

FINAL

**ENVIRONMENTAL ASSESSMENT
FOR BRAC 05 RECOMMENDATIONS FOR
CLOSURE, DISPOSAL, AND REUSE OF CHESTER MEMORIAL
UNITED STATES ARMY RESERVE CENTER,
CHESTER, VERMONT**



Prepared for:

U.S. Army Reserve 99th Regional Support Command

Prepared by:

**U.S. Army Corps of Engineers, Mobile District
P.O. Box 2288
Mobile, Alabama 36628**

With technical assistance from:

**AGEISS Inc.
1202 Bergen Parkway, Suite 310
Evergreen, Colorado 80439**

March 2012

This page intentionally left blank.

**FINDING OF NO SIGNIFICANT IMPACT (FNSI) FOR
BRAC 05 RECOMMENDATIONS FOR
CLOSURE, DISPOSAL, AND REUSE OF CHESTER MEMORIAL
UNITED STATES ARMY RESERVE CENTER,
CHESTER, VERMONT**

Pursuant to the Council on Environmental Quality (CEQ) regulations (40 CFR 1400-1508) for implementing the procedural provisions of the *National Environmental Policy Act* of 1969 (NEPA) (42 U.S.C. 4321 et. seq.) and the U.S. Department of Army Regulation 32 CFR 651 (*Environmental Analysis of Army Actions*; Final Rule), as well as policy and guidance provided by the *Base Realignment and Closure Manual for Compliance with the National Environmental Policy Act*, the U.S. Army conducted an environmental assessment (EA) of potential environmental effects from the closure, disposal, and reuse associated with implementation of Base Closure and Realignment (BRAC) actions.

Purpose and Need. On September 8, 2005, the BRAC Commission recommended closure of the Chester Memorial U.S. Army Reserve Center (Chester USARC) and realignment of essential missions to other installations. The deactivated Chester USARC property is excess to Army military need and will be disposed of according to applicable laws and regulations. Pursuant to NEPA and its implementing regulations, the Army has prepared this EA to address the environmental and socioeconomic impacts of disposing of the property and reasonable, foreseeable reuse alternatives.

Description of the Proposed Action. The Proposed Action is the disposal of surplus property made available by the realignment of the Chester USARC. Redevelopment and reuse of the surplus Chester USARC property (the "Property") would occur as a secondary action under disposal. Under BRAC law, the Army closed the Chester USARC prior to September 15, 2011. The Army will dispose of the Property.

Alternatives Considered. Three alternatives are evaluated in this EA.

Preferred Alternative. For the Preferred Alternative (Traditional Disposal and Reuse) the Army would dispose of the Property through a public sale, or some other alternative means of conveyance consistent with the BRAC statute and its implementing regulations, to a yet to be identified party. The Chester Local Redevelopment Authority found no suitable reuse of the Chester USARC. For the purposes of environmental analysis, possible reuse scenarios for the Chester USARC property were developed based on current zoning, adjacent land use, and facility configuration.

Caretaker Status Alternative. The Army secured the Chester USARC after the military mission ended prior to September 15, 2011 to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the Property, the Army will provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. In the event that the Army does not transfer Chester USARC for an extended period of time, the Army will reduce maintenance levels to the minimum level for surplus government property as specified in 41 CFR 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-1 (Army Facilities Management).

No Action Alternative. Under the No Action Alternative, the Army would continue operations at the Chester USARC at levels similar to those that occurred prior to the BRAC 2005 Commission's recommendations for closure. The inclusion of the No Action Alternative is prescribed by the CEQ regulations implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated.

Factors Considered in Determining that an Environmental Impact Statement is not Required. No significant environmental impacts were identified in the EA (attached). Impacts were analyzed for land use, aesthetics and visual resources, air quality, noise, geology and soils, water resources, biological resources, cultural resources, socioeconomics, transportation, utilities, and hazardous and toxic substances. In support of this EA, the U.S. Army completed a cultural resources assessment to determine if there were any resources that could be affected as a result of implementation of the Proposed Action.

Implementation of the proposed disposal and reuse action would not have any significant adverse effects or impacts to any of the resource areas at Chester USARC or on areas surrounding the property. The U.S. Fish and Wildlife Service, the Vermont Department of Environmental Conservation, the Vermont Fish & Wildlife Department, and the Vermont Division for Historic Preservation concur with this conclusion. No mitigation is needed.

The Property would be transferred with an asbestos covenant and a lead-based paint covenant that will require the transferee manage and if necessary remove asbestos and lead-based paint as required by applicable laws.

Conclusion. Based on the environmental impact analyses described in the EA, which is hereby incorporated into this FNSI, it has been determined that implementation of the Proposed Action would not have a significant impact on the quality of the natural or the human environment. Because no significant environmental impact would result from implementation of the Proposed Action, an environmental impact statement is not required and will not be prepared.

Public Comment. A Notice of Availability (NOA) was published in a local newspaper, *The Message for the Week*, on February 22, 2012 and a regional newspaper, *The Rutland Herald*, on February 22, 23, and 24, 2012 announcing the beginning of a 30-day public review period. In the NOA, interested parties were invited to review and comment on the EA and draft FNSI, and were informed that the EA and draft FNSI were available at the Whiting Library, 117 Main Street, Chester, Vermont 05143 and on the BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm. No comments were received.

Date: 22 MAR 2012



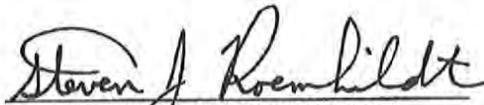
JOSE E. CEPEDA

COL, EN
DPW Regional Engineer

**ENVIRONMENTAL ASSESSMENT
FOR BRAC 05 RECOMMENDATIONS FOR
CLOSURE, DISPOSAL, AND REUSE OF CHESTER MEMORIAL
UNITED STATES ARMY RESERVE CENTER,
CHESTER, VERMONT**

Prepared by:

**U.S. ARMY CORPS OF ENGINEERS
MOBILE DISTRICT**



**STEVEN J. ROEMHILDT
Colonel, Corps of Engineers
Commanding**

Approved by:

99th REGIONAL SUPPORT COMMAND

for  *Jeffrey M. Harpe, GS12, Chief Env. Division*

**JOSE E. CEPEDA
COL, EN
DPW Regional Engineer**

This page intentionally left blank.

ENVIRONMENTAL ASSESSMENT

LEAD AGENCY: U.S. Army Reserve 99th Regional Support Command

TITLE OF PROPOSED ACTION: Closure, Disposal, and Reuse of the Chester Memorial U.S. Army Reserve Center, Town of Chester, Vermont

AFFECTED JURISDICTIONS: Town of Chester, Windsor County, Vermont

PREPARED BY: U.S. Army Corps of Engineers, Mobile District, Commanding

TECHNICAL ASSISTANCE FROM: AGEISS Inc.

APPROVED BY: Jose E. Cepeda, COL, EN, DPW Regional Engineer

ABSTRACT: The U.S. Army Corps of Engineers is preparing an environmental assessment (EA) for the proposed closure, disposal, and reuse of the Chester Memorial U.S. Army Reserve Center in the Town of Chester, Vermont as part of the restructuring of military bases through the Defense Base Closure and Realignment Act. This EA addresses the potential environmental, socioeconomic, and cultural impacts of this Proposed Action and its alternatives.

Based on the environmental impact analyses described in this EA it has been determined that implementation of the Proposed Action would not have a significant impact on the quality of the natural or the human environment. Because no significant environmental impact would result from implementation of the Proposed Action, an environmental impact statement is not required and a Finding of No Significant Impact (FNSI) will be published in accordance with the *National Environmental Policy Act* of 1969.

REVIEW PERIOD: A Notice of Availability (NOA) was published in a local newspaper, *The Message for the Week* on February 22, 2012 and a regional newspaper, *The Rutland Herald* on February 22, 23, and 24, 2012 announcing the beginning of a 30-day public review period. In the NOA, interested parties were invited to review and comment on the EA and draft FNSI, and were informed that the EA and draft FNSI were available at the Whiting Library, 117 Main Street, Chester, Vermont 05143 and on the BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm. Reviewers were invited to submit comments on the EA and draft FNSI during the 30-day public comment period via mail or e-mail to the following:

Ms. Amanda Murphy
NEPA and Cultural Resources Specialist
99th RSC, DPW, Environmental Division
5231 South Scott Plaza
Fort Dix, NJ 08640
609-521-8047 (office)
Email: amanda.w.murphy.ctr@us.army.mil

This page intentionally left blank.

EXECUTIVE SUMMARY

ES.1 Introduction

This environmental assessment (EA) analyzes the potential environmental impacts associated with the U.S. Army's Proposed Action for closure, disposal, and reuse of the Chester Memorial U.S. Army Reserve Center (Chester USARC), Town of Chester, Vermont as directed by the Base Closure and Realignment (BRAC) Commission's recommendations.

This EA was developed in accordance with the *National Environmental Policy Act* of 1969 (NEPA) (42 U.S.C. § 4321 et seq.); implementing regulations issued by the President's Council on Environmental Quality (CEQ), 40 *Code of Federal Regulations* (CFR) Parts 1500-1508; and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

ES.2 Purpose and Need

On September 8, 2005, the BRAC Commission recommended closure of the Chester USARC and realignment of essential missions to other installations. The deactivated Chester USARC property is excess to Army military need and will be disposed of according to applicable laws and regulations. Pursuant to NEPA and its implementing regulations, the Army has prepared this EA to address the environmental and socioeconomic impacts of disposing of the property and reasonable, foreseeable reuse alternatives.

ES.3 Setting

The Chester USARC is located in the southern portion of Windsor County, about 1.5 miles west of the Town of Chester, Vermont. The Town of Chester is a 53-square-mile township centrally located and in close proximity to several ski areas.

ES.4 Proposed Action

The Proposed Action is the disposal of surplus property made available by the realignment of the Chester USARC. Redevelopment and reuse of the surplus Chester USARC property (the "Property") would occur as a secondary action under disposal. Under BRAC law, the Army closed the Chester USARC prior to September 15, 2011. The Army will dispose of the Property.

ES.5 Alternatives

Three alternatives were analyzed in this EA: the Preferred Alternative (Traditional Disposal and Reuse), the Caretaker Status Alternative, and the No Action Alternative.

Preferred Alternative: Traditional Disposal and Reuse. For the Preferred Alternative the Army would dispose of the Property through a public sale, or some other alternative means of conveyance consistent with the BRAC statute and its implementing regulations, to a yet to be identified party. The Local Redevelopment Authority (LRA) found no suitable reuse of the Chester USARC. For the purposes of environmental analysis, possible reuse scenarios for the Chester USARC property were developed based on current zoning, adjacent land use, and facility configuration.

Caretaker Status Alternative. The Army secured the Chester USARC after the military mission ended prior to September 15, 2011 to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the Property, the Army will provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. In the event that the Army does not transfer Chester USARC for an extended period of time, the Army will reduce maintenance levels to the minimum level for surplus government property as specified in 41 CFR 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-1 (Army Facilities Management).

No Action Alternative. Under the No Action Alternative, the Army would continue operations at the Chester USARC at levels similar to those that occurred prior to the BRAC 2005 Commission's recommendations for closure. The inclusion of the No Action Alternative is prescribed by the CEQ regulations implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated.

Alternatives Considered and Eliminated from Further Analysis. Since no cleanup actions are required, the Property is not a suitable candidate for early transfer, and this alternative was not carried forward for further analysis. In addition, two proposals were received by the LRA for reuse of the site. Since these alternatives were not selected by the LRA, they were not carried forward for further analysis in this EA.

ES.6 Environmental Consequences

Initially, twelve resource areas were considered for potential impacts from the Preferred Alternative, the Caretaker Status Alternative, and the No Action Alternative. Army NEPA Regulations (32 CFR § 651.14) state the analysis should reduce or eliminate discussion of minor issues to help focus analyses. To minimize unnecessary analysis, and concentrate on those resource areas potentially affected by the Proposed Action, six resource areas were analyzed in detail in this EA, specifically: land use, air quality, biological (wetlands), socioeconomics, transportation, and hazardous and toxic substances.

Under the Preferred Alternative, land use of the Chester USARC would change from a military site to a business-based facility. Reuse scenarios examined in this EA could be permitted as conditional uses according to the Town of Chester Zoning Regulations but would require approval of Chester's Development Review Board.

In the long term, there would be no significant impact to land use, air quality, noise, geology and soils, water resources, biological resources, cultural resources, socioeconomics, transportation, utilities, or hazardous and toxic substances as a result of implementation of the Preferred Alternative. There would possibly be a minimal beneficial impact to aesthetics and visual resources as a result of minor exterior remodeling or landscaping.

Under the Caretaker Status Alternative, land use would change from a functioning military installation to one under limited maintenance in caretaker status. A decrease in the military presence at the Chester USARC would result in decreased impacts to air quality, transportation, and utilities as compared to existing conditions. However, because of the low magnitude of these existing impacts, no significant changes to the environment would occur.

Under the No Action Alternative, the Army would continue to use the Chester USARC. No changes to the existing environment would occur.

Cumulative Impacts. Cumulative effects are those environmental impacts that result from the incremental effects of other past, present, or reasonably foreseeable future actions when combined with the Proposed Action. The analysis identified two past actions consisting of bridge replacement projects in the Town of Chester. Potential cumulative impacts include beneficial short-term socioeconomic and long-term transportation impacts. However, due to the distance from the Chester USARC and the short duration of project activities, there would be no significant cumulative impacts. No other cumulative impacts were identified.

ES.7 Mitigation Responsibility

No mitigation measures are required for the Preferred Alternative because resulting impacts would not meet significance criteria; that is, the impacts would not be significant.

ES.8 Findings and Conclusions

Direct, indirect, and cumulative impacts of the Preferred Alternative, the Caretaker Status Alternative, and the No Action Alternative have been considered. No significant impacts would occur. Therefore, the issuance of a Finding of No Significant Impact is warranted, and preparation of an environmental impact statement is not required.

This page intentionally left blank.

