	500-year flood zone (X500)
	> 500-year flood zone (X)

416 **4.7 PUBLIC HEALTH AND SAFETY**

417

418 **4.7.1 Public Health**

419

420 The Fire Department provides emergency medical treatment (EMT) to the residents of Montpelier and
421 seven surrounding towns. EMTs operate two ambulances and a backup vehicle to provide first response
422 medical services.

423

424 **4.7.2 Public Safety**

425

426 The City of Montpelier has a full-time police force operating out of a central station located in City Hall at
427 39 Main Street. The sworn officers consist of one chief of police, ten patrolmen, four sergeants, and one
428 investigator. The Department also employs five dispatchers and a secretary for a total of 22 full-time
429 personnel. The Department has three marked cruisers, one unmarked cruiser and the police chief's auto
430 for a total of five vehicles. Their responsibilities include crime control and investigation, traffic control,
431 maintenance of order and public service.

432

433 The Montpelier Fire Department consists of a Fire Chief, 16 full-time firefighters/EMTs and one full-time
434 secretary. In the event of a major fire, the department can call upon an additional 20 volunteer firefighters
435 and three fire police to augment the regular staff.

436

437 The Department's equipment includes one 100-foot aerial ladder truck, two pumper trucks, one fire alarm
438 repair bucket truck and the fire chief's vehicle. The fire station is located at 61 Main Street next to City
439 Hall.

440

441 Both the police and fire departments have indicated a need to move into more modern and expanded
442 facilities. The City of Montpelier passed a bond issue in 1996 to allocate \$750,000 to renovate the fire
443 station. The station requires repairs to cure structural problems and provide the firefighters with improved
444 living quarters and meet the space needs for the next 20 years.

445

446 The police department had expressed its intentions to relocate its operations to a more geographically
447 central location. A vote by the City to relocate the police station to the USARC failed to pass as many
448 people felt that police functions should remain in City Hall and the Central Business District.

449

450 **4.8 TRANSPORTATION**

451

452 **4.8.1 Study Area**

453

454 The transportation study area is defined by U.S. Route 2 (East Montpelier Road) to the north and U.S.
455 Route 302 (River Street) located along the western side of the Winooski River. These two principal
456 arterial highways intersect approximately 700 feet due west of the project site.

457

458 The Average Annual Daily Traffic (AADT) along U.S. Routes 2 and 302 is noted in Table 4.8-1. The
459 proposed reuse of the commercial property located at the intersection of Route 2 and 302 as an Irving
460 service station and convenience market will increase volumes and turning movements within the study
461 area.

462

**TABLE 4.8-1
AVERAGE ANNUAL DAILY TRAFFIC ALONG ROUTES 2 AND 302**

463

464

Highway and Direction	Existing (1997)	Projected (2002)
U.S. Route 2 - Eastbound	7,920	8,330
U.S. Route 2 - Westbound	15,200	16,370
U.S. Route 302 - Southbound	14,484	15,749

465

Source: Central Vermont Regional Planning Agency, 1997

466

467 **4.8.2 Proposed Site**

468

469 The access to the site is from U.S. Route 2 via a 20-foot wide driveway, which directs vehicles to the side
470 and rear of the facility. A 10 foot gravel road splinters off the access drive and travels through the front
471 yard of the USARC property to the driveway of the abutting single family residence.

472

473 The parking and circulation areas of the site are paved and provide for 64 parking spaces as noted on the
474 site plan prepared by the U.S. Army Corps of Engineers (USACE) dated December, 1956. The parking
475 stalls are not lined at the present time.

476

477 **4.9 AIR RESOURCES**

478

479 **4.9.1 Regulatory Overview**

480

481 The Clean Air Act (CAA) and 1990 Amendments (42 U.S.C. 7401 et seq.) provide the framework through
482 which state environmental agencies can regulate air pollutant emissions in order to maintain the National
483 Ambient Air Quality Standards (NAAQS). The federal CAA is implemented in Vermont through its Air
484 Pollution Control Regulations, which are approved by the Environmental Protection Agency (EPA) as part
485 of the State Implementation Plan (SIP) and enforced by the VANR. The SIP is a document that each state
486 submits to the EPA detailing how that state will maintain compliance with the NAAQS. If certain areas are
487 not in compliance, the SIP must present a plan to reduce air pollutant emissions in order to come into
488 compliance.

489

490 The only existing air emissions at the USARC are associated with one heating boiler fueled with #2 oil.
491 The air emissions from the boiler are insignificant and do not require any state or federal air permits. The
492 air quality compliance status of the Conti-Tracy USARC area is provided in the following section.

493

494 **4.9.2 Attainment Status**

495

496 The Conti-Tracy USARC is located in Washington County that is part of the Vermont Intrastate Air Quality
497 Control Region (AQCR 221). As listed in 40 CFR Part 81 (July, 1995), this area is designated as attaining
498 the NAAQS for sulfur dioxide (SO₂), nitrogen dioxide (NO₂), and total suspended particulate (TSP). The
499 NAAQS for TSP has been replaced by an NAAQS for particulate matter that is less than 10 microns in
500 diameter (PM₁₀). The area is also designated attainment for PM₁₀, and unclassified or attaining for
501 carbon monoxide (CO) and ozone (O₃). The entire State of Vermont is designated unclassified for lead
502 (Pb).

503

504 **4.10 NOISE**

505

506 **4.10.1 Existing Conditions**

507

508 The site is located in an industrially zoned section of the City approximately one mile from the central
509 business district. The site is sufficiently buffered from adjacent land uses by the Winooski River to the

510 west, agricultural lands to the south and U.S. Route 2 to the north. The only potential noise receptor is a
511 single-family residence located along the eastern boundary. The residence lies approximately 200 feet
512 away from the closest USARC building.

513

514 While noise measurements have not been performed at the site, the noise levels can be classified
515 generally as quiet urban daytime within the range of 40 to 50 decibels (dB). Ambient noise levels in the
516 general vicinity of the site include vehicular traffic movements along Route 2 which is approximately 80
517 feet from the Reserve Center Building and the passing of an occasional Amtrak train (Vermonter) which
518 runs from New York City to Montreal. The railroad ROW is located 300 feet away from the USARC
519 facility.

520

521 **4.10.2 Applicable Noise Regulations**

522

523 The Zoning and Subdivision regulations under Article 15 Section 1516, Performance Standards, indicates
524 that noise levels shall not exceed 70 dB at the property line for any proposed uses within the Industrial
525 District. The Zoning Enforcement Officer is responsible for determining if proposed uses meet this
526 requirement as part of the site plan review process.

527

528 **4.11 HAZARDOUS AND TOXIC MATERIALS**

529

530 **4.11.1 Site Investigation**

531

532 An Environmental Baseline Survey (EBS) was conducted to determine, on a preliminary basis, if any
533 potentially significant environmental liabilities related to hazardous substance or petroleum hydrocarbon
534 contamination exist on or beneath the site, including contamination possibly originating from off-site
535 sources. All the information provided is referenced from the EBS produced on February 23, 1998, by
536 Harold Wilmot, Environmental Manager of the 94th RSC. The investigation included both on- and off-site
537 components. It included a visual inspection of the site; a review of potential external sources; and a
538 review of records and other sources to develop an understanding of the historical use of the site and
539 surrounding areas.

540

541 **4.11.2 Current & Historical Use of Subject Property**

542

543 The current use of the building is by the Civil Air Patrol for classroom training. Past use of the site was the
544 Headquarters 5th Battalion Training Support Brigade and Company C, 1/304th Regiment for classroom
545 training. Previous to this, the site was owned by Samuel and Margaret Hoare and used for dairy farming.

546

547 To ascertain if there were any direct observable indications of the presence of significant on-site
548 contamination, a site inspection was conducted on May 19, 1997, by Harold Wilmot, Environmental
549 Manager, 94th RSC. The visit consisted of examining all activities and the parking areas. No hazardous
550 materials or waste were found being stored at this facility at the time of the site inspection. The parking
551 areas were free of any significant Petroleum, Oils or Lubricants (POL) stains. The site inspection revealed
552 no: suspicious/unusual odors; discolored soil; distressed vegetation; dirt/debris mounds; ground
553 depressions; or POL staining. An asbestos survey, dated January 1997 indicated that asbestos
554 containing materials are present, but in a non-friable state.

555

556 **4.11.3 Current and Historical Use of Adjacent Properties**

557

558 The subject property is located in a mixed residential/industrial area. The site is bordered to the north by
559 Route 2 and to the west by the Winooski River. Samuel and Elizabeth Hoare own 19.1 acres abutting the
560 site on the south and east, which is used by them as a single-family residence. The abutting property has
561 been used as a private residence and for agricultural purposes. On the far side of the Winooski River,
562 west of the Center, is an abandoned equipment company. Northeast of the property is Route 2, on the
563 other side of which is a radio station.

564

565 **4.11.4 Governmental Records Review**

566

567 **Site Related Incidents and Notifications**

568

569 A records search was conducted for the EBS at the 416th ENCOM, 94th RSC, Devens Reserve Forces
570 Training Area's (DRFTA's) Real Property Office and Environmental Office. The records review indicated
571 that the site is free of any landfills/waste piles; impoundments/lagoons; injection wells; drum/container
572 storages; incinerators; electrical transformers; power/pipe lines; mining/logging activity; groundwater
573 monitoring wells and above ground storage tanks.

574

575 There are two underground storage tanks (UST) on the site. One is a 4,000-gallon UST located behind
576 the main building; the other is a 1,000-gallon UST located behind the maintenance shop (Figure 2.3-2).

576 Both contain #2 heating oil. All investigations regarding the tanks indicate that there is no reason to
577 suspect that they have leaked and tank tightness testing has not been conducted. The fuel consumption
578 figures for the past three years show that, when weather and use are factored in, fuel consumption is not
579 excessive and does not indicate a leak.

580

581 There is a recorded spill from a former waste oil UST that occurred on March 5, 1992. This spill was
582 investigated and remediated by the Ft. Devens Environmental Management Office and approved by the
583 State of Vermont's Environmental Division.

584

585 **Offsite Incidents and Notifications**

586

587 The EBS determined that the Interstate Equipment Company has been the subject of response actions or
588 spill notifications. Interstate Equipment Company is located on the opposite side of the Winooski River,
589 south of the USARC. There have also been two minor spills in the immediate area of the USARC. Both of
590 these spills were located at the junction of Routes 2 and 302. The first spill, for which Walker Motors was
591 responsible, was oil found in a drainage ditch on December 6, 1983. The second spill, for which
592 Associated Motors was responsible, was a discharge to the Winooski River on October 29, 1988. Based
593 on the VT DEC file review, there is no reason to believe that any response actions near this site will
594 impact or did impact the USARC. Based on a file review of VT DEC and USEPA records, there are no
595 other response actions adjacent to the property.

596

597 **4.12 BIOLOGICAL RESOURCES**

598

599 **4.12.1 Vegetation**

600

601 The biological resources of the site were investigated through review of the available literature, and a brief
602 site visit conducted on October 20, 1997. According to Mr. Mike Jones of the City of Montpelier
603 Assessors Department, the site was farmland prior to site development by the USAR. Farmland on the
604 site prior to development was part of a larger farm complex owned by Samuel Hoare, which more than 40
605 years ago included the dwellings and property southeast of the site and the fields south of the site (Mike
606 Jones, personal communication).

607

608 ***Uplands***

609

610 Based on review of site documentation and a brief field investigation, the majority of the site may be
611 classified as upland. The undeveloped portions of the site surrounding the buildings are primarily grass-

612 covered. Six, mature eastern cottonwood trees (*Populus deltoides*) are located near the rear,
613 southwestern margin of the site. A small area of shrubbery occurs along the northwestern margin of the
614 site immediately south of the paved parking area. Vegetation observed in this area consists of staghorn
615 sumac (*Rhus typhina*), burdock (*Arctium* sp.), and elm (*Ulmus* sp.) saplings. Table 4.12-1 (Appendix E)
616 lists vegetative species observed on the site.

617

618 **Wetlands and Water**

619

620 Approximately 0.54 acres of riparian wetlands occur on the site along the Winooski River (USACE, 1996)
621 as shown in Figure 2.3.2. Vegetation communities bordering the Winooski River adjacent to the site are
622 generally characterized as mixed forest, scrub-shrub, and old field/meadow communities. Vegetation
623 recorded within wetlands bordering the Winooski River included red maple (*Acer rubrum*), slippery elm
624 (*Ulmus rubra*), Eastern cottonwood (*Populus deltoides*), box elder (*Acer negundo*), ostrich fern
625 (*Matteuccia Struthiopteris*), and goldenrod (*Solidago* sp.) (Appendix E, Table 4.12-1). Based on visual
626 inspection of vegetation, some areas east and south of the site (Hoare property) may also qualify as
627 wetlands. According to the Vermont Wetland Rules, field delineation of jurisdictional wetlands is based on
628 a three-parameter approach (vegetation, soil and hydrology) outlined in the USACE Wetlands Delineation
629 Manual (1987) and/or the Federal Manual for Identifying and Delineating Jurisdictional Wetlands (1989).

630

631 Based on review of the National Wetland Inventory (NWI) map that includes the site (USGS Barre West,
632 VT), the Winooski River is the only classified wetlands and/or deepwater habitat on or adjacent to the site.
633 The section of the Winooski River located immediately west of the site is classified under the NWI system
634 as "R30WH." This designation indicates that this section of the Winooski River is classified as an upper
635 perennial, riverine system with a permanent, open water (unknown bottom) regime. In accordance with
636 the Vermont Wetland Rules (VDEC Water Resources Board; Effective date: February 7, 1990), the
637 section of the Winooski River adjacent to the site is classified as a Class Three wetland. Class Three
638 wetlands are those wetlands "which have not been determined by the Water Resources Board to be so
639 significant that they merit protection under these rules either because they have not been evaluated or
640 because when last evaluated were determined not to be sufficiently significant to merit protection under
641 these rules." With the exception of the Winooski River, there are no classified wetlands or deepwater
642 habitats on the NWI map within 0.2 miles of the site.

643

644 **4.12.2 Wildlife**

645

646 No wildlife surveys were conducted on the site. The following section is based on existing, readily
647 available literature and professional judgment based on the habitats present on and adjacent to the site.

648 **Fisheries**

649

650 The fisheries data contained in this section was compiled by the Vermont Fish and Wildlife Department
651 district and presented in tabulated form in the Vermont Rivers Study (VAEC, 1986). The river sections
652 referenced included the section of the Winooski River from Middlesex Dam to the Route 14 bridge in East
653 Montpelier, and the Stevens Branch from its mouth (convergence with the Winooski River) to Jail Branch.
654 Fish population surveys were conducted along the above-referenced section of the Winooski River in
655 1983 and along the above-referenced section of Stevens Branch in 1967, 1974, and 1980. The section of
656 the Winooski River near the site supports naturally-sustained populations of brown trout (*Salmo trutta*) and
657 rainbow trout (*Onchorhynchus mykiss*), and populations of small-mouth bass (*Micropterus dolomieu*) that
658 were enhanced through stocking. The section of Stevens Branch nearest the site supports a naturally
659 sustained population of rainbow trout and a population of brown trout that has been enhanced by stocking.

660

661 **Amphibians**

662

663 Several amphibian species would be expected to occur on the site based on the proximity of relatively
664 undisturbed wetland and upland habitats. Common amphibians that are expected on undisturbed portions
665 of the site include redback salamander (*Plethodon cinereus*) and spring peeper (*Pseudacris c. crucifer*).
666 Some species, such as the American toad (*Bufo a. americanus*), may utilize wetland and riverine habitats
667 adjacent to the Winooski River for breeding, while dispersing across the site to nearby upland habitats
668 during non-breeding seasons. Less common amphibian species [e.g., northern leopard frog (*Rana*
669 *pipiens*)] may also be present on the site due to the available habitat. Table 4.12-2 (Appendix E) lists
670 amphibians whose geographic ranges include the site.

671

672 **Reptiles**

673

674 Several reptile species are expected to utilize the undisturbed habitats of the site, particularly near the
675 Winooski River. Common reptiles, such as eastern garter snake (*Thamnophis s. sirtalis*) and northern
676 brown snake (*Storeria d. dekayi*), likely occur on the site. Common snapping turtle (*Chelydra s.*
677 *serpentina*) and northern water snake (*Nerodia s. sipedon*) are also expected to be present on or near the
678 site. Table 4.12-3 (Appendix E) lists reptiles whose geographic ranges include the site.

679

680 **Birds**

681

682 Common bird species, including black-capped chickadee (*Parus atricapillus*), blue jay (*Cyanocitta*
683 *crystata*), American crow (*Corvus brachyrhynchos*), and house sparrow (*Passer domesticus*), are

684 permanent residents, and would be expected to occur year-round on the site. The vegetation on the
685 undisturbed portion of the site near the Winooski River provides optimal habitat for a variety of avian
686 species due to its structural diversity (i.e., herbaceous, shrub, sapling and forest strata present). The
687 evolving plant community structure and composition of these ecotone areas typically supports an
688 increasingly diverse and abundant avifauna until a continuous tree canopy has developed. These edge
689 habitats provide excellent nesting and foraging for the many bird species that do not require large tracts of
690 mature forest. The remaining portion of the site consists largely of mowed lawn, which supports few avian
691 species.

692

693 Approximately 142 bird species have nesting ranges that include the site (Table 4.12.4) Based on the
694 habitat available at the site, many of the listed species could potentially nest on the site. In addition,
695 migratory birds often utilize riparian habitats for resting and feeding on route to their breeding and/or over
696 wintering sites. The most valuable resting, feeding, breeding, and nesting habitats on the site occur near
697 the Winooski River where the natural, riparian cover is relatively undisturbed.

698

699 Water fowl, expected to be found seasonally, within the Winooski River include mallards (*Anas*
700 *platyrhynchos*) and red-breasted mergansers (*Mergus serrator*). Spotted sandpipers (*Actitis macularia*)
701 are commonly observed foraging along river and stream edges for small fish and crustaceans, and may
702 be found seasonally along the Winooski River. Raptors, such as the red-tailed hawk (*Buteo jamaicensis*),
703 favor deciduous woodlands interspersed with meadows, fields and brushy pasture habitats that are
704 present on and adjacent to the site. Dead standing timber observed on the undisturbed portion of the site
705 near the Winooski River may provide feeding habitat for woodpeckers, such as downy woodpecker
706 (*Picoides pubescens*) and northern flicker (*Colaptes auratus*), and shelter for cavity-nesters, such as
707 black-capped chickadees and white-breasted nuthatches (*Sitta carolinensis*). Dense shrubbery in
708 wetland areas near the Winooski River provides suitable nesting habitat for the common yellowthroat
709 (*Geothlypis trichas*), yellow warbler (*Dendroica petechia*), and gray catbird (*Dumetella carolinensis*). Early
710 successional, moist woodlands and dense shrub thickets with nearby fields and meadows similar to those
711 present at the site are optimal habitat for American woodcock (*Scolopax minor*) breeding and feeding.
712 Northern mockingbird (*Mimus polyglottus*) and northern cardinal (*Cardinalis cardinalis*) favor forest edge
713 environments near human activity.

714

715 **Mammals**

716

717 Approximately 56 mammal species have geographic ranges that include the site (Appendix E, Table
718 4.12-5). The mowed grass areas on the developed portion of the site and the presence of a chain-link
719 fence surrounding the developed area has probably reduced usage of this part of the site by many of the

720 listed mammals. However, the relatively undisturbed sections of the site, adjacent to the Winooski River,
721 most likely provides suitable habitat for many wildlife species. In addition, the riparian habitat adjacent to
722 the Winooski River may serve as a travel corridor for some resident mammal species.

723

724 Based on habitat preferences (DeGraaf and Rudis, 1983), common mammal species that likely utilize the
725 site and its surroundings include opossum (*Didelphis virginiana*), New England cottontail (*Sylvilagus*
726 *transitionalis*), raccoon (*Procyon lotor*), Eastern chipmunk (*Tamias striatus*), and striped skunk (*Mephitis*
727 *mephitis*). Small mammals, such as the short-tailed shrew (*Blarina brevicauda*), meadow jumping mouse
728 (*Zapus hudsonius*) and meadow vole (*Microtus pennsylvanicus*), may occur within edge and open
729 field/meadow habitats on and adjacent to the site. Woodchucks (*Marmota monax*) may also inhabit the
730 pastures and meadows adjacent to the site and, if not restricted by fences on the property, forage in lawn
731 areas of the site. Larger mammals that prefer mixed open and wooded country, such as coyote (*Canis*
732 *latrans*), red fox (*Vulpes vulpes*), and white-tailed deer (*Odocoileus virginianus borealis*), are also likely to
733 be present on the undeveloped portion of the site. Several species of bats, including little brown myotis
734 (*Myotis lucifugus*), Keen's myotis (*Myotis keenii*), and the big brown bat (*Eptesicus fuscus*), are expected
735 to forage over upland and/or aquatic environments on or adjacent to the site.

736

737 **4.12.3 Protected Species**

738

739 ***Federally-Protected Species***

740

741 A letter requesting information relative to federally-listed endangered, threatened, or candidate species on
742 or near the site pursuant to Section 7c of the Endangered Species Act of 1973 (As Amended) was sent to
743 the U.S. Fish and Wildlife Service in Concord, New Hampshire on October 31, 1997. Based on
744 information received from the USFWS, no federally-listed species reside permanently on the site (U.S.
745 Fish and Wildlife Service, letter dated December 3, 1997) (Appendix D). However, transient species, such
746 as the bald eagle (*Haliaeetus leucocephalus*), may temporarily utilize riparian habitats adjacent to the
747 Winooski River.

748

749 ***State-Protected Species***

750

751 Although federal facilities are not subject to state-endangered species acts, the Army coordinated with the
752 State of Vermont regarding the state-protected species. A letter requesting information relative to state-
753 listed endangered, threatened, or special concern species on or near the site was sent to the Non-Game
754 and Natural Heritage Program of the Fish and Wildlife Department in Waterbury, Vermont on October 31,

755 1997. Based on information received from the Non-Game and Natural Heritage Program, no significant
756 natural communities or rare, threatened, or endangered animals or plants are known to occur at the site
757 (Non-Game and Natural Heritage Program, letter dated November 14, 1997) (Appendix D).

758

759 **4.13 VISUAL ENVIRONMENT**

760

761 The facility consists of two single story and one two-story brick building juxtaposed within the middle of a
762 4.3-acre parcel. The site is visible from the existing single family residence located along the easterly side
763 of the facility. Some vegetative buffering does exist between the two properties. The site is well buffered
764 by natural features including expansive agricultural fields to the south and west of the site and by Route 2
765 to the north.

766

767 The site provides panoramic views of foothills across Route 2 to the north, the Winooski River along the
768 westerly boundary and expanses of open fields and distant mountains beyond the southern boundary line.

769

770 **4.14 CULTURAL RESOURCES**

771

772 The PAL completed an Archaeological Inventory Survey and Historic Inventory Survey of all Army
773 Reserve Facilities throughout New England for the 94th RSC in May 1997 (PAL 1997). This study
774 consisted of historic, architectural, and archaeological background research, record review, and site
775 investigations. The Conti-Tracy USARC in Montpelier was a part of this study and subjected to these
776 investigations. The following information is taken primarily from these two documents.

777

778 ***Archaeological Resources***

779

780 *Prehistoric Resources*

781

782 The Conti-Tracy USARC lies within a section of the Winooski River floodplain. The Winooski River is
783 approximately 70 miles long, watering an area of about 970 square miles. The earliest recorded human
784 occupation in the project vicinity dates from the PaleoIndian Period.

785

786 Briefly, although PaleoIndian finds are rare in the upper Winooski River, a fluted projectile point has been
787 reported from Danville, near the headwaters of the Winooski in Caledonia County. Another find, closer to
788 the facility, is recorded in Moretown near the Mad River in Washington County.

789

790 Early Archaic and Middle Archaic sites have not been reported in the Conti-Tracy USARC vicinity. Late
791 Archaic Period occupation in the project vicinity is limited to a few Narrow Point Tradition sites in the upper
792 Winooski River watershed. No Early or Middle Woodland sites have been recorded in the project vicinity.
793 A small Middle Woodland encampment was recorded along the middle and upper reaches of the Winooski
794 River and tributaries. Late Woodland sites have not been documented for the immediate project area.

