

Brownfields Environmental Liability Limitation Act (BRELLA)

version 1.2

(Submission #: HQJ-A5ZX-CYDB9, version 1)

Details

Originally Started By Andrea Pedersen
Submission ID HQJ-A5ZX-CYDB9
Status Draft

Fees

Default Fee \$500.00
Payments/Adjustments \$0.00
Balance Due \$500.00 (None)

Form Input

Applicant Information

Applicant Information

First name	Last name	Email	Phone
D&H Warehousing	LLC	dan@celtic-marketing.com	518-469-4072

Applicant Mailing Address

Address 1	Address 2	Town	State	Postal Code
1525 Main Street	NONE PROVIDED	St. Johnsbury	VT	05819

Applicant's legal interest in the property to be enrolled:

Purchaser

If the applicant is not the current owner, please provide a brief description of the applicant's interest in the property – e.g. through a purchase and sales agreement, an option agreement, etc.

Purchase and sale agreement.

Owner Information

First name	Last name	Email	Phone
Denise	Littlefield	littlefield0304@gmail.com	603-205-6326

Owner Mailing Address

Address 1	Address 2	Town	State	Postal Code
6 New Road	NONE PROVIDED	Newfields	NH	03856

Applicant Organization Type

Other: Limited Liability Company

Partner's Information

First name	Last name	Address	Town	State	Postal code
Dan	Hughes	1525 Main Street	St. Johnsbury	VT	05819

Property Information**Property Address**

Address 1	Address 2	Town	State	Postal Code
192 Railroad Street	NONE PROVIDED	St. Johnsbury	VT	05819

[Click here to get SPAN Number](#)**Span number**

558-176-11729

DEC SMS Site number

9991121

Size of the property (in Acres)

0.47000

Has there been an environmental assessment of the property? (If yes, AND if VTDEC does not already have the reports on file, include copies of all environmental assessments and investigation reports with this application.)

Yes

Describe the physical characteristics of the property:

The subject property is located at 192 Railroad Street, St. Johnsbury, in Caledonia County, Vermont and consists of approximately 0.47 acres of improved land. The site is developed with a single three-story building with a gross area of 31,791 sq ft. made up of numerous additions over time. A portion of the site contains a graveled parking area, with the remainder being vegetated.

Describe the current use of the property, and the extent to which the property is currently utilized:

The site is developed with a single 29,324 sq ft building which has been vacant for approximately 30 years. A significant portion of the structure has collapsed with the remainder in an advanced state of decay.

Provide all known information about the operational history of the property, including any state or federal cleanup and/or enforcement activities

The first known use in 1884 contained a tenement building on the northern portion of the site and coal storage on the south. By 1905 the two "wings" of the building appear on the Sanborn Map. In 1912 the southern wing was occupied by a wholesale grocer, which continued for most of the site's history. Other previous uses of the space in the northern wing of the building include a machine shop (~1889-1895) and the St. Johnsbury Glovers sometime after 1927 (operations by 1958). The site also contained two gasoline USTs from at least 1930 to 1958 based on the Sanborns.

There are no known cleanup or enforcement actions. The site has the Facility ID 9991121, Former French and Bean Warehouse at 25-27 Railroad St (Now 192 Railroad St). Four tanks are noted as having been removed in 1998; two 550-gallon fuel oil tanks, one 2,000-gallon used oil tank, and one 3,000-gallon gasoline tank. It is not known if any of these tanks were the two that appeared at the site on the Sanborn Maps.

Describe all known releases and threatened releases concerning the property, and the risks to human health and the environment presented by the releases and/or threatened releases

A Phase I ESA was completed by Montrose Environmental Solutions, Inc. (Montrose) on July 31, 2025. The report identified a total of eight recognized environmental conditions (RECs); four from past on-site operations and four from off-site property uses. The four on-site RECs including previous USTs, an area historically used as a machine shop within the existing structures, a large area of coal storage, and the St. Johnsbury Glovers Inc which used unknown processes. The four off-site RECs include current and historic use of the area across Railroad Street as a gas station, with USTs dating back to at least 1919. An adjacent property to the south that did auto painting and was a gas station, another adjacent site to the north that was previously a gas station, and the railyard adjoining the site to the east.

There are no known additional investigations into the site, Phase II ESA fieldwork was initiated on December 29, 2025.

Describe your plans for reuse of the property. Attach any conceptual site plans or other relevant documents related to the proposed redevelopment/reuse in the next section:

Reuse plans include saving the historic portion of the structure to use as a warehouse for the St. Johnsbury Distillery.

Attachments

Deed with metes and bounds. Be sure to check previously deeds, as they may contain detailed descriptions of the property boundaries

[192 Railroad Street Deed #1.pdf - 01/02/2026 02:33 PM](#)

Comment

Deed is attached. There are two deed files. The second has been uploaded under "Reports not previously submitted to the SMS."

Proof of publication (copy of the published ad or documentation from the newspaper, not just the filled in template)

[brella_newspaper_notice_192_railroad_property_final.pdf - 01/02/2026 03:05 PM](#)

Comment

The notice will be published in the Caledonia Record the week of January 5. This application will be updated with a copy of the notice once published.

Attach any conceptual site plans or other relevant documents related to the proposed redevelopment/reuse

NONE PROVIDED

Comment

None.

Environmental assessments and investigation reports

[01_192_railroad_phase_I_ESA_FINAL_20250716_reduced.pdf - 01/02/2026 02:36 PM](#)

Comment

Phase I ESA Report is attached.

Reports not previously submitted to the SMS

[192 Railroad Street Deed #2.pdf - 01/02/2026 02:35 PM](#)

Comment

Deed #2 is attached.

Project Schedule

Use the attached table to detail the redevelopment and remediation schedule. (Write NA for anything that doesn't apply. If necessary, you may opt to attach a schedule as a separate document in lieu of the included table.

There are 2 ways to fill the table:

- 1: Download the table first and then fillup the details in excel and upload it back.
- 2: Fill up the table by clicking into input boxes

Project Tasks

[EnvironmentalTasks.xlsx](#)

Permits (i.e. Stormwater, Wastewater, Act 250, Asbestos/Lead, TSCA, or other State and Federal permits)

NONE PROVIDED

Funding (Application for and receipt of any project critical funding sources. Please also note any funding related deadlines)

[funding.xlsx](#)

Other

NONE PROVIDED

Payment Details

Total Fee for Application

500.00

Attachments

Date	Attachment Name	Context	User
1/2/2026 3:05 PM	brella_newspaper_notice_192_railroad_property_final.pdf	Attachment	Andrea Pedersen

Date	Attachment Name	Context	User
1/2/2026 2:58 PM	funding.xlsx	Attachment	Andrea Pedersen
1/2/2026 2:58 PM	EnvironmentalTasks.xlsx	Attachment	Andrea Pedersen
1/2/2026 2:36 PM	01_192_railroad_phase_I_ESA_FINAL_20250716_reduced.pdf	Attachment	Andrea Pedersen
1/2/2026 2:35 PM	192 Railroad Street Deed #2.pdf	Attachment	Andrea Pedersen
1/2/2026 2:33 PM	192 Railroad Street Deed #1.pdf	Attachment	Andrea Pedersen