TABLE OF CONTENTS

Section	Page
1.0 INTRODUCTION.....	1
1.1 Purpose and Need.....	1
1.2 Public Involvement.....	1
2.0 DESCRIPTION OF THE PROPOSED ACTION.....	4
2.1 BRAC Commission’s Recommendation.....	4
2.2 Description of Chester USARC (the “Property”).....	4
3.0 ALTERNATIVES.....	6
3.1 Preferred Alternative: Traditional Disposal and Reuse.....	6
3.2 Caretaker Status Alternative.....	8
3.3 No Action Alternative.....	8
3.4 Alternatives Considered and Eliminated From Further Analysis.....	8
3.4.1 Early Transfer and Reuse Before Cleanup is Completed.....	8
3.4.2 Other Disposal Options.....	8
4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES.....	10
4.1 Environmental Resources Eliminated from Further Consideration.....	10
4.1.1 Environmental Resources that Are Not Present.....	11
4.1.2 Environmental Resources that Are Present, but Not Impacted.....	12
4.1.3 Environmental Resources Are Present, but the Proposed Action Will Have Little or No Measurable Effect on these Resources.....	13
4.2 Environmental Resources Analyzed in Detail.....	15
4.2.1 Land Use.....	15
4.2.2 Air Quality.....	17
4.2.3 Wetlands.....	20
4.2.4 Socioeconomics.....	21
4.2.5 Transportation.....	26
4.2.6 Hazardous and Toxic Substances.....	30
4.3 Cumulative Effects.....	32
4.3.1 Past, Present, and Reasonably Foreseeable Actions.....	33
4.3.2 Cumulative Effects Summary.....	33
4.4 Mitigation Summary.....	34
5.0 FINDINGS AND CONCLUSIONS.....	35
6.0 LIST OF PREPARERS.....	36
7.0 DISTRIBUTION LIST.....	37

TABLE OF CONTENTS (continued)

Section	Page
8.0 REFERENCES.....	39
9.0 PERSONS CONSULTED.....	42
APPENDIX A FINAL REPORT AND RECOMMENDATION OF THE TOWN OF CHESTER LOCAL REDEVELOPMENT AUTHORITY	
APPENDIX B CONSULTATION	
APPENDIX C CULTURAL RESOURCES ASSESSMENT	
APPENDIX D RECORD OF NON-APPLICABILITY	
APPENDIX E ECONOMIC IMPACT FORECAST SYSTEM REPORT	

LIST OF TABLES

Table	Page
Table 1. Potential Reuse Scenarios Analyzed in this EA.....	7
Table 2. National Ambient Air Quality Standards.	18
Table 3. Regional Income Statistics (2005-2009).	22
Table 4. Regional Employment Statistics (2005-2009).	22
Table 5. Regional Population and Education (2005-2009).	23
Table 6. Regional Housing Characteristics (2005-2009).	23
Table 7. Regional Minority Population and Poverty Levels (2005-2009).	24
Table 8. Potential Impacts to Traffic on VT Route 11 West near Chester USARC.	29

LIST OF FIGURES

Figure	Page
Figure 1. Chester USARC, Chester, Vermont, Location Map	2
Figure 2. Chester USARC, Chester, Vermont, Site Plan.....	3

LIST OF ACRONYMS

ACM	asbestos containing material
BMP	best management practice
BRAC	Base Closure and Realignment
CEQ	Council on Environmental Quality
CFR	<i>Code of Federal Regulations</i>
Chester USARC	Chester Memorial United States Army Reserve Center
CSH	Combat Support Hospital
EA	environmental assessment
EIFS	Economic Impact Forecast System
EO	Executive Order
EPA	U.S. Environmental Protection Agency
FEMA	Federal Emergency Management Agency
FNSI	Finding of No Significant Impact
LBP	lead-based paint
LRA	Local Redevelopment Authority
MEP	military equipment parking
NAAQS	National Ambient Air Quality Standards
NEPA	<i>National Environmental Policy Act of 1969</i>
NOA	Notice of Availability
OMS	Organizational Maintenance Shop
OWS	oil/water separator
PCB	polychlorinated biphenyl
POL	petroleum, oil, and lubricant
POV	privately owned vehicle
ROI	region of influence
RONA	Record of Non-Applicability
RSC	Regional Support Command
RTV	rational threshold value
SHPO	State Historic Preservation Office
USAR	U.S. Army Reserve
U.S.C.	United States Code
USFWS	U.S. Fish and Wildlife Service
UST	underground storage tank
VT ANR	Vermont Agency of Natural Resources
VT DEC	Vermont Department of Environmental Conservation

This page intentionally left blank.

1.0 INTRODUCTION

This environmental assessment (EA) analyzes the environmental impacts of the proposed closure, disposal, and reuse of the Chester Memorial United States Army Reserve Center (Chester USARC), Chester, Vermont (Figure 1). This EA was developed in accordance with the *National Environmental Policy Act* of 1969 (NEPA) [42 United States Code (U.S.C.) § 4321 et seq.]; implementing regulations issued by the President's Council on Environmental Quality (CEQ), 40 *Code of Federal Regulations* (CFR) Parts 1500-1508; and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

1.1 Purpose and Need

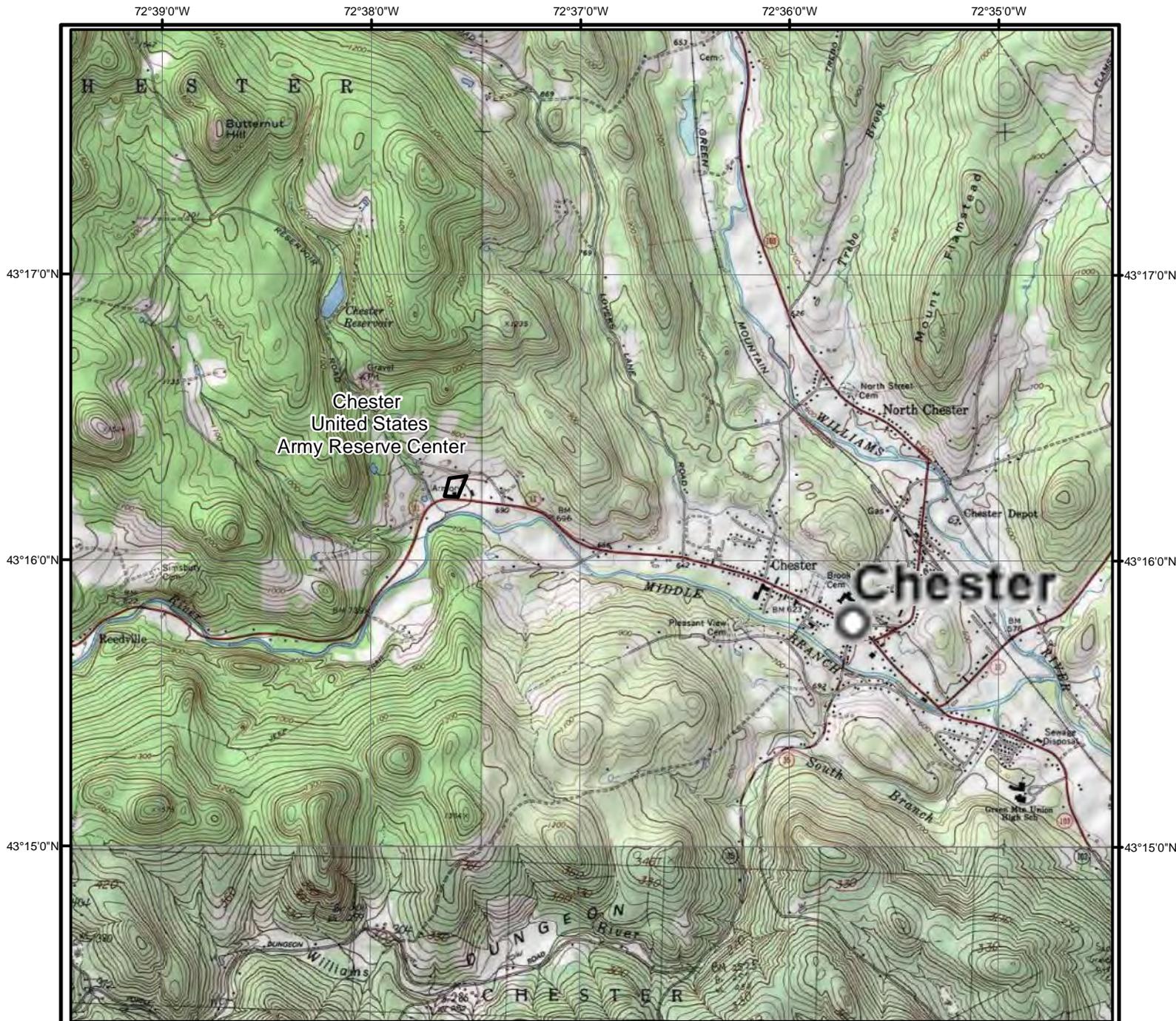
On September 8, 2005, the Defense Base Closure and Realignment (BRAC) Commission recommended closure of the Chester USARC (Figure 2) and realignment of essential missions to other installations. The deactivated Chester USARC property is excess to Army military need and will be disposed of according to applicable laws and regulations. Pursuant to NEPA and its implementing regulations, the Army has prepared this EA to address the environmental and socioeconomic impacts of disposing of the property and reasonable, foreseeable reuse alternatives.

1.2 Public Involvement

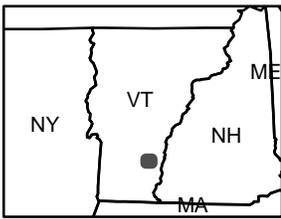
The Army is committed to open decision-making. The collaborative involvement of other agencies, organizations, and individuals in the NEPA process enhances issue identification and problem solving. In preparing this EA, the Army consulted or coordinated with the State Historic Preservation Office (SHPO); U.S. Fish and Wildlife Service (USFWS); one federally recognized Native American Tribe; the Vermont Department of Environmental Conservation (VT DEC), and the Vermont Fish and Wildlife Department.

A Notice of Availability (NOA) was published in a local newspaper, *The Message for the Week* on February 22, 2012 and a regional newspaper, *The Rutland Herald* on February 22, 23, and 24, 2012 announcing the beginning of a 30-day public review period. In the NOA, interested parties were invited to review and comment on the EA and the draft Finding of No Significant Impact (FNSI), and were informed that the EA and draft FNSI were available at the Whiting Library, 117 Main Street, Chester, Vermont 05143 and on the BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm. The Army invited the public and all interested and affected parties to review and comment on this EA and the draft FNSI and to submit comments and requests for information to the Environmental Coordinator of the United States Army Reserve (USAR) 99th Regional Support Command (RSC): Ms Amanda Murphy, 99th RSC, DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640 or by email at amanda.w.murphy.ctr@us.army.mil.

No comments were received. The impacts of the Proposed Action are not significant and the Army will execute the FNSI and the action can proceed immediately. The public may obtain information on the status and progress of the Proposed Action and the EA through the 99th RSC with the contact information provided above.



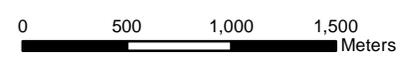
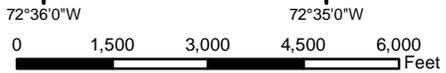
Site Map



Legend

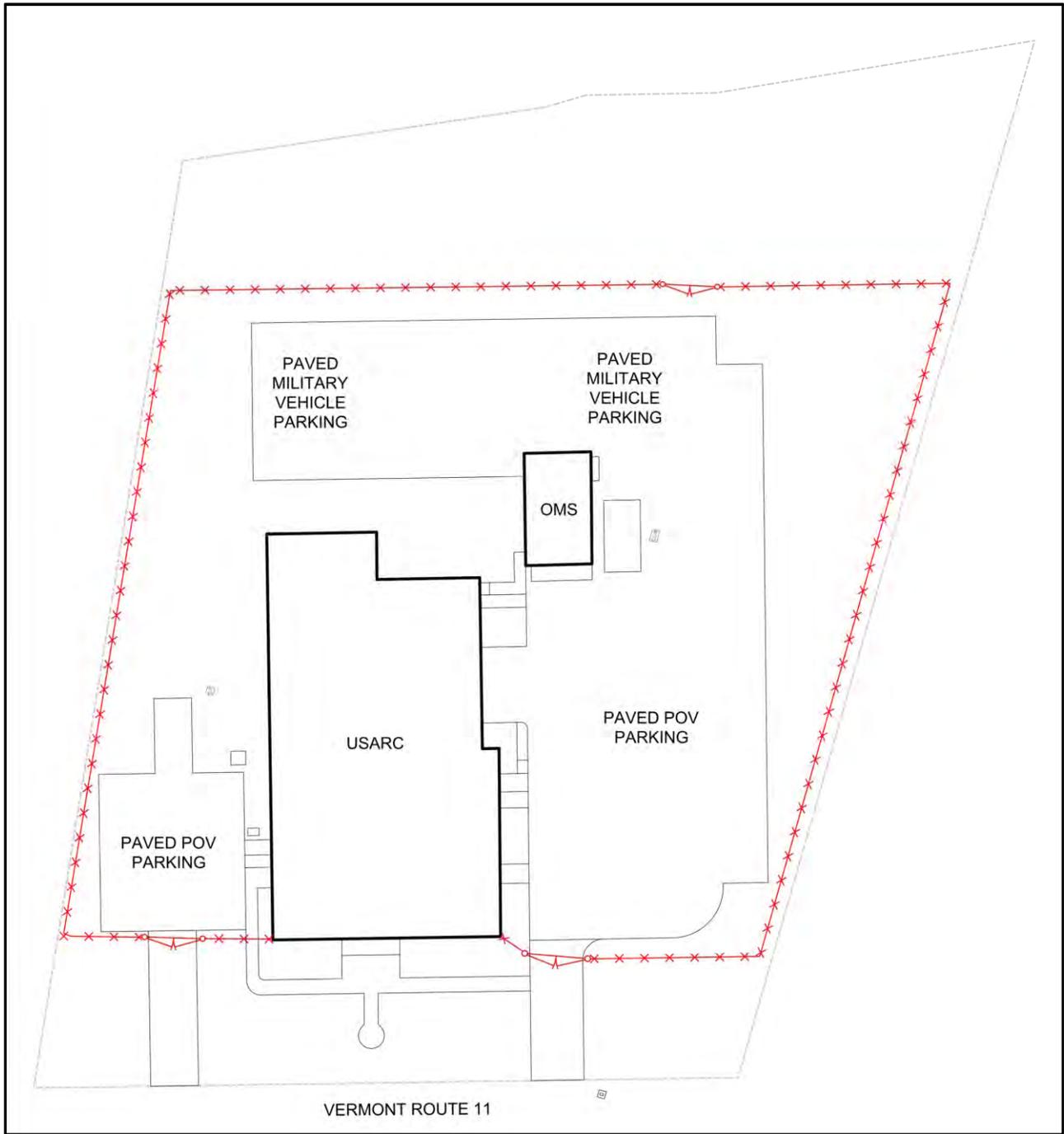
 Approximate Boundary

USARC United States Army Reserve Center



Prepared For:
U.S. Army Corps of Engineers, Mobile District

Figure 1
Chester USARC, Chester, Vermont, Location Map



OMS Organizational Maintenance Shop
 POV Privately Owned Vehicle
 USARC United States Army Reserve Center

Source: 99th Regional Support Command, VT002, Chester Memorial USARC, Sheet 1 of 1, Feb 4, 2009

Prepared For:

U.S. Army Corps of Engineers,
 Mobile District

Figure 2

Chester USARC, Chester, Vermont, Site Plan

2.0 DESCRIPTION OF THE PROPOSED ACTION

The Proposed Action is the disposal of surplus property made available by the realignment of the Chester USARC. Redevelopment and reuse of the surplus Chester USARC property (the “Property”) would occur as a secondary action under disposal. Under BRAC law, the Army closed the Chester USARC prior to September 15, 2011. The Army will dispose of the Property. As a part of the disposal process, the Army screened the property for reuse with the Department of Defense and other federal agencies. No federal agency expressed an interest in reusing this property for another purpose.

