

St. Johnsbury Brownfield Program
NOMINATED SITE REVIEW

Site Name _____ Parcel Id # _____

Address _____ Town St. Johnsbury State Vermont Zip 05819

PROPERTY EVALUATION

Provide a summary description of the property, and explain how the site meets the following selection criteria, including:

- 1. Whether or not the zoning bylaws allow for the proposed development and whether or*
- 2. Whether or not the site is served by municipal water or sewer*
- 3. Whether or not the site can be developed or redeveloped in accordance with traditional development patterns or land uses (i.e. fit with existing or desired neighborhood character).*
- 4. Whether or not the site is capable of containing green space or pedestrian amenities, if located within a high density area.*

ENVIRONMENTAL CONCERNS

Describe the possible property contamination, anything that is known about the site's history, any potential public health or safety concerns that exist on the site. any previous assessment work that has been done, or information on potential contamination contributors. This section may be a mixture of provided information and information found by the Town of St. Johnsbury after initial review of the application.

SITE POTENTIAL

Summarize the properties potential according to our town goals and site criteria, including:

- 1. Whether or not there is a plausible end use to focus on. In order to grant a request for field sampling, such as Phase II Environmental Site Assessment (ESA), a specific type of end reuse must be specified, such as: Commercial, Industrial, Residential, Multi/Mixed Use, Public or Open Space, Expansion/Improvement of Current Use, Restoration, etc.*
- 2. Whether or not there is an interested potential purchaser.*
- 3. Whether or not the site's potential end use would work towards local goals, including improving access to the rivers, providing for downtown revitalization and neighborhood improvements/beautification.*
- 4. Whether or not assessment of the site will lead to future use consistent with the town plan.*
- 5. Whether or not the site assessment as well as the proposed future use of the site, enjoys the support of the community and immediate neighborhood, will result open space, housing or other use of the property benefiting the community at large.*
- 6. Whether or not the proposed future use will provide an economic benefit, and if so, what type (i.e. job creation/retention, commercial space, etc.).*

In the case that Phase II ESA or Corrective Action Planning is requested:

- 7. Whether or not the nominating party has demonstrated a firm commitment to the end reuse project. Methods of demonstrating such commitment will vary based upon the stage and nature of the project, but*

St. Johnsbury Brownfield Program

may include: site concept plans, site engineering/architectural designs, financial commitments, planning documents, business plans/analysis, market studies, feasibility studies, letters of intent to purchase, purchase and sale agreements, option agreements, approved permits or regulatory compliance documents, etc.

RECOMMENDATION

St. Johnsbury Planning Commission's recommendation for the site.

Adopted by the St. Johnsbury Planning Commission on: March 20, 2012