795

796 Due to the project's location in an environmentally favorable riverine ecozone (Winooski River), it was
797 considered to have potential to contain archaeological resources. Since the portion of the floodplain near
798 the facility has been active until the recent past, it was expected that any resources on the property would
799 be covered by deep alluvial deposits. An intensive archaeological survey of the Conti-Tracy USARC was
800 therefore recommended.

801

802 Historic Resources

803

804 One of the more significant historic contexts relating to the archaeology of the Conti-Tracy USARC is the
805 history of the Winooski River itself. Flood activity predates the first permanent settlement of Montpelier in
806 1786 by Joel Frizzel who built a cabin and cleared a field on the north bank of the Winooski River in the
807 southwest portion of town. The first recorded flood of the Winooski is estimated at sometime between
808 1782-83 and 1785, when the river rose about 3-12 feet over its banks. Yearly overflows were observed
809 and recorded between 1790 and 1809. In 1810, the lower parts of Main and State Streets were
810 submerged. A violent flood in 1826 washed away a building on Main Street. In September of 1828,
811 following three days of rain, the Winooski River rose about 4-5 feet, nearly inundating the entire village.
812 Severe flooding is also recorded in 1830, 1842, 1850, 1869, 1895, 1900, 1901, 1902, 1909, 1912, 1914,
813 1925, and 1927. The 1927 flood was the worst in the recorded history of Montpelier: Main and State
814 Streets were under 12 feet of water from November 3-5, with the flood carrying away automobiles, pianos,
815 barns, and bridges.

816

817 The Conti-Tracy USARC is constructed on an artificial rise above the active floodplain of the Winooski
818 River. Because the floodplain is subject to seasonal inundation, the location of long-term historic period
819 settlement and land use is unlikely. It was not expected that permanent, domestic, industrial, or
820 agricultural-related structures were constructed on the property.

821

822 Results of Archaeological Investigations Conducted by PAL

823

824 An intensive archaeological survey of the property was conducted by PAL in 1995. This was preceded by
825 a review of site plans of the facility, which indicated disturbances from construction of the facility's leach

826 field and septic system components, located in the south and southwest portions of the parcel. These
827 areas of disturbance were substantiated during the intensive survey. The goal of further subsurface
828 testing was to determine the extent of alluvial deposits on the floodplain portion of the parcel, and locate
829 any intact prehistoric living surfaces. A machine rubber-tired backhoe was used to excavate four trenches
830 in the area determined to have the greatest potential for archaeological resources.

831

832 The results of the archaeological testing revealed that the Winooski River floodplain has been active
833 throughout much of its history, migrating northwest of its present position. There was no visible evidence
834 of topsoil development in trenches 1 and 2; however, machine trench 2 was characterized by alluvial
835 deposits which were separated by dark brown bands of silty sand about 1-inch thick. These soil bands
836 were postulated to represent either alluvium stained by organic debris, major flood episodes, or brief
837 periods of soil development. The exact nature of the soil bands was not known and further intensive level
838 investigations including microstratigraphic analysis were recommended in order to resolve their existence.
839 For this reason, the northwest portion of the Conti-Tracy USARC was assigned a moderate to high
840 sensitivity for prehistoric archaeological resources.

841

842 In November 1997, PAL conducted an intensive (supplementary) archaeological survey of the northwest
843 portion of the Conti-Tracy USARC parcel described above. This consisted of the excavation of four
844 additional machine-assisted trenches to expose possible buried cultural layers, and to determine the
845 number, location, and integrity of archaeological resources that could be impacted by the disposal action.
846 No prehistoric cultural material was located or identified within the newly tested portion of the Conti-Tracy
847 parcel. Several historic/modern period artifacts indicate that the alluvial deposits above the buried soil
848 bands date from the recent past. Since a representative sample of the buried soil bands was tested for
849 cultural deposits and none were identified, it is not likely that the floodplain portion of the reserve property
850 contains significant archaeological resources. Further microstratigraphic studies will not be required of the
851 buried soil bands as they were tested and screened for cultural resources with negative results. No
852 further archaeological investigations were recommended for the Conti-Tracy USARC based on the
853 negative findings. The Vermont State Historic Preservation Officer (VT SHPO) has agreed with and
854 concurred with this recommendation in coordination dated January 29, 1998 and included in Appendix D.

855

856 Architectural Resources

857

858 As part of the Historic Inventory Survey of the 94th RSC facilities throughout New England, the Conti-
859 Tracy USARC was included within this study. The following information is based upon records review and
860 documentation of the facility conducted as part of the Historic Inventory Survey.

861

862 The Conti-Tracy USARC is one of 23 reserve centers designed according to standardized plans by
863 Reisner, Urbahn, Brayton, and Burrows in the early 1950's as part of a nationwide U.S. Army Reserve
864 Center construction program. This facility was built in 1958, and is typical of the design plan, with
865 architectural features such as low massing, brick walls, minimal detailing, and expansible construction.
866 The Conti-Tracy USARC is significant as region-wide evidence of Cold War-era military expansion
867 between circa 1950 and 1964. The facility remains in relatively unmodified and original condition, with the
868 exception of replacement metal windows.

869

870 As the Conti-Tracy USARC retains integrity of its historic fabric, it has been evaluated as potentially
871 eligible for listing on the National Register of Historic Places under criteria A and C of the National
872 Register Criteria, upon reaching 50 years of age in 2008. It also meets the U.S. Army Historic Property
873 Evaluation Category III. As the facility has been modified through the introduction of replacement sash
874 windows, it does not represent a pristine example of standardized design, nor does it appear to meet the
875 exceptional criteria for resources less than 50 years old. However, if the property retains its important
876 historic features, it will likely become eligible for the National Register when it reaches 50 years of age in
877 2008 (VT SHPO, 1998).

878

1 **5.0 ENVIRONMENTAL AND SOCIOECONOMIC CONSEQUENCES**

2
3
4 **5.1 INTRODUCTION**

5
6 This section describes the environmental and socioeconomic consequences of implementing the
7 proposed action described in Section 2.0, the disposal and reuse of the Conti-Tracy USARC, Montpelier,
8 Vermont. Alternatives to the proposed action are identified in Section 3.0. As described in Section 3.2,
9 the No Action alternative to the disposal of the Conti-Tracy USARC is to close the facility and limit on-site
10 activity to caretaker operations and use by the Civil Air Patrol.

11
12 The reuse of disposed property at the Conti-Tracy USARC is not an Army action. However, the impacts
13 of reuse are considered to be indirect effects of the Army's disposal action and, as such, are analyzed in
14 this EA. As described in Section 3.3, this document analyzes the impacts of reasonable and foreseeable
15 reuse alternatives. These alternatives were selected based on environmental suitability of the site;
16 expressed goals and objectives of the City of Montpelier for reuse; and the level of development deemed
17 reasonable and foreseeable as a full build scenario based on existing zoning requirements. The reuse
18 alternatives were evaluated at a conceptual planning level of detail, since it is neither possible nor
19 appropriate to predict and select from an infinite number of specific future land uses that ultimately could
20 be implemented.

21
22 To facilitate tracking the impacts of the various elements of the proposed action and reuse alternatives,
23 this section is organized parallel to the pertinent resource headings presented in Section 4.0. Impacts
24 associated with the disposal are considered to be direct effects; those associated with reuse are
25 considered to be indirect and cumulative effects.

26
27 **5.2 DISPOSAL**

28
29 **5.2.1 Introduction**

30
31 This section presents a discussion of the potential impacts associated with the disposal of the Conti-Tracy
32 USARC. Issues and impacts associated with the disposal action, regardless of reuse, are addressed for
33 all the resources identified in Section 4.0.

35 **5.2.2 Land Use and Zoning**

36

37 ***Disposal***

38

- 39 • Land Use and Zoning: *Potential impacts associated with change in use from transfer of the*
40 *property.*

41

42 The transfer of 4.3 acres of land from military to non-federal uses may result in unforeseen land use
43 impacts. The site is located within an industrial zoning district and allows for a higher intensity of use. The
44 new use of this property could be incompatible with the adjacent uses such as the single family residence
45 located east of the site. Access to the residence is achieved via a gravel driveway ROW (10' width) which
46 traverses the frontage of the USARC property. The ROW easement is a legal instrument and part of the
47 property deed that provides perpetual access to the residence unless mutually agreed to alter by both
48 parties.

49

50 ***No Action***

51

- 52 • Land Use and Zoning: *No impact.*

53

54 Since the property would remain in a caretaker status, the U.S. Army would make decisions relative to use
55 and occupancy of the existing structures and site that would result in no change from existing conditions.

56

57 **5.2.3 Socioeconomic Resources**

58

59 ***Disposal***

60

- 61 • Employment: *Insignificant impacts.*
62 • Local Economy: *No impact.*

63

64 The disposal of this inactive property for non-military use would cause little loss or displacement of jobs
65 associated with the operation of the reserve center. These impacts are considered minor and short-term
66 in nature. The Civil Air Patrol of Vermont is expected to remain on the premises and continue its
67 operation. Military personnel assigned to Montpelier USARC will be reassigned to other posts yet to be
68 determined.

69

70 The local economy will not suffer any economic changes as a result of the disposition of this property
71 since it carried a tax exempt status. An opportunity exists to convert this property from tax exempt to
72 revenue-generating if the property is sold to a private operator by the City of Montpelier after transfer.

73

74 **No Action**

75

- 76 • Employment: No impact.
- 77 • Local Economy: No impact.

78

79 **5.2.4 Soils, Geology and Topography**

80

81 **Disposal**

82

- 83 • Soils: No impact.
- 84 • Geology: No impact.
- 85 • Topography: No impact.

86

87 The Farmland Protection Policy Act, PL 97-89, was enacted to "minimize the extent to which federal
88 programs contribute to the unnecessary and irreversible conversion of farmland to non-agricultural uses"
89 (Sec. 1540 [a]). In response to this Act and its regulations, the Army contacted the Washington County
90 NRCS of the USDA to determine the extent to which land transferred from federal to non-federal use could
91 result in unnecessary conversion of prime or locally important farmland. Although the site is located on
92 prime agricultural soil (Nicholville silt loam), the NRCS indicated that because the site has been previously
93 developed, it no longer has the potential for agricultural use (Appendix D). No significant geologic
94 resources are affected by this action.

95

96 **No Action**

97

- 98 • Soils: No impact.
- 99 • Geology: No impact.
- 100 • Topography: No impact.

101

102 The continuation of caretaker status will not result in any impacts to soils, geologic resources, or
103 topography.

104

105 **5.2.5 Public Services**

106

107 ***Disposal***

108

- 109 • Water Supply System: No impact.
- 110 • Wastewater System: No impact.
- 111 • Stormwater Management: No impact.
- 112 • Solid Waste Management: No impact.
- 113 • Electrical Systems: No impact.
- 114 • Natural Gas Systems: Not applicable.
- 115 • Communications: No impact.

116

117 The disposal action will not have an effect on public services. The facility is tied into the existing regional
118 infrastructure, which will remain intact following disposal.

119

120 ***No Action***

121

- 122 • Water Supply System: Decrease in water usage.

123

124 Under caretaker status, with monthly Civil Air Patrol meetings as the only activity on-site, daily water
125 usage would decrease from the estimated 22 gpd prior to the 1995 deactivation by approximately 98%
126 with only incidental water usage on a daily basis. Peak water usage would decrease from the estimated
127 1155 gpd (based on 105 USAR personnel participating in monthly USAR training exercises) to
128 approximately 110 gpd (based on the eight to ten members of the Civil Air Patrol meeting once a month at
129 the site).

130

- 131 • Wastewater System: Decrease in sewer load.

132

133 Under caretaker status, daily sewer load would decrease from the estimated 20 gpd prior to the 1995
134 deactivation by approximately 98% with only incidental usage on a daily basis. Peak sewer load would
135 decrease from the estimated 1050 gpd to approximately 100 gpd.

136

- 137 • Stormwater Management: *Minor adverse effect from potential deterioration.*

138

139 Under caretaker status, the total amount of impervious surface (i.e., buildings and paved parking areas)
140 from which stormwater is currently being collected (approximately 1.16 acres of the total site acreage of
141 approximately 4.3 acres) would be unchanged. Therefore, the amount of stormwater collected and
142 discharged to the Winooski River would be unchanged. However, physical deterioration of the storm
143 drainage systems would likely occur due to decreased frequency of maintenance of both the existing
144 impervious surfaces and the catch basins.

145

- 146 • Solid Waste Management: *Decrease in solid waste generation.*

147

148 Under caretaker status, daily solid waste generation for the site would decrease from the estimated 3
149 lbs/day by approximately 98% with only incidental solid waste generation on a daily basis.

150

151 Peak solid waste generation would decrease from the estimated 158 lbs/day (based on 105 USAR
152 personnel participating in monthly USAR training exercises) to approximately 15 lbs/day (based on eight
153 to ten members of the Civil Air Patrol meeting once a month at the site).

154

- 155 • Electrical System: *Decrease in demand.*
156 • Natural Gas Systems: *Not applicable.*
157 • Communications: *Decrease in demand.*

158

159 Under caretaker status, with monthly Civil Air Patrol meetings as the only activity on-site, electrical and
160 communications service would decrease to a minimal level on a daily basis. This decrease compares to
161 the electrical service required by the USAR personnel prior to the 1995 deactivation.

162

163 **5.2.6 Water Resources**

164

165 ***Disposal***

166

- 167 • Floodplain: *Potential impacts to floodplains defined by EO 11988.*

168

169 EO 11988, "Floodplain Management," states in Section 3(d) that when land in a floodplain is to be
170 disposed to non-federal public or private parties, "the federal agency shall (1) reference in the conveyance
171 those uses which are restricted under identified federal, state or local floodplain regulations; and (2) attach

172 other appropriate restrictions to the uses of properties by the grantee or purchaser and any successors
173" Section 6(c) defines "floodplain" as an area which is subject to a "one percent or greater chance of
174 flooding in any given year" (EO 11988). The site is located within the 100-year floodplain and, therefore,
175 EO 11988 is applicable to this action.

176

- 177 • Surface Water and Groundwater: No impact.

178

179 Disposal of the property with the condition that future reuse comply with federal and state water quality
180 and drinking water supply laws and regulations will minimize direct, indirect and cumulative impacts to
181 these resources.

182

183 **No Action**

184

- 185 • Floodplain: No impact.
- 186 • Surface Water and Groundwater: No impact.

187

188 The continuation of the facility under the existing use and ownership will not result in any impacts to the
189 floodplain on the site. The continuation of caretaker status will not result in any significant impacts to
190 surface waters or groundwater.

191

192 **Public Health and Safety**

193

- 194 • Police, Fire and Emergency Services: No impact.

195

196 No changes to the delivery of emergency services and response to the site are anticipated.

197

198 **No Action**

199

- 200 • Police, Fire and Emergency Services: No impact.

201

202 No change in providing emergency services to the site are expected.

203

204 **5.2.7 Transportation**

205

206 ***Disposal***

207

- 208 • Traffic: *No impact.*

209

210 This action will not cause impacts to existing traffic movements in the area because there will be no
211 change in use which could precipitate an increase in trip generation and turning movements onto state
212 Routes 2 and 302.

213

214 ***No Action***

215

- 216 • Traffic: *No impact.*

217

218 No transportation and traffic-related impacts are anticipated.

219

220 **5.2.8 Air Resources**

221

222 ***Disposal***

223

- 224 • Air Quality: *No impact. Disposal conforms to the Vermont SIP.*

225

226 There are no direct, indirect, or cumulative air quality impacts associated with the disposal action. The
227 existing air emissions at the Conti-Tracy USARC are insignificant and are associated with a heating boiler
228 which does not require any state or federal air permits. The disposal action by itself will not create any air
229 emissions. The Record of Non-Applicability (RONA) of the General Conformity Rule is provided in
230 Appendix F.

231

232 ***No Action***

233

- 234 • Air Quality: *No impact.*

235

236 Continuation of the facility in caretaker status would have no direct, indirect, or cumulative effect on the
237 region's air quality.

238

239 **5.2.9 Noise**

240

241 ***Disposal***

242

- 243 • Noise: No impact.

244

245 This disposal action would not result in changes to existing noise levels or have an impact upon the
246 adjacent residential use.

247

248 ***No Action***

249

- 250 • Noise: No impact.

251

252 No impact to existing noise levels is expected by this alternative.

253

254 **5.2.10 Hazardous and Toxic Materials**

255

256 ***Disposal***

257

- 258 • Site Contamination: There are no risks or limitations to reuse the site.

259

260 The two underground storage tanks containing No. 2 Fuel Oil will need to be taken out of service in
261 accordance with local, state, and federal regulations if the reuse of the facility will not be using them.
262 Otherwise, the tanks will require proper maintenance in accordance with local, state, and federal
263 regulations. In the state of Vermont, USTs that store heating oil consumed on-site for heating, domestic
264 hot water, and humidification are exempt from corrosion, spill and overfill requirements (DEC UST
265 Regulations Feb. 1, 1991).

266

267 ***No Action***

268

- 269 • Site Contamination: No impact.

270

271 **5.2.11 Biological Resources**

272

273 ***Disposal***

274

- 275 • Vegetation: *Potential minor impacts.*

276

277 With the exception of six mature eastern cottonwood trees located along the rear, southwestern margin of
278 the site, no significant upland vegetation resources occur on the existing developed portion of the site.

279 There will be little or minimal impacts to vegetation from the disposal action.

280

- 281 • Wetlands: *Potential impacts to wetlands.*

282

283 Consistent with EO 11990 "Protection of Wetlands," the Army will (1) reference in the conveyance those
284 uses which are restricted under federal, state or local wetland regulations, and (2) attach other appropriate
285 restrictions. Although disposal requires compliance with federal and state requirements, wetlands
286 alterations could occur, but must be federally or state permitted and meet certain mitigation, enhancement,
287 restoration, or compensation requirements. Wetlands occurring on the USARC would continue to be
288 protected after disposal by several laws, including Section 404 of the Clean Water Act PL 95-217 (33 CFR
289 320-330, Regulations; Section 401 of the Clean Water Act (Water Quality Certification); and the State of
290 Vermont wetlands protection laws.

291

- 292 • Wildlife: *No significant impacts.*

293

294 Disposal of this property will not have an effect on wildlife since the site has only limited value as habitat.

295

- 296 • Protected Species: *No impacts to known individuals or populations of federal or state protected
297 species.*

298

299 According to the USFWS and the VANR, no federal or state protected plant or animal species (threatened
300 or endangered) are known to occur on the USARC (Appendix D). However, this does not preclude any
301 future owner from the responsibilities of meeting federal and state protected species laws. Any project
302 that would disturb natural vegetation or wildlife habitat would require a field survey to determine the
303 presence or absence of protected species. Species of plants and animals that are listed as threatened or
304 endangered are protected by the Federal Endangered Species Act of 1973, PL 93-205 (Amended by PL
305 95-632), and the State of Vermont threatened and endangered species laws.

306 **No Action**

307

- 308 • Vegetation: *Minor impacts.*

309

310 Continued succession of various habitats outside of the developed portion of the USARC would likely
311 change the overall wildlife value of the area in the future. Woodlands would continue to mature, creating
312 less understory as the canopy closes. Similarly, shrubby or grassy areas would eventually be overtaken
313 by tree species, with the net result being less habitat diversity than presently exists on the USARC. The
314 result of these successional changes would be slightly altered wildlife species composition, diversity and
315 abundance on the USARC.

316

- 317 • Wetlands: *No impacts to wetlands.*

318

319 The distribution of wetlands is expected to remain unchanged under this action.

320

- 321 • Wildlife: *No impact.*
- 322 • Protected Species: *No impact.*

323

324 No wildlife resources are affected by this action. No federal or state protected species (threatened or
325 endangered) of plant or animal are known to occur on the USARC (Appendix D).

326

327 **5.2.12 Visual Environment**

328

329 ***Disposal***

330

- 331 • Visual resources: *No impact.*

332

333 No changes to the visual quality of the buildings, parking areas and landscaped areas are expected by
334 this action. However, the introduction of a new, unknown land use may impact the views of the site if new
335 buildings are constructed and circulation patterns are altered to accommodate the activities of a local
336 business or municipal use of the property.

337

338 **No Action**

339

- 340 • Visual resources: *Potential minor adverse impacts.*

341

342 The property would continue in a caretaker status and the buildings, parking areas and infrastructure
343 would likely be less well-maintained than it would be by the new owners and occupants of the site under
344 the disposal action.

345

346 **5.2.13 Cultural Resources**

347

348 ***Disposal***

349

- 350 • Archaeological Resources: *No impact.*

351

352 Supplementary archaeological investigations in 1997 within the previously identified sensitive northeast
353 corner of the Conti-Tracy USARC did not reveal deposits of archaeological significance. No further
354 archaeological investigations were deemed necessary and further fieldwork is not recommended. No
355 impacts to significant prehistoric and historic archaeological resources are anticipated under this
356 alternative. The VT SHPO has concurred with this assessment as per coordination dated January 29,
357 1998 and in accordance with Sections 106 and 110 of the National Historic Preservation Act of 1966, as
358 amended, and implementing regulations 36 CFR 800 (Appendix D).

359

- 360 • Architectural Resources: *No impact.*

361

362 Based upon the Historic Inventory Survey conducted of all 94th RSC facilities in New England by PAL in
363 1997, the Conti-Tracy USARC was deemed potentially eligible for listing on the National Register of
364 Historic Places. The Conti-Tracy USARC was noted as significant as region-wide evidence of Cold War-
365 era military expansion between circa 1950 and 1964. The facility remains in relatively unmodified and
366 original condition, with the exception of replacement metal windows.

367

368 In coordination with the VT SHPO, dated January 29, 1998, there is agreement that the Conti-Tracy
369 USARC is potentially eligible for listing on the National Register of Historic Places in 2008. The City of
370 Montpelier will be notified in writing by the Army, and within the transfer documents of this eligibility and
371 recommended procedures to follow in the event of future Federal undertakings at this USARC, as per the
372 SHPO correspondence included in Appendix C. At the completion of these preceding steps of notification,

373 the disposal of the Conti-Tracy facility will have no effect upon significant resources as defined under
374 Section 106 of the National Historic Preservation Act of 1966, as amended, and implementing regulations
375 36 CFR 800. The VT SHPO has concurred with this assessment in the January 29, 1998
376 correspondence.

377

378 **No Action**

379

- 380 • Archaeological Resources: No impact.
- 381 • Architectural Resources: No impact.

382

383 The site does not have the potential to contribute additional information concerning the regional prehistoric
384 database, and therefore it is not considered a significant archaeological resource. As the facility would
385 remain in a caretaker status with a no action alternative, resulting in a continuation of its existing status, no
386 changes to the potentially historic structure are envisioned.

387

388 **Active Recreation**

389

- 390 • Archaeological Resources: No impact.
- 391 • Architectural Resources: No impact.

392

393 The potential reuse of the buildings and grounds for active recreation is not expected to result in any
394 changes or modifications to the existing conditions. Regardless of potential eligibility of these structures to
395 the State and National Registers of Historic Places, no alterations to the property would be envisioned at
396 this time that could have an effect on potentially eligible structures.

397

398 **Public Safety Service**

399

- 400 • Archaeological Resources: No impact.
- 401 • Architectural Resources: No impact.

402

403 No impacts upon potentially significant architectural resources are foreseen, as there are no changes to
404 the site or its structures under this alternative.

405

406 ***Light Manufacturing Use***

407

- 408 • Archaeological Resources: *No impact.*
- 409 • Architectural Resources: *Potential impacts.*

410

411 Any changes or modifications to the existing structures may potentially have an impact upon the future
412 National Register eligibility characteristics of this property. However, the facility would not be eligible for
413 listing on the National Register until 2008, when it reaches 50 years of age. At that time, the USARC
414 would likely become eligible, provided it retains its important historic features. Alterations to the structures
415 through a Federal undertaking would then be subject to review and coordination under Section 106 of the
416 National Historic Preservation Act of 1966, as amended and 36 CFR 800. The VT SHPO has concurred
417 with these determinations (Appendix C). This alternative would have no effect upon significant resources,
418 as the eligibility of the USARC would not be subject to review before 2008.

