

## Physical Layout

1. Would a covered walkway/bridge between the two buildings require a separate easement, permit, or Town Council approval? I would have to investigate several aspects of this idea, but I know there will be some design review and structural review required.
2. Would the Town consider granting an easement or license for an underground or at-grade connector between the two buildings if proposed? I believe an underground tunnel would be a challenging concept because of the infrastructure buried in and around our roads. I also believe this expense would be significant.
3. Given the Phase I/II environmental findings, are there any restrictions on excavation or subsurface work at either parcel that would affect feasibility of an underground connector? Potentially, final testing is being conducted to support a corrective action plan (CAP). Adding sub-service access would have to be investigated.

## Environmental Remediation

1. What is the current status and expected completion timeline for the hazardous-materials remediation with the EPA/VT DEC? Testing and analysis should be completed this fall. Work plans for cleanup and any required site monitoring will be drafted and commented on before being finalized by the EPA and VT DEC. We expect that remediation to be completed by late spring of 2027.
2. Will remediation be complete before any transfer, or would a buyer take on remaining remediation? The Town is planning to complete the remediation.
3. Can we get the environmental documents (Phase I, Phase II, Phase II Supplemental, SSQAPPA) now, ahead of submitting a concept? Here is the link to the project webpage with the documents you mentioned: [Bay Street Corridor Redevelopment Project](#)
4. Does the remediation affect either building's current usability? Yes, it can, because remediation varies by end use. Our plan is to clean it up to the point where commercial activity can take place. Housing/Daycare ++ would require a more complicated cleanup plan at a higher cost, and if that were the plan, we would need to understand that early in the process.
5. Realistically, how firm is the environmental remediation completion date — is there a target, or is it still open-ended? My office is pushing for late spring, but there may be unknowns that arise and create delays.
6. Who bears the cost of remediation if it's not fully complete before transfer — does the Town absorb it, or would that cost (or risk) pass to the buyer? We hope that the Town will absorb the full cost and that the new owner would be protected under the VT BRELLA program. Significant disruption to the site could trigger other environmental issues.

## Zoning & Permitted Use

1. Are there any use restrictions tied to the Town's Bay Street corridor priorities that would affect an indoor entertainment concept? The properties are in the Mixed-use zone (p.34 of the Town's Zoning Bylaws, [click file](#))
2. Is 249 Bay St (built 1900) subject to any historic designation or review requirements that would affect renovation, signage, or a connector? Yes, 249, 258, and 256 Bay Street are all located within the Town's Design Control District and Designated Downtown. This means there are resources available to assist developers with the redevelopment of properties, but certain historical and design-related requirements must be addressed through the permit process.

## Structural & Building Condition

1. What is the interior clear ceiling height in 256 Bay St? I will have to go measure it and add it to this document tomorrow.
2. What is the floor load capacity of 256 Bay St, and is the concrete floor sealed/level or in need of work? I do not know; a structural engineer would have to be hired to determine this specification.
3. What is the condition of the 249 Bay St basement (3,040 sf) — any moisture, egress, or code issues? The last property manager said he has never seen water in the basement (over a 10-year period).
4. What's the age/condition of the roof on 256 Bay St (built 1950) — any known leaks or replacement needed? Not sure.
5. Is either parcel in a FEMA flood zone? According to the maps on our webpage, the answer is no.
6. Does either building have fire suppression (sprinklers)? No
7. Are either buildings ADA compliant currently (ramps, restrooms, doorways)? No
8. Beyond the soil/groundwater remediation already mentioned, has either building itself been tested for asbestos or lead paint (common in a 1900 structure like 249)? The environmental company hired by the Town is conducting this sampling right now. There is some asbestos in 249 Bay St., but I do not know to what extent. The Town plans to remediate asbestos; I'm not sure about the lead paint plan at this point.
9. Has a structural engineering assessment been done on either building, particularly 256's roof/trusses given it's a 1950 warehouse that's been sitting vacant? No
10. Since the Town acquired these properties, has there been any water intrusion or frozen-pipe damage from sitting vacant? No
11. Is natural gas available to either property, or is oil (currently used at 249) the only option? Oil; natural gas is not available in our region. Propane or biomass heating could be an option.

### Utilities & Infrastructure

1. What are water/sewer capacities at both parcels, and are they currently active or capped? I will have to get this information, but Bay St. is currently undergoing a stormwater/sewer infrastructure project. I believe our water/waste-water capacity supports sizable redevelopment projects along Bay St.
2. Is there existing internet/fiber service to 256 Bay St, or would that need to be run new? I believe that Spectrum was run in the building with Cat-5 wire- nothing else.

### Acquisition Process

1. Would the Town consider selling 249 and 256 together as a package to one buyer, or are they more likely to go to separate parties? Yes
2. What is the anticipated price range or valuation approach, since the RFC doesn't list an asking price? Difficult question; the properties were assessed at approx. \$800K, and the real estate market analysis showed approximately \$750K. I believe that, with the right partner, we are in the \$500K range (but it is not up to me).
3. If our concept is favorably received, what's the realistic timeline from the January–March 2027 "next steps" to an actual purchase and sale agreement? I think we would move in parallel with a development partner to get the property remediated and transferred during March – June 2027.

### Submission Process

1. Can we submit for 249 and 256 together as one concept, or does each parcel need its own 2-page submission? Together is fine, and yes, there is flexibility with the page limit.
2. Is there flexibility on the 2-page limit given we're proposing use of two buildings?
3. Who besides the Town reviews submissions? There is an advisory committee that will assist the Town in the decision-making.