2.1 BRAC Commission’s Recommendation

The BRAC Commission’s recommendation is to:

“Close Chester Memorial Army Reserve Center and Organizational Maintenance Shop, Chester, VT and Berlin Army Reserve Center, Berlin, VT and relocate all units to a new Armed Forces Reserve Center with an Organizational Maintenance Facility in the vicinity of White River Junction, VT if the Army is able to acquire land suitable for the construction of the facilities. The new AFRC and OMS shall have the capability to accommodate units from the following facilities: Vermont Army National Guard Armories in Ludlow, North Springfield and Windsor, VT, if the state decides to relocate those National Guard units.”
(DoD 2005)

The environmental impacts resulting from the construction and operation of the new Armed Forces Reserve Center at White River Junction, Vermont were analyzed in the *Final Environmental Assessment for Construction of an Armed Forces Reserve Center and Implementation of BRAC 05 Recommendations at White River Junction, Vermont* (June 2009). A categorical exclusion for the lease termination of the Berlin Army Reserve Center, Berlin, Vermont was prepared by the 99th RSC in April 2011.

2.2 Description of Chester USARC (the “Property”)

In 1956, the U.S. Government purchased 3 acres of residential land, located at 978 VT Route 11 West, Chester, Vermont to construct a USARC. Currently, the Property has two permanent structures:

- 14,900-square-foot main building
- 1,100-square-foot Organizational Maintenance Shop (OMS)

The main building consists of a one-story, concrete block building with brick exterior. In 1980, an addition (drill hall) was added to the north of the original building (USACE Louisville 2007). The OMS is a one-story one-bay brick building.



Chester Memorial United States Army Reserve Center, Chester, VT

Several temporary storage containers are also located on the site. An approximate 0.67-acre military equipment parking (MEP) area and an approximate 0.10-acre privately owned vehicle (POV) parking area are also on the site. Approximately 2 acres of the site are covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining 1 acre of land is minimally landscaped with mowed lawns, trimmed yews, and small trees. Chain-link security fencing topped with barbed wire encloses the Chester USARC. The site was most recently used by one Army unit with 80 reservists who drill on weekends and one full-time employee. Unit missions include medical training of the 405th Combat Support Hospital (CSH), Detachment 2.

3.0 ALTERNATIVES

3.1 Preferred Alternative: Traditional Disposal and Reuse

At a public meeting on April 5, 2006, the Board of Selectmen for the Town of Chester, Vermont passed a resolution establishing the Local Redevelopment Authority (LRA) for the purpose of formulating a recommendation for the reuse of the Chester USARC (LRA Undated). According to the *Federal Property Administrative Services Act of 1949* and the *Base Closure Community Redevelopment and Homeless Assistance Act of 1994*, the LRA screened this Federal Government surplus property by soliciting notices of interest from state and local governments, representatives of the homeless, and other interested parties. On October 20, 2008, after reviewing two reuse proposals and recommendations and all public comments, the LRA recommended no suitable reuse of the Chester USARC (LRA Undated). Appendix A contains the *Final Report and Recommendation of the Town of Chester Local Redevelopment Authority*.

Under BRAC law, the Army closed the Chester USARC prior to September 15, 2011. For the Preferred Alternative the Army would dispose of the Property through a public sale, or some other alternative means of conveyance consistent with the BRAC statute and its implementing regulations, to a yet to be identified party.

For the purposes of environmental analysis, three possible reuse scenarios for the Chester USARC property were developed based on current zoning, adjacent land use, and facility configuration. Possible reuse scenarios were developed to encompass the possible range of reasonably foreseeable impacts. Possible reuse scenarios do not include demolition of the facilities because vacant or undeveloped land exists in the vicinity of the Chester USARC that would not require the added expense of demolition to develop the possible uses.

The Educational/Institutional reuse scenario would take advantage of existing facilities to offer small-scale educational opportunities or house a public or educational foundation.

The Vehicle Fleet Parking/Service reuse scenario would take advantage of existing facilities, particularly the extensive paved parking areas, to park and service fleet vehicles as well as house administrative offices or customer service areas.

The Office/Light Industry-Manufacturing/General Contractor reuse scenario would take advantage of existing facilities, particularly the main building to offer office space; light industry-manufacturing floor space; or housing for a general contracting business with office space, workshop/storage space, vehicle service building, and parking.

Table 1 describes the three potential reuse scenarios analyzed in this EA in more detail.

Table 1. Potential Reuse Scenarios Analyzed in this EA.

REUSE SCENARIO	Educational/Institutional	Vehicle Fleet Parking/Service	Office/Light Industry-Manufacturing
Characteristics Related to the Facility	<ul style="list-style-type: none"> • Use of office space for administration/management • Use of classroom space for classroom • Use of assembly hall for activities/exercise space • Use of former rifle range for storage space • Use of OMS space for vehicle/equipment storage/maintenance • Use of paved MEP and POV areas for basketball courts • Use of grassy areas for outdoor activities 	<ul style="list-style-type: none"> • Use of office space for administration/management • Use of office/classroom space for dispatch • Use of OMS space for vehicle/equipment storage/maintenance • Use of paved MEP and POV areas for vehicle staging/parking 	<ul style="list-style-type: none"> • Use of office space for administration/management • Use of classroom space for precision assembly areas, workspace/workshop, conference space, manufacturing/machine space • Use of office and classroom space for office space, customer service area • Use of assembly hall for large-scale assembly, storage/shipping/receiving, workspace/workshop • Use of former rifle range for storage/assembly • Use of OMS space for vehicle/equipment storage/maintenance • Use of paved MEP and POV areas for vehicle staging/parking
Projected Number of Employees	~10 employees (6 instructors, 3 administrative, 1 custodial)	~30 employees (5 administrative, 2 mechanics, 1 dispatcher, 2 custodial, 20 drivers)	~20 employees (5 admin/engineer, 1 clerk, 13 machinists/workers, 1 custodial)
Projected Number of Users/Students/Customers	~80 users/students (4 small classrooms of 10 each and 1 large classroom of 40)	0 users/customers	5 users/customers (customers would be limited at any one time)
Projected Operating Schedule	regular business and afterhours 7 days per week	potential 24-7 operation	regular business hours Monday through Friday
Examples	Head Start educational, adult learning, culinary school, health & fitness center, library/learning center, vocational school, college satellite location, special education, social & human services (Red Cross, United Way, women's center), physical therapy/sports medicine, employment training services	tree service, shuttle bus, taxi, utility vehicles	engineering offices, environmental contractor, light industry-manufacturing, precision machining/fabrication, machine shop, tool maker, carpentry shop, general contractor, building contractor, taxidermy, law office, motorsports sales/service, pocket mall, answering service/call center

MEP military equipment parking OMS Organizational Maintenance Shop POV privately owned vehicle

NOTE: Numbers for employees, users, students, and customers are projections only based on available floor space and floor space requirements for projection-specific activities.

3.2 Caretaker Status Alternative

The Army secured the Chester USARC after the military mission ended prior to September 15, 2011 to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the Property, the Army will provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. In the event that the Army does not transfer Chester USARC for an extended period of time, the Army will reduce maintenance levels to the minimum level for surplus government property as specified in 41 CFR 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-1 (Army Facilities Management).

3.3 No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Chester USARC at levels similar to those that occurred prior to the BRAC 2005 Commission's recommendations for closure. The inclusion of the No Action Alternative is prescribed by the CEQ regulations implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated.

3.4 Alternatives Considered and Eliminated From Further Analysis

3.4.1 EARLY TRANSFER AND REUSE BEFORE CLEANUP IS COMPLETED

Under this alternative, the Army would take advantage of various property transfer and disposal methods that allow the reuse of contaminated property to occur before all remedial actions have been completed. One method is to transfer the property to a new owner who agrees to perform, or to allow the Army to perform, all remedial actions required under applicable federal and state requirements. Allowing the property to be transferred before cleanup is complete requires concurrence of environmental authorities and the governor of the affected state. The property must be suitable for the new owner's intended use, and the intended use must be consistent with protection of human health and the environment. This alternative was not carried forward for further analysis, because cleanup of the site is not required.

3.4.2 OTHER DISPOSAL OPTIONS

The LRA screened this Federal Government surplus property by soliciting notices of interest from state and local governments, representatives of the homeless, and other interested parties, as required by the *Federal Property Administrative Services Act of 1949*, the *Base Closure Community Redevelopment and Homeless Assistance Act of 1994*, and the *Redevelopment and Homeless Assistance Act of 1994*. None of these entities submitted a notice of interest for reusing the Property. The LRA considered adoption of the following reuses of the Property:

- Connecticut River Transit for administrative offices and parking of bus fleet
- Windsor Southwest Supervisory Union/Green Mountain Union High School for placement of Supervisory Union offices, to house the Early Education Program, and to house the Opportunities in Learning Program (LRA Undated).

Subsequently, the Connecticut River Transit constructed offices elsewhere to meet their expedient timeline. The Windsor Southwest Supervisory Union/Green Mountain Union High School alternative was not selected by the LRA as their official reuse plan, because the citizens of Chester indicated they would not support a bond issue to fund the program. Therefore, these alternatives were not carried forward for further analysis in this EA.

4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES

This chapter describes the existing environmental and human resources that could potentially be affected by the Proposed Action and alternatives. The affected environment is the baseline to understand the potential effects of the alternatives under consideration (40 CFR 1502.15). The geographic region of influence (ROI), or study area for each resource category is the Chester USARC, unless stated otherwise in the individual resource category discussion. Most of the baseline information was taken from existing documentation.

This chapter also describes the potential impacts of the Proposed Action and each alternative. An impact is defined as a consequence from modification to the existing environment due to a proposed action or alternative. Impacts can be beneficial or adverse, can be a primary result of an action (direct) or a secondary result (indirect), and can be permanent or long lasting (long term) or temporary and of short duration (short term).

Impacts are classified as significant or not significant based on significance criteria developed for the affected resource categories analyzed. For many resource categories, significance criteria are necessarily qualitative in nature. Quantitative criteria can be established when there are specific numerical limits established by regulation or industry standard. Significance criteria are based on existing regulatory standards, scientific and environmental documentation, and/or professional judgment. Significant impacts are those which would exceed the quantitative or qualitative limits of the established criteria, such as actions that would threaten a violation of federal, state or local law or requirements imposed for the protection of the environment, or that would have adverse effects upon public health or safety. Impacts do not necessarily mean negative changes, and any detectable change is not, in and of itself, considered to be negative. In the following discussions, to highlight adverse impacts for the decision maker, the impacts are considered adverse unless identified as beneficial.

Twelve resource areas were considered for potential impacts from the Proposed Action and alternatives: land use; aesthetics and visual resources; air quality; noise; geology and soils; water resources; biological resources; cultural resources; socioeconomics; transportation; utilities; and hazardous and toxic substances. Some resources were eliminated from detailed analysis as described below.

4.1 Environmental Resources Eliminated from Further Consideration

Army NEPA Regulations (32 CFR § 651.14) state the analysis should reduce or eliminate discussion of minor issues to help focus analyses. This approach minimizes unnecessary analysis and discussion during the NEPA process and in analysis documents. The CEQ Regulations for implementing NEPA (40 CFR § 1500.4(g)) emphasize the use of the scoping process, not only to identify significant environmental issues deserving of study, but also to deemphasize insignificant issues, narrowing the scope of the environmental assessment/environmental impact statement process. Resources eliminated from further consideration in this EA are either not present at the Property, are present but not impacted, or the Proposed Action will have little or no measureable effect on these resources.

4.1.1 ENVIRONMENTAL RESOURCES THAT ARE NOT PRESENT

None of the alternatives would have direct, indirect, or cumulative impacts on these environmental resources, because these environmental resources do not exist on or near the Property:

- **Coastal Barriers and Zones**—The Property is not in a coastal zone.
- **Prime and Unique Farmlands**—The land at the Chester USARC is not farmland. The Farmland Protection Policy Act does not apply to the Property.
- **Surface Water Features**—There are no surface waters on the Property. The nearest off-site surface water features are an intermittent stream approximately 400 feet west of the Property that drains from the Chester Reservoir and an unnamed stream located approximately 1,200 feet east of the Property.
- **Floodplains**—The Property is not located within a 100- or 500-year floodplain [Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Flood Plain Panel Number (50027C0694E)] (FEMA 2011).
- **National and State Parks**—The nearest national Scenic Trail is the Appalachian National Scenic Trail, which is located approximately 16.5 miles from the Property. The nearest state park is Lowell Lake State Park, which is located approximately 7 miles from the Property.
- **Wilderness Areas and Wildlife Refuges**—The nearest national wilderness area is Lye Brook Wilderness area, which is located approximately 20 miles from the Property. The nearest national wildlife refuge is the Missisquoi National Wildlife Refuge, which is located approximately 160 miles from the Property.
- **National Wild and Scenic Rivers**—The nearest National Wild and Scenic River is the Westfield River, which is located approximately 52 miles from the Property.
- **Federal- and State-Listed Threatened, Endangered, or Candidate Species**—The USFWS concurred in informal coordination that threatened and endangered species would not be affected. The VT DEC concurred that no effect to state sensitive species is expected. See Appendix B.
- **Prime or Unique Wildlife Habitat**—The Property is highly disturbed, lacks natural habitat, and the USFWS has not designated critical habitat on or in the vicinity of the Property (Appendix B).
- **Cultural, Historic, and Archeological Resources**—The 99th RSC conducted a architectural survey and an assessment of potential archeological resources in January 2011 and confirmed earlier findings that no archaeological or historic resources are present (Appendix C). The Vermont SHPO concurred on July 7, 2011 with the Army's findings that there are no historic properties affected within the project's area of potential

effects. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required (Appendix B).