419

420 **5.2.14 Environmental Justice**

421

422 ***Disposal***

423

- 424 • Environmental Justice: *No impact.*

425

426 No disproportionate impact on minority and/or low-income populations is expected with the disposal of the
427 property in accordance with Executive Order (EO) 12898 ("Federal Actions to Address Environmental
428 Justice in Minority and Low-Income Populations"). A review of the 1990 Vermont Census of Population
429 and Housing Tract Data (U.S. Bureau of the Census, 1990) within this section of Montpelier did not reveal
430 any concentrations of minority or low-income households.

431

432 ***No Action***

433

- 434 • Environmental Justice: *No impact.*

435

436 The continuation of the caretaker status of the facility will not disproportionately affect minority and low-
437 income populations. The study area within the vicinity of the USARC does not reveal any concentrations
438 of low-income or minority residents that could potentially be impacted disproportionately by a change in
439 use.

440

441 **5.2.15 Mitigation**

442

443 There is no mitigation required of the disposal action, because the impacts are not significant.

444

445 **5.3 REUSE**

446

447 **5.3.1 Introduction**

448

449 The following text analyzes the reuse alternatives described in Section 3.3. Incorporated into each
450 analysis is the assumption that reuse is the responsibility of others and is analyzed as indirect and
451 cumulative effects of the disposal action. For each resource topic, the effects of the Active Recreation
452 alternative is presented first, followed by the Public Safety Services and Light Manufacturing alternatives
453 respectively.

454

455 **5.3.2 Land Use and Zoning**

456

457 ***Active Recreation***

458

- 459 • Land Use and Zoning: *No impact.*

460

461 Current site use would change from a military reserve use to recreational uses. This change would have
462 no effect on adjacent land uses. The reuse of the site to accommodate indoor/outdoor recreational
463 activities is consistent with existing zoning.

464

465 ***Public Safety Services***

466

- 467 • Land Use: *No impacts are anticipated.*

468

469 Uses would be similar to those historically occurring at the site.

470

471 ***Light Manufacturing***

472

- 473 • Land Use: *Potentially significant impacts.*

474

475 The proposed reuse of the facility for light manufacturing purposes could significantly affect land use.
476 Assuming a lot coverage of 33% or 1.4 acres, the maximum build-out of the site would allow for a total of
477 50,000 sf of building space and 108 parking spaces. This would be a 55% increase in site coverage
478 compared to existing conditions.

479

480 **5.3.3 Socioeconomic Resources**

481

482 ***Active Recreation***

483

- 484 • Employment: Beneficial impacts.
- 485 • Local Economy: No impact.

486

487 This activity may result in additional job opportunities in the area of sports education and training.
488 However, if the property remains as a municipal use no additional tax revenue would be realized.

489

490 ***Public Safety Services***

491

- 492 • Employment: Potential beneficial impacts.
- 493 • Local Economy: No impact.

494

495 The establishment of a police and/or fire station at this location could provide the potential for additional
496 job opportunities both in the short term (construction) and in the long-term (new public safety hires).

497

498 The reuse of the property for municipal purposes would represent no change in local economic conditions.
499 The City of Montpelier would not generate any additional taxes by their activity.

500

501 ***Light Manufacturing Use***

502

- 503 • Employment: Beneficial impacts.
- 504 • Local Economy: Beneficial impacts.

505

506 The proposed reuse of the property for a manufacturing activity would produce positive impacts for
507 Montpelier's economy. Based on the proposed build-out, conversion of the property to a light
508 manufacturing operation would result in a net gain of new employment opportunities and additional tax
509 revenue for the City.

510

511 The reuse of this site for a light manufacturing operation could potentially support an additional 130 new
512 jobs. The market value of the existing structures and the potential reuse for office and manufacturing
513 space, is estimated at \$400,000.00 (personal communication with Michael Jones, City Assessor, 1997).
514 The additional tax revenue that could be realized from this activity is estimated at \$12,000 annually (i.e.,
515 payments in-lieu-of taxes, if property is held by the City), based on a tax rate of \$3.07 per 1,000 of
516 assessed value.

517

518 **5.3.4 Soils, Geology and Topography**

519

520 ***Active Recreation***

521

- 522 • Soils: *Minor impacts.*

523

524 Although the site is located on prime agricultural soil (Nicholville silt loam), the NRCS indicated that
525 because the site has been previously developed, it no longer has the potential for agricultural use
526 (Appendix D). Therefore, the conversion of the site to active recreation would not impact any prime or
527 important farmland soils. Limited impacts to existing soils at the site, such as soil compaction and erosion,
528 could occur with construction of outdoor recreational facilities, such as paved basketball or tennis courts.
529 Indoor recreation activities would have no impacts to the existing soils on the site.

530

- 531 • Geology: *Minor impacts.*

532

533 The construction of outdoor recreational facilities may result in minor impacts to the surficial geology of the
534 site as a result of site grading.

535

- 536 • Topography: *Minor impacts.*

537

538 The construction of outdoor recreational facilities, such as paved basketball or tennis courts, may result in
539 minor impacts to the existing topography. Site grading to accommodate these recreational facilities will
540 result in minor, localized impacts to site topography.

541

542 **Public Safety Services**

543

- 544 • Soils: No impact.

545

546 Although the site is located on prime agricultural soil (Nicholville silt loam), the NRCS indicated that
547 because the site has been previously developed, it no longer has the potential for agricultural use
548 (Appendix D). Therefore, the conversion of the site to accommodate a public safety facility would not
549 impact any prime or important farmland soils.

550

- 551 • Geology: No impact.

- 552 • Topography: No impact.

553

554 No on-site geologic resources are affected by this action. The conversion of the site to accommodate a
555 public safety facility would not impact topography at the site.

556

557 **Light Manufacturing**

558

- 559 • Soils: Minor impacts.

560

561 Since the site has been disturbed by previous site development activities, the NRCS indicated that the
562 pre-development farmland soils no longer have the potential for agricultural use (Appendix D). Therefore,
563 expansion of the existing facilities on the site to accommodate a light manufacturing facility, as well as
564 additional paved parking, would not impact any prime or important farmland soils. However, expansion of
565 the existing site facilities by an additional 50,000 gsf and installation of 44 new parking spaces would
566 result in the removal, compaction, and erosion of existing soils at the site.

567

- 568 • Geology: Minor impacts.

569

570 Expanding the existing site facilities by an additional 50,000 gsf and the installation of 44 new parking
571 spaces to accommodate the estimated total number of employees at the facility would result in significant,
572 direct impacts to the surficial geology of the site. However, no significant geological resources will be
573 affected by this alternative.

574

575 • Topography: *Minor impacts.*

576

577 Expansion of the existing site facilities by an additional 50,000 gsf, as well as installation of an additional
578 44 parking spaces would likely result in minor impacts to the existing topography of the site due to site
579 grading.

580

581 **5.3.5 Public Services**

582

583 ***Active Recreation***

584

585 • Water Supply: *Minor increase in water usage.*

586

587 The use of the site for active indoor recreation would have minor impacts on the demand on the MPW
588 water supply. Daily water usage would increase from the estimated water usage of 22 gpd prior to the
589 1995 deactivation to approximately 165 gpd (7.5-fold increase) assuming two basketball games per night
590 involving 25 people per game with only toilet and water fountain usage. Peak water usage would
591 decrease from the estimated 1155 gpd prior to the 1995 deactivation to approximately 330 gpd, based on
592 a weekly community function such as a dance or a public meeting with an attendance of 100 people.
593 Although this increases on-site water usage, it is not expected to have a significant effect on the region's
594 water supply system. Outdoor recreation consisting of playground activities, such as basketball or tennis
595 and other activities suited to paved surfaces, would have no net impact on water usage, as there would be
596 no access provided to the building and its utilities and participants would be expected to bring their own
597 water. Unless a full-time caretaker is assigned to the site, the building is assumed to be locked to avoid
598 potential vandalism and misuse of the property.

599

600 • Wastewater System: *Minor increase in sewer load.*

601

602 The use of the site for active indoor recreation would have minor impacts on the sewer load for the site.
603 Daily sewer load would increase from the estimated sewer load of 20 gpd prior to the 1995 deactivation to
604 approximately 150 gpd (7.5-fold increase) using the same assumptions applied to water demand. Peak
605 sewer load would decrease from the estimated 1050 gpd prior to the 1995 deactivation to approximately
606 300 gpd. Although this increases on-site sewer load, it is not expected to have a significant effect on the
607 region's wastewater system. Outdoor recreation would have no net impact on sewer load as there would
608 likely be no access provided to the building and its utilities due to the expense of providing security onsite
609 for only occasional use.

610

- 611 • Stormwater Management: *Minor increase in stormwater discharge.*

612

613 The use of the site for active indoor recreation would have a minor impact on the stormwater management
614 for the site, as the total amount of impervious surface could increase by as much as 0.16 acre to a total of
615 1.32 acres (14% increase) based on the current site configuration which would increase the stormwater
616 discharge by 14% without proper design. Due to the increase in the total amount of impervious surface,
617 the VANR WMD may require that oil/water separators be installed prior to the discharge point of any
618 stormwater from the site to the Winooski River (Personal Communication - King, 1997). It is assumed that
619 the existing impervious surfaces and catch basins would be maintained by the City of Montpelier, at the
620 level currently maintained by the USAR.

621

- 622 • Solid Waste Management: *Minor increase in solid waste generation.*

623

624 The use of the site for active indoor recreation would have minor impacts on the solid waste generation for
625 the site. Daily solid waste generation would increase from the estimated 3 lbs/day to approximately 19
626 lbs/day (6-fold increase) using the same assumptions applied to water demand. Peak solid waste
627 generation would decrease from the estimated 158 lbs/day to 150 lbs/day. Although this increases on-site
628 solid waste generation, it is not expected to have a significant effect on the region's solid waste
629 management system. The City of Montpelier would be responsible for solid waste disposal from the site.
630 Outdoor recreation would have little impact on solid waste generation since use would be occasional and
631 trash barrels could be located onsite.

632

- 633 • Electrical Systems: *No impact.*
- 634 • Natural Gas Supply: *Not applicable.*
- 635 • Communications: *Minor impacts.*

636

637 The use of the site for active indoor and outdoor recreation would have no impact on the electrical service
638 required at the site. Prior to the 1995 deactivation, the building was open and required electrical service,
639 primarily for lighting, for approximately eight hours per day and would continue to require essentially the
640 same amount of electrical service under this alternative. No additional indoor or outdoor lighting would be
641 required.

642

643 Since there is currently no natural gas supply to the site, the use of the site for active indoor and outdoor
644 recreation would have no impact on the natural gas supply to the site.

645

646 The use of the site for active indoor and outdoor recreation would require the installation of a pay phone.
647 This would eliminate the need for the telephone service required by the USAR personnel prior to the 1995
648 deactivation.

649

650 **Public Safety Services**

651

- 652 • Water Supply System: *Minor increase in water usage.*

653

654 If the facility were transferred for use by the police department, daily water usage would increase from the
655 estimated water usage of 22 gpd prior to the 1995 deactivation to approximately 240 gpd (11-fold
656 increase), which is based on the occupancy of 22 full-time personnel. Vehicle washing of the four or five
657 pieces of large equipment and the patrol vehicles parked at the site were assumed to occur off-site. No
658 peak water usage is anticipated. Although this increases on-site water usage, it is not expected to have a
659 significant effect on the region's water supply system.

660

- 661 • Wastewater: *Minor increase in sewer load.*

662

663 Daily sewer load would increase from the estimated sewer load of 20 gpd prior to the 1995 deactivation to
664 approximately 220 gpd (11-fold increase) applying the same assumptions used for estimating water
665 supply. No peak sewer load is anticipated. Although this increases on-site sewer load, it is not expected
666 to have a significant effect on the region's wastewater system.

667

- 668 • Stormwater Management: *No impact.*

669

670 There would be no impact on the stormwater management for the site as the total amount of impervious
671 surface would remain unchanged. It is assumed that the existing impervious surfaces and catch basins
672 would be maintained by the City of Montpelier at the same level currently maintained by the USAR.

673

- 674 • Solid Waste Management: *Minor increase in solid waste generation.*

675

676 Daily solid waste generation would increase from the estimated 3 lbs/day prior to the 1995 deactivation to
677 approximately 33 lbs/day (11-fold increase). No peak solid waste generation is anticipated. Although this
678 increases on-site solid waste generation, it is not expected to have a significant effect on the region's solid
679 waste management system.

680

681 • Electrical Systems: *Minor increase in electrical service.*

682 • Natural Gas System: *Not applicable.*

683 • Communications: *Minor increase in telephone service.*

684

685 Electrical service required for the daily lighting of the facility would increase 3-fold due to the 24-hour
686 operation of the police department. In addition there would be an estimated 11-fold increase in electrical
687 service required for the additional police communication equipment (e.g., computers, radios, fax
688 machines) as compared to the electrical service requirements prior to the 1995 deactivation.

689

690 Telephone service would increase 11-fold compared to the service required prior to the 1995 deactivation
691 to meet the needs of the 22 full-time police department personnel, as well as any external communication
692 lines. Although this alternative will generate on-site increases in electrical service and telephone service,
693 it is not expected to have a significant effect on the region's electrical or communications systems.

694

695 ***Light Manufacturing***

696

697 • Water Supply System: *Significant on-site increase in water usage.*

698

699 Under the light manufacturing alternative, daily water usage would increase from the estimated water
700 usage of 22 gpd prior to the 1995 deactivation to approximately 2860 gpd (130-fold increase). No peak
701 water usage is anticipated. Although this increase would be significant on-site, it is not expected to have a
702 significant effect on the region's water supply system.

703

704 • Wastewater System: *Significant on-site increase in sewer load.*

705

706 Under the light manufacturing alternative, daily sewer load would increase from the estimated sewer load
707 of 20 gpd prior to the 1995 deactivation to approximately 2600 gpd (130-fold increase). No peak sewer
708 load is anticipated. Although this increase would be significant on-site, it is not expected to have a
709 significant effect on the region's wastewater system.

710

711 • Stormwater Management: *Minor increase in stormwater discharges.*

712

713 Since the total amount of impervious surface would increase from 1.16 acres to 2.56 acres (120%
714 increase), the total amount of stormwater collected from the site and discharged into the Winooski River
715 would increase by 120% without proper design. Due to the increase in the total amount of impervious

716 surface, the Wastewater Management Division of the VANR may require that oil/water separators be
717 installed prior to the discharge point of any stormwater from the site to the Winooski River (Personal
718 Communication - King, 1997).

719

- 720 • Solid Waste Management: Significant on-site increase in solid waste generation.

721

722 Daily solid waste generation would increase from the estimated 3 lbs/day for the site prior to the 1995
723 deactivation to approximately 195 lbs/day (65-fold increase). No peak solid waste generation is
724 anticipated. Although this increase represents a significant increase on-site, it is not expected to have a
725 significant effect on the region's solid waste management system.

726

- 727 • Electrical System: Significant on-site increase in electrical service.

728

729 Under the light manufacturing alternative, electric service required for the site would increase
730 approximately five-fold due to the increase in building area from 14,152 gsf to 69,000 gsf. In addition,
731 there would be increased electrical service required for whatever light manufacturing process is employed
732 at the site. Although this alternative will generate a significant on-site increase in electrical demand, it is
733 not expected to have a significant effect on the region's electrical system.

734

- 735 • Natural Gas System: Not applicable.

736

737 Under the light manufacturing alternative, there would be no impact to the natural gas supply to the site
738 because currently there is no natural gas supply to the site. If natural gas is required for the light
739 manufacturing process employed at the site, a source of natural gas would have to be located and
740 connected to the site.

741

- 742 • Communications: Significant on-site increase in telephone service.

743

744 Telephone service would increase to meet the needs of the 130 employees as well as any external
745 communication lines needed by the facility. The estimated increase would be 65 times greater than the
746 telephone service required prior to the 1995 deactivation. Although this represents a significant increase
747 on-site, it is expected not to have a significant effect on the region's communications system.

748

749 **5.3.6 Water Resources**

750

751 ***Active Recreation***

752

- 753 • Floodplain: *Minor impacts.*
- 754 • Surface Water: *Minor impacts.*
- 755 • Groundwater: *No impact.*

756

757 It is important to note that the entire site is located within the floodplain of the Winooski River (Zone A on
758 the FIRM map dated Feb. 1982) and would require review under Section 509 *Floodplain Development of*
759 *the Montpelier Zoning and Subdivision Regulations*. Floodproofing and other precautions would need to
760 be taken to protect any buildings and infrastructure.

761

762 Under the active recreation scenario, the developed portion of the site would accommodate indoor and
763 outdoor recreational facilities. Outdoor recreational opportunities would be limited to activities such as
764 basketball courts and/or other activities suited to paved surfaces. In accordance with EO 11988, future
765 reuse must be consistent with federal, state and local floodplain regulations as described in Section 5.2.6.
766 Due to the location of the site within a Zone A area subject to 100-year flooding, placement of additional fill
767 on the site (e.g., pavement) would result in minor floodplain impacts. As a result, site activities would
768 require review under Section 509 *Floodplain Development of the Montpelier Zoning and Subdivision*
769 *Regulations*. Flood-proofing and other precautions would need to be taken to protect any buildings and
770 infrastructure. Increased erosion and sedimentation could potentially occur during the temporary
771 construction activities when the ground surface is graded and stripped of vegetative cover. The likelihood
772 that loose sediments would reach the Winooski River is small due to the width of the existing vegetative
773 buffer. In addition, implementation of appropriate mitigation measures (e.g., haybale barriers, silt fencing)
774 would minimize sedimentation impacts to wetlands on the site. However, sedimentation could occur via
775 silt-laden runoff directed into catch basins that discharge into the Winooski River. Installation of sediment
776 traps in the on-site catch basins, as well as placement of sedimentation barriers around the catch basins
777 would minimize this potential occurrence.

778

779 Contamination and drawdown of groundwater will not occur as no drinking water wells or private septic
780 systems will be installed on the site. In addition, since no grassed playing fields (e.g., baseball or soccer
781 fields) will be constructed on the site owing to size limitations, no fertilizer applications are anticipated on
782 the site. Therefore, no significant impacts to groundwater will occur under this alternative.

783

784 **Public Safety Services**

785

- 786 • Floodplain: No impact.
- 787 • Surface Water: Minor impacts.
- 788 • Groundwater: No impact.

789

790 No additional development on the site would occur as part of this action. Therefore, no floodplain impacts
791 are anticipated. Since the site will continue to be served by public water and sewer, no groundwater
792 impacts will occur. Any future use of the site that results in greater use of the parking lot than that which
793 currently exists may contribute proportionately to the contamination levels of surface runoff from the
794 parking lot (due to oil drippings). Since existing catch basins on the site discharge into the Winooski
795 River, slightly increased levels of hydrocarbon contamination within surface discharges to the Winooski
796 River could potentially occur.

797

798 **Light Manufacturing**

799

- 800 • Floodplain: Minor impacts.

801

802 In accordance with EO 11988, future reuse must be consistent with federal, state and local floodplain
803 regulations as described in Section 5.2.6. Due to the location of the site within a Zone A, area subject to
804 100-year flooding, placement of additional fill on the site (e.g., pavement) would result in minor floodplain
805 impacts. As a result, site activities would require review under Section 509 *Floodplain Development of the*
806 *Montpelier Zoning and Subdivision Regulations*. Flood-proofing and other precautions would need to be
807 taken to protect any buildings and infrastructure.

808

- 809 • Surface Water: Minor impacts.
- 810 • Groundwater: Minor impacts.

811

812 Expansion of the existing site facilities by an additional 50,000 gsf, as well as installation of an additional
813 44 parking spaces would increase the total impervious area of the site to approximately 2.4 acres.
814 Assuming that the increased quantity of stormwater runoff is directed toward catch basins located on-site
815 that discharge into the Winooski River, proportionate increases in the volume and contamination levels of
816 surface runoff discharging to the Winooski River can be expected. Implementation of a stormwater
817 management system (i.e., oil/water separators) will mitigate the potential for surface water contamination.
818 Since the site is currently served and will continue to be served by public water supply and sanitary sewer,
819 no impacts to groundwater will occur under this development scenario.

820

821 **5.3.7 Public Health and Safety**

822

823 ***Active Recreation***

824

- 825 • Police, Fire and Emergency Services: Potential impacts.

826

827 If the facility was used for scheduled events including sports and school social functions, such as teen
828 dances and concerts, the need for coverage by public safety and medical personnel would be increased,
829 given the numbers of people that would attend these events.

830

831 These events would occur sporadically and would not pose any significant impacts upon the overall
832 delivery of emergency services to other parts of the City by police, fire and emergency service personnel,
833 because existing services can accommodate the minimal demand generated by this alternative.

834

835 ***Public Safety Services***

836

- 837 • Police, Fire and Emergency Services: No impacts are anticipated.

838

839 ***Light Manufacturing***

840

- 841 • Police, Fire and Emergency Services: Minor impacts.

842

843 The redevelopment of this site for industrial use would have a minor impact upon the delivery of
844 emergency services to the site. A larger facility and an increase in the number of workers will increase the
845 demand for police, fire and rescue services. Depending upon the type of manufacturing operation, it is
846 likely that the current public services would be able to handle all emergency calls.

847

848 **5.3.8 Transportation**

849

850 ***Active Recreation***

851

- 852 • Traffic: *Minor impacts.*

853

854 Increased traffic movements and vehicular volumes primarily along Route 2 will be most noticeable during
855 scheduled sporting and dance events. Although future traffic at the intersection of Route 2 and US Route
856 302 may be increased as a result of construction of a gas service station/convenience store in the vicinity,
857 the traffic volume generated by the active recreation alternative would most likely occur during off-peak
858 hours and not pose any roadway capacity problems.

859

860 ***Public Safety Services***

861

- 862 • Traffic: *No impacts are anticipated.*

863

864 The construction of a police/fire station will not produce appreciable traffic volumes that would effect the
865 level of service of Route 2.

866

867 ***Light Manufacturing***

868

- 869 • Traffic: *Minor impacts.*

870

871 This reuse alternative will produce minor traffic impacts upon the existing roadway network. An additional
872 56 vehicle trips, primarily during the A.M. and P.M. peak hours, are projected based on the construction of
873 an additional 50,000 sf of industrial space. This should not cause any major disruption to the level of
874 service on adjacent roadways, including Routes 2 and 302, even when added to the proposed gas service
875 station/convenience store in the vicinity.

876

877 **5.3.9 Air Quality**

878

879 ***Active Recreation***

880

- 881 • Air Quality: No impact.

882

883 Under this alternative, an active indoor recreation program would be provided within the existing facilities.
884 Outdoor recreational opportunities would be limited to playground activities. It is anticipated that there
885 would be on average about 130 visitors per week. The only air emissions added by this alternative would
886 be vehicle exhaust emissions from people visiting the facility. At the stated usage level, the vehicle
887 emissions would be insignificant. Therefore, there are no significant direct, indirect, or cumulative air
888 quality impacts associated with this alternative.

889

890 ***Public Safety Services***

891

- 892 • Air Quality: No impact.

893

894 Under this alternative, the existing facilities would be used to house police, fire and emergency service
895 personnel and equipment. Operations would be 24-hours a day. It is anticipated that an estimated 4-5
896 large vehicles, such as an ambulance and fire trucks, would be housed at the facility. The existing
897 outdoor parking area can accommodate approximately 64 vehicles, which is more than adequate for
898 parking of police cruisers and employees' personal vehicles.

899

900 The only direct air emissions associated with the operation of the facility will likely be from residential type
901 heating furnace(s). The air emissions associated with the heating furnace(s) will be minor and will not
902 require an air quality operating permit(s). The only indirect air emissions added by this alternative would
903 be vehicle exhaust emissions from the emergency vehicles and employee vehicles. At the stated usage
904 level, the vehicle emissions would be insignificant. Therefore, there are no significant direct, indirect, or
905 cumulative air quality impacts associated with this alternative.

906

907 ***Light Manufacturing***

908

- 909 • Air Quality: No impact.

910

911 Under this alternative, the existing facilities would be expanded for light manufacturing consisting of
912 assembly type operations. The existing site facilities could be expanded an additional 50,000 gsf for a

913 total of approximately 69,000 gsf based on total lot coverage (33%) permitted in the industrial zone.
914 Assuming this alternative includes 69,000 gsf of light manufacturing use, the facility could support
915 approximately 130 employees. Assuming parking of one space per 1.2 employees, a total of 108 parking
916 spaces would be required, or an increase of 44 spaces compared to existing conditions.

