

Middletown Springs Neighborhood Forum

Building Committee News!

[DAVID MUNYAK](#)
EAST ST

A little Q & A session.....

Q: Does the Town of Middletown Springs own the Parker Service Station property?

A: Despite the rumors you may have heard, the answer is NO, the town does not own the property yet. Norm and Sylvia Parker still own it.

Q: But why, you may ask? Didn't the town vote at Town Meeting to purchase it?

A: That's true. And the town most definitely will purchase it.

Q: What is causing the delay?

A: Just a little red tape. The Parker property served as a service station for many years and is therefore is considered a "Brownfields site". According to the Environmental Protection Agency, "Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant."

Between 2010 and 2012, the Rutland Regional Planning Commission conducted extensive testing to identify the nature and extent of contamination on the site. Those tests were completed earlier this year. Fortunately, while there is some soil contamination in one localized area, is it minimal and can be mitigated if the proper procedures are followed.

One very important thing that must be done prior to purchase is to protect the town from liability caused by any future action by the state or federal government which might see fit to "change the rules" in the future. Two things must happen to ensure this protection. One is for the town to enroll in the BRELLA program which offers liability protection at the state level. The other is to redo one of the studies previously done by the engineers. This study will be paid for by the Rutland Regional Planning Commission. Having the study done within 180 days prior to purchase will give the town what is known as Bona Fide Prospective Purchaser status. This affords liability protection from the federal government.

It should be noted that both of these actions will also make the town eligible for cleanup funding!!

The Building Committee has been researching these complicated but necessary steps. The BRELLA application has been submitted. Once approved, the study can be redone and a closing date scheduled. Hopefully fairly soon.

The Building Committee meets on the first Wednesday and third Thursday of each month. Meetings are open to the public.

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