4.1.2 ENVIRONMENTAL RESOURCES THAT ARE PRESENT, BUT NOT IMPACTED

None of the alternatives would have direct, indirect, or cumulative impacts on these environmental resources, because no large-scale demolition, renovation, construction, or reuse activities are planned that would alter or affect these resources:

- **Radon Gas**—Windsor County is assigned to Zone 2 on the U.S. Environmental Protection Agency’s (EPA’s) Map of Radon Zones, with a predicted average indoor radon screening level between 2 and 4 picocuries per liter (EPA 2011). A site-specific radon survey was conducted at the Property in 1994. The maximum radon level was 2.6 picocuries per liter (USACE Louisville 2007). This is below the EPA’s recommended maximum allowable exposure level of 4 picocuries per liter and no mitigation measures are required.
- **Geology and Soils**—Geological hazards such as sinkholes, caves, mines, or quarries do not exist on or adjacent to the Property. Seismic risk is relatively small (USGS 2011). Any minor soil disturbance that would occur through minor exterior remodeling or landscaping would not be significant, with implementation of best management practices (BMPs), as necessary, to reduce erosion.
- **Storm Water Runoff**—Direction and flow would not be altered.
- **Groundwater Drinking Quality, Availability, or Use**—The Proposed Action would not increase impervious surfaces, result in contamination of groundwater resources, or increase groundwater use.
- **Wildlife**—The *Town of Chester, Vermont Town Plan* identified the areas between Shady Grove Lane and Swett Road on VT Route 11 West with potential value as a wildlife travel corridor based on state wildlife/vehicle crash data and the proximity of large blocks of wildlife habitat suitability areas (Chester Planning Commission 2010). The Chester USARC lies approximately 0.6 mile east of the defined eastern border of the wildlife corridor crossing VT Route 11 West between Shady Grove Lane and Swett Road. However, the identified wildlife corridor is approximately 0.9 mile wide and wildlife are likely to avoid traveling directly in front of the Chester USARC after negotiating the fence. Therefore, wildlife may alter their route accordingly to avoid the facility and increased vehicles in the area.

4.1.3 ENVIRONMENTAL RESOURCES ARE PRESENT, BUT THE PROPOSED ACTION WILL HAVE LITTLE OR NO MEASURABLE EFFECT ON THESE RESOURCES

4.1.3.1 Aesthetics and Visual Resources

None of the alternatives would have a significant direct, indirect, or cumulative impact on aesthetics or visual resources because no substantial demolition or construction would occur and the Property would remain essentially unchanged in appearance.

Under the Preferred Alternative, minor exterior remodeling or landscaping could provide small beneficial impacts to aesthetics. Visual impacts would include traffic (Section 4.6) and increased use of the parking areas. Nighttime lighting is expected to remain similar to existing conditions, with only dim exterior building lighting on the main building and OMS. However, additional downward-directed lighting may be added to the parking areas.

All three of the possible reuse scenarios that are examined in this EA could be permitted as conditional uses according to the Town of Chester Zoning Regulations but would require approval of Chester's Development Review Board. The Board considers potential adverse effects to the character of the area affected by the proposed conditional use and standards for advertising lights, security lights, street lighting, parking lot lighting or any lights so that any artificial lighting does not disturb the traffic or be objectionable to adjacent property owners (Town of Chester Undated). With the Property remaining essentially unchanged in appearance and the consideration of any reuse by the Development Review Board, no significant impacts to aesthetics and visual resources are expected.

Under the Caretaker Status Alternative, impacts to aesthetics would not occur since the Army will provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment.

Under the No Action Alternative, the Army would continue to use the Chester USARC and no impacts or changes to aesthetics and visual resources would occur.

4.1.3.2 Noise

None of the alternatives would have a significant direct, indirect, or cumulative impact on noise levels, because noise levels would remain similar to existing levels. Short-term noise impacts are not expected as none of the alternatives involve any substantial demolition or construction.

Under the Preferred Alternative, in the long term, the major source of noise would continue to be from vehicle traffic on VT Route 11 West and would not be significant when compared to the existing traffic (Section 4.6). The Army classifies areas with noise levels from these sources as Zone 1, compatible with all land uses, including residential. The nearest sensitive noise receptors are a residence located approximately 25 feet to the west, two residences located approximately 200 feet south across VT Route 11 West, and a small hotel located approximately 50 feet to the east.

The Chester Development Review Board ensures that standards outlined in the Town of Chester Zoning Regulations would be met, including "...acceptable standards and levels of performance

which are acceptable and not likely to affect adversely the use of the surrounding area by the emission of such dangerous or objectionable elements as noise, vibration, ..." (Town of Chester Undated).

Under the Caretaker Status Alternative, no new sources of noise or increases in noise levels would result. No new receptors of noise would be located within the Property boundaries. A net decrease in traffic, and therefore traffic noise, would result from assigning the Property to caretaker status.

Under the No Action Alternative, the Army would continue to use the Chester USARC and no new sources of noise or increases in noise levels would result. No new receptors of noise would be located within the Property boundaries.

4.1.3.3 Public Services

None of the alternatives would have a significant direct, indirect, or cumulative impact on these public services, because these providers have the capacity to provide service and any changes in demand would be insignificant.

- **Law Enforcement**—Chester Police Department in Chester, Vermont State Police in Chester, and Windsor County Sheriff Office in Woodstock, Vermont
- **Fire Protection**—Chester Fire Department in Chester, Vermont—2 engines and 1 tanker

4.1.3.4 Utilities

None of the alternatives would have a significant direct, indirect, or cumulative impact on these utilities, because these utilities have the capacity to provide service for any of the alternatives and any changes in demand and usage would be insignificant.

- **Potable Water**—provided by Town of Chester Water Department. The system capacity is approximately 576,000 gallons per day with usage of approximately 164,000 gallons per day (Chester Planning Commission 2010).
- **Wastewater**—Onsite septic tank and leach field. In addition, the Town of Chester wastewater treatment plant is available with approximately 175,000 gallons per day capacity, operating at approximately 100,000 gallons per day (Chester Planning Commission 2010).
- **Electricity**—Central Vermont Public Service
- **Liquefied Petroleum Gas**—Young's Gas supplies gas to the four 1,000-gallon storage tanks.
- **Solid Waste**—Southern Windsor/Windham Counties Solid Waste Management District

4.2 Environmental Resources Analyzed in Detail

Six resource areas, including land use, air quality, biological (wetlands), socioeconomic, transportation, and hazardous and toxic substances, were identified for detailed analysis. The focus of detailed analysis is on those environmental resource areas that have the potential to be adversely impacted, could require new or revised permits, or have the potential for public concern.

4.2.1 LAND USE

4.2.1.1 Affected Environment

This section describes existing land use conditions on and surrounding the Chester USARC. Management plans, policies, ordinances, and regulations determine the types of uses that are allowable, or protect specially designated or environmentally sensitive uses. The following sections discuss the regional geographic setting, location, and climate; land use; surrounding land use; and land use plans and policies.

4.2.1.1.1 Regional Geographic Setting, Location, and Climate

The Chester USARC is located in a very rural setting in the southern portion of Windsor County, about 1.5 miles west of the Town of Chester, Vermont at 978 VT Route 11 West. Chester is a quaint New England town with a population of 3,044 (at the time of the 2000 Census), centrally located and in close proximity to several ski areas. The Property is located on the U.S. Geological Survey 7.5-minute Chester quadrangle map, at an average elevation of 710 feet above mean sea level. The topography is generally flat with a slight decrease in elevation toward the southeast corner of the parcel.

The climate in Chester is mild during summer when temperatures tend to be in the 60's and cold during winter when temperatures tend to be in the 10's. The warmest month of the year is July with an average maximum temperature of 82 degrees Fahrenheit, while the coldest month of the year is January with an average minimum temperature of 4 degrees Fahrenheit. The annual average precipitation for Chester is 46.07 inches. Rainfall is fairly evenly distributed throughout the year. The wettest month of the year is June with an average rainfall of 4.20 inches (IDcide 2011).

4.2.1.1.2 Land Use

In 1956, the U.S. Government purchased the 3 acres of land for construction of the Chester USARC. Construction of the main building and OMS building occurred in 1960. Historical information sources suggest that the Property was formerly part of a residential and/or farming area. The Property has served as a reserve and mobilization center for the USAR since the U.S. Government acquired the land in 1956 (USACE Louisville 2007). The Chester USARC was most recently used primarily for medical training of the 405th CSH, Detachment 2. Section 2.3 describes the Property and Figure 2 shows the site plan.

The Chester USARC property is currently zoned R80 – Residential (Chester Planning Commission 2010). Other than residential uses, light commercial/educational uses may be permitted as conditional uses.

4.2.1.1.3 Surrounding Land Use

The Chester USARC is situated on a main highway (VT Route 11 West), and land use immediately south of the USARC is county right-of-way for the highway. The USARC is surrounded on the east by a small hotel, while farming and residential areas are located to the west, north, and south (USACE Louisville 2007).

4.2.1.1.4 Land Use Plans and Policies

Current and future development in the ROI are driven by the Town of Chester, Vermont Town Plan, the Town of Chester Planning Commission, and the Town of Chester Development Review Board.

The Chester Town Plan states “the purpose of the Chester Town Plan is *to guide future growth and development of land, public services and facilities, and to protect the environment* in the best interest of the citizens of Chester”. Current land use in the Town of Chester follows traditional Vermont village patterns. Residential areas outside the village center are primarily rural with low or moderate density. Per the Chester Town Plan, “the two most important considerations in determining desirable land uses are:

- Does it appear, from objective evidence, expert opinion, public opinion or common sense that the proposed use in the area proposed will be good for Chester and the majority of its residents?
- If it is good for Chester and most of its residents, is the proposed location compatible with the proposed use of the land?”

The Future Land Use map provided in the Town Plan identifies the types and relative concentrations of development most appropriate for specific areas of the Town of Chester (Chester Planning Commission 2010). The Town of Chester Planning Commission is responsible for writing the Town Plan as well as Town of Chester Zoning and Subdivision Regulations. The Town of Chester Development Review Board is responsible for reviewing development applications, zoning administration appeals, and site plans (Town of Chester 2011).

4.2.1.2 Consequences

Potential impacts to land use are considered significant if the Proposed Action would:

- Conflict with applicable ordinances and/or permit requirements;
- Cause nonconformance with the current general plans and land use plans, or preclude adjacent or nearby properties from being used for existing activities; or
- Conflict with established uses of an area requiring mitigation.

4.2.1.2.1 Preferred Alternative: Traditional Disposal and Reuse

Under the Preferred Alternative, potential impacts to land use would not be significant. Land use of the Chester USARC would change from a military site to a business-based facility. All three of the possible reuse scenarios that are examined in this EA could be permitted as conditional uses according to the Town of Chester Zoning Regulations but would require approval of

Chester's Development Review Board. The Chester USARC existed prior to adoption of the Town of Chester Zoning Regulations, therefore the use is considered legal nonconforming. A minor long-term beneficial impact could be realized under the Preferred Alternative as the land use could change from legal nonconforming to a permitted conditional use. The Chester USARC buildings and real estate would be transferred to another party through a public sale. Table 1 summarizes the details of how the land and buildings would be used under each possible reuse scenario.

These changes are compatible with zoning, ordinances, community land use plans, and existing land uses in the vicinity of the Property. Any of the possible reuse scenarios would be compatible with Chester's Town Plan that emphasizes the town's desire to maintain the rural character of the area by developing along already established business corridors or by reusing already existing facilities (Chester Planning Commission 2010). Importantly, the analyzed reuses do not significantly modify the nature of current land use.

4.2.1.2.2 Caretaker Status Alternative

Under the Caretaker Status Alternative, land use would change from an active military reserve center to a facility under caretaker status. Maintenance activities to preserve and protect the facilities would take place. These activities would not conflict with applicable ordinances, existing land use plans, or surrounding land use.

4.2.1.2.3 No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Chester USARC at levels similar to those that occurred prior to the BRAC Commission's recommendations for closure and no land use changes or impacts would occur.

4.2.2 AIR QUALITY

This section considers ambient (outdoor) air quality and emissions of air pollutants regulated by the *Clean Air Act*, as well as the greenhouse gases water vapor, carbon dioxide, tropospheric ozone, nitrous oxide, and methane. For more information about the national programs, technical policies, and regulations protecting the quality of air resources, visit <http://www.epa.gov/ebtpages/air.html>. For more information about greenhouse gases, visit <http://www.epa.gov/climatechange/emissions/index.html>.

4.2.2.1 Affected Environment

This section describes the existing air quality conditions at and surrounding the Chester USARC. Ambient air quality conditions are discussed first followed by emission sources in the area of the Chester USARC.

4.2.2.1.1 Ambient Air Quality Conditions

The ambient air quality in an area can be characterized in terms of whether it complies with the primary and secondary National Ambient Air Quality Standards (NAAQS). The *Clean Air Act* (42 U.S.C. 7401 et seq.) requires the EPA to set NAAQS for pollutants considered harmful to public health and the environment. National primary ambient air quality standards define levels of air quality which the EPA has determined as necessary to provide an adequate margin of

safety to protect public health, including the health of “sensitive” populations such as children and the elderly. National secondary ambient air quality standards define levels of air quality which are deemed necessary to protect the public welfare, including protection against decreased visibility and damage to animals, crops, vegetation, and buildings. NAAQS have been established for six criteria pollutants; Table 2 lists the NAAQS primary and secondary standards for each criteria pollutant.

Table 2. National Ambient Air Quality Standards.

Pollutant	Primary Standards	Secondary Standards
Carbon monoxide (CO)		
8-hour average	9 ppm	None
1-hour average	35 ppm	None
Lead (Pb)		
Rolling 3-month average	0.15 µg/m ³	Same as Primary
Quarterly average	1.5 µg/m ³	Same as Primary
Nitrogen dioxide (NO₂)		
Annual arithmetic mean	0.053 ppm	Same as Primary
1-hour	0.10 ppm	None
Ozone (O₃)		
8-hour average (2008 standard)	0.075 ppm	Same as Primary
Particulate matter less than 10 microns (PM₁₀)		
24-hour average	150 µg/m ³	Same as Primary
Particulate matter less than 2.5 microns (PM_{2.5})		
Annual arithmetic mean	15.0 µg/m ³	Same as Primary
24-hour average	35 µg/m ³	Same as Primary
Sulfur dioxide (SO₂)		
Annual arithmetic mean	0.03 ppm	None
24-hour average	0.14 ppm	None
3-hour average	None	0.5 ppm
1-hour average	0.075 ppm	None

Source: 40 CFR 50.4 through 50.13
 µg/m³ micrograms per cubic meter
 ppm parts per million

The primary regulatory authority for air quality in Vermont is the Vermont Air Pollution Control Division of the VT DEC. Vermont’s air quality meets the NAAQS. Every county within the state of Vermont is classified as being in “attainment” (EPA 2010).