917

918 No significant air emissions are expected to be associated with the assembly operations. The only direct
919 air emissions associated with the operation of the facility will likely be from residential type heating
920 furnaces. The air emissions associated with the heating furnaces will be minor and not require air quality
921 operating permits. There will be vehicle exhaust emissions from employee automobiles. At the projected
922 levels stated above, the vehicle emissions would be insignificant. Therefore, there are no significant
923 direct, indirect, or cumulative air quality impacts associated with this alternative.

924

925 **5.3.10 Noise**

926

927 ***Active Recreation***

928

- 929 • Noise: *Minor impact.*

930

931 This alternative may result in a slight increase in noise levels resulting from scheduled outdoor competitive
932 basketball games, and other playground activities, however it would be negligible.

933

934 ***Public Safety Services***

935

- 936 • Noise: *Minor impacts resulting from emergency calls.*

937

938 The reuse of this site by the police or other local public safety units would generate occasional noise
939 impacts from vehicles sounding sirens during emergency responses. This may cause some intermittent
940 concerns for the adjacent residence.

941

942 ***Light Manufacturing***

943

- 944 • Noise: *Potential, but insignificant increase in noise levels depending upon type of use.*

945

946 The conversion of the site to a light manufacturing operation will produce changes to current noise levels
947 given the present low activity. An increase in the dB levels is likely from increased vehicular traffic by
948 workers, deliveries and shipping operations and by possible vibrations caused by the manufacturing
949 operation.

950

951 **5.3.11 Hazardous and Toxic Materials**

952

953 ***Active Recreation***

954

- 955 • Public Health and Safety: *No impact.*
956 • Hazardous Waste: *No impact.*

957

958 There would be no generation, use or storage of large quantities of hazardous wastes from this reuse.
959 The two underground storage tanks containing No. 2 Fuel Oil will need to be taken out of service in
960 accordance with local, state, and federal regulations if the reuse of the facility will not be using them.
961 Otherwise, the tanks will require proper maintenance in accordance with local, state, and federal
962 regulations. In the State of Vermont, USTs that store heating oil and is consumed on-site for heating,
963 domestic hot water, and humidification are exempt from corrosion, spill and overfill requirements.

964

965 ***Public Safety Services***

966

- 967 • Public Health and Safety: *No impact.*
968 • Hazardous Waste: *No impact.*

969

970 There would be no generation, use or storage of large quantities of hazardous wastes from this reuse.
971 The two underground storage tanks containing No. 2 Fuel Oil will need to be taken out of service in
972 accordance with local, state, and federal regulations if the reuse of the facility will not be using them.
973 Otherwise, the tanks will require proper maintenance in accordance with local, state, and federal
974 regulations. In the State of Vermont, USTs that store heating oil and is consumed on-site for heating,
975 domestic hot water, and humidification are exempt from corrosion, spill and overfill requirements.

976

977 ***Light Manufacturing***

978

- 979 • Public Health and Safety: *No impact.*
- 980 • Hazardous Waste: *No impact.*

981

982 Most light manufacturing processes are classified as small quantity generators (SQGs) under the
983 Resource Conservation Recovery Act (RCRA). A SQG produces between 100 kg (½ of a 55 gallon drum)
984 and 1000 kg (five 55 gallon drums) per calendar month. SQGs must comply with requirements in the
985 RCRA federal regulations. They are required to properly label their hazardous waste and use the
986 manifest system to ensure that waste is sent to an EPA- or state-approved facility. RCRA compliance
987 would ensure that impacts are avoided.

988

989 The two underground storage tanks containing No. 2 Fuel Oil will need to be taken out of service in
990 accordance with local, state, and federal regulations if the reuse of the facility will not be using them.
991 Otherwise, the tanks will require proper maintenance in accordance with local, state, and federal
992 regulations. In the state of Vermont, USTs that store heating oil and is consumed on-site for heating,
993 domestic hot water, and humidification are exempt from corrosion, spill and overfill requirements.

994

995 **5.3.12 Biological Resources**

996

997 ***Active Recreation***

998

- 999 • Vegetation: *Potential impacts.*

1000

1001 Although much of the area within the existing developed portion of the site is covered by lawn, six, mature
1002 Eastern cottonwood trees occur along the rear, southwestern margin of the site. Installation of paved
1003 basketball or tennis courts in these areas would likely result in the partial or complete removal of these
1004 trees.

1005

- 1006 • Wetlands: *Minor to no impact.*

1007

1008 Wetlands on the site are limited to the margin of the Winooski River, with no wetlands identified within the
1009 existing developed portion of the site. Therefore, the construction of outdoor recreational facilities on the
1010 developed portion of the site would not result in any direct impacts to wetland resources on the site.
1011 However, if outdoor paved basketball or tennis courts are constructed, erosion of loose sediments within

1012 the construction zone could potentially impact riparian wetlands on the site via sedimentation.
1013 Implementation of appropriate mitigation measures (e.g., haybale barriers, silt fencing) would alleviate
1014 potential sedimentation impacts to wetlands on the site.

1015

- 1016 • Wildlife: *Minor impacts.*

1017

1018 Given that much of the existing developed portion of the site is lawn-covered and that it is entirely confined
1019 by a chainlink fence, the wildlife habitat value of the developed portion of the site is low. Installation of
1020 paved basketball or tennis courts would result in minimal impacts to local wildlife. However, removal of
1021 some or all of the large Eastern cottonwood trees along the rear margin of the site would likely affect some
1022 common avian species which may forage or nest in this arboreal habitat.

1023

- 1024 • Protected Species: *No impacts to known individuals or populations of federal or state protected
1025 species.*

1026

1027 No federal or state protected plant or animal species (threatened or endangered) are known to occur on or
1028 adjacent to the USARC (Appendix D).

1029

1030 **Public Safety Services**

1031

- 1032 • Vegetation: *No impact.*

- 1033 • Wetlands: *No impact.*

1034

1035 As no additional development is proposed under this alternative, no wetland or other vegetation impacts
1036 would occur.

1037

- 1038 • Wildlife: *No impact.*

- 1039 • Protected Species: *No impacts to known individuals or populations of federal or state protected
1040 species.*

1041

1042 Since no additional development will occur as part of this alternative, no impacts to wildlife will occur. No
1043 federal or state protected plant or animal species (threatened or endangered) are known to occur on or
1044 adjacent to the USARC (Appendix D).

1045

1046 **Light Manufacturing**

1047

- 1048 • Vegetation: *Potentially significant impacts.*
- 1049 • Wetlands: *Potential minor impacts.*

1050

1051 This reuse alternative would result in new building and parking lot construction on the existing developed
1052 portion of the site, and increase the total impervious area to approximately 2.4 acres. The construction
1053 activities would necessitate removal of six, mature Eastern cottonwood trees located along the rear,
1054 southwestern margin of the site. The only wetlands on the site occur along the margin of the Winooski
1055 River. Therefore, if new construction is limited to the existing developed portion of the site, it would not
1056 result in any direct impacts to wetland resources on the site. However, erosion of loose sediments from
1057 the construction zone could potentially impact riparian wetlands on the site via sedimentation. The
1058 increased volume of stormwater runoff would not be expected to impact riparian wetlands on the site
1059 provided that runoff is directed to on-site catch basins (with sediment traps) or a detention facility. Any
1060 new construction on the site would be required to follow "Best Management Practices" in order to mitigate
1061 adverse impacts to the wetlands. Appropriate mitigation measures to minimize impacts to wetlands would
1062 include installation of haybale barriers and silt fencing to contain loose sediment within the work area.

1063

- 1064 • Wildlife: *Potential impacts.*

1065

1066 Since much of the existing developed portion of the site is lawn-covered and it is entirely confined by a
1067 chainlink fence, the wildlife habitat value of the developed portion of the site is low. However, removal of
1068 some or all of the large trees along the rear margin of the site as part of the build-out scenario under this
1069 alternative would likely affect some common avian species which may forage or nest in this arboreal
1070 habitat.

1071

- 1072 • Protected Species: *No impacts to known individuals or populations of federal or state protected*
1073 *species.*

1074

1075 No federal or state protected plant or animal species (threatened or endangered) are known to occur on or
1076 adjacent to the USARC (Appendix D).

1077

1078 **5.3.13 Visual Environment**

1079

1080 ***Active Recreation***

1081

- 1082 • Visual: No impact.

1083

1084 The proposed active recreational activities would take place within the existing buildings, with the
1085 exception of the construction of basketball courts on existing paved areas.

1086

1087 ***Public Safety Services***

1088

- 1089 • Visual Resources: No impact.

1090

1091 Since no alterations to the buildings are planned, no visual impacts are anticipated.

1092

1093 ***Light Manufacturing Use***

1094

- 1095 • Visual resources: Minor impacts.

1096

1097 This alternative will have a minor impact upon the visual attributes of the project site. The introduction of
1098 new industrial buildings and other changes in traffic patterns and accessory uses may cause impacts to
1099 the visual environment. Typical one-story industrial buildings are generally more concerned with function
1100 and utility as opposed to design characteristics. However, the views of the site from Route 2 and adjacent
1101 properties could be enhanced through the use of appropriate landscape treatments.

1102

1103 **5.3.14 Cultural Resources**

1104

1105 ***Active Recreation***

1106

- 1107 • Archaeological resources: No impact.

- 1108 • Architectural resources: No impact.

1109

1110 The potential reuse of the buildings and grounds for active recreation is not expected to result in any
1111 changes or modifications to the existing conditions. Regardless of potential nomination of these structures
1112 to the State and National Registers of Historic Places, no alterations to the property would be envisioned
1113 at this time that could have a deleterious effect on eligible structures.

1114

1115 **Public Safety Services**

1116

1117 • Archaeological resources: No impact.

1118 • Architectural resources: No impact.

1119

1120 No changes to the site, or structures, are anticipated under this alternative.

1121

1122 **Light Manufacturing Use**

1123

1124 • Archaeological resources: No archaeological resources will be impacted by this project.

1125 • Architectural resources: Any changes to the site may have a significant impact to the architectural
1126 integrity of the buildings.

1127

1128 The proposed reuse of the property may have a significant impact upon cultural resources. The existing
1129 structures meet certain historic design criteria and other eligibility factors that warrant potential nomination
1130 to the State and National Register of Historic Places. Pending the outcome of this determination, a future
1131 use may be restricted to a retrofit of the existing structures.

1132

1133 **5.3.15 Environmental Justice**

1134

1135 **Active Recreation**

1136

1137 • Environmental Justice: No adverse impacts to affected populations.

1138

1139 This alternative will not cause a disproportionate impact on low-income, or minority populations. The
1140 introduction of additional recreational facilities to the community will have a beneficial impact on all
1141 populations in the area.

1142

1143 **Public Safety Services**

1144

- 1145 • Environmental Justice: No adverse impacts.

1146

1147 This alternative will not cause a disproportionate impact on low-income, or minority populations. The
1148 introduction of additional public safety facilities to the community will have a beneficial impact on all
1149 populations in the area.

1150

1151 **Light Manufacturing Use**

1152

- 1153 • Environmental Justice: No adverse impacts.

1154

1155 This alternative will not disproportionately impact low-income or minority populations since the proposed
1156 reuse would meet certain performance and zoning standards. This use could possibly create additional
1157 job opportunities for local residents.

1158

1159 **5.3.16 Resource Protection and Conservation**

1160

1161 Reuse would have beneficial environmental and socioeconomic effects on-site from conversion of an
1162 existing inactive reserve center to active recreational or public safety services uses. Conversion to light
1163 manufacturing use could have a beneficial effect on socioeconomic resources, but potentially a minimal
1164 impact on environmental resources. Potential on-site impacts resulting from implementation of the light
1165 manufacturing alternative would be associated with construction of new buildings and parking areas,
1166 which have the potential to adversely affect soils, vegetation, floodplains and wetlands, unless preventive
1167 measures are implemented. General measures that future owners could take to minimize impacts
1168 include: sound discretion in site planning and infrastructure development; adherence to deed restrictions;
1169 enforcement of zoning and building regulations; and compliance with applicable federal, state and local
1170 permit requirements.

1171

6.0 FINDINGS AND CONCLUSIONS

1
2
3
4 The proposed action to dispose and reuse the Conti-Tracy USARC, Montpelier, Vermont has been
5 reviewed in accordance with the NEPA as implemented by the regulations of the CEQ and AR 200-2.
6 Baseline environmental and socioeconomic conditions for the project area have been described and the
7 environmental consequences of implementing the proposed action have been evaluated. The evaluation
8 indicates that socioeconomic and environmental resources would not be significantly affected by the
9 proposed action.

10
11 There is no mitigation required of the disposal action because the impacts are not significant.

12
13 The disposal action would result in no change in air quality, and projected emissions from vehicles
14 accessing the site for any of the reuse alternatives would not be significant. Effects on socioeconomic
15 resources from the disposal action would be insignificant; environmental justice populations would not be
16 disproportionately adversely affected by the disposal of the facility.

17
18 Transfer of this inactive reserve center for either active recreation or public safety services would have a
19 beneficial effect on land use, quality of life, and public health and safety of the community, and would not
20 adversely affect on-site resources. Reuse of the site for light manufacturing could have beneficial impacts
21 on socioeconomic resources, but adverse impacts on soils, stormwater management, water quality from
22 construction-related soil erosion, floodplains, transportation, air quality, and wetlands. These indirect and
23 cumulative impacts would be less than significant.

24
25 Potential impacts to water quality due to soil erosion from the proposed new construction and site
26 improvements needed for the light manufacturing alternative could be temporary, and mitigated with the
27 implementation of erosion and sediment control practices during ground disturbance and grading, with
28 disturbed areas compacted and seeded. Future reuse could have minimal effects on floodplains, and
29 wetlands; these would be mitigated through careful siting and design of facilities to avoid these resources,
30 by obtaining appropriate floodplain, water quality and wetland permits; and by implementing reuse in
31 accordance with provisions of the transfer documents.

32
33 None of the effects resulting from implementation of the proposed action would be of significant
34 consequence to the environment. Therefore, an Environmental Impact Statement (EIS) is not required,
35 and a FNSI will be published in accordance with AR 200-2.

7.0 AGENCIES AND PERSONS CONSULTED

- 1
2
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8.0 DISTRIBUTION LIST

1		
2		
1	Honorable Howard Dean	48 Vermont Dept. of Forests Parks & Rec.
2	Governor	49 Administration Division
3	State of Vermont	50 8, 9, and 10 South
4	109 State Street	51 103 South Main Street
5	Montpelier, Vermont 05602	52 Waterbury, Vermont 05671-0605
6		53
7	Senator James M. Jeffords	54 Vermont Dept. of Environ. Conserv.
8	58 State Street	55 Commissioner's Office
9	Montpelier, Vermont 05602	56 One South
10		57 103 South Street
11	Senator Patrick J. Leahy	58 Waterbury, Vermont 05671-0401
12	340 Federal Bldg.	59
13	P.O. Box 933	60 Vermont Dept. of Environ. Conserv.
14	Montpelier, Vermont 05602	61 Waste Management Division
15		62 West Office Bldg.
16	Environmental Board	63 103 South Main Street
17	National Life Records Center Bldg.	64 Waterbury, Vermont 05671-0404
18	Administrative Offices	65
19	National Life Drive	66 Vermont Dept. of Environ. Conserv.
20	Montpelier, Vermont 05602	67 Vermont Geological Survey
21		68 Center Building
22	Ms. Ellen Sivret	69 103 South Main Street
23	Natural Resources Conservation Service	70 Waterbury, Vermont 05671-0301
24	RR 4, Box 2292	71
25	Comstock Road	72 Vermont Dept. of Environ. Conserv.
26	Berlin, Vermont 05602-8927	73 Water Quality Division
27		74 10 North
28	Water Resources Board	75 103 South Main Street
29	Administration Office	76 Waterbury, Vermont 05671-0408
30	National Life Records Center Bldg.	77
31	National Life Drive	78 Vermont Agency of Transportation
32	Montpelier, Vermont 05602	79 133 State Street
33		80 Montpelier, Vermont 05633
34	Vermont Agency of Natural Resources	81
35	Center Building	82 Vermont Agency Dept. of Economic Dev.
36	103 South Main Street	83 National Life Building
37	Waterbury, Vermont 05671-0301	84 Drawer 20
38		85 Montpelier, Vermont 05602-0501
39	Vermont Dept. of Fish & Wildlife	86
40	103 South Main Street, 10 South	87 City of Montpelier
41	Waterbury, Vermont 05671-0501	88 Assessor's Office
42		89 City Hall
43	Vermont Nongame & Natural Heritage	90 Montpelier, Vermont 05602
44	Program	91
45	103 South Main Street	92 City of Montpelier
46	Waterbury, Vermont 05671-0501	93 Building Inspector
47		94 City Hall
		95 Montpelier, Vermont 05602
		96

97	City of Montpelier	144	Mr. John Harms
98	Public Works	145	ESC/JA
99	City Hall	146	35 Hamilton Street
100	Montpelier, Vermont 05602	147	Hanscom Air Force Base, Massachusetts 01731-
101		148	2010
102	City of Montpelier	149	
103	City Manager	150	HQ USARC
104	City Hall	151	1401 Deshler Street, SW
105	Montpelier, Vermont 05602	152	ATTN: AFRC-ENV (Mr. Carl Divinyi)
106		153	Ft. McPherson, Georgia 30330-2000
107	City of Montpelier	154	
108	Planning & Economic Development	155	Office of the Chief of Army Reserves
109	City Hall	156	Engineer Office
110	Montpelier, Vermont 05602	157	ATTN: DAAR-EN (Col. Jim Dunkelberger)
111		158	1815 North Fort Meyer Drive, Rm 210
112	Representative Bernard Sanders	159	Arlington, Virginia 22209-1808
113	One Church Street	160	
114	Burlington, Vermont 05401	161	Kellogg-Hubbard Library
115		162	135 Main Street
116	Mr. Ray St. John	163	Montpelier, VT 05602-2909
117	Regional Facility Manager		
118	Courcel Brothers USARC		
119	16 North Street Extension		
120	Rutland, Vermont 05701		
121			
122	Mr. Eric Gilbertson, Director		
123	Vermont Division for Historic Preserv.		
124	135 State Street, Drawer 33		
125	Montpelier, Vermont 05633-1201		
126			
127	Mr. Gary Puryear		
128	HQ 94th RSC		
129	ATTN: AFRC-AMA-EN-E		
130	50 Sherman Avenue		
131	Devens, Massachusetts 01433-4000		
132			
133	Mr. Mike Bartlett, Supervisor		
134	U.S. Fish & Wildlife Service		
135	New England Field Offices		
136	22 Bridge Street, Unit #1		
137	Concord, New Hampshire 03301-4986		
138			
139	Ms. Elizabeth Congram-Higgins		
140	U.S. Environmental Protection Agency		
141	Region 1 - JFK Building		
142	Boston, Massachusetts 02203-2211		
143			

9.0 REFERENCES

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10.0 LIST OF PREPARERS

This EA was prepared under the direction of the U.S. Army Reserve (USAR) Command, 94th RSC. The following is a list of persons who participated in the preparation of this document.

U.S. Army Corps of Engineers

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ENSR Consulting and Engineering

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Technical Staff

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Melissa Healey	B.S., Chemical Engineering	Infrastructure
Kara Beauschesne	B.S. Civil Engineering	Hazardous Waste
Brian Stormwind	M.S., Atmospheric Science	Air Quality
Russell Gaulin	B.S., Natural Resource Conservation, M.A., Aquaculture M.A., Geography	GIS, Resource Mapping

APPENDIX A
PUBLIC NOTICE



Public Notice

US Army Corps
of Engineers
New England District
424 Trapelo Road
Waltham, MA 02254-9149

Date: DECEMBER 23, 1997
Comment Period Closes: JANUARY 23, 1998
File No: N/A
In Reply Refer To: EVALUATION BRANCH

TRANSFER OF CONTI-TRACY U.S. ARMY RESERVE CENTER 94TH REGIONAL SUPPORT COMMAND MONTPELIER, VERMONT

Interested parties are hereby notified that the U.S. Army Reserve, 94th Regional Support Command (RSC) plans to excess property at the Conti-Tracy U.S. Army Reserve Center in Montpelier, Vermont. In compliance with the National Defense Authorization Act for fiscal year 1997, the property will be transferred to the city of Montpelier.

Project Description

The Conti-Tracy U.S. Army Reserve Center is located on the westerly side of U.S. Route 2, about 700 feet southeast of the intersection with Route 302 in Montpelier, Vermont. The center is located on 4.3 acres in a residential/industrial area adjacent to the Winooski River. The center consists of two buildings, a paved parking area, and open grassy areas.

The main building is a single story brick building with a floor area of 11,663 square feet. It includes a small kitchen area, offices, an arms room, and supply and storage rooms. Activities in the main building include classroom training, administrative work, and supply operations. The maintenance building is a single story 2,489 square foot brick building.

The facility was previously used by the Headquarters 5th Battalion Training Support Brigade and Company C, 1/304th Regiment for classroom training. The current users are the city of Montpelier and the Vermont Wing of the Civil Air Patrol.

The location of the facility is shown in Figure 1. A more detailed map of the area is shown in Figure 2. The layout of the facility is shown in Figure 3.

Congress recognized the urgent need of the city of Montpelier to acquire the property for municipal services from the Army through the National Defense Authorization Act for fiscal year 1997. The Act states that the Secretary of the Army "may convey, without consideration, to the City of Montpelier, Vermont, all right, title, and interest of the United States in and to a parcel of real property, including improvements thereon, consisting of approximately 4.3 acres and located on Route 2 in Montpelier, Vermont, the site of the Army Reserve Center, Montpelier, Vermont."

The property is not needed to support current RSC missions, authorized future missions, or mobilization, and was identified by the Army as excess property. Therefore, the facility will be transferred to the city of Montpelier. The transfer is anticipated to occur in the summer of 1998.

Additional Information: Additional information may be obtained from Ms. Sue Holtham, New England District, U.S. Army Corps of Engineers, Evaluation Branch, 424 Trapelo Road, Waltham, Massachusetts 02254-9149, telephone number (781) 647-8536, or from Mr. Gary Puryear, Environmental Coordinator, Headquarters, 94th Regional Support Command, 50 Sherman Avenue, Devens, Massachusetts 01433-4000, telephone number (978) 796-2238.

Coordination: The proposed transfer is being coordinated with the following Federal, State, and local agencies:

- U.S. Environmental Protection Agency
- U.S. Fish and Wildlife Service
- Natural Resources Conservation Service
- Vermont Department of Environmental Conservation
 - Agency of Natural Resources
 - Department of Fish and Wildlife
 - Department of Forests, Parks and Recreation
 - Department of Environmental Conservation
- Vermont State Historic Preservation Office
- Officials of Montpelier

Environmental Impacts: An Environmental Assessment (EA) is being prepared for the 94th RSC by the U.S. Army Corps of Engineers, New England District and will be available for public review upon request. A preliminary determination has been made that an Environmental Impact Statement for the proposed action to excess the Conti-Tracy U.S. Army Reserve Center is not required under the provisions of the National Environmental Policy Act of 1969. This determination will be reviewed in light of facts submitted in response to this notice and other coordination efforts. The proposed transfer will be reviewed in accordance with the laws and regulations as listed in Attachment 1.

Endangered Species: Coordination with the U.S. Fish and Wildlife Service, and the Vermont Natural Heritage and Endangered Species Program is taking place to determine whether there are any endangered or threatened species in the proposed project area.

Cultural Resources: The proposed work is being coordinated with the Vermont State Historic Preservation Officer (VTSHPO) in compliance with Section 106 of the National Historic Preservation Act of 1966, as amended.

Alternatives: An alternative to the proposed transfer is a No Action Alternative. This alternative is not viable as the transfer of the facility to the city of Montpelier has been legislatively authorized by Congress. The EA will evaluate potential reuse alternatives based on expressions of interest by the city of Montpelier, local zoning requirements, and site suitability and constraints.

Any person who has an interest which may be affected by the proposed work may request a public hearing. The request must be submitted in writing to me within 30 days of the date of this notice and must clearly set forth the interest which may be affected and the manner in which the interest may be affected by the proposed activities.

Please bring this notice to the attention of anyone you know to be interested in this action. Comments are invited from all interested parties and should be directed to me at 424 Trapelo Road, Waltham, Massachusetts 02254-9149, ATTN: Environmental Resources Section, within 30 days of this notice.



