

FORMER LITCHFIELD PROPERTY

Northwest Regional Planning Commission, VT
Assessment Grant

Habitat for Humanity Sees a Former Gas Station in Swanton, Vermont as a Perfect Fit for Residential Reuse

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| ADDRESS: | 134 Grand Avenue, Swanton, VT 05488 |
| PROPERTY SIZE: | 0.90 acres |
| FORMER USE: | Gasoline/service station; rental unit |
| CURRENT USE: | Duplex constructed by Habitat for Humanity |
| EPA GRANT RECIPIENT: | PROJECT PARTNERS: |
| Vermont's Northwest Regional Planning Commission (NRPC) received two \$200,000 Brownfields Assessment grants from EPA in 2003: one for hazardous substances and one for petroleum. | [Former property owner] David Litchfield; Green Mountain Chapter of Habitat for Humanity |

For additional data and geographic information for this and other Brownfields Grants, please visit EPA's:
Envirofacts - www.epa.gov/enviro/html/bms/bms_query.html
Enviromapper - www.epa.gov/enviro/bf



PROJECT BACKGROUND:

This property operated as a gasoline and service station until the early 1960s, after which the owner converted it to a duplex rental unit. The property changed hands several times, but continued to operate as a residential rental until 2003. That year, the Town of Swanton put the site up for sale to offset tax liens. The property was purchased by David Litchfield, who hoped to remodel the existing structure and continue to operate it as a rental unit; however, the building's condition was determined to be too poor, and the existing structure was demolished. Now looking to resell the property, Mr. Litchfield was contacted by the Green Mountain Chapter of Habitat for Humanity, which was itself looking for residential property in the area. Research about the property uncovered its former use as a service station, as well as a lack of records indicating whether the site's fuel storage tanks had ever been removed. To resolve these contamination uncertainties, Habitat referred Mr. Litchfield to the NRPC's Brownfields Program. Brownfields Assessment grants awarded to NRPC in 2003 funded assessments of the property.

KEY ACCOMPLISHMENTS:

- The NRPC used \$37,712 of the Brownfields petroleum grant and \$5,844 of the hazardous materials grant to perform assessments, which confirmed that the station's underground storage tanks had been removed.
- While confirming the presence of some contaminants, assessments determined that no cleanup would be required prior to reuse.
- Habitat for Humanity leveraged more than \$83,000 for the purchase and redevelopment of the property, through donations and in-kind services.
- The site is now home to a duplex unit occupied by two families.



Habitat for Humanity's new duplex on the former Litchfield property, with construction nearly complete.

OUTCOME:

A series of assessments, funded by the NRPC's 2003 EPA Brownfields Assessment grants, confirmed the presence of petroleum and some volatile organic compounds (VOCs) in the site's soil and groundwater. However, it was also confirmed that these contaminants were reducing through "natural attenuation," were not migrating, and would require no cleanup. These assessments also removed the uncertainty as to whether the former gas station's underground storage tanks had been removed, as no tanks were found. Habitat for Humanity purchased the property in 2006, leveraging more than \$83,000 in donations and in-kind services to build a residential duplex on the property. These homes are now occupied by two families.