4.2.2.1.2 Air Pollutant Emissions at Chester USARC

The Chester USARC requires no air emission permits because no significant emission sources exist at the facility. Emissions from the heating and ventilation system are not significant. Emissions of vehicle exhaust from the one full-time person working at the facility and the 80 reservists who travel to the facility on weekends are also not significant.

Motor vehicles are one of the largest sources of pollutants affecting air quality in the state of Vermont as well as locally near the Chester USARC. Motor vehicles emit carbon monoxide, carbon dioxide, nitrogen dioxide, and about 65 percent of the ozone-forming pollutants in Vermont. Motor vehicles also emit carcinogenic compounds like benzene, formaldehyde, and 1,3-butadiene.

4.2.2.1.3 Greenhouse Gas Emissions

The burning of fossil fuels generates greenhouse gases and emits them into the atmosphere. Greenhouse gases can trap heat in the atmosphere and have been associated with global climate change. The primary greenhouse gas derived from the combustion of gasoline and diesel fuel is carbon dioxide. The six major greenhouse gases are carbon dioxide, methane, nitrous oxide, sulfur hexafluoride, hydrofluorocarbons, and perfluorocarbons. Greenhouse gases are well mixed throughout the lower atmosphere, such that any emissions would add to cumulative regional and global concentrations of carbon dioxide and other greenhouse gases. Therefore, the effects from any individual source of greenhouse gases cannot be determined.

4.2.2.2 Consequences

Potential impacts to air quality are considered significant if the Proposed Action would:

- Increase ambient air pollution above any NAAQS;
- Contribute to an existing violation of any NAAQS;
- Interfere with or delay timely attainment of NAAQS;
- Cause direct emissions of 25,000 metric tons of carbon dioxide equivalent or more; or
- Impair visibility within any federally mandated Prevention of Significant Deterioration Class I area.

4.2.2.2.1 Preferred Alternative: Traditional Disposal and Reuse

Under the Preferred Alternative, potential impacts to air quality would not be significant. The change in use of the Chester USARC from an active military reserve center to any of the three potential reuse scenarios would cause direct long-term air emissions from boilers as part of the heating and ventilation system and from vehicles traveling to and from the facility. However, the emissions from the boilers would not be significantly different than the current heating and ventilation system. Vehicle emissions would be slightly greater on weekdays from the increase in employees and daily users, and slightly less on weekends from the decrease in employees and daily users but the increase in vehicle emissions would not be significant when compared to the existing traffic on VT Route 11 West (see Section 4.2.5). The small incremental changes in motor vehicle and boiler emissions would not increase ambient air pollution above the NAAQS and impacts to air quality would not be significant.

Section 176(c)(1) of the *Clean Air Act* requires federal agencies to ensure that their actions conform to applicable implementation plans for the achievement and maintenance of the NAAQS for criteria pollutants. The Clean Air Act Conformity Rule does not apply both because the Property is in an attainment area and the proposed reuse would be similar in scope and operation to activities currently being conducted at existing structures (40 CFR 93.153(e)(2)(x)).

The Proposed Action would result in no emissions increase or an increase in emissions that is clearly de minimis. All counties within Vermont are in attainment for all air pollutants. The Conformity Rule does not apply both because the Property is in an attainment area and the proposed reuse would be similar in scope and operation to activities currently being conducted at existing structures (40 CFR 93.153(c)(2)(x)). A Record of Non-Applicability (RONA) is enclosed in Appendix D.

The *Clean Air Act* does not permit the impairment of visibility within any federally mandated Prevention of Significant Deterioration Class I area. Class I areas include wildernesses and national memorial parks over 5,000 acres, National Parks exceeding 6,000 acres, and all international parks. The nearest Class I area to Chester USARC is the Lye Brook U.S. Forest Service Wilderness Area. Lye Brook Wilderness area is approximately 20 miles southwest of Chester USARC and the small incremental change in emissions from the reuse plans would not impair visibility in the area.

Carbon dioxide would be the predominant greenhouse gas generated during reuse activities since it is produced during the burning of fossil fuels. The Preferred Alternative would not have a significant impact on greenhouse gas emissions because it is not expected to cause direct emissions of 25,000 metric tons of carbon dioxide equivalent or more, which is the proposed CEQ screening level for including a quantitative and qualitative assessment of greenhouse gas emissions in a NEPA analysis. No major emission source would exist for the other greenhouse gases as a result of implementing the Preferred Alternative; therefore, the other greenhouse gases are not considered to be significant and are not considered further.

4.2.2.2 Caretaker Status Alternative

Under the Caretaker Status Alternative, the quantity of air emissions from vehicle traffic would be reduced from existing conditions. The daily vehicle traffic from one full-time worker and the periodic vehicle traffic of 80 reservists during drill weekends would be eliminated. The number of maintenance workers, and thus the quantity of emissions from vehicle traffic, would be less than existing conditions.

The small incremental decrease in motor vehicle emissions from the Caretaker Status Alternative would not increase ambient air pollution above the NAAQS. Therefore, the impacts to air quality would not be significant.

4.2.2.3 No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Chester USARC at levels similar to those that occurred prior to the BRAC 2005 Commission's recommendations for closure and no changes or impacts to air quality would occur.

4.2.3 WETLANDS

4.2.3.1 Affected Environment

Wetlands are defined by the U.S. Army Corps of Engineers as meeting three criteria: wetland hydrology, hydric soil type, and hydrophytic vegetation. Specifically, wetlands are defined as those areas that are saturated or inundated by water that is sufficient to support vegetation typically adapted to saturated soils (USACE 1987). Wetlands and other surface water features,

which may include intermittent and perennial streams, are generally considered “waters of the United States” by the U.S. Army Corps of Engineers, and under their definition of “jurisdictional waters/features,” are protected under Section 404 of the *Clean Water Act*. Activities in wetlands are also regulated under 10 Vermont Statutes Annotated, Chapter 37, Section 905(a)(7-9) (Vermont Wetland Rules) and Executive Order (EO) 11990, *Protection of Wetlands*.

Neither the Vermont Agency of Natural Resources (VT ANR) Environmental Locator (VT ANR 2010) nor the USFWS National Wetlands Inventory (USFWS 2010) identified wetlands on the Chester USARC site; however, a wetlands evaluation was conducted in 2002 and determined that the area within and adjacent to the northern boundary met the wetlands criteria and is considered wetland habitat. The wetland is long, narrow, and situated at the bottom of a steep slope. Dominant species in the area included sensitive fern (*Onoclea sensibilis*), wool-grass (*Scirpus cyperinus*), and willow (*Salix* sp.). The wetland was characterized as a palustrine, emergent marsh nonpersistent/scrub-shrub broad-leaved deciduous, seasonally flooded class three wetland (USACE Louisville 2007).

4.2.3.2 Consequences

Potential impacts to wetland resources are considered significant if the Proposed Action would destroy, lose, or degrade jurisdictional wetlands (as defined by Section 404 of the *Clean Water Act*). EO 11990 requires federal agencies to avoid actions, to the extent practicable, which would result in the location of facilities in wetlands.

4.2.3.2.1 Preferred Alternative: Traditional Disposal and Reuse

Under the Preferred Alternative, potential impacts to wetlands would not be significant. None of the three potential reuse scenarios include expansion of existing facilities or development of the property, which would potentially impact the wetlands. Therefore, no impacts are expected to occur to the wetlands under any of the potential reuse scenarios.

4.2.3.2.2 Caretaker Status Alternative

Under the Caretaker Status Alternatives, no changes or impacts would occur to wetland resources.

4.2.3.2.3 No Action Alternative

Under the No Action Alternative, no changes or impacts would occur to wetland resources.

4.2.4 SOCIOECONOMICS

4.2.4.1 Affected Environment

This section describes the existing socioeconomic conditions for Windsor County, the ROI, which would provide the necessary goods and services to future occupants or users of the Property, including food, gasoline, and miscellaneous supplies. Socioeconomic factors include economic development, demographics, housing, quality of life, environmental justice, and protection of children. Socioeconomic factors for the county were compared to those for state of Vermont.

4.2.4.1.1 Economic Development

The U.S. Census Bureau (2010a) reported that the total workforce within the state of Vermont was 349,927 and the total workforce within Windsor County was 31,458 in 2009. As shown in Table 3, the average per capita income of Windsor County was slightly higher than the state's per capita income for the 2005-2009 U.S. Census period. During this period, the median household income of Windsor County was similar to the state (U.S. Census Bureau 2010a). Windsor County's average annual unemployment was 3.6 percent, which was lower than the state. Table 3 displays selected income characteristics for Windsor County and Vermont.

Table 3. Regional Income Statistics (2005-2009).

Area	Workforce	Per Capita Income (\$)	Median Household Income (\$)	Unemployment Rate (%)
Vermont	349,927	\$ 27,036	\$ 51,284	3.9
Windsor County	31,458	\$ 29,269	\$ 51,066	3.6

SOURCE: U.S. Census Bureau 2010a

The top three industry sectors and occupations are the same for Windsor County and the state of Vermont and are shown in Table 4.

Table 4. Regional Employment Statistics (2005-2009).

Area	Top Three Industries (%)	Top Three Occupations (%)
Vermont	1 - Educational services, and health care and social assistance (26.2) 2- Retail trade (11.8) 3 - Manufacturing (11.1)	1 - Management, professional, and related occupations (38.4) 2 - Sales and office occupations (23.1) 3 - Service occupations (16.9)
Windsor County	1 - Educational services, and health care and social assistance (25.3) 2 - Retail Trade (11.2) 3 - Manufacturing (9.7)	1 - Management, professional, and related occupations (39.2) 2 - Sales and office occupations (22.8) 3 - Service occupations (17.4)

SOURCE: U.S. Census Bureau 2010a

4.2.4.1.2 Demographics

Windsor County's population decreased by almost 1 percent from 2000 to 2009, while the state's population increased by nearly 2 percent during this time (U.S. Census Bureau 2010b).

According to the 2005-2009 U.S. Census estimates, Windsor County's percentage of individuals with a high school diploma (90.7 percent) was similar to the state's percentage (90.1 percent) (U.S. Census Bureau 2010a). Windsor County had slightly more individuals with a Bachelor Degree or higher (34.0 percent) than the state (32.9 percent). Table 5 provides selected statistics for population trends and educational attainment for persons 25 years and older.

Table 5. Regional Population and Education (2005-2009).

Area	2000 Population	2005-2009 Population	Population Trend 2000-2009 (%)	% High School Graduates	% Bachelor Degree or Higher
Vermont	608,827	620,414	+ 1.9	90.1	32.9
Windsor County	57,418	56,921	- 0.9	90.7	34.0

SOURCES: U.S. Census Bureau 2010a, U.S. Census Bureau 2010b

4.2.4.1.3 Housing

Windsor County had a lower housing occupancy rate than the state but a higher owner occupancy rate than the state. Housing statistics within the region reveal that the median home value was higher in Windsor County than the state. Median rent in Windsor County was higher than the state as a whole. Selected housing characteristics related to occupancy status, median house value, and median monthly rent are presented in Table 6.

Table 6. Regional Housing Characteristics (2005-2009).

Area	Number of Housing Units	Occupied Houses (%)	Owner-Occupied (%)	Renter-Occupied (%)	Median Value	Median Contract Rent
Vermont	311,617	80.3	71.8	28.2	\$ 200,600	\$ 781
Windsor County	33,345	73.2	73.5	26.5	\$ 207,100	\$ 811

SOURCE: U.S. Census Bureau 2010a

4.2.4.1.4 Quality of Life

Schools. There are 37 public schools with enrollment of approximately 8,000 students and 11 private schools with enrollment of over 600 students within the ROI (National Center for Education Statistics 2011; Windsor County Private School Review 2011). The public and private schools are comprised of various grades from pre-Kindergarten to Grade 12.

Health. The ROI has access to five major hospitals. Mt. Ascutney Hospital is a 33-bed facility located in Windsor, VT. Springfield Hospital in Springfield, VT is a 57-bed facility. Valley Regional Hospital is a 25-bed facility located approximately 25 miles from the ROI in Newport, NH (Valley Regional Hospital 2009). Rockingham Memorial Hospital has 70 beds and is located in Bellows Falls, VT. Grace Cottage in Newfane, VT, is a 25-bed facility (Hospital-Data 2011).

Recreation. The Chester Recreation Department has opportunities for a variety of sports, children's summer programs, and swimming. Local recreational facilities provide horseback riding and horse trails, sleigh activities, wagon rides, winter sports, canoeing/kayaking, hiking, fishing, bicycling, and other outdoor activities (govOffice.com 2011).

4.2.4.1.5 Environmental Justice

Environmental justice is the fair treatment for people of all races, cultures, and incomes, regarding the development and implementation (or lack thereof) of environmental laws, regulations, and policies. EO 12898, *Federal Actions to Address Environmental Justice in Minority Populations and Low Income Populations*, directs federal agencies to address environmental and human health conditions in minority and low-income communities. A memorandum from former President Clinton concerning EO 12898 stated that federal agencies would collect and analyze information concerning a project's impacts on minorities or low-income groups when required by NEPA. If such investigations find that minority or low-income groups experience a disproportionate adverse impact, then avoidance or mitigation measures are necessary. This section describes the distribution of minority and low-income populations in the ROI.

The initial step in the environmental justice analysis process is the identification of minority populations and low-income populations that might be affected by implementation of the proposed action or alternatives. For environmental justice considerations, these populations are defined as individuals or groups of individuals, which are subject to an actual or potential health, economic, or environmental threat arising from existing or proposed federal actions and policies. Low income, or the poverty threshold, is defined as the aggregate annual mean income for a family of four correlating to \$22,050 or for a family of three correlating to \$18,310 in 2009 (Department of Health and Human Services 2011).

According to the U.S. Census, the percent of population within Windsor County considered minority was lower than the nation and state. Vermont's minority population accounted for 4.0 percent of total population, while the minority population of Windsor County was 3.1 percent. The national percentage of population considered minority during the same time was significantly higher, at 25.5 percent (U.S. Census Bureau 2010a). Residents identifying themselves as Asian or Black/African American comprised a majority of the minority population in both the state and the county.