Michael W. Pratt
Lieutenant Colonel, Corps of Engineers
District Engineer

ATTACHMENT 1

PERTINENT LAWS, REGULATIONS, AND GUIDELINES

The proposed activities are to be reviewed in accordance with the following laws and executive orders as applicable:

Federal Statutes

Preservation of Historic and Archaeological Data Act of 1974, as amended, 16 U.S.C. 469 et seq.

Clean Air Act, as amended, 42 U.S.C. 7401 et seq.

Clean Water Act of 1977 (Federal Water Pollution Control Act Amendments of 1972) 33 U.S.C. 1251 et seq.

Endangered Species Act of 1973, as amended, 16 U.S.C. 1531 et seq.

Farmland Protection Policy Act of 1982 and 1995, 7 U.S.C. 4201 et seq.

Fish and Wildlife Coordination Act, as amended, 16 U.S.C. 661 et seq.

National Historic Preservation Act of 1966, as amended, 16 U.S.C. 470 et seq.

National Environmental Policy Act of 1969, as amended, 42 U.S.C. 4321 et seq.

Watershed Protection and Flood Prevention Act, as amended, 16 U.S.C. 1001 et seq.

Wild and Scenic Rivers Act, as amended, 16 U.S.C. 1271 et seq.

Executive Orders

Executive Order 11988, Floodplain Management, 24 May 1977 amended by Executive Order 12148, 20 July 1979.

Executive Order 11990, Protection of Wetlands, 24 May 1977.

Executive Order 12898, Federal Actions to Address Environmental Justice in Minority and Low-Income Populations, 11 February 1994.

Executive Order 13045, Protection of Children from Environmental Health Risks and Safety Risks, 21 April 1997.

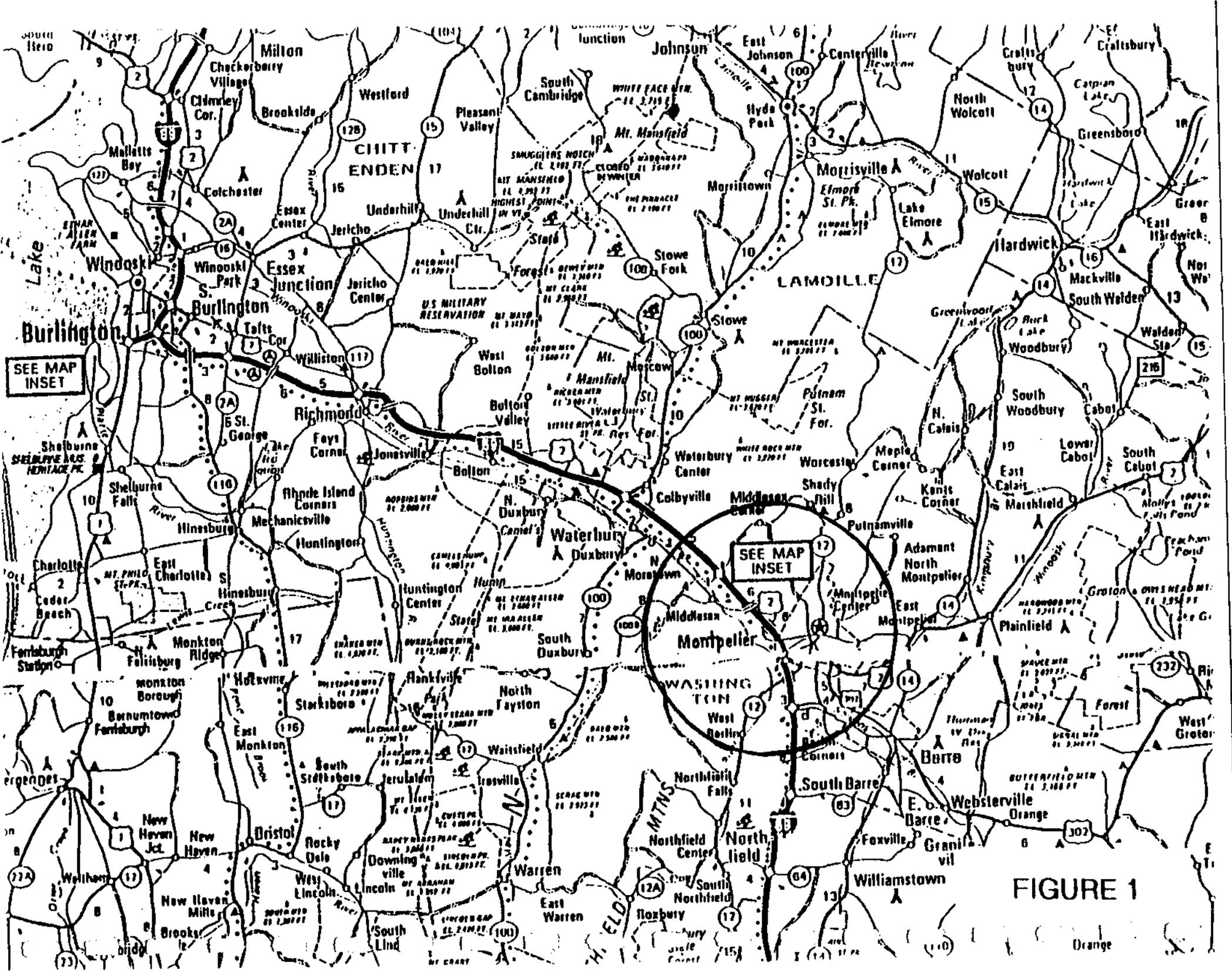


FIGURE 1

Orange

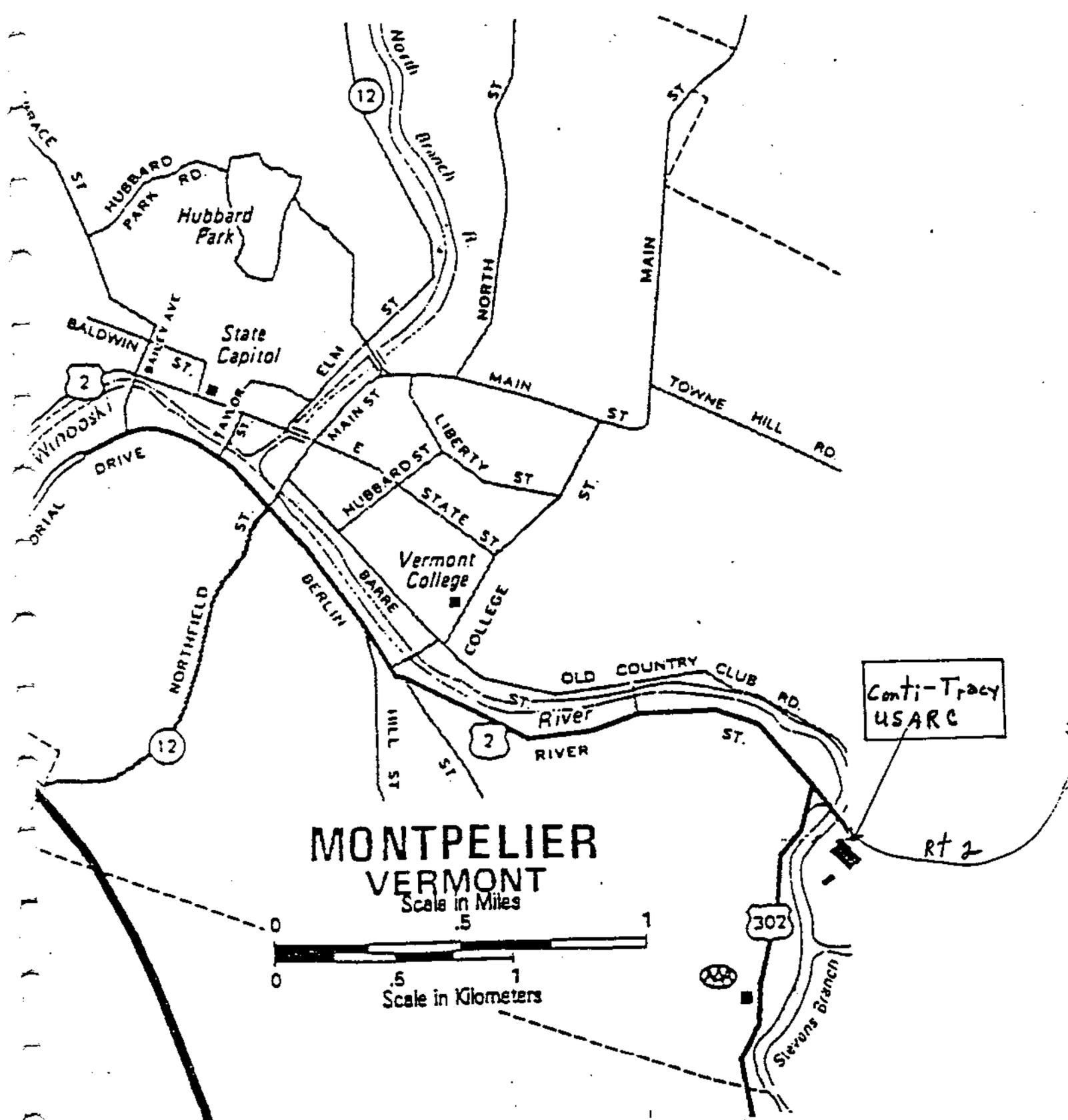
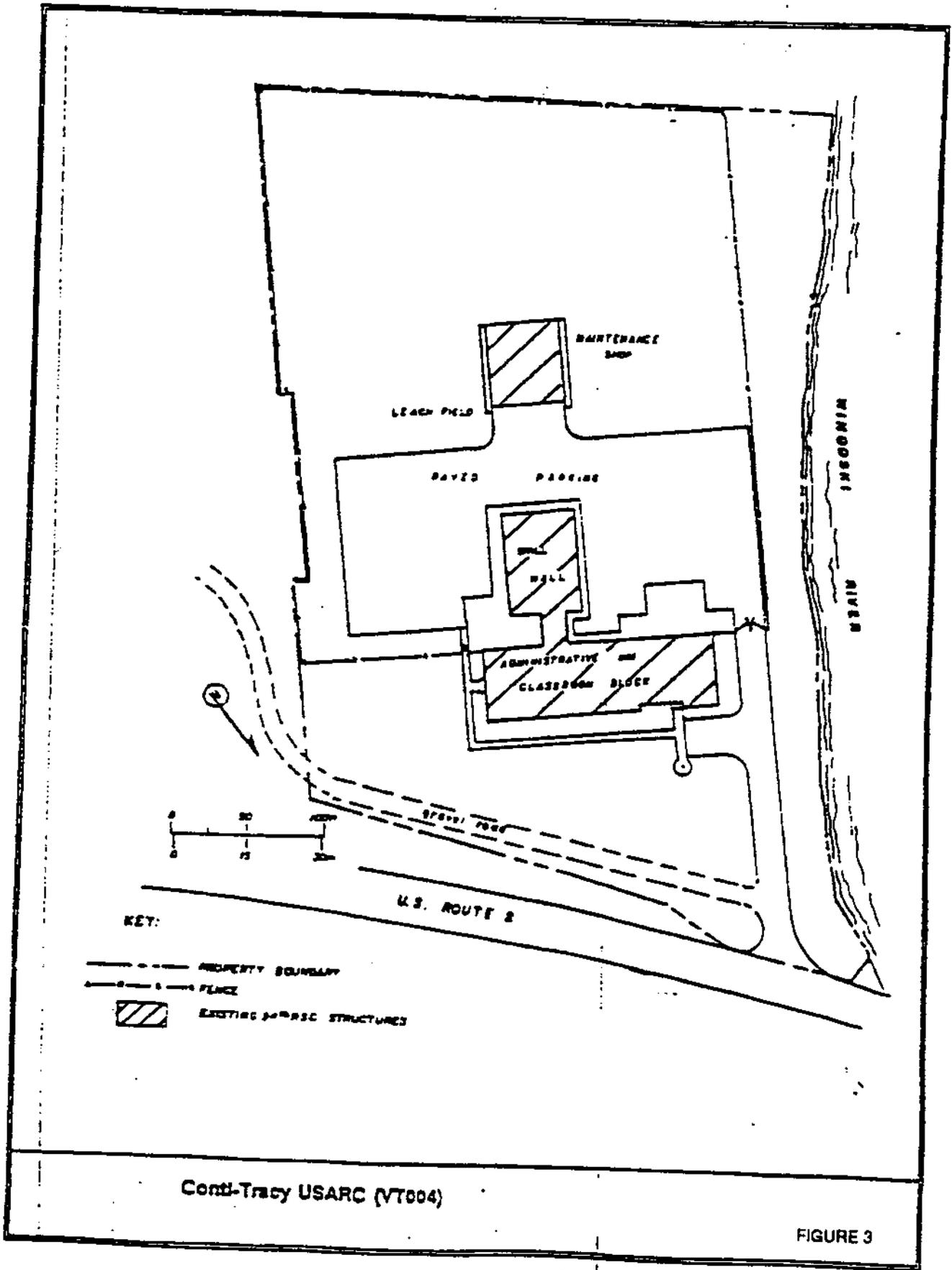


FIGURE 2



Cont-Tracy USARC (VT004)

FIGURE 3

APPENDIX B
LEGISLATION

Smiley
Calendar No. 402

104TH CONGRESS
2d Session

SENATE

REPORT
104-387

NATIONAL DEFENSE AUTHORIZATION
ACT OF FISCAL YEAR 1997

REPORT

AUTHORIZING APPROPRIATIONS FOR
DEFENSE ACTIVITIES;
CONSTRUCTION OF
DEPARTMENT OF DEFENSE
STRENGTHS FOR
AND FOR OTHER

COMPANY & 1748
ON
IONS FOR FISCAL YEAR 1997 FOR THE
DEPARTMENT OF DEFENSE, FOR MILITARY
AND FOR DEFENSE ACTIVITIES OF THE
CY TO PRESCRIBE PERSONNEL
AL YEAR FOR THE ARMED SERVICES

INTERNAL VIEWS

ARMED SERVICES
1997 (SENATE)

COMMITTEE ON
ARMED SERVICES

N.C.R.E.

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private to protect the interests of the United States.

SEC. 2824. LAND CONVEYANCE, ARMY RESERVE CENTER, ANDERSON, SOUTH CAROLINA.

(a) **CONVEYANCE AUTHORIZED.**—The Secretary of the Army may convey, without consideration, to the County of Anderson, South Carolina (in this section referred to as the "County"), all right, title, and interest of the United States in and to a parcel of real property, including improvements thereon, that is located at 806 East Whitner Street in Anderson, South Carolina, and contains an Army Reserve Center.

(b) **CONDITION OF CONVEYANCE.**—The conveyance authorized under subsection (a) shall be subject to the condition that the County retain the conveyed property for the use and benefit of the Anderson County Department of Education.

(c) **DESCRIPTION OF PROPERTY.**—The exact acreage and legal description of the real property to be conveyed under subsection (a) shall be determined by a survey satisfactory to the Secretary. The cost of the survey shall be borne by the County.

(d) **ADDITIONAL TERMS AND CONDITIONS.**—The Secretary may require such additional terms and conditions in connection with the conveyance under subsection (a) as the Secretary considers appropriate to protect the interests of the United States.

SEC. 2825. LAND CONVEYANCE, ARMY RESERVE CENTER, MONTPELIER, VERMONT.

(a) **CONVEYANCE AUTHORIZED.**—The Secretary of the Army may convey, without consideration, to the City of Montpelier, Vermont (in this section referred to as the "City"), all right, title, and interest of the United States in and to a parcel of real property, including improvements thereon, consisting of approximately 4.3 acres and located on Route 2 in Montpelier, Vermont, the site of the Army Reserve Center, Montpelier, Vermont.

(b) **CONDITION.**—The conveyance authorized under subsection (a) shall be subject to the condition that the City agree to lease to the Civil Air Patrol, at no rental charge to the Civil Air Patrol, the portion of the real property and improvements located on the parcel to be conveyed that the Civil Air Patrol leases from the Secretary as of the date of the enactment of this Act.

(c) **DESCRIPTION OF PROPERTY.**—The exact acreage and legal description of the real property to be conveyed under subsection (a) shall be determined by a survey satisfactory to the Secretary. The cost of the survey shall be borne by the City.

(d) **ADDITIONAL TERMS AND CONDITIONS.**—The Secretary may require such additional terms and conditions in connection with the conveyance under this section as the Secretary considers appropriate to protect the interests of the United States.

SEC. 2826. LAND CONVEYANCE, CRAFTS BROTHERS RESERVE TRAINING CENTER, MANCHESTER, NEW HAMPSHIRE.

(a) **CONVEYANCE AUTHORIZED.**—The Secretary of the Army may convey, without consideration, to Saint Anselm College, Manchester, New Hampshire, all right, title, and interest of the United States in and to a parcel of real property, including improvements thereon, consisting of approximately 3.5 acres and located on Rockland Ave-

nue in Manchester, New Hampshire, the site of the Crafts Brothers Reserve Training Center.

(b) **REQUIREMENT RELATING TO CONVEYANCE.**—The Secretary may not make the conveyance authorized by subsection (a) until the Army Reserve units currently housed at the Crafts Brothers Reserve Training Center are relocated to the Joint Service Reserve Center to be constructed at the Manchester Airport, New Hampshire.

(c) **REQUIREMENT FOR FEDERAL SCREENING OF PROPERTY.**—The Secretary may not carry out the conveyance of property authorized by subsection (a) unless the Secretary determines that no department or agency of the Federal Government will accept the transfer of the property.

(d) **DESCRIPTION OF PROPERTY.**—The exact acreage and legal description of the real property to be conveyed under subsection (a) shall be determined by a survey satisfactory to the Secretary.

(e) **ADDITIONAL TERMS AND CONDITIONS.**—The Secretary may require such additional terms and conditions in connection with the conveyance under this section as the Secretary considers appropriate to protect the interests of the United States.

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APPENDIX C

**EXECUTED LICENSE BETWEEN
CITY OF MONTEPLIER, VERMONT AND
DEPARTMENT OF THE ARMY
UNITED STATES ARMY RESERVE CENTER
CONTI-TRACY
MONTPELIER, VERMONT**

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, NEW YORK
28 FEDERAL PLAZA
NEW YORK, NEW YORK 10278

DEC 1-1997

Real Estate Division
Management and Disposal Branch

SUBJECT: License No. DACA51-3-98-026 to the City of Montpelier at the Conti-Tracy
United States Army Reserve Center, Montpelier, Vermont

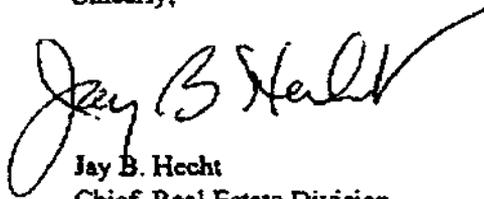
Mr. William J. Fraser
City Manager
City Hall
39 Main Street
Montpelier, Vermont 05602

Dear Mr. Fraser:

Enclosed is an executed copy of License No. DACA51-3-98-026 to the City of Montpelier
for use and occupancy of 4.3 acres of land and all improvements thereon at the Conti-Tracy, U.S.
Army Reserve Center, Montpelier, Vermont. The term of the License is for two (2) years
commencing November 20, 1997 and ending November 19, 1999.

If you require any additional information regarding this instrument, please call Mrs. Carolyn
Fabula of my staff at 212-264-2181.

Sincerely,



Jay B. Hecht
Chief, Real Estate Division

Encl
as

Commander, U.S. Army Reserve Command, ATTN: AFRC-ENP-E, Mr. Joe Wilson,
Real Property Officer, 3800 North Camp Creek, Parkway S.W., Atlanta, GA. 30331-5099
Commander, Hq., 94th Regional Support Command, Deputy Chief of Staff for Engineering,
ATTN: AFRC-CMA-EN, Mrs. Maria DiFedele, Real Property Officer, 695 Sherman Avenue
Ft. Devens, Ma. 01433-4000

No. DACA51-3-98-026

**DEPARTMENT OF THE ARMY LICENSE
UNITED STATES ARMY RESVE CENTER
CONTI-TRACY
MONTPELIER, VERMONT**

THE SECRETARY OF THE ARMY, hereinafter referred to as the Secretary, under the General Administrative powers of Secretary of Army hereby grants to the City of Montpelier hereinafter referred to as the Grantee a License for use of approximately 4.3 Acres of land and all improvements, over, across, in and upon lands of the United States, as identified in Exhibit "A", attached hereto and made a part hereof, hereinafter referred to as the premises.

THIS LICENSE is granted subject to the following conditions.

1. TERM

This License is granted for a term commencing two (2) years November 20, 1997 and ending Novembe 19, 1999 or until the property is transferred or disposed of whichever date is sooner, but revocable at will by the Secretary.

2. NOTICES

All notices to be given pursuant to this License shall be addressed, if to the Grantee, to the City Manager, City Hall, 39 Main Street, Montpelier, Vermont 05602; and if to the United States, to the District Engineer, Attention: Chief, Real Estate Division, Department of the Army, New York District, Corps of Engineers, 26 Federal Plaza, New York, New York 10278-0090 or as may from time to time otherwise be directed by the parties. Notice shall be deemed to have been duly given if and when enclosed in a properly sealed envelope addressed as aforesaid, and deposited, postage prepaid, in a post office regularly maintained by the United States Postal Service.

3. AUTHORIZED REPRESENTATIVES

Except as otherwise specifically provided, any reference herein to "Secretary", "District Engineer", "Installation Commander", or "said officer" shall include their duly authorized representatives. Any reference to "Grantee" shall include any duly authorized representatives.

4. SUPERVISION BY THE INSTALLATION COMMANDER

The use and occupation of the premises shall be subject to the general supervision and approval of the Commander, 94th Regional Support Command, hereinafter referred to as said officer, and to such rules and regulations as may be prescribed from time to time by said officer.

5. APPLICABLE LAWS AND REGULATIONS

The Grantee shall comply with all applicable Federal, State, County and municipal laws, ordinances and regulations wherein the premises are located.

6. CONDITIONAL USE BY GRANTEE

The exercise of the privileges herein granted shall be:

- a. without cost or expense to the United States.
- b. subject to the right of the United States to improve, use or maintain the premises.
- c. subject to other outgrants of the United States on the premises.
- d. personal to the Grantee, and this License, or any interest therein, may not be transferred or assigned.
- e. Access and allocation of space will be provided by the Facility Manager.
- f. That the Grantee shall not construct or alter any permanent structures on the said demised premises, and shall not construct any temporary structure or advertising sign thereon without the prior consent of the said officer.

7. CONDITION OF PREMISES

The Grantee acknowledges that it has inspected the premises, knows its condition, and understands that the same is granted without any representations or warranties whatsoever and without any obligation on the part of the Government to make any alterations, repairs or additions.

8. UTILITIES AND SERVICES

The government shall be under no obligation to furnish utilities or services to

the Grantee without cost. Grantee shall pay the cost, as determined by the supplier of any utilities and other services furnished by the supplier. The Grantee shall pay the total cost of the operation and maintenance, including janitorial services, upkeep of building and grounds of the Government-owned facility for which such utilities or services are produced or supplied as required.

9. PROTECTION OF PROPERTY

The Grantee shall keep the premises in good order and in a clean, safe condition by and at the expense of the Grantee. The Grantee shall be responsible for any damage that may be caused to the property of the United States by the activities of the Grantee under this License, and shall exercise due diligence in the protection of all property located on the premises against fire or damage from any and all other causes. Any property of the United States damaged or destroyed by the Grantee incident to the exercise of the privileges herein granted shall be promptly repaired or replaced by the Grantee to a condition satisfactory to said officer, or at the election of said officer, reimbursement made therefor by the Grantee in an amount necessary to restore or replace the property to a condition satisfactory to said officer.

10. INDEMNITY

The United States shall not be responsible for damages to property or injuries to persons which may arise from or be incident to the exercise of the privileges herein granted, or for damages to the property of the Grantee or for damages to the property or injuries to the person of the Grantee's officers, agents, or employees or others who may be on the premises at their invitation or the invitation of any one of them, and the Grantee shall hold the United States harmless from any and all such claims not including damages due to the fault or negligence of the United States or its contractors.

11. RESTORATION

On or before the expiration date of this License or its termination by the Grantee, the Grantee shall vacate the premises, remove the property of the Grantee, and restore the premises to a condition satisfactory to said officer. If, however, this License is revoked, the Grantee shall vacate the premises, remove said property and restore the premises to the aforesaid condition within such time as the District Engineer may designate. In either event, if the Grantee shall fail or neglect to remove said property and restore the premises, then, at the option of said officer, the property shall either become the property of the United States without compensation therefore, or said officer may cause the property to be removed and no claim for damages against the United States or its officers or

agents shall be created by or made on account of such removal and restoration work. The Grantee shall also pay the United States on demand any sum which may be expended by the United States after the expiration, revocation, or termination of this license in restoring the premises.

12. NON-DISCRIMINATION

The Grantee shall not discriminate against any person or persons or exclude them from participation in the Grantee's operations, programs or activities because of race, color, religion, sex, age, handicap, or national origin in the conduct of operations on the premises. The Grantee will comply with the Americans with Disabilities Act and attendant Americans with Disabilities Act Accessibility Guidelines (ADAAG) published by the Architectural and Transportation Barriers Compliance Board.

13. TERMINATION

This License may be terminated by the Grantee at any time by giving the District Engineer at least ten (10) days notice in writing.

14. ENVIRONMENTAL PROTECTION

Within the limits of their respective legal powers, the parties to this License shall protect the premises against pollution of its air, ground and water. The Grantee shall comply with any laws, regulations, conditions, or instructions affecting the activity hereby authorized if and when issued by the Environmental Protection Agency, or any Federal, State, interstate or local governmental agency having jurisdiction to abate or prevent pollution. The disposal of any toxic or hazardous materials within the premises is specifically prohibited. Such regulations, conditions, or instructions in any Federal, State, interstate or local governmental agency are hereby made a condition of this License. The Grantee shall not discharge waste or effluent from the premises in such a manner that the discharge will contaminate streams or other bodies of water or otherwise become a public nuisance.

b. The Grantee will use all reasonable means available to protect the environment and natural resources, and where damage nonetheless occurs from the Grantee's activities, the Grantee shall be liable to restore the damaged resources.

c. The Grantee must obtain approval in writing from said officer before any pesticides or herbicides are applied to the premises.

15. HISTORIC PRESERVATION

The Grantee shall not remove or disturb, or cause or permit to be removed or disturbed, any historical, archaeological, architectural or other cultural artifacts, relics, remains or objects of antiquity. In the event such items are discovered on the premises, the licensee shall immediately notify said officer and protect the site and the material from further disturbance until said officer gives clearance to proceed.

16. DISCLAIMER

This License is effective insofar as the rights of the United States in the premises are concerned; and the Grantee shall obtain any permit or License which may be required by Federal, State, or local statute in connection with the use of the premises. It is understood that the granting of this License does not preclude the necessity of obtaining a Department of the Army permit for activities which involve the discharge of dredge or fill material or the placement of fixed structures in the waters of the United States, pursuant to the provisions of Section 10 of the Rivers and Harbors Act of 3 March 1899 (33 USC 403), and Section 404 of the Clean Waters Act (33 USC 1344).

17. INSURANCE

a. At the commencement of this license, the Grantee shall obtain, from a reputable insurance company, or companies, liability insurance. The insurance shall provide an amount not less than that which is prudent, reasonable and consistent with sound business practices or a minimum combined single limit \$3,000,000.00, whichever is greater, for any number of persons or claims arising from any one incident with respect to bodily injuries or death resulting therefrom, property damage, or both, suffered or alleged to have been suffered by any person or person resulting from the operations of Grantee under the terms of this license. The amount of the insurance contained in the aforementioned policy or policies shall not be construed to be a limitation of the liability of the Licensee. The Grantee shall require its insurance company to furnish to the District Engineer a copy of the policy or policies, or if acceptable to the District Engineer, certificates of insurance evidencing the purchase of such insurance. The minimum amount of liability insurance coverage is subject to revision by the District Engineer every two years or upon renewal or modification of this license. In the event the Grantee is self-insured a letter certifying such, will suffice in lieu of Certificate or Certificates of Insurance

b. The insurance policy or policies shall be of comprehensive form of

contract and shall specifically provide protection appropriate for the types of facilities, services and activities involved. The Grantee shall require that the insurance company give the District Engineer thirty (30) days written notice of any cancellation or change in such insurance. The District Engineer may require closure of any or all of the premises during any period for which the Licensee does not have the required insurance coverage.

c. As to those structures and improvements on the premises constructed by or owned by the United States, for such periods as the Grantee is in possession of the premises pursuant to the terms and conditions of this License, the Licensee shall procure and maintain at the Licensee's cost a standard fire and extended coverage insurance policy or policies on the licensed premises to the full insurable value thereof. The Grantee shall procure such insurance from a reputable company or companies. The insurance policy shall provide that in the event of loss thereunder, the proceeds of the policy or policies, at the election of the United States, shall be payable to the Grantee to be used solely for the repair, restoration or replacement of the property damaged or destroyed, and any balance of the proceeds not required for such repair, restoration or replacement shall be paid to the United States. If the United States does not elect by notice in writing to the insurer within sixty (60) days after the damage or destruction occurs to have the proceeds paid to the Grantee for the purposes hereinabove set forth, then such proceeds shall be paid to the United States, provided however, that the insurer, after payment of any proceeds to the Grantee in accordance the provision of the policy or policies, shall have no obligation or liability with respect to the use or disposition of the proceeds by the Licensee. Nothing herein contained shall be construed as an obligation upon the United States to repair, restore or replace the licensed premises or any part thereof. A letter certifying that the Grantee is self-insured will be accepted in lieu of Certificate or Certificates of Insurance.

18. LIMITATION AND RESTRICTIONS

(1) That the Grantee shall CO-sign and adhere to the Spill Prevention, Control and Countermeasure Plan (SPCCP), for the Conti-Tracy USAR Center, Montpelier, Vermont.

(2) That the Grantee shall assume responsibility for releases of Hazardous Substances on the occupied property and shall pay for the remediation, spill cleanup and disposal of spill debris and of all hazardous waste generated by the Grantee.

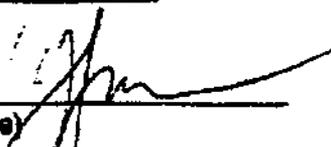
19. The Preliminary Assessment Screening is attached as Exhibit "B" and the Record of Environmental Consideration attached as Exhibit "C" qualifies for Categorical Exclusion No. 21.

THIS LICENSE is not subject to Title 10, United States Code, Section 2652, as amended.

IN WITNESS WHEREOF, I have hereunto set my hand by authority of the Secretary of the Army, this 20th day of November 1997


JAY B. HECHT
Chief, Real Estate Division

THIS LICENSE is also executed by the Grantee this 14th day of November 1997.

BY: 
(Signature)

William J. FRASER, City MANAGER
Print or Type Name

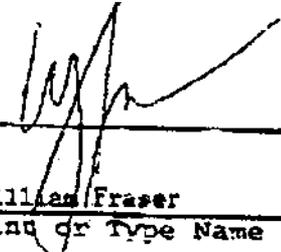
NAME: City of Montpelier

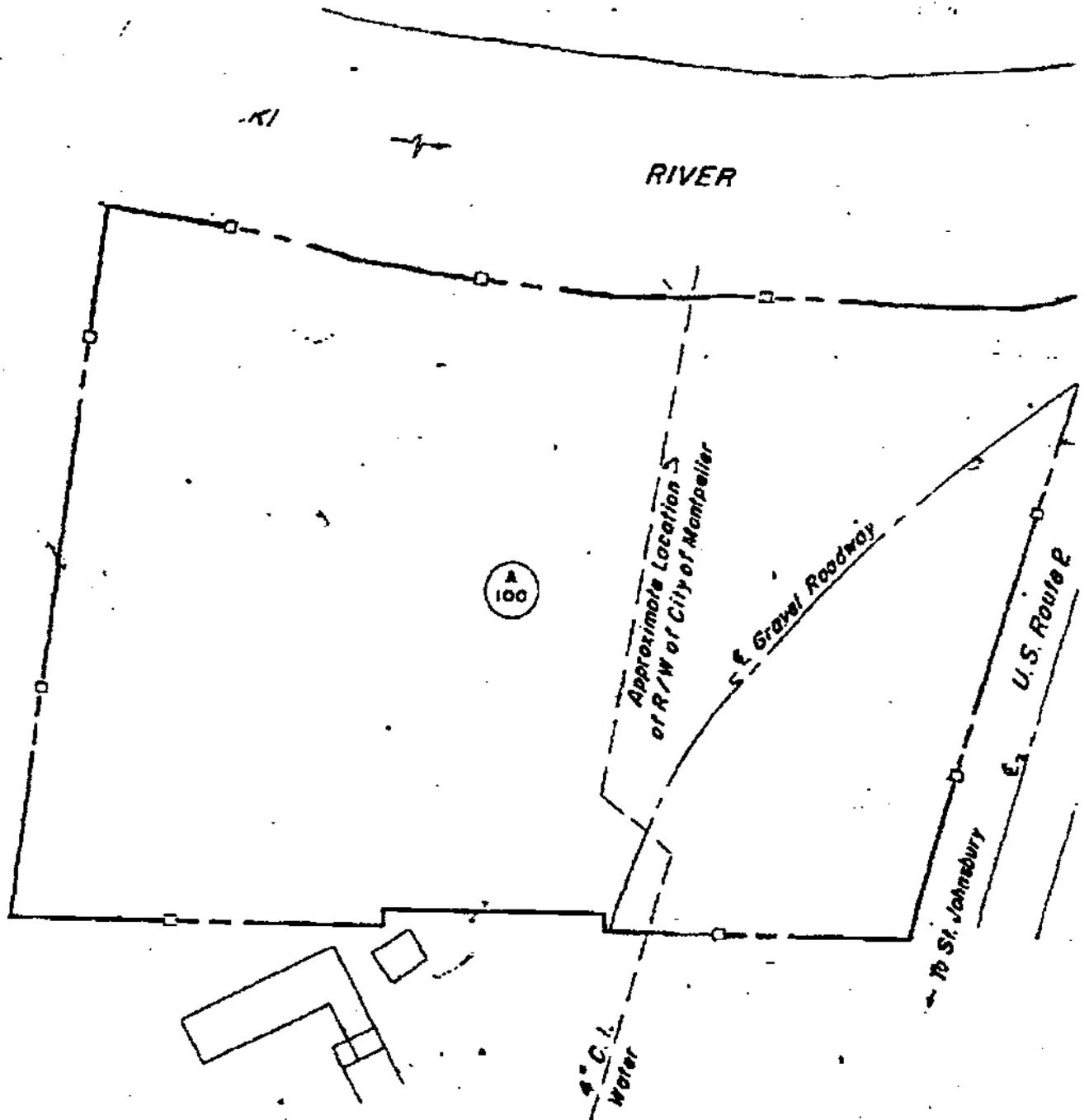
TOTAL P.02

CERTIFICATE OF AUTHORITY

I, WILLIAM FRASER, certify that I am the
City Manager of the City of Montpelier, Vermont
_____ the corporation described
in and which executed the foregoing instrument with the United
States of America; that the said corporation is organized under
the laws of the State of Vermont; that the
corporate seal affixed to said instrument is the seal of said
corporation; that William Fraser who executed said
instrument as City Manager of said corporation
was then City Manager of said corporation and
has been duly authorized to execute said instrument in behalf
of said corporation; that I know the signature of said
William Fraser; and that the signature affixed
to such instrument is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed
the corporate seal of said corporation, this 24th day of
November, 1997.

Signature: 
William Fraser
Print or Type Name
Title: City Manager

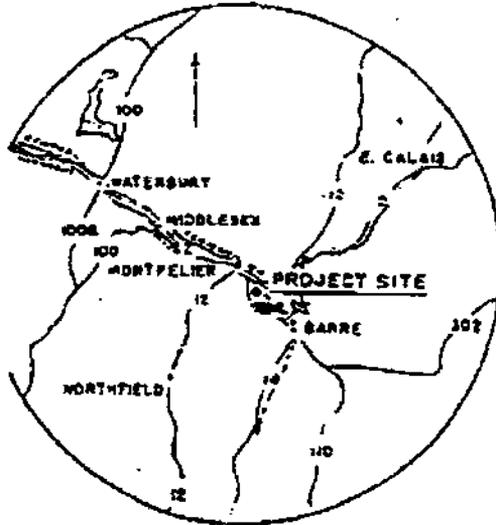


NOTE:

212 264 0230 P.12/15

OF PROFESSIONAL ENGINEER

EXHIBIT "A"



VICINITY MAP

ACQUISITION AUTHORIZATION
 RE-D 6546 dated 26 April 1956.

TOTAL ACRES ACQUIRED 4.30
 ACRES FEE 4.30
 ACRES TRANSFERRED
 ACRES LEASED
 ACRES LESSER INTERESTS

DISPOSAL

TOTAL ACRES DISPOSED OF
 ACRES SOLD
 ACRES TRANSFERRED
 ACRES LEASES TERMINATED
 ACRES LESS INT'S. TERMINATED
 ACRES REASSIGNED
 ACRES TO

LEGEND

EXCEPT FOR THE SPECIAL SYMBOLS SHOWN BELOW, MAPS ARE STANDARD IN ARMY MAP SERVICE TECHNICAL NO. 13.

- RESERVATION LINE [Symbol]
- RESERVATION LINE - Annual Survey [Symbol]
- TRACT BOUNDARY LINE [Symbol]
- TRACT NUMBER [Symbol]
- AVIGATION EASEMENT [Symbol]
- CONTOUR LINE [Symbol]
- DISPOSAL [Symbol]

DEPARTMENT OF THE ARMY
 OFFICE OF THE DIVISION ENGINEER
 NEW ENGLAND DIVISION

DRAWN BY J.E.E.
 TRACED BY
 CHECKED BY
 SUBMITTED BY:
Joseph A. Foster
Paul C. ...
 RECOMMENDED BY:
A.C. ...
 CHIEF, REAL ESTATE DIVISION

REAL ESTATE
 ARMY RESERVE TRAINING CENTER
 MONTPELIER
 MILITARY RESERVATION

APPROVED BY:
[Signature]
 LT COLONEL, C.E. FOR DIVISION ENGINEER

DAT MAY 1956

OFFICE, CHIEF OF ENGINEERS, WASHINGTON 25, D. C.

AUDITED

SCALE IN FEET
 0 50 100

REAL PROPERTY OFFICE
PRELIMINARY ASSESSMENT SCREENING

24 February 1996

LOCATION and DESCRIPTION: The Conti-Tracy USARC in Montpelier, Vermont contains 11,663 square feet, is of permanent construction and is principally occupied by the reserves.

USER: The reserves use Conti-Tracy USARC in Montpelier, Vermont

PROPOSED USE: Is to be used for administrative, shared classroom, assembly hall, and office space.

PAST USE: Reserve Center.

KNOWN HAZARDOUS SUBSTANCE STORAGE RELEASE OR DISPOSAL: N/A

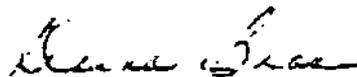
INSTALLATION ASSESSMENT PROGRAMS: N/A

AERIAL PHOTOS: Not addressed/photos unavailable.

VISUAL SITE INSPECTIONS: None

STATEMENT OF FINDINGS: This activity has an insignificant environmental impact on the Conti-Tracy USARC. The operation is administrative, assembly hall, shared classroom, and office space. This permit should be approved, and the City of Montpelier Vermont or the Vermont Army National Guard should be included in any ongoing environmental programs.

Prepared by



DIANA BEAN
Real Property Office

Reviewed by



JOSEPH PIERCE
Environmental Management Officer

ST'D 78101

RECORD OF ENVIRONMENTAL CONSIDERATION (32 CFR 650-651)	RCS: APZD-AG-2
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TITLE: Permit for use of Conti-Tracy USARC, Montpelier, VT

DESCRIPTION OF THE PROPOSED ACTION: Permit for use of Conti-Tracy USARC, Montpelier, VT, by the City of Montpelier Vermont on the Vermont Army National Guard.

(use additional pages as necessary)

ANTICIPATED DATE AND DURATION OF PROPOSED ACTION: ASAP

It has been determined that the action (choose one)

() Is adequately covered in the existing

EA EIA EIS

Entitled:

Dated:

SDH
(✓)

() Qualifies for Categorical Exclusion(s) # 21

() Is exempt from NEPA requirements under the provisions of (cite legal statute).

Office/Activity Responsible for the Proposed Action: Real Property Office

Approving Official:

NAME: Diana J. Bean TITLE: Recru Specialist

DATE: 27 Feb 96 SIGNATURE: [Signature]

CONCURRENCE:

DATE: 3/12/96 SIGNATURE: [Signature]

Installation Environmental Officer

APPENDIX D
AGENCY CORRESPONDENCE

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REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
NEW ENGLAND DIVISION, CORPS OF ENGINEERS
424 TRAPELO ROAD
WALTHAM, MASSACHUSETTS 02254-9149

December 24, 1997

Engineering/Planning Division
Evaluation Branch

Mr. Eric Gilbertson, Director
Vermont Division for Historic Preservation
135 State Street, Drawer 33
Montpelier, Vermont 05633-1201

Dear Mr. Gilbertson:

The U.S. Army Corps of Engineers, New England District (NED), is preparing an Environmental Assessment (EA) for the disposal and transfer of the Conti-Tracy U.S. Army Reserve Center in Montpelier for the 94th Regional Support Command (RSC). Congress included a proposal to convey the facility to the city of Montpelier in the 1997 National Defense Authorization Act. Specific recommendations for historic and archaeological concerns at this property are discussed below. To partially address these concerns, we have recently completed an intensive level archaeological survey (supplementary) of the center. Enclosed for your information and review is a copy of the Completion Memorandum for the study prepared by our contractor, the Public Archaeology Laboratory, Inc. We would like your comments on the following undertaking.

As Federal property is being excessed to a non-Federal entity, all known historic and archaeological resources must be identified, and, if applicable, their preservation incorporated into the transfer document. NED has completed and forwarded to your office final copies of the historic and archaeological inventory surveys of Army reserve facilities throughout New England under the 94th RSC, in which the Conti-Tracy facility is included. Specific recommendations were made in these surveys with regard to the Conti-Tracy center for architectural resources and for archaeological resources. An initial request for comments on the draft versions of the above survey reports was made in December 1995; however, we never received a response. Consequently, the final reports were sent as indicated by correspondence dated October 1, 1997. We have since received a response from your office, dated November 24, 1997, that these final reports were received. Copies of this documentation and the survey recommendations are enclosed for your information.

Results of the initial archaeological inventory survey recommended further investigation of the northwest portion of the facility, which had previously been assigned a moderate to high prehistoric archaeological sensitivity. This area, along the Winooski River floodplain, was scrutinized for a clarification of potential prehistoric living surfaces located in buried A-horizon soil bands below the alluvium. Therefore, the most current survey was an intensive (supplementary) survey as a follow-up to the original study. Copies of the Scope of Work were sent to your office for review and approval in September 1997; however, we never received a reply. No prehistoric cultural deposits were located within the newly tested areas of the Conti-Tracy center. Several

historic period artifacts were identified which indicate that the alluvial deposits date from the historic or modern period. Soil samples from test pits and trenches are currently being processed for botanical remains which may clarify the temporal associations of the deposits. However, as a representative sample of the buried soil bands was tested and no cultural deposits identified, it is unlikely that this floodplain portion of the reserve property contains potentially significant archaeological resources. No further archaeological investigations for the Conti-Tracy reserve center are recommended.

Results of the historic inventory survey for the 94th RSC indicate that the Conti-Tracy U.S. Army Reserve Center is one of 23 New England centers designed according to a standardized plan by Reisner & Urbahn/Urbahn, Brayton & Burrows, Architects, as part of a nationwide Cold War U.S. Army Reserve Center construction program. This reserve facility is typical of this design program with low massing, brick walls, minimal detailing, and standardized, expansible construction. This center is significant as region-wide evidence of Cold War-era military expansion between circa 1950 and 1964. The facility also survives in its original condition and has been relatively unmodified as of June 1995.

The Conti-Tracy U.S. Army Reserve Center retains integrity of its historic fabric, and has been evaluated as potentially eligible for listing on the National Register of Historic Places under criteria A (association with significant events of our history), and C (embodiment of distinctive characteristics of a type, period, or method of construction) of the National Register criteria, and also meets U.S. Army Historic Property Evaluation Category III (minor importance, but which may contribute to the significance of other properties). Due to its integrity and resultant eligibility for listing on the National Register, it is recommended that this facility be considered for listing on the Register, or incorporated as part of a preservation plan which would ensure that procedures of review and mitigation of potential impacts of any alteration of the site or its structures are provided. A copy of these recommendations from the 94th RSC historic inventory report is enclosed.

Since the property is to be transferred to a non-Federal entity, a proper preservation plan should be developed for the city of Montpelier in the acquisition of this property. Consequently, we are providing for your review and approval the enclosed standard preservation covenant for the conveyance of property that contains historic buildings or structures. This covenant will be included within the applicable real estate document which transfers the property. We will request that your office hold the preservation covenant as binding upon the impending transfer of the Conti-Tracy U.S. Army Reserve Center.

Therefore, based upon the negative findings of the supplementary intensive archaeological survey and the acceptance and incorporation of the preservation covenant with the real estate deed of transfer, we feel that the proposed disposal of the Conti-Tracy U.S. Army Reserve Center

will have no adverse effect upon any structure or site of historic, architectural, or archaeological significance as defined by the National Historic Preservation Act of 1966, as amended, and implementing regulations 36 CFR 800. We would appreciate your concurrence with this determination.

If you have any questions, please contact Mr. Marcos Paiva, New England District Archaeologist, at (781) 647-8796.

Sincerely,

Richard D. Reardon, P.E.
Chief, Engineering/Planning Division

Enclosures

Copy Furnished: w/enclosures

Mr. Gary Puryear, Environmental Coordinator
94th Regional Support Command
50 Sherman Avenue
Devens, Massachusetts 01433-4000

PRESERVATION COVENANT FOR THE CONVEYANCE OF THE NATIONAL REGISTER ELIGIBLE U.S. ARMY 94TH REGIONAL SUPPORT COMMAND (RSC) CONTI-TRACY RESERVE CENTER, MONTPELIER, VERMONT

1. In consideration of the conveyance of certain real property hereinafter referred to as the Conti-Tracy Reserve Center, located in Washington County, Vermont, which is more fully described in as:

Beginning at a point on the southwesterly side of Route Number 2 at the southeasterly side of the Winooski River; thence running by the southwesterly side of Route Number 2, in a southeasterly direction 387 feet, more or less, to a corner; thence running through land of owner South 57 degrees 00' West 170 feet, more or less, to a corner, North 33 degrees 00' West 10.00 feet, South 57 degrees 00' West 125.00 feet, South 33 degrees 00' East 10.00 feet, South 57 degrees 00' West 202.00 feet and North 26 degrees 00' 30" West 400 feet, more or less, to the southeasterly side of Winooski River; thence northeasterly by the southeasterly side of Winooski River 568 feet, more or less to the point of beginning.

Containing 4.3 acres, more or less.

The city of Montpelier hereby covenants on behalf of itself, its heirs, successors, and assigns at all times to the Vermont Division for Historic Preservation to preserve and maintain the Conti-Tracy Reserve Center in accordance with the recommended approaches in the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings (U.S. Department of the Interior, National Park Service 1992) in order to preserve and enhance those qualities that make the Conti-Tracy Reserve Center eligible for inclusion in the National Register of Historic Places. If the city of Montpelier desires to deviate from these maintenance standards, the city of Montpelier will notify and consult with the Vermont Division for Historic Preservation in accordance with paragraphs 2, 3, and 4 of this covenant.

2. The city of Montpelier will notify the Vermont Division for Historic Preservation in writing prior to undertaking any construction, alteration, remodeling, demolition, or other modification to structures or setting that would affect the integrity or appearance of the Conti-Tracy Reserve Center. Such notice shall describe in reasonable detail the proposed undertaking and its expected effect on the integrity or appearance of the Conti-Tracy Reserve Center.

3. Within thirty (30) calendar days of the Vermont Division for Historic Preservation's receipt of notification provided by the city of Montpelier pursuant to paragraph 2 of this covenant, the Division will respond to the city of Montpelier in writing as follows:

(a) That the city of Montpelier may proceed with the proposed undertaking without further consultation; or

- (b) That the city of Montpelier must initiate and complete consultation with the Vermont Division for Historic Preservation before it can proceed with the proposed undertaking.