The U.S. Census Bureau (2010a) estimates 9.8 percent of individuals in Windsor County were below poverty level compared to 11.0 percent in the state. Poverty rates within Windsor County for those under age 18 were lower than the state, and poverty rates for those over age 65 were also lower. Table 7 presents selected regional poverty statistics.

Table 7. Regional Minority Population and Poverty Levels (2005-2009).

Area	Minority Population (%)	% Individuals Below Poverty Level	% Below Poverty Level (Under Age 18)	% Below Poverty Level (Over Age 65)
Vermont	4.0	11.0	13.5	8.6
Windsor County	3.1	9.8	12.2	7.9

SOURCE: U.S. Census Bureau 2010a

4.2.4.1.6 Protection of Children

On April 21, 1997, then President Clinton issued EO 13045, *Protection of Children from Environmental Health Risks and Safety Risks*. This EO recognizes that a growing body of scientific knowledge demonstrates that children may suffer disproportionately from environmental health risks and safety risks. These risks arise because children's bodily systems are not fully developed; because they eat, drink, and breathe more in proportion to their body weight; because their size and weight can diminish protection from standard safety features; and because their behavior patterns can make them more susceptible to accidents. Based on these factors, former President Clinton directed each federal agency to make it a high priority to identify and assess environmental health and safety risks that might disproportionately affect children and to ensure that policies, programs, activities, and standards address these disproportionate risks to children.

It is Army policy to fully comply with EO 13045 by incorporating these concerns in decision-making processes supporting Army policies, programs, projects, and activities. In this regard, the Army ensures that it would identify, disclose, and respond to potential adverse social and environmental impacts on children within the area affected by a proposed Army action.

4.2.4.2 Consequences

Potential socioeconomic impacts are considered significant if the Proposed Action would cause:

- Substantial gains or losses in population and/or employment; or
- Disequilibrium in the housing market, such as severe housing shortages or surpluses, resulting in substantial property value changes.

Potential environmental justice impacts are considered significant if the Proposed Action would cause disproportionate effects on low-income and/or minority populations. Potential impacts of environmental health and safety risks to protection of children are considered significant if the Proposed Action would cause disproportionate effects on children.

4.2.4.2.1 Preferred Alternative: Traditional Disposal and Reuse

Under the Preferred Alternative, potential socioeconomic impacts would not be significant. Changes to the existing socioeconomic baseline conditions in the ROI would be insignificant as a result of closure, disposal, and reuse of the facility. The existing full-time person and reservists assigned to the Chester USARC would be transferred to a new Armed Forces Reserve Center in White River Junction, Vermont, which is approximately 46 miles north of the Chester USARC, and within Windsor County.

The economic impacts of disposal and reuse for the Proposed Action were estimated using the Economic Impact Forecast System (EIFS) model, a computer-based economic tool that calculates multipliers to estimate the direct and indirect impacts resulting from a given action. Changes in spending and employment associated with disposal and reuse represent the direct impacts of the action. Based on the input data and calculated multipliers, the model estimates changes in sales volume, income, employment, and population in the ROI, accounting for the direct and indirect impacts of the action. For purposes of this analysis, a change is considered significant if it falls outside the historical range of ROI economic variation. To determine the

historical range of economic variation, the EIFS model calculates a rational threshold value (RTV) profile for the ROI. This analytical process uses historical data for the ROI and calculates fluctuations in sales volume, income, employment, and population patterns. The historical extremes for the ROI become the thresholds of significance (i.e., the RTVs) for social and economic change. If the estimated impact of an action falls above the positive RTV or below the negative RTV, the impact is considered to be significant. For this analysis, the ROI is Windsor County, Vermont and a significant change in local expenditures is not anticipated. The potential reuse scenarios analyzed in this EA do not include construction, demolition, or large-scale renovations to existing structures.

The maximum number of new civilian employees under the three reuse scenarios is estimated to be 30 employees for the Vehicle Fleet Parking/Service reuse scenario. Based on the EIFS model, this reuse scenario would generate 34 direct jobs and 6 indirect jobs in the ROI resulting in a 0.12 percent increase. To have a significant positive impact, an increase in employment would have to be realized above the positive RTV of 5.25 percent. The Proposed Action would not significantly impact other economic indicators estimated by the EIFS model, including sales volume, regional personal income, and population (0.11 percent, 0.07 percent, and 0.0 percent change for these indicators respectively). The positive RTVs for their respective categories are 14.67 percent, 12.94 percent, and 1.4 percent. The EIFS model output for the proposed BRAC actions at the Chester USARC is provided in Appendix E.

Positive impacts of development include use of the facilities for business or educational purposes. Under the Educational/Institutional reuse scenario, the community would benefit from added recreational and activities space. No adverse potential impacts to minority or low-income populations or to children have been identified as a result of the proposed closure, disposal, and reuse activities.

4.2.4.2.2 Caretaker Status Alternative

Under the Caretaker Status Alternative, changes to the existing socioeconomic baseline conditions would be insignificant as a result of operational closure with periodic maintenance and upkeep of the facility. The ROI would not experience any substantial gains or losses in population, unemployment, or housing. No adverse potential impacts to minority or low-income populations or children have been identified as a result of the Caretaker Status Alternative.

4.2.4.2.3 No Action Alternative

Under the No Action Alternative, there would be no changes to the existing socioeconomic baseline conditions.

4.2.5 TRANSPORTATION

4.2.5.1 Affected Environment

This section describes the existing transportation conditions at and surrounding the Chester USARC. Roadways and traffic are discussed first, followed by public transportation.

4.2.5.1.1 Roadways and Traffic

The Chester USARC is located in Windsor County, in the Town of Chester, Vermont on the north side of VT Route 11 West approximately 1.8 miles west of the northern intersection with

VT Route 103. Access to the Chester USARC is from VT Route 11 West via one of two paved driveways. The Average Annual Daily Traffic Count, in 2010, on VT Route 11 West at the Chester USARC (between Andover Road and Lovers Lane) was 3,900 (VTrans 2011a). VT Route 11 West to the west of the Town of Chester is narrow with little to no shoulder and the pavement is in poor condition. Site distance is limited due to horizontal curves (Chester Planning Commission 2010). No streets occur within the facility's boundary, although paved areas connect MEP and POV parking areas (USACE Louisville 2007).

State highways totaling 19.1 miles pass through the Town of Chester, including VT Routes 10, 11, and 103 (Chester Planning Commission 2010).

4.2.5.1.2 Public Transportation

Public bus service in the Town of Chester and in the vicinity of the Chester USARC is provided by Connecticut River Transit and Dial-A-Ride. Green Mountain Railroad serves the Town of Chester, running from Bellows Falls through Chester north to Rutland, Vermont. Green Mountain Railroad provides primarily freight service, however passenger service is available during the summer and fall months (Chester Planning Commission 2010).

4.2.5.2 Consequences

Potential impacts to transportation are evaluated with respect to the potential for the Proposed Action to:

- Disrupt or improve current transportation patterns and systems; and
- Change existing levels of safety.

4.2.5.2.1 Preferred Alternative: Traditional Disposal and Reuse

Under the Preferred Alternative, potential impacts to transportation would not be significant. Although vehicle traffic to the Property from any of the three reuse scenarios would be greater than the existing vehicle traffic from one worker who currently travels to the Chester USARC daily and the 80 reservists who travel to the facility for weekend drills, it still would not be significant when compared to the existing traffic on VT Route 11 West.

Under the Educational/Institutional facility reuse scenario, an estimated 10 employees and 80 users would travel to the facility during regular business hours, after hours, and on the weekends. Under the Vehicle Fleet Parking/Service reuse scenario, vehicle traffic would be generated from an estimated 30 employees who could use the facility during all hours of the week. In addition, traffic from the vehicles parked at the Property (such as tree service, shuttle bus, taxi, or utility vehicles) would be greater than from the smaller number of vehicles currently parked at the facility. Under the Office/Light Industry-Manufacturing reuse scenario, vehicle traffic would be generated from an estimated 20 employees and 5 customers during regular business hours Monday through Friday. Vehicle trips, as shown in Table 8, were estimated as follows: Chester USARC full-time worker, reservists, and employees under Educational/Institutional and Office/Light Industry-Manufacturing reuse scenarios were estimated to make two roundtrip visits to the Property daily for a total of four trips each, for those days they report to the Property. Employees including administrative, mechanics, dispatch, and custodial under the Vehicle Fleet Parking/Service reuse scenario were estimated to make two roundtrip visits to the Property daily

for a total of four trips each; while drivers were estimated to make one roundtrip visit to the Property for themselves and one roundtrip visit to the Property in a fleet vehicle for a total of four trips each, for those days they report to the Property.

Weekday traffic on VT Route 11 West at the Chester USARC would increase by an estimated 5.0 percent and weekend traffic would decrease by an estimated 8.3 percent under the Educational/Institutional facility reuse scenario. Weekday traffic on VT Route 11 West at the Chester USARC would increase by an estimated 3.0 percent and weekend traffic would decrease by an estimated 5.2 percent under the Vehicle Fleet Parking/Service reuse scenario. Weekday traffic on VT Route 11 West at the Chester USARC would increase by an estimated 2.2 percent and weekend traffic would decrease by an estimated 8.3 percent under the Office/Light Industry-Manufacturing reuse scenario (Table 8).

Table 8. Potential Impacts to Traffic on VT Route 11 West near Chester USARC.

Current conditions - Active use by U.S. Army Reserve									
	estimated vehicles	estimated trips ^a	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
full time employees	1	4	4	4	4	4	4	4	4
reservists	80	4	0	0	0	0	0	320	320
total daily trips			4	4	4	4	4	324	324
Proposed conditions - Preferred Alternative Educational/Institutional									
	estimated vehicles	estimated trips ^b	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
employees (10)	10	4	40	40	40	40	40	0	0
users (80)	80	2	160	160	160	160	160	0	0
total daily trips			200	200	200	200	200	0	0
Proposed conditions - Preferred Alternative Vehicle Fleet Parking/Service									
	estimated vehicles	estimated trips ^c	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
employees (30)	30	4	120	120	120	120	120	120	120
users (0)	0	2	0	0	0	0	0	0	0
total daily trips			120	120	120	120	120	120	120
Proposed conditions - Preferred Alternative Office/Light Industry-Manufacturing									
	estimated vehicles	estimated trips ^b	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
employees (20)	20	4	80	80	80	80	80	0	0
users (5)	5	2	10	10	10	10	10	0	0
total daily trips			90	90	90	90	90	0	0
Impacts to traffic – Percent change in AADT on VT Route 11 West at the Chester USARC^d									
Preferred Alternative - Educational/Institutional			5.0	5.0	5.0	5.0	5.0	-8.3	-8.3
Preferred Alternative - Vehicle Fleet Parking/Service			3.0	3.0	3.0	3.0	3.0	-5.2	-5.2
Preferred Alternative - Office/Light Industry-Manufacturing			2.2	2.2	2.2	2.2	2.2	-8.3	-8.3

a Includes two roundtrip visits to facility daily (work and lunch) for full-time person (4 trips).

b Includes two roundtrip visits to facility daily (work and lunch) for full-time employees (4 trips) and one visit for users (2 trips).

c Includes two roundtrip visits to facility daily (work and lunch) for administrative, mechanics, dispatch, and custodial employees (4 trips). Includes two roundtrip visits to facility daily (work and fleet vehicle) for drivers (4 trips).

d NOTE: 2010 annual average daily traffic (AADT) at the Chester USARC (between Andover Road and Lovers Lane) on VT Route 11 West is 3,900 (VTrans 2011a).

4.2.5.2.2 Caretaker Status Alternative

Under the Caretaker Status Alternative, the existing one full-time worker who travels to the Chester USARC daily and the 80 reservists who travel to the facility on weekends would no longer travel there.

Weekday traffic on VT Route 11 West at the Chester USARC would decrease by an estimated 0.1 percent and weekend traffic would decrease by an estimated 8.3 percent under the Caretaker Status Alternative.

4.2.5.2.3 No Action Alternative

Under the No Action Alternative, no changes or impacts would occur to transportation resources.

4.2.6 HAZARDOUS AND TOXIC SUBSTANCES

4.2.6.1 Affected Environment

This section describes the conditions of hazardous and toxic substances at the Chester USARC prior to closure. For the purpose of this analysis, the terms hazardous and toxic substances include substances that, because of their quantity, concentration, or characteristics, may present moderate danger to public health, welfare, or the environment upon being released. Hazardous materials are required to be handled, managed, treated, or stored properly by trained personnel under federal regulations that include the following: Occupational Safety and Health Administration General Industry, 29 CFR 1910; Department of Transportation, Hazardous Materials, 49 CFR 172; and EPA, Hazardous Waste Management, 40 CFR 260, and Identification and Listing of Hazardous Waste, 40 CFR 261, and Standards Applicable to Generators of Hazardous Waste 40 CFR 262.

4.2.6.1.1 Uses of Hazardous Materials

Use of hazardous materials at the Chester USARC was primarily associated with limited operator-level vehicle maintenance activities at the OMS (USACE Louisville 2007).

4.2.6.1.2 Storage and Handling Areas

The primary storage locations for hazardous materials and small amounts of petroleum, oil, and lubricant (POL) products were designated areas within the OMS building. The outdoor hazardous material storage shed, located in the MEP area, would have been used to store other potentially hazardous materials and POL products. It is believed that storage of hazardous materials would have stopped in 1991 when limited vehicle maintenance activities were discontinued (USACE Louisville 2007).

4.2.6.1.3 Hazardous Waste Disposal

Onsite disposal of hazardous materials or wastes has not occurred at the Chester USARC. No stressed vegetation, stained soil, stained pavement, or noxious or foul odors were noted during previous site reconnaissance (USACE Louisville 2007; AGEISS 2010).

4.2.6.1.4 Site Contamination and Cleanup

The *Draft Environmental Condition of Property Update Report Chester Memorial USARC (VT002) Chester, Vermont* categorized the Property as Type 3, defined as “areas where release,

disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial response” (USACE Louisville 2011).

Removal of two underground storage tanks (USTs) (UST-0126 and UST-0127) previously located at the Property was completed in 1992. The removed USTs previously contained fuel oil; UST-0126 was a 1,000-gallon tank and UST-0127 was a 4,000-gallon tank. Following removal and closure in 1993, the VT DEC concurred that no further action was needed and provided a no further action letter on November 19, 1993 (USACE Louisville 2007).

A September 2008 soil and groundwater investigation relating to the existing wash rack, associated oil/water separator (OWS), and dry well demonstrated that no releases to the environment occurred (AECOM 2009a). The wash rack, OWS, and dry well have not been used since 1991 and the OWS was pumped out in 1997. No additional USTs are believed to exist on the Property (USACE Louisville 2007).

A September 2008 soil and groundwater investigation of the onsite septic leach field was completed to determine if any environmental impacts resulted from use of the septic leach field or the associated main building boiler room floor drain which drains directly to the septic leach field (AECOM 2009b). In the *Draft Environmental Condition of Property Update Report Chester Memorial USARC (VT002) Chester, Vermont*, dated October 2011, the Army determined that past operations associated with the main building boiler room floor drain and septic leach field have not significantly impacted the environmental condition of the Property (USACE Louisville 2011).

4.2.6.1.5 Special Hazards

Both friable and non-friable asbestos-containing materials (ACM) have been identified at the Chester USARC. Gray-mudded pipe fitting insulation on fiberglass insulated pipes in the drill hall and boiler room of the main building was the only friable ACM identified at the facility. Non-friable ACM identified in the main building includes floor tiles and tile mastic, fiberglass pipe insulation sealant, exterior flashing and flashing cement, and asphaltic roofing materials. Non-friable ACM identified in the OMS building includes brown sealant on duct seams and gray exterior window putty (USACE Louisville 2007).

There is no record of a lead-based paint (LBP) survey performed at the Chester USARC, therefore LBP is potentially present in the original administrative and classroom portion of the main building and the OMS as they were constructed prior to 1978. Painted surfaces at the facility were reported to be in good condition at the time of a September 2006 site reconnaissance. Furthermore, all painted surfaces at the Chester USARC were repainted in 1998 (USACE Louisville 2007).

There is no record of a polychlorinated biphenyl (PCB) survey for the site. There is no historical record of any activities or storage practices at the Property to suggest PCBs were ever stored or used. No transformers have been or are present at the Property (USACE Louisville 2007).

4.2.6.2 Consequences

Potential impacts to hazardous materials management are considered significant if the Proposed Action would:

- Result in noncompliance with applicable federal and state regulations; or
- Increase the amounts of generated or procured hazardous materials beyond current permitted capacities or management capabilities.

4.2.6.2.1 Preferred Alternative: Traditional Disposal and Reuse

Potential impacts to hazardous and toxic substances from disposal and reuse under any of the three reuse scenarios would not be significant as discussed below.

It is expected that most of the existing ACM and LBP would be left in place and not disturbed. The Property would be transferred with an asbestos covenant and a LBP covenant that will require the transferee manage and if necessary remove ACM and LBP as required by applicable laws. No substantial use of hazardous materials or generation of hazardous waste is anticipated for any reuse scenario.

Under the Educational/Institutional reuse scenario, hazardous materials stored and used at the Property would be limited to common janitorial cleaning supplies. Under the Vehicle Fleet Parking/Service reuse scenario, hazardous materials stored and used at the Property would be limited to common janitorial cleaning supplies and vehicle maintenance materials such as POL and fuels. Generation of small amounts of hazardous waste would result from vehicle maintenance activities. Hazardous waste would be accumulated and stored for pickup by commercial hauler for recycling or disposal. Under the Office/Light Industry-Manufacturing reuse scenario, hazardous materials stored and used at the Property would be limited to common janitorial cleaning supplies, and vehicle maintenance materials such as POL and fuels. Generation of small amounts of hazardous waste would result from vehicle maintenance activities. Hazardous waste would be accumulated and stored for pickup by commercial hauler for recycling or disposal.

4.2.6.2.2 Caretaker Status Alternative

Under the Caretaker Status Alternative, no changes or impacts would occur to hazardous and toxic substances.

4.2.6.2.3 No Action Alternative

Under No Action Alternative, no changes or impacts would occur to hazardous and toxic substances.

4.3 Cumulative Effects

CEQ regulations stipulate that the cumulative effects analysis within an EA consider the potential environmental impacts resulting from the “incremental impacts of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such actions” (40 CFR 1508.7). Cumulative impacts can result from individually minor, but collectively substantial, actions undertaken over a period of time by various agencies (federal, state, and local) or individuals.

The scope of the cumulative effects analysis involves evaluating impacts to environmental resources by the geographic extent of the effects and the time frame in which the effects are expected to occur. Past, present, and reasonably foreseeable actions are identified first, followed by the cumulative effects that could result from these actions when combined with the Proposed Action.

4.3.1 PAST, PRESENT, AND REASONABLY FORESEEABLE ACTIONS

The geographic area analyzed for cumulative effects of past, present, and foreseeable future actions includes the Town of Chester, Vermont, where reuse impacts would be the greatest. The only past, present and reasonably foreseeable future actions in the Town of Chester was the replacement of two bridges on VT Route 103, approximately 2 miles east of the Chester USARC. The first bridge spans the Middle Branch of the Williams River between Pleasant Street and River Street. The second bridge spans the South Branch of the Williams River between Mountain View and Marshall Road (VTrans 2011b). The bridge spanning the Middle Branch of the Williams River was closed beginning May 16, 2011 through project completion and opening of the new bridge scheduled for July 17, 2011. The bridge spanning the South Branch of the Williams River was closed June 20, 2011 through project completion and opening of the new bridge scheduled for July 17, 2011 (VTrans 2011b). Traffic was detoured during bridge replacement and has since been restored following completion of both projects (VTrans 2011c).

4.3.2 CUMULATIVE EFFECTS SUMMARY

Environmental effects for all resources potentially affected by the Proposed Action or alternatives when combined with the past, present, and reasonably foreseeable projects in the area are discussed below.

4.3.2.1 Preferred Alternative: Traditional Disposal and Reuse

The conversion of land resources from use as a USARC to any of the three possible reuse scenarios would not cause adverse impacts. None of the three possible reuse scenarios would cause adverse impacts to aesthetics, geology and soils, water resources, biological resources, cultural resources, or utilities. No cumulative impacts to land use, aesthetics, geology and soils, water resources, biological resources, cultural resources, or utilities would occur.

Potential cumulative impacts of the Preferred Alternative when combined with the bridge replacements on VT Route 103 include long-term beneficial transportation impacts and short-term beneficial socioeconomic impacts.

Replacement of the bridges on VT Route 103 will result in a long-term beneficial impact to transportation in the vicinity of the Chester USARC by improving traffic flow and safety when combined with the Preferred Alternative.

Because the area is economically viable with an adequate workforce the personnel necessary to accommodate the bridge projects on VT Route 103 were readily available. Cumulative impacts to socioeconomics when considered with the bridge projects on VT Route 103 would be beneficial.

4.3.2.2 Caretaker Status Alternative

Under the Caretaker Status Alternative, a decreased military presence at the site would cause a decrease in traffic, and therefore slight decreases in impacts to air quality, noise, utilities, and transportation over existing conditions. The impacts of the Caretaker Status Alternative when combined with impacts of the past, current, and reasonably foreseeable projects would not cause significant changes to the environment. No cumulative impacts would occur.

4.3.2.3 No Action Alternative

Under the No Action Alternative, no impacts or changes to the existing conditions at the Chester USARC would occur. Therefore, no cumulative impacts would occur from past, present, or reasonably foreseeable actions.

4.4 Mitigation Summary

Mitigation measures are actions required for the specific purpose of reducing the significant environmental impacts of implementing a proposed or alternative action. An EA may specify mitigation measures that, if implemented, would prevent significant impacts that would otherwise require an environmental impact statement. No mitigation measures are required for the Proposed Action discussed in this EA because resulting impacts would not meet the significance criteria described for each resource in Chapter 4; that is, the impacts would not be significant.

5.0 FINDINGS AND CONCLUSIONS

The purpose of the Proposed Action is to implement the Army's proposal to dispose of the property following closure of the Chester USARC as directed by the BRAC Commission. Traditional disposal followed by property reuse by others is the Army's Preferred Alternative. Direct, indirect, and cumulative impacts of the Preferred Alternative, the Caretaker Status Alternative, and the No Action Alternative have been considered. The evaluation performed within this EA concludes that there would be *no significant adverse impact* to the human environment as a result of implementation of any of the alternatives. Therefore, the issuance of a Finding of No Significant Impact is warranted, and preparation of an environmental impact statement is not required.

6.0 LIST OF PREPARERS

Ms. Katie Roland, NEPA Support Team Project Manager, USACE Louisville
Ms. Amanda Murphy, NEPA and Cultural Resources Specialist, 99th RSC DPW Contractor
Ms. Julie Morgan, Archaeologist, USACE Savannah
Mr. David Minvielle, U.S. Army Environmental Law Division
Mr. C. Lee Major, Jr., Environmental Engineer/Project Manager, AGEISS Inc.
Dr. Wendy Arjo, Wildlife Biologist, AGEISS Inc.
Ms. Tonya Bartels, Technical Editor, AGEISS Inc.
Ms. Cyndi Bell, Environmental Scientist, AGEISS Inc.
Ms. Andrea Linder, Environmental Scientist, AGEISS Inc.
Ms. Melissa Russ, Geologist, AGEISS Inc.
Mr. Leroy Shaser, Environmental Scientist, AGEISS Inc.

7.0 DISTRIBUTION LIST

The following agencies and/or persons were notified when the final EA and draft FNSI were available for review:

Mr. Tom Chapman
Supervisor
New England Field Office, USFWS
70 Commercial Street, Suite 300
Concord, NH 03301

Mr. Justin Johnson
Deputy Commissioner
Vermont Agency of Natural Resources
Department of Environmental Conservation
Commissioner's Office
103 South Main Street
1 South Building
Waterbury, VT 05671-0401

Mr. Wayne Laroche
Commissioner
Vermont Fish & Wildlife Department
103 South Main Street
Waterbury, VT 05671-0501

Ms. Judith Ehrlich
Director of Operations and Project Review
Vermont Division for Historic Preservation
National Life Drive
Montpelier, VT 05602

Mr. Devin Colman
Historic Preservation Review Coordinator
Vermont Division for Historic Preservation
One National Life Drive, Floor 6
Montpelier, VT 05620-0501

Mr. Robert Chicks
President
Stockbridge-Munsee Community of Wisconsin
N8476 Mo He Con Nuck Road
Bowler, WI 54416

Chester Historical Society, Inc.
P. O. Box 118
Chester, VT 05143

The final EA and draft FNSI were available for review at the following library during the public comment period:

Whiting Library
117 Main Street
Chester, Vermont 05143

8.0 REFERENCES

- AECOM. 2009a, March. Wash Rack Subsurface Investigation Chester Memorial United States Army Reserve Center Chester, Vermont.
- AECOM. 2009b, May. Septic System Subsurface Investigation Chester Memorial United States Army Reserve Center Chester, Vermont.
- AGEISS 2010. Final Trip Report, Chester Memorial United States Army Reserve Center. December 17, 2010.
- Chester Planning Commission. 2010. Town of Chester, Vermont Town Plan.
- Department of Health and Human Services. 2011. 2009 Federal Poverty Guidelines. Available at <http://aspe.hhs.gov/poverty/09poverty.shtml>. Accessed February 4, 2011.
- DoD (U.S. Department of Defense). 2005. *2005 Defense Base Closure and Realignment Commission Report, Volume 2*.
- EPA (U.S. Environmental Protection Agency). 2010. 2009 Annual Report on Air Quality in New England, North Chelmsford, MA: United States EPA, Region 1, New England Regional Laboratory. Available at <http://www.epa.gov/region01/lab/reportsdocuments.html>.
- EPA (U.S. Environmental Protection Agency). 2011. EPA Map of Radon Zones. Available at <http://www.epa.gov/radon/states/vermont.html>. Accessed February 28, 2011.
- FEMA (Federal Emergency Management Agency). 2011. FEMA map 50027C0694E. Available at <http://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1&userType=G>. Accessed April 21, 2011.
- govOffice.com. 2011. Chester, Vermont recreational activities web page. Available at http://chester.govoffice.com/index.asp?Type=B_BASIC&SEC={4A522FAF-3B57-4CAC-91CF-3D0F7095015A}. Accessed February 4, 2011.
- Hospital-Data. 2011. Hospital data for Windsor County and surrounding areas. Available at www.hospital-data.com/hospitals. Accessed February 4, 2011.
- IDcide. 2011. Chester-Chester Depot, VT Weather. Available at <http://www.idcide.com/weather/vt/chester-chester-depot.htm>. Accessed March 9, 2011.
- LRA (Local Redevelopment Authority). Undated. *Final Report and Recommendation of the Town of Chester Local Redevelopment Authority*.

- National Center for Education Statistics. 2011. United States Department of Education Institute of Education Sciences data for Windsor County public schools. Available at www.nces.ed.gov/ccd/schoolsearch/school_list.asp?Search=1&State=50&County=Windsor&SchoolPageNum=1. Accessed February 4, 2011.
- Town of Chester. Undated. Town of Chester Zoning Regulations. Available at http://chester.govoffice.com/index.asp?Type=B_BASIC&SEC={CD148F44-F2A3-4C90-9F63-BD4094CB342C}. Accessed March 18, 2011.
- Town of Chester. 2011. Town of Chester website. Available at <http://www.chester.govoffice.com/>. Accessed June 24, 2011.
- U.S. Census Bureau. 2010a. 2005-2009 census statistics for Windsor County and Vermont. Available at www.census.gov. Accessed February 3, 2011.
- U.S. Census Bureau. 2010b. 2000 census statistics for Windsor County and Vermont. Available at www.census.gov. Accessed February 3, 2011.
- USACE (U.S. Army Corps of Engineers). 1987. Wetland Delineation Manual. Available at <http://www.wetlands.com/regs/tlpge02e.htm>. Accessed February 22, 2011.
- USACE Louisville (U.S. Army Corps of Engineers-Louisville District). 2007, March. *Final Environmental Condition of Property Report, Chester Memorial U.S. Army Reserve Center (VT002), 978 VT Route 11 West, Chester, VT 05143*. CH2M Hill.
- USACE Louisville (U.S. Army Corps of Engineers-Louisville District). 2011, October. *Draft Environmental Condition of Property Update Report, Chester Memorial USARC (VT002), 978 VT Route 11 West, Chester, VT 05143*. CH2M Hill.
- USFWS (U.S. Fish and Wildlife Service). 2010. National Wetlands Indicator Map. Available at <http://137.227.242.85/wetland/wetland.html>. Accessed December 7, 2010.
- USGS (U.S. Geological Survey). 2011. Earthquake Hazard Program, Vermont. Available at <http://earthquake.usgs.gov/earthquakes/states/vermont/history.php>. Accessed March 10, 2011.
- Valley Regional Hospital. 2009. Construction updates. Available at <http://vrh.org/construction-update.aspx>. Accessed February 4, 2011.
- VT ANR (Vermont Agency of Natural Resources). 2010. Environmental Interest Locator. Available at http://maps.vermont.gov/imf/sites/ANR_NATRESViewer/jsp/launch.jsp. Accessed December 7, 2010.