If the Vermont Division for Historic Preservation fails to respond to the city of Montpelier's written notice, as described in paragraph 2, within thirty (30) calendar days of the Division's receipt of the same, then the city of Montpelier may proceed with the undertaking without further consultation with the Vermont Division for Historic Preservation.

4. If the response provided to the city of Montpelier by the Vermont Division of Historic Preservation pursuant to paragraph 3 of this covenant requires consultation with the Division, then both parties will so consult in good faith to arrive at mutually agreeable and appropriate measures that the city of Montpelier will implement to mitigate any adverse effects associated with the proposed undertaking. If the parties are unable to arrive at such mutually agreeable mitigation measures, then the city of Montpelier shall, at a minimum, undertake recordation for the concerned property, in accordance with the Secretary of Interior's standards for recordation and any applicable state standards for recordation, or in accordance with such other standards to which the parties may mutually agree, prior to proceeding with the proposed undertaking. Pursuant to this covenant, any mitigation measures to which the city of Montpelier and the Division agree, or any recordation that may be required, shall be carried out solely at the expense of the city of Montpelier.

5. The Vermont Division for Historic Preservation shall be permitted at all reasonable times to inspect the Conti-Tracy Reserve Center in order to ascertain its condition and to fulfill its responsibilities hereunder.

6. In the event of a violation of this covenant, and in addition to any remedy now or hereafter provided by law, the Vermont Division for Historic Preservation may, following reasonable notice to the city of Montpelier, institute suit to enjoin said violation or to require the restoration of the Conti-Tracy Reserve Center. The successful party shall be entitled to recover all costs or expenses incurred in connection with such a suit, including all court costs and attorneys fees.

7. In the event that the Conti-Tracy Reserve Center is substantially destroyed by fire or other casualty, or is not totally destroyed by fire or other casualty, but damage thereto is so serious that restoration would be financially impractical in the reasonable judgement of the Owner, this covenant shall terminate on the date of such destruction or casualty. Upon such termination, the Owner shall deliver a duly executed and acknowledged notice of such termination to the Vermont Division for Historic Preservation, and record a duplicate original of said notice in the Washington County Deed Records. Such notice shall be conclusive evidence in favor of every person dealing with the Conti-Tracy Reserve Center as to the facts set forth therein.

8. The city of Montpelier agrees that the Vermont Division for Historic Preservation may at its discretion, without prior notice to the city of Montpelier, convey, and assign all or part of its rights and responsibilities contained herein to a third party.

9. This covenant is binding on the city of Montpelier, its heirs, successors, and assigns in perpetuity, unless explicitly waived by the Vermont Division for Historic Preservation. Restrictions, stipulations, and covenants contained herein shall be inserted by the city of Montpelier verbatim or by express reference in any deed or other legal instrument by which it divests itself of either the fee simple title or any other lesser estate in the Conti-Tracy Reserve Center or any part thereof.

10. The failure of the Vermont Division for Historic Preservation to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or the use of such right or remedy at any other time.

11. The covenant shall be a binding servitude upon the Conti-Tracy Reserve Center and shall be deemed to run with the land. Execution of this covenant shall constitute conclusive evidence that the city of Montpelier agrees to be bound by the foregoing conditions and restrictions and to perform the obligations herein set forth.

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STATE OF VERMONT

AGENCY OF COMMERCE AND COMMUNITY DEVELOPMENT

Post-It® Fax Note	7671	Date	1/28/98	# of pages	2
To	Marc Paiva	From	Nancy Boone		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #	617-647-8560	Fax #			

January 29, 1998

Richard D. Reardon
 Chief, Engineering/Planning Division
 New England Division, Corps of Engineers
 Department of the Army
 424 Trapelo Road
 Waltham, Massachusetts 02254-9149

DEPARTMENT
 OF HOUSING &
 COMMUNITY
 AFFAIRS

Divisions for:

- * Community Development
- * Housing
- * Planning

Pavilion
 Building
 109 State Street
 Montpelier, VT
 05609-0501

Telephone:
 802-828-3211
 800-622-4553
 Fax:
 802-828-2978

- * Historic Preservation

135 State Street
 Drawer 33
 Montpelier, VT
 05633-1201

Telephone:
 802-828-3226
 Fax:
 802-828-3206

(Use this address,
 fax, and phone
 only for Historic
 Preservation)

Re: Conti-Tracy U.S. Army Reserve Center, Montpelier, Vermont

Dear Mr. Reardon:

Thank you for your letter of December 24, 1997 and the information that the Corps provided on potential historic and archeological resources at the Conti/Tracy U.S. Army Reserve Center property in Montpelier, Vermont. The Division has reviewed the material and compliments the Corps on the high quality of the two resource studies that evaluated the property: "Historic Inventory Survey of Army Reserve Facilities Throughout New England Under the 94th Regional Support Command" by the Public Archeology Laboratory, Inc. and "Archeological Inventory Survey of Army Reserve Facilities throughout New England Under the 94th Regional Support Command" by the Public Archeology Laboratory.

The Division concurs that the Reserve Center building is "potentially eligible" for the National Register of Historic Places in the context of the Reserve's Cold War construction program, as noted in the "Historic Inventory Survey". The Division notes that the Conti/Tracy Reserve Center has been modified with the introduction of replacement window sash, and therefore is not a pristine example of the standardized design used for Reserve Centers in the 1950's and 60's. It does not appear to meet the "exceptional" threshold required for listing properties on the National Register before they are 50 years old. The Conti/Tracy Reserve Center was built in 1958 and is 40 years old. As time passes, the Reserve Center will likely become eligible for the National Register when it becomes 50 years old, provided it retains its important historic features. It does not now appear eligible, but is "potentially eligible" in the future.

The Division concurs with the Public Archaeology Laboratory's finding that the property is unlikely to contain significant archeological resources.

Regarding the proposed undertaking on the property, the federal transfer of the property to the City of Montpelier, the Division offers the following recommendations to meet the Army Corp's responsibilities under Section 106 of the National Historic Preservation Act and the Army's counterpart regulations.

Reardon, page 2
January 29, 1998

*At the transfer of the property, the Army will inform the City of Montpelier in writing of the potential eligibility of the Conti/Tracy Reserve Center for the National Register of Historic Places when the property attains 50 years of age (in 2008).

*At the transfer of the property, the Army will inform the City in writing that future federal undertakings affecting the building (i.e. funding, permits or licenses) will trigger a reevaluation of the property to see if it is then eligible for the National Register, and if it is, that review of the undertaking will be required under Section 106 of the National Historic Preservation Act.

*At the transfer of the property, the Army will provide the City of Montpelier with a copy of the Secretary of the Interior's Standards for Rehabilitation, the guidelines for appropriate treatment of historic buildings, and encourage the City in writing to follow them in future work on the Reserve Center.

* At the transfer of the property, the Army will inform the City of Montpelier in writing that the Division for Historic Preservation may be consulted for guidance in interpreting the Secretary of the Interior's Standards.

*A copy of the letter to the City outlining the above points will be sent to the State Historic Preservation Officer.

The Division concludes that if the preceding steps are followed, the proposed disposal of the Conti/Tracy Reserve Center will have no effect upon any structure or site of historic, architectural or archeological significance as defined by the National Historic Preservation Act of 1966, as amended, and implementing regulations 36 CFR 800.

Sincerely,



Eric Gilbertson
Director/Deputy State Historic Preservation Officer
Division for Historic Preservation

cc: City of Montpelier



Consulting • Engineering • Remediation

95 State Road
Buzzards Bay, MA 02532
(508) 888-3900
FAX (508) 888-6689
<http://www.ensr.com>

October 31, 1997

Mr. Michael Bartlett
Supervisor
New England Field Office
U.S. Fish and Wildlife Service
22 Bridge Street, 4th Floor
Concord, New Hampshire 03301

Re: Environmental Assessment
Conti-Tracey Reserve Center
Montpelier, Vermont

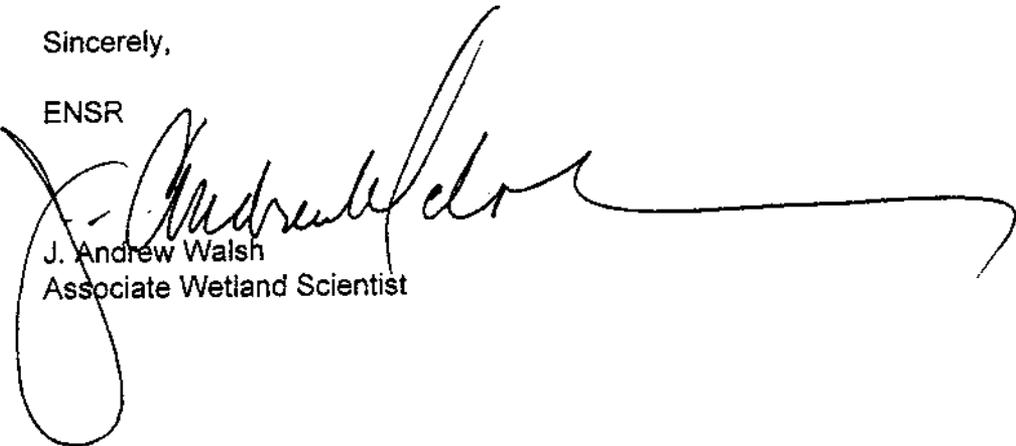
Dear Mr. Bartlett:

ENSR is preparing an Environmental Assessment (EA) for the disposal and reuse of the Department of the Army's Conti-Tracey Reserve Center in Montpelier, Vermont. As part of the reporting requirements for the EA, we are requesting information relative to listed endangered, threatened, or candidate species on or near the site pursuant to Section 7c of the Endangered Species Act of 1973, as Amended. Enclosed is a site locus map showing the exact location of the site.

Thank you for your assistance in responding to this request. Please call me if you need further information.

Sincerely,

ENSR


J. Andrew Walsh
Associate Wetland Scientist



United States Department of the Interior

FISH AND WILDLIFE SERVICE
New England Field Office
22 Bridge Street, Unit #1
Concord, New Hampshire 03301-4986

RE: Disposal and Re-use of Conti-Tracey Reserve Center
Montpelier, Vermont

December 3, 1997

J. Andrew Walsh
ENSR
95 State Road
Buzzards Bay, MA 02532

Dear Mr. Walsh:

We have reviewed your request for information on endangered and threatened species and their habitats for the above referenced project. Based on the project description and location, it appears that no impacts to federally-listed species will occur. Should project plans change, or if additional information on the distribution of listed or proposed species becomes available, this determination may be reconsidered.

A list of federally-designated endangered and threatened species in Vermont is enclosed for your information. Thank you for your cooperation and please call me at 603-225-1411 if I can be of further assistance.

Sincerely yours,

Susanna L. von Oettingen
Endangered Species Specialist
New England Field Office

Enclosure



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95 State Road
Buzzards Bay, MA 02532
(508) 888-3900
FAX (508) 888-6689
<http://www.ensr.com>

October 31, 1997

Everett Marshall
Non-Game and Natural Heritage
Fish and Wildlife Department
103 S. Main Street, 10 South
Waterbury, VT 05671-0501

Re: Environmental Assessment
Conti-Tracey Reserve Center
Montpelier, Vermont

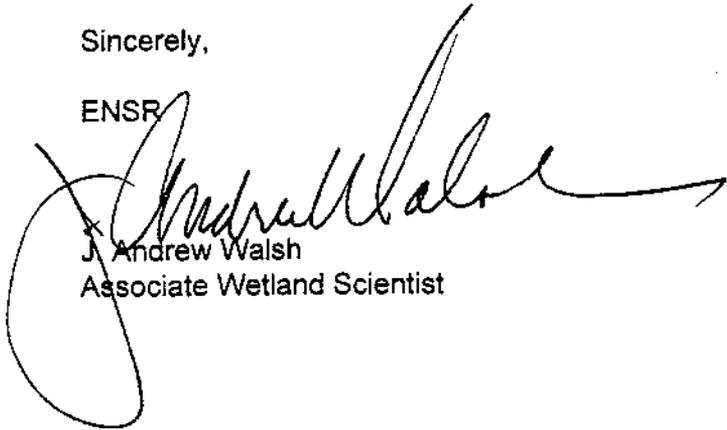
Dear Mr. Marshall:

ENSR is preparing an Environmental Assessment (EA) for the disposal and reuse of the Department of the Army's Conti-Tracey Reserve Center in Montpelier, Vermont. As part of the reporting requirements for the EA, we are requesting information relative to listed endangered, threatened, or candidate species on or near the site. Based on my conversation with Mr. Eric Sorenson, the Natural Heritage Program can provide a map of the area showing significant habitats (if they exist in the area) as well as a legend to interpret the map. Enclosed is a site locus map showing the exact location of the site.

Thank you for your assistance in responding to this request. Please call me if you need further information.

Sincerely,

ENSR



J. Andrew Walsh
Associate Wetland Scientist



State of Vermont

AGENCY OF NATURAL RESOURCES

Department of Fish and Wildlife
Department of Forests, Parks and Recreation
Department of Environmental Conservation
State Geologist

DEPARTMENT OF FISH AND WILDLIFE
103 South Main Street, 10 South
Waterbury, Vermont 05671-0501

Tel.: (802) 241-3700
TDD: 1-800-253-0191

Nongame & Natural Heritage Program
November 14, 1997

J. Andrew Walsh
ENSR
95 State Road
Buzzards Bay MA 02532

Re: Environmental Assessment, Conti-Tracey Reserve Center
Montpelier VT

Dear Mr. Walsh:

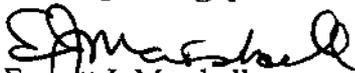
I am responding to your request for our review of this site. A search of our database reveals no known occurrences of significant natural communities or rare, threatened, or endangered animals or plants at this site. For your information, our program has not made a biological evaluation of this area.

We request that the NNHP be kept current on any major changes or additions to the project design.

Please contact myself, or Everett Marshall if you have any questions.

Sincerely,


Glenn F. Sousa
Data Specialist
Tel: 802-241-3700; Fax: 802-241-3295
Email: gsousa@fpr.anr.state.vt.us


Everett J. Marshall
Biologist/Data Manager
Tel: 802-241-3715; Fax: 802-241-3295

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November 4, 1997

Ellen Sivret
Natural Resources Conservation Service
RR 4, Box 2292
Comstock Road
Berlin, VT 05602-8927

Re: Soil Survey Information
Conti-Tracey Reserve Center
Montpelier, Vermont

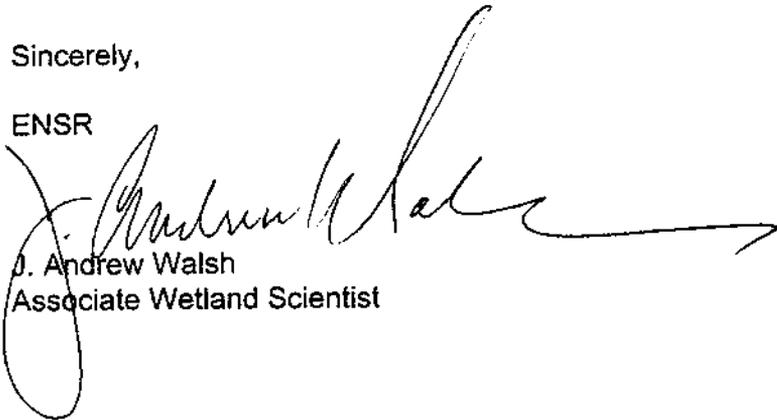
Dear Ms. Sivret:

ENSR is preparing an Environmental Assessment (EA) for the disposal and reuse of the Department of the Army's Conti-Tracey Reserve Center in Montpelier, Vermont. As part of the reporting requirements for the EA, we are requesting soil information for the site and its surroundings. Based on my conversation with staff at your office, soil survey sheets and soil descriptions are available. Enclosed is a site locus map showing the exact location of the site.

Thank you for your assistance in responding to this request. Please call me if you need further information.

Sincerely,

ENSR



J. Andrew Walsh
Associate Wetland Scientist



United States
Department of
Agriculture

Natural Resources
Conservation
Service

Williston Field Office
18 Blair Park Rd., Suite 207
Williston, VT 05495-9406
(802) 878-7402

Berlin Field Office
RR#4, Box 2292, Comstock Rd.
Berlin, VT 05602-8927
(802) 828-4493

November 8, 1997

J. Andrew Walsh
ENSR
92 State Road
Buzzards Bay
MA 02532

Dear Mr. Walsh:

Enclosed please find a soils map and soil interpretation sheet covering the area you indicated on the topo map.

If you have any questions or find you require additional soils information, please give me a call.

Sincerely,

Ellen S. Sivret
Natural Resources Conservation Service

The United States Department of Agriculture (USDA) prohibits discrimination in its programs on the basis of race, color, national origin, sex, religion, age, disability, political beliefs and marital or familial status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact the USDA's TARGET Center at 202 720-2600 (voice and TDD).

To file a complaint, write the Secretary of Agriculture, U.S. Department of Agriculture, Washington, D.C. 20250, or call 1-800-245-6340 (voice) or (202) 720-1127 (TDD). USDA is an equal employment opportunity employer.

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Buzzards Bay, MA 02532
(508) 888-3900
FAX (508) 888-6689
<http://www.ensr.com>

November 25, 1997

Ms. Ellen Sivret
Natural Resources Conservation Service
RR 4, Box 2292
Comstock Road
Berlin, Vermont
05602-8927

Re: Environmental Assessment
Conti-Tracy U.S. Army Reserve Center
Montpelier, Vermont

Dear Ms. Sivret:

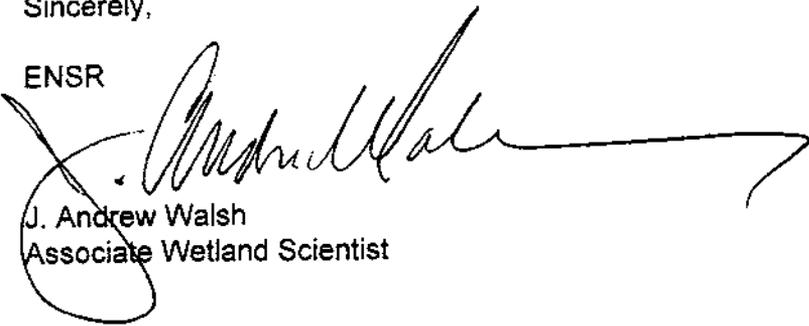
ENSR is preparing an Environmental Assessment (EA) for the disposal and reuse of the Conti-Tracy U.S. Army Reserve Center (USARC) in Montpelier, Vermont. As part of the reporting requirements for the EA, we are requesting information regarding soils occurring on the site in accordance with the Farmland Protection Policy Act PL-97-89.

We would appreciate your help in identifying important soils known to occur or that could potentially occur on this site, including your input regarding the presence of prime agricultural soils that may be of federal, state, or local importance. Enclosed is a site locus map showing the exact location of the site. In addition, I have enclosed a site plan showing the site and the approximate location of the proposed acquisition area.

Thank you for your assistance in responding to this request. Please call me if you need further information.

Sincerely,

ENSR



J. Andrew Walsh
Associate Wetland Scientist



Natural Resources
Conservation
Service

Williston Field Office
18 Blair Park Rd., Suite 207
Williston, VT 05495-9406
(802) 878-7402

Berlin Field Office
RR#4, Box 2292, Coonstock Rd.
Berlin, VT 05602-8927
(802) 828-4493

December 4, 1997

J. Andrew Walsh
Associate Wetland Scientist
ENSR
95 State Road
Buzzards Bay, MA 02532

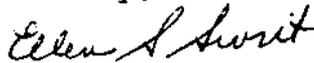
Dear Mr. Walsh:

The Conti-Tract U.S. Army Reserve Center, Montpelier, Vt. as identified on the attached map which you provided, is located on a prime agricultural soil of statewide importance. The soil, Nicholville, is a well drained silt loam. I have enclosed a soil description sheet.

Because the site has been previously developed, it no longer has potential for agricultural use. I would like to note that the fields adjoining this property also have soils of prime agricultural importance and at this time are undeveloped.

Please call me if you have any questions.

Sincerely,


Ellen S. Sivret
Natural Resources Conservation Service

The United States Department of Agriculture (USDA) prohibits discrimination in its programs on the basis of race, color, national origin, sex, religion, age, disability, political beliefs and marital or familial status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact the USDA's TARGET Center at 202 720-2600 (voice and TDD).

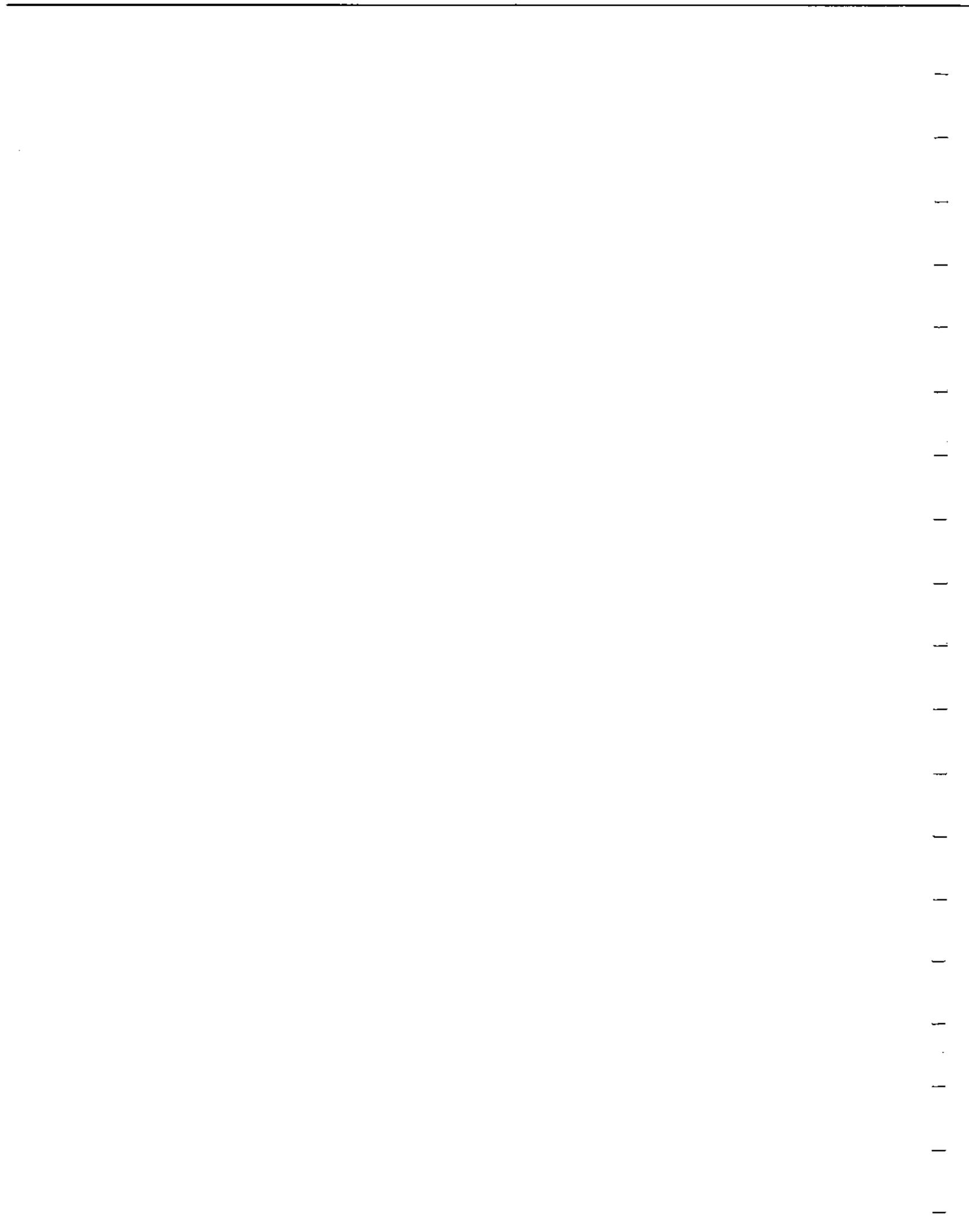
To file a complaint, write the Secretary of Agriculture, U.S. Department of Agriculture, Washington, D.C. 20250, or call 1-800-245-6340 (voice) or (202) 720-1127 (TDD). USDA is an equal employment opportunity employer.

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APPENDIX E

**VEGETATION AND WILDLIFE SPECIES TABLES
FOR SECTION 4.12**



APPENDIX E
TABLE 4.12-1
VEGETATION OBSERVED ON THE CONTI-TRACY ARMY RESERVE UNIT
MONTPELIER, VERMONT (OCTOBER 20, 1997)

COMMON NAME	SCIENTIFIC NAME
Groundcover	
Ostrich Fern	<i>Matteuccia struthiopteris</i>
Goldenrod	<i>Solidago</i> spp.
Burdock	<i>Arctium</i> sp.
Common milkweed	<i>Asclepias syriaca</i>
Sensitive Fern	<i>Onoclea sensibilis</i>
Shrubs and Vines	
Staghorn sumac	<i>Rhus typhina</i>
Grape	<i>Vitis</i> sp.
Poison ivy	<i>Toxicodendron radicans</i>
Red-osier dogwood	<i>Cornus stolonifera</i>
Raspberry	<i>Rubus</i> sp.
Elderberry	<i>Sambucus</i> sp.
Trees and Saplings	
Eastern cottonwood	<i>Populus deltoides</i>
Slippery Elm	<i>Ulmus rubra</i>
Ash	<i>Fraxinus</i> sp.
Red maple	<i>Acer rubrum</i>
Aspen	<i>Populus</i> sp.
Box-elder	<i>Acer negundo</i>

APPENDIX E
TABLE 4.12-2
AMPHIBIANS WITH GEOGRAPHIC RANGES INCLUDED WITHIN THE SITE

COMMON NAME	SCIENTIFIC NAME
Red-Spotted Newt	<i>Notophthalmus viridescens viridescens</i>
Northern Dusky Salamander	<i>Desmognathus fuscus fuscus</i>
Redback Salamander	<i>Plethodon cinereus</i>
Northern Two-Lined Salamander	<i>Eurycea bislineata</i>
Eastern American Toad	<i>Bufo americanus americanus</i>
Northern Spring Peeper	<i>Pseudacris crucifer crucifer</i>
Gray Treefrog	<i>Hyla versicolor</i>
Bullfrog	<i>Rana catesbeiana</i>
Green Frog	<i>Rana clamitans melanota</i>
Mink Frog	<i>Rana septentrionalis</i>
Wood Frog	<i>Rana sylvatica</i>
Northern Leopard Frog	<i>Rana pipiens</i>
Pickerel Frog	<i>Rana palustris</i>

APPENDIX E
TABLE 4.12-3
REPTILES WITH GEOGRAPHIC RANGES INCLUDED WITHIN THE SITE

COMMON NAME	SCIENTIFIC NAME
Common Snapping Turtle	<i>Chelydra serpentina serpentina</i>
Common Musk Turtle	<i>Sternotherus odoratus</i>
Wood Turtle	<i>Clemmys insculpta</i>
Midland Painted Turtle	<i>Chrysemys picta marginata</i>
Northern Water Snake	<i>Nerodia sipedon sipedon</i>
Northern Brown Snake	<i>Storeria dekayi dekayi</i>
Northern Redbelly Snake	<i>Storeria occipitomaculata occipitomaculata</i>
Eastern Garter Snake	<i>Thamnophis sirtalis sirtalis</i>
Northern Ribbon Snake	<i>Thamnophis sauritus septentrionalis</i>
Northern Ringneck Snake	<i>Diadophis punctatus edwardsii</i>
Smooth Green Snake	<i>Opheodrys vernalis</i>
Eastern Milk Snake	<i>Lampropeltis triangulum triangulum</i>

APPENDIX E
TABLE 4.12-4
BIRDS WITH GEOGRAPHIC RANGES INCLUDED WITHIN THE SITE

COMMON NAME	SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME
Common loon	<i>Gavia immer</i>	Golden-crowned kinglet	<i>Regulus satrapa</i>
Pied-billed grebe	<i>Podilymbus podiceps</i>	Ruby-crowned kinglet	<i>Regulus calendula</i>
American bittern	<i>Botaurus lentiginosus</i>	Blue-gray gnatcatcher	<i>Poliophtila caerulea</i>
Great blue heron	<i>Ardea herodias</i>	Eastern bluebird	<i>Sialia sialis</i>
Green-backed heron	<i>Butorides striatus</i>	Veery	<i>Catharus fuscescens</i>
Canada goose	<i>Branta canadensis</i>	Gray-cheeked thrush	<i>Catharus minimus</i>
Wood duck	<i>Aix sponsa</i>	Swainson's thrush	<i>Catharus ustulatus</i>
American black duck	<i>Anas rubripes</i>	Hermit thrush	<i>Catharus guttatus</i>
Mallard	<i>Anas platyrhynchos</i>	Wood thrush	<i>Hylocichla mustelina</i>
Hooded merganser	<i>Lophodytes cucullatus</i>	American robin	<i>Turdus migratorius</i>
Common merganser	<i>Mergus merganser</i>	Gray catbird	<i>Dumetella carolinensis</i>
Red-breasted merganser	<i>Mergus serrator</i>	Northern mockingbird	<i>Mimus polyglottos</i>
Turkey vulture	<i>Cathartes aura</i>	Brown thrasher	<i>Toxostoma rufum</i>
Sharp-shinned hawk	<i>Accipiter striatus</i>	Cedar waxwing	<i>Bombycilla cedrorum</i>
Cooper's hawk	<i>Accipiter cooperii</i>	European starling	<i>Sturnus vulgaris</i>
Northern goshawk	<i>Accipiter gentilis</i>	Solitary vireo	<i>Vireo solitarius</i>
Red-shouldered hawk	<i>Buteo lineatus</i>	Yellow-throated vireo	<i>Vireo flavifrons</i>
Broad-winged hawk	<i>Buteo platypterus</i>	Warbling vireo	<i>Vireo gilvus</i>
Red-tailed hawk	<i>Buteo jamaicensis</i>	Philadelphia vireo	<i>Vireo philadelphicus</i>
American kestrel	<i>Falco sparverius</i>	Red-eyed vireo	<i>Vireo olivaceus</i>
Ring-necked pheasant	<i>Phasianus colchicus</i>	Golden-winged warbler	<i>Vermivora chrysoptera</i>
Ruffed grouse	<i>Bonasa umbellus</i>	Tennessee warbler	<i>Vermivora peregrina</i>
Wild turkey	<i>Meleagris gallopavo</i>	Nashville warbler	<i>Vermivora ruficapilla</i>
Northern bobwhite	<i>Colinus virginianus</i>	Northern parula	<i>Parula americana</i>
Virginia rail	<i>Rallus limicola</i>	Yellow warbler	<i>Dendroica petechia</i>
Common moorhen	<i>Gallinula chloropus</i>	Chestnut-sided warbler	<i>Dendroica pensylvanica</i>
Killdeer	<i>Charadrius vociferus</i>	Magnolia warbler	<i>Dendroica magnolia</i>
Spotted sandpiper	<i>Actitis macularia</i>	Black-throated blue warbler	<i>Dendroica caerulescens</i>
Common snipe	<i>Gallinago gallinago</i>	Yellow-rumped warbler	<i>Dendroica coronata</i>
American woodcock	<i>Scolopax minor</i>	Black-throated green warbler	<i>Dendroica virens</i>
Rock dove	<i>Columba livia</i>	Pine warbler	<i>Dendroica pinus</i>
Mourning dove	<i>Zenaida macroura</i>	Blackpoll warbler	<i>Dendroica striata</i>
Black-billed cuckoo	<i>Coccyzus erythrophthalmus</i>	Black-and-white warbler	<i>Mniotilta varia</i>
Yellow-billed cuckoo	<i>Coccyzus americanus</i>	American redstart	<i>Setophaga ruticilla</i>
Eastern screech owl	<i>Otus asio</i>	Ovenbird	<i>Seiurus aurocapillus</i>
Great horned owl	<i>Bubo virginianus</i>	Northern waterthrush	<i>Seiurus noveboracensis</i>

COMMON NAME	SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME
Barred owl	<i>Strix varia</i>	Louisiana waterthrush	<i>Seiurus motacilla</i>
Northern saw-whet owl	<i>Aegolius acadicus</i>	Mourning warbler	<i>Oporornis philadelphia</i>
Common nighthawk	<i>Chordeiles minor</i>	Common yellowthroat	<i>Geothlypis trichas</i>
Whip-poor-will	<i>Caprimulgus vociferus</i>	Canada warbler	<i>Wilsonia canadensis</i>
Chimney swift	<i>Chaetura pelagica</i>	Scarlet tanager	<i>Piranga olivacea</i>
Ruby-throated hummingbird	<i>Archilochus colubris</i>	Northern cardinal	<i>Cardinalis cardinalis</i>
Belted kingfisher	<i>Ceryle alcyon</i>	Rose-breasted grosbeak	<i>Pheucticus ludovicianus</i>
Yellow-bellied sapsucker	<i>Sphyrapicus varius</i>	Indigo bunting	<i>Passerina cyanea</i>
Downy woodpecker	<i>Picoides pubescens</i>	Rufous-sided towhee	<i>Pipilo erythrophthalmus</i>
Hairy woodpecker	<i>Picoides villosus</i>	Chipping sparrow	<i>Spizella passerina</i>
Northern flicker	<i>Colaptes auratus</i>	Field sparrow	<i>Spizella pusilla</i>
Pileated woodpecker	<i>Cryocopus pileatus</i>	Vesper sparrow	<i>Pooectes gramineus</i>
Olive-sided flycatcher	<i>Contopus borealis</i>	Savannah sparrow	<i>Passerculus sandwichensis</i>
Eastern wood-pewee	<i>Contopus virens</i>	Song sparrow	<i>Melospiza melodia</i>
Yellow-bellied flycatcher	<i>Empidonax flaviventris</i>	Lincoln's sparrow	<i>Melospiza lincolni</i>
Alder flycatcher	<i>Empidonax alnorum</i>	Swamp sparrow	<i>Melospiza georgiana</i>
Willow flycatcher	<i>Empidonax traillii</i>	White-throated sparrow	<i>Zonotrichia albicollis</i>
Least flycatcher	<i>Empidonax minimus</i>	Dark-eyed junco	<i>Junco hyemalis</i>
Eastern phoebe	<i>Sayornis phoebe</i>	Bobolink	<i>Dolichonyx oryzivorus</i>
Great-crested flycatcher	<i>Myiarchus crinitus</i>	Red-winged blackbird	<i>Agelaius phoeniceus</i>
Eastern kingbird	<i>Tyrannus tyrannus</i>	Eastern meadowlark	<i>Sturnella magna</i>
Tree swallow	<i>Tachycineta bicolor</i>	Rusty blackbird	<i>Euphagus carolinus</i>
Northern rough-winged swallow	<i>Stelgidopteryx serripennis</i>	Common grackle	<i>Quiscalus quiscula</i>
Bank swallow	<i>Riparia riparia</i>	Brown-headed cowbird	<i>Molothrus ater</i>
Cliff swallow	<i>Hirunda pyrrhonota</i>	Northern oriole	<i>Icterus galbula</i>
Barn swallow	<i>Hirundo rustica</i>	Purple finch	<i>Carpodacus purpureus</i>
Blue jay	<i>Cyanocitta cristata</i>	House finch	<i>Carpodacus mexicanus</i>
American crow	<i>Corvus brachyrhynchos</i>	Pine siskin	<i>Carduelis pinus</i>
Common raven	<i>Corvus corax</i>	American goldfinch	<i>Carduelis tristis</i>
Black-capped chickadee	<i>Parus atricapillus</i>	Evening grosbeak	<i>Coccothraustes vespertinus</i>
Boreal chickadee	<i>Parus hudsonicus</i>	Brown creeper	<i>Certhia americana</i>
Tufted titmouse	<i>Parus bicolor</i>	House wren	<i>Troglodytes aedon</i>
Red-breasted nuthatch	<i>Sitta canadensis</i>	Winter wren	<i>Troglodytes troglodytes</i>
White-breasted nuthatch	<i>Sitta carolinensis</i>	Sedge wren	<i>Cistothorus platensis</i>
House sparrow	<i>Passer domesticus</i>	Marsh wren	<i>Cistothorus palustris</i>

APPENDIX E
TABLE 4.12-5
MAMMALS WITH GEOGRAPHIC RANGES INCLUDED WITHIN THE SITE

COMMON NAME	SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME
Virginia Opossum	<i>Didelphis virginiana</i>	Deer Mouse	<i>Peromyscus maniculatus</i>
Meadow Jumping Mouse	<i>Zapus hudsonius</i>	White-Footed Mouse	<i>Peromyscus leucopus</i>
Common Masked Shrew	<i>Sorex cinereus</i>	Southern Red-Backed Vole	<i>Clethrionomys gapperi</i>
Water Shrew	<i>Sorex palustris albibarbis</i>	Meadow Vole	<i>Microtus pennsylvanicus</i>
Smokey Shrew	<i>Sorex fumeus</i>	Rock Vole	<i>Microtus chrotorrhinus</i>
Long-Tailed Or Rock Shrew	<i>Sorex dispar dispar</i>	Woodland Vole	<i>Microtus pinetorum scalopsoides</i>
Pygmy Shrew	<i>Sorex hoyi</i>	Common Muskrat	<i>Ondatra zibethicus</i>
Northern Short-Tailed Shrew	<i>Blarina brevicauda</i>	Southern Bog Lemming	<i>Synaptomys cooperi</i>
Hairy-Tailed Mole	<i>Parascalops breweri</i>	Norway Rat	<i>Rattus norvegicus</i>
Star-Nosed Mole	<i>Condylura cristata</i>	House Mouse	<i>Mus musculus</i>
Little Brown Myotis	<i>Myotis lucifugus</i>	Woodland Jumping Mouse	<i>Napaeozapus insignis</i>
Keen's Myotis	<i>Myotis keenii septentrionalis</i>	Common Porcupine	<i>Erethizon dorsatum dorsatum</i>
Indiana Or Social Myotis	<i>Myotis sodalis</i>	Fisher	<i>Martes pennanti pennanti</i>
Eastern Small-Footed Myotis	<i>Myotis leibii leibii</i>	Coyote	<i>Canis latrans</i>
Silver-Haired Bat	<i>Lasionycteris noctivagans</i>	Red Fox	<i>Vulpes vulpes</i>
Eastern Pipistrelle	<i>Pipistrellus subflavus obscurus</i>	Common Gray Fox	<i>Urocyon cinereoargenteus</i>
Big Brown Bat	<i>Eptesicus fuscus</i>	Black Bear	<i>Ursus americanus</i>
Eastern Red Bat	<i>Lasiurus borealis</i>	Common Raccoon	<i>Procyon lotor</i>
Hoary Bat	<i>Lasiurus cinereus</i>	American Marten	<i>Martes americana americana</i>
Eastern Cottontail	<i>Sylvilagus floridanus</i>	Ermine	<i>Mustela erminea cicognanii</i>
New England Cottontail	<i>Sylvilagus trasitionalis</i>	Long-Tailed Weasel	<i>Mustela frenata</i>
Snowshoe Hare	<i>Lepus americanus</i>	Striped Skunk	<i>Mephitis mephitis</i>
Eastern Chipmunk	<i>Tamias striatus</i>	Mink	<i>Mustela vison</i>
Woodchuck	<i>Marmota monax</i>	Northern River Otter	<i>Lutra canadensis</i>
Eastern Gray Squirrel	<i>Sciurus carolinensis pennsylvanicus</i>	Lynx	<i>Lynx lynx</i>
Red Squirrel	<i>Tamiasciurus hudsonicus</i>	Bobcat	<i>Lynx rufus</i>
Southern Flying Squirrel	<i>Glaucomys Volans</i>	White-Tailed Deer	<i>Odocoileus virginianus borealis</i>
Northern Flying Squirrel	<i>Glaucomys sabrinus macrotis</i>	Moose	<i>Alces alces americana</i>
American Beaver	<i>Castor canadensis</i>		

APPENDIX F
RECORD OF NON-APPLICABILITY

**Record of Non-applicability of Conformity Rule for US Army Disposal of
Conti-Tracy Reserve Center, Montpelier, Vermont-Air Quality**

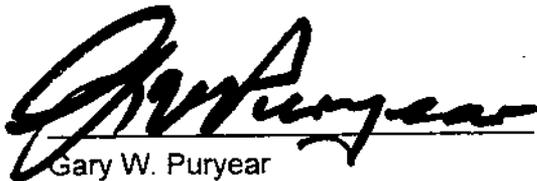
The Conti-Tracy Reserve Center, Montpelier, Vermont, is not needed by the Army Reserves to support current missions, authorized future missions, or for mobilization, and was identified for excessing in accordance with Army Regulation (AR) 405-70. The Conti-Tracy Reserve Center property will be transferred out of Department of Army ownership and control given to a receiving entity.

The Conti-Tracy Reserve Center is located in Washington County which is part of the Vermont Interstate Air Quality Control Region. As listed in 40 CFR Part 81 (July, 1996), this area is designated as attaining the National Ambient Air Quality Standards (NAAQS) for sulfur dioxide, nitrogen dioxide, and PM₁₀ (particulate matter that is less than 10 microns in diameter). The area is also designated as unclassified or attaining for carbon monoxide and ozone. The entire state of Vermont is designated unclassified for lead.

The proposed Army action has been evaluated for compliance with Section 176(c) of the Clean Air Act (42 USC 7506) and with the US Environmental Protection Agency rule promulgated at 40 CFR Part 93.

Several categories of federal agency actions are identified in the general conformity rule as actions that are presumed to result in emissions below the threshold level. Federal land transfers are included in this list of actions presumed to conform since the federal agency will not maintain authority over reuse activities on that land (Federal Register Volume 58, Number 228, November 30, 1993, page 63231). In the case of the Conti-Tracy Reserve Center, the US Army will transfer the property to the City of Montpelier, and will not retain authority over the land uses at the property once it is transferred.

The disposal of the Conti-Tracy Reserve Center will result in no change in direct and indirect air emissions as no emission activities currently exist at the site. Pursuant to 40 CFR 93.153(c)(1), I find that the requirements of the EPA general conformity rule are not applicable to the proposed US Army Action.

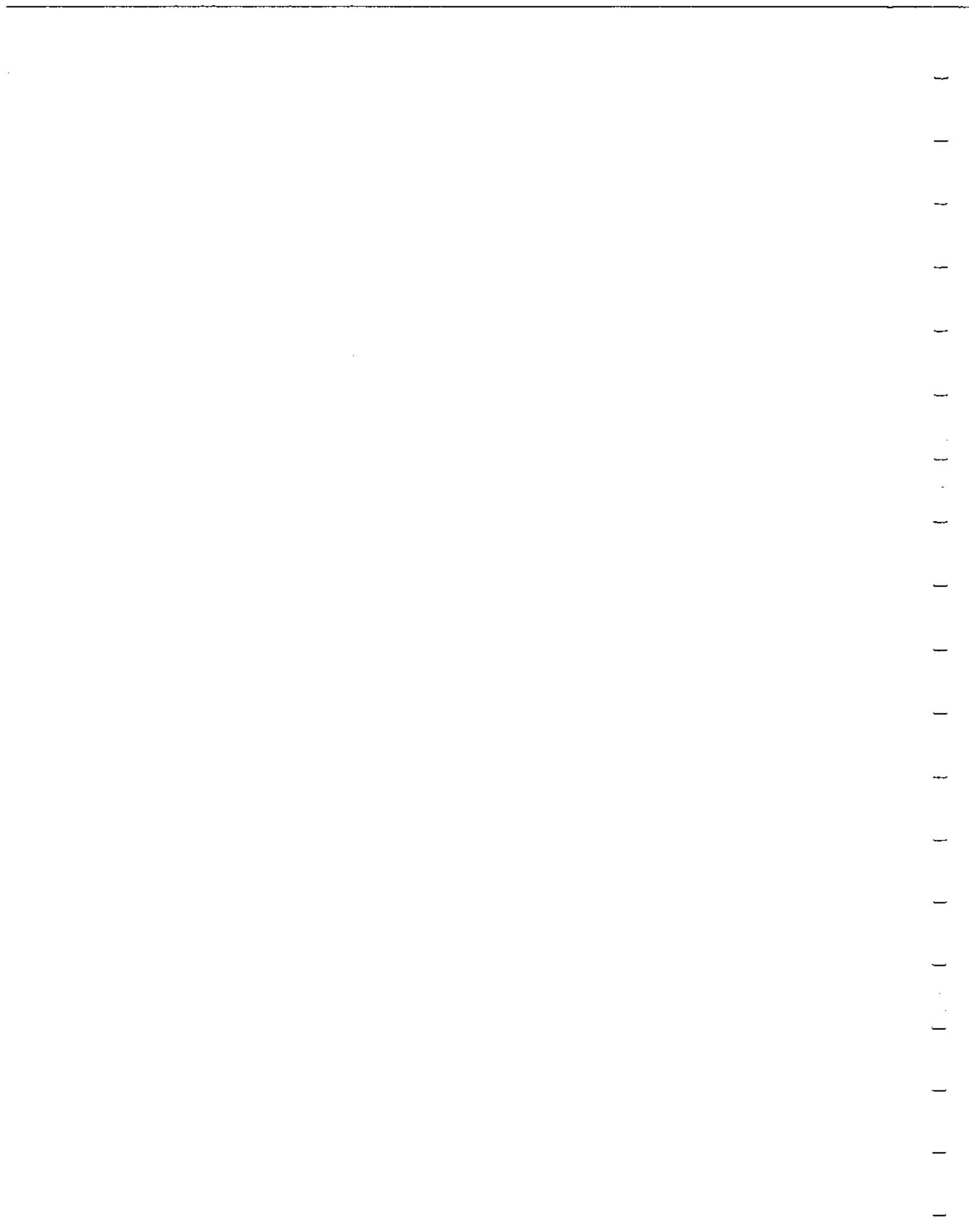


Gary W. Puryear
Environmental Manager
94th Regional Support Command

24 MAR 98

Date

APPENDIX G
LIST OF ACRONYMS/ABBREVIATIONS



APPENDIX G LIST OF ACRONYMS/ABBREVIATIONS

5	AADT	Average Annual Daily Traffic	31	N/A	Not Applicable
6	AMSA	Area Maintenance Support Activity	32	NAAQS	National Ambient Air Quality Standards
7	AQCR	Air Quality Control Region	33	NDAA	National Defense Authorization Act
8	AR	Army Regulation	34	NEPA	National Environmental Policy Act
9	CAA	Clean Air Act	35	NRCS	Natural Resource Conservation Service
10	CEQ	Council on Environmental Quality	36	NWI	National Wetland Inventory
11	dB	Decibels	37	PAL	Public Archaeology Laboratory, Inc.
12	DRFTA	Devens Reserve Forces Training Area	38	PILOT	Payment in Lieu of Taxes
13	EA	Environmental Assessment	39	POL	Petroleum, Oil or Lubricant
14	EBS	Environmental Baseline Survey	40	RCRA	Resource Conservation Recovery Act
15	EIS	Environmental Impact Statement	41	RONA	Record of Non-Applicability
16	EMT	Emergency Medical Treatment/Technician	42	ROW	Right-of-Way
17			43	RSC	Regional Support Command
18	EMTs	Emergency Medical Technicians	44	sf	square foot/feet
19	EO	Executive Order	45	SIP	State Implementation Plan
20	EPA	Environmental Protection Agency	46	SQGs	Small Quantity Generators
21	FEMA	Federal Emergency Management Agency	47	TSP	Total Suspended Particulate
22			48	USACE	United States Army Corps of Engineers
23	FIRM	Flood Insurance Rate Map	49	USAR	United States Army Reserve
24	FNSI	Finding of No Significant Impact	50	USARC	United States Army Reserve Center
25	GB	General Business	51	USDA	United States Department of Agriculture
26	gpd	Gallons Per Day	52	USGS	United States Geological Survey
27	gsf	gross square feet	53	UST	Underground Storage Tank
28	mgpd	million gallons per day	54	VANR	Vermont Agency of Natural Resources
29	MPW	Montpelier Public Works	55	VDEC	Vermont Department of Environmental Conservation
30	MSL	Mean Sea Level	56		
			57	WMD	Wastewater Management Division