VTrans (Vermont Agency of Transportation). 2011a, May. 2010 (Route Log) AADTs State Highways Vermont Agency of Transportation Policy, Planning And Intermodal Development Division Traffic Research Unit.

VTrans (Vermont Agency of Transportation). 2011b. Vermont Travel Information Service. Available at <http://511.vermont.gov/main.jsf>. Accessed April 11, 2011.

VTrans (Vermont Agency of Transportation). 2011c. VTransparency. Available at <http://apps.vtrans.vermont.gov/openroads/Search.aspx>. Accessed December 08, 2011.

Windsor County Private School Review. 2011. Windsor County private schools. Available at www.privateschoolreview.com/county_private_schools/stateid/VT/county/50027. Accessed February 4, 2011.

9.0 PERSONS CONSULTED

Mr. Tom Chapman
Supervisor
New England Field Office, USFWS
70 Commercial Street, Suite 300
Concord, NH 03301

Mr. John P. Warner
Energy/Hydropower Coordinator
New England Field Office, USFWS
70 Commercial Street, Suite 300
Concord, NH 03301

Mr. Justin Johnson
Deputy Commissioner
Vermont Agency of Natural Resources
Department of Environmental Conservation
Commissioner's Office
103 South Main Street
1 South Building
Waterbury, VT 05671-0401

Mr. Wayne Laroche
Commissioner
Vermont Fish & Wildlife Department
103 South Main Street
Waterbury, VT 05671-0501

Mr. Forrest M. Hammond
Black Bear and Wild Turkey Project Leader
Vermont Fish & Wildlife Department
100 Mineral Street, Suite 302
Springfield, VT 05156-3168

Ms. Judith Ehrlich
Director of Operations and Project Review
Vermont Division for Historic Preservation
National Life Drive
Montpelier, VT 05602

Mr. Devin Colman
Historic Preservation Review Coordinator
Vermont Division for Historic Preservation
One National Life Drive, Floor 6
Montpelier, VT 05620-0501

Mr. Robert Chicks
President
Stockbridge-Munsee Community of Wisconsin
N8476 Mo He Con Nuck Road
Bowler, WI 54416

Ms. Sherry White
Tribal Historic Preservation Officer
Stockbridge-Munsee Community of Wisconsin
N8476 Mo He Con Nuck Road
Bowler, WI 54416

Chester Historical Society, Inc.
P. O. Box 118
Chester, VT 05143

**APPENDIX A. FINAL REPORT AND RECOMMENDATION OF THE
TOWN OF CHESTER LOCAL REDEVELOPMENT AUTHORITY**

This appendix contains the *Final Report and Recommendation of the Town of Chester Local Redevelopment Authority*.

FINAL REPORT AND RECOMMENDATION OF THE TOWN OF CHESTER LOCAL REDEVELOPMENT AUTHORITY

In the Spring of 2006, the Selectboard of the Town of Chester was made aware that the Chester Memorial USAR Center located within the Town of Chester, had been declared surplus and was to be disposed of in accordance with federal regulations.

Also in the Spring of 2006, the Town Manager and the Zoning Administrator met with Mr. Paul Oskvarek. Mr. Oskvarek is employed by the Office of the Secretary of Defense, the Office of Economic Adjustment. He reviewed the LRA procedure and requirements on the Reuse Plan.

On April 5, 2006, at a duly warned meeting, the Board of Selectmen for the Town of Chester moved to create a Local Redevelopment Authority (LRA) for the purposes of determining the reuse of the Chester Memorial USAR Center.¹ The duties of the LRA included receiving the necessary public input, providing information to interested parties, performing a homeless outreach as potential for reuse, holding public hearings and making a final recommendation regarding the reuse of the subject property.

In accordance with this resolution, the following individuals were appointed to the Chester LRA: Susan Spaulding, Chester Town Manager; William Lindsay, Selectman; Tony Weinberger, Chester resident; Judith Asch-Goodkin, Chester resident; Amy O=Neil, Chester resident; Jack Carroll, Chester resident; Peter Hudkins, Chester resident.

The Town of Chester is a municipal body operating under the laws of the State of Vermont.

On April 6, 2006, the Town of Chester submitted a Resolution to the Office of Economic Adjustment establishing the creation of the LRA. The Resolution further requested from the Office of the Secretary of Defense, that the LRA be recognized as the body responsible for preparing the Reuse Plan and recommendation.²

On May 1, 2006, the Office of the Secretary of Defense, Office of Economic Adjustment recognized the Chester LRA as the official body responsible for planning the redevelopment of the Chester Memorial USAR Center.³

¹ Minutes of April 5, 2006 Selectboard meeting

² Resolution

³ Letter of OEA approving Resolution

The LRA established a time frame for receipt of Notices of Interest which was determined to be August 20, 2006. The LRA further established a three month screening process to review any applications which were submitted. This screening period extended from August 21, 2006 through November 20, 2006.

The Notice outlining the time frame and the three month screening process was published in The Message of the Week, which is the newspaper of record for the Town of Chester.⁴

In addition to the advertising in the Message of the Week, the newspaper of circulation in our community, the LRA contacted the Department of Social Services to obtain a list all homeless providers and related services in our surrounding communities. A letter was sent to all organizations listed to make them aware of the property.⁵ This outreach was performed to organizations in a 25 mile radius.

The LRA met with Gary Puryear, the Base Transition Coordinator for this region. Mr. Puryear walked through the property with the LRA and interested parties several times throughout the screening process. He further provided information relative to the reuse of this property.

As part of the Public Notice, the LRA held a public workshop on June 26, 2006. This public workshop was designed to provide information about the closure/realignment and disposal process and to answer any questions from the general public.

The LRA performed its Public Workshop on June 26, 2006 at 7:00 p.m. at the Chester Town Office. The LRA answered questions that were raised by interested parties regarding the process of developing the reuse. Mr. Puryear answered questions as well regarding the building and the lands owned by the Army. The Public Workshop was then relocated to the Armory building for a detailed site walk through.⁶

Subsequent to the Public Workshop held on June 26, 2006, Notices of Intent were received from Connecticut River Transit⁷ and from the Windsor Southwest Supervisory Union.⁸

There were no Notices of Intent received from any Homeless Organizations in the surrounding communities.

⁴ Public Notice as advertised

⁵ Public Outreach Letters

⁶ Minutes of Public Workshop

⁷ Notice of Intent from CRT

⁸ Notice of Intent from WSWSU

The Notice of Intent received from Connecticut River Transit was dated August 21, 2006. Connecticut River Transit is a private non-profit 501 C3 Corporation. CRT=s intention was to utilize the facility for housing a majority of their fleet of buses and to house all of their administrative functions.

The Notice of Intent received from the Windsor Southwest Supervisory Union was dated September 11, 2006. The intention was to utilize the building for classrooms and office space.

In a letter dated March 6, 2007, the Supervisory Union acknowledged that they are unable to own property under Vermont State Law and therefore felt that they would be unable to support the acquisition of the building.⁹

At a meeting of the Chester Selectboard in March, 2007, the Selectboard agreed that they would like to review the Armory property for potential use as town office space, office space for the Supervisory Union and space for the Chester Recreation Department.

The Selectboard of the Town of Chester conducted a site visit with the LRA and Mr. Puryear.

At their meeting on December 5, 2007, the Selectboard of the Town of Chester agreed that they are uncertain about the landlord/tenant situation that would arise out of the Town owning the building. The Selectboard unanimously agreed that they will not move forward in acquiring the armory building.¹⁰

On January 22, 2008, the LRA received notification from the Windsor Southwest Supervisory Union that they have coordinated with Green Mountain Union High School and are interested in the acquisition of the Chester Memorial U.S. Army Reserve Center.¹¹

The Green Mountain Union High School expressed interest in this property for the placement of Supervisory Union Offices, to house the Early Education Program and to house the Opportunities in Learning Program. All three of these programs are educational in nature.

In June, 2008 the Green Mountain Union High School Board of Directors submitted their Application for Public Benefit Allowance Acquisition to the U.S. Department of Education. This application was also submitted to the Chester Local Redevelopment Authority for their consideration as well.

⁹ Letter of WWSU

¹⁰ Minutes of Selectboard Meeting

¹¹ Letter of WWSU

On July 22, 2008, the Chester Local Redevelopment Authority held its Public Hearing for the purposes of receiving public comment.¹² There were four members of the public that participated in this meeting. It was recommended that there be more notice provided to the community regarding the potential reuse of the proposed building.

The LRA presented a poll¹³ to the community in an attempt to gain insight from the community with regards to whether or not they support the acquisition by the Green Mountain Union High School. The Polls were to be returned by September 9, 2008.

The Results of the Poll¹⁴ revealed that the community, on average, is not supportive of the acquisition of the Armory property by the Green Mountain Union High School. The necessity of a \$750,000.00 bond to renovate the property was a negative aspect of the proposal.

At a meeting held on September 26, 2008, the Chester Local Redevelopment Authority reviewed their directive provided by the Department of Defense, Office of Economic Adjustment. It is clear that the LRA is charged with the responsibility of determining the best use in the best interest of the community.

On October 7, 2008, the LRA sent a letter to Green Mountain Union High School notifying them that it was the decision of the LRA to deny their application for reuse and recommend no reuse to the Department of the Army.¹⁵

On October 30, 2008, the LRA held their Final Meeting where they made a draft copy of this Reuse Plan available to the public for comment.¹⁶

The Chester Local Redevelopment Authority therefore determines that they find no suitable reuse of the Chester Memorial USAR Center.

¹² Minutes of Public Hearing

¹³ Poll

¹⁴ Results of Poll

¹⁵ Denial Letter

¹⁶ Minutes of Final Meeting

APPENDIX B. CONSULTATION

This appendix contains the following consultation and coordination documents:

- Letter sent to the U.S. Fish and Wildlife Service, New England Field Office
- Letter sent to the Vermont Department of Environmental Conservation
- Letter sent to the Vermont Fish and Wildlife Department
- Scoping letter sent to the Vermont Division for Historic Preservation
- Determination letter sent to the Vermont Division for Historic Preservation
- Letter sent to the Stockbridge Munsee Community of Wisconsin
- Letter response from the U.S. Fish and Wildlife Service, New England Field Office
- Email response from the Vermont Department of Environmental Conservation
- Email response from the Vermont Fish and Wildlife Department
- Email response from the Vermont Division of Historic Preservation
- Record of Conversation with the Stockbridge Munsee Community of Wisconsin that states they are not interested in participating in the Section 106 process for this particular project
- Email request for information from the Vermont Division for Historic Preservation
- Email sent to Vermont Division for Historic Preservation in response to its request for information
- Concurrence from Vermont Division for Historic Preservation on July 7, 2011

NOTE: The Army sent identical enclosures with each of the letters with the exception of the determination letter to the Vermont Division of Historic Resources. These enclosures are included in this appendix only with the letter sent to the U.S. Fish and Wildlife Service.



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

January 5, 2011

Mr. Tom Chapman
Supervisor
U.S. Fish and Wildlife Service
New England Field Office
70 Commercial St., Suite 300
Concord, NH 03301

Mr. Chapman,

The U.S. Army Reserve 99th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Chester Memorial United States Army Reserve Center (Chester USARC) located at 978 VT Route 11 West in Chester, Vermont. The EA is being prepared in accordance Council on Environmental Quality regulations (*40 Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651. NEPA requires a Federal agency to provide the public and other stakeholders with an opportunity to participate in the process of analyzing Federal actions that could impact the natural and man-made environment. The purpose of this letter is to inform your Agency of an opportunity to assist the Army in identifying potential impacts that may occur as a result of the proposed action. Your participation in this process is greatly appreciated.

The proposed closure, disposal, and reuse of the Chester USARC is consistent with the requirements of the Base Realignment and Closure Act (BRAC). The 3-acre Chester USARC is surrounded on the east by a small hotel, while farming and residential areas are located to the west, north, and south. The Chester USARC contains two permanent structures and two parking lots. Structures on the property include an 169-foot by 96-foot administrative and classroom building (main building) and a 48-foot by 28-foot Organizational Maintenance Shop (OMS) building located 30 feet northeast of the main building.

The Chester USARC was used primarily as a medical classroom training facility for the 405th Combat Support Hospital (CSH), Detachment 2 and training on drill weekends. The OMS building was used to perform limited maintenance activities on military equipment, before these activities were discontinued in 1991. Activities inside the OMS building were limited to preventative maintenance checks, including checking vehicle fluids such as motor oil, water, and antifreeze, and light maintenance activities.

Five alternatives are being analyzed in the EA: 1) No Action Alternative; 2) Accelerated Disposal Alternative; 3) Caretaker Status; 4) Traditional Disposal Alternative; and 5) Property Reuse by Others (the Army's Preferred Alternative). The Chester Local Redevelopment Authority (the Local Reuse Authority) found "no suitable reuse" for the property. Therefore, the property would likely be transferred by negotiated sale through General Services Administration (GSA) bid.

The Army is not aware of any resident protected species at the Chester USARC. The U.S. Fish and Wildlife Service (USFWS) New England Field Office website was accessed to determine if any Federally-listed species occur in the vicinity of the project location (<http://www.fws.gov/newengland/EndangeredSpec-Consultation.htm>). The stepwise process provided on the website was followed,

including reviewing the information on Vermont's Nongame and Natural Heritage Program website. In addition, the Vermont Agency of Natural Resources (VANR) Environmental Locator was reviewed for potential species occurrence as well as the presence of significant natural communities.

Three endangered species occur in Windsor County, but only one, the Northeastern bulrush (*Scirpus ancistrochaetus*), is known to occur in the town of Chester. The other two species listed in the county include Jesup's milkvetch (*Astragalus robbinsii* var. *jesupi*) and the Dwarf wedgemussel (*Alasmidonta heterodon*). The Northeastern bulrush typically grows in open seasonal pools surrounded by woodlands. Neither the VANR Environmental Locator (Figure 2) nor the USFWS National Wetlands Inventory identified wetlands on the Chester USARC; however, a wetlands evaluation was conducted in 2002 and determined that the area along the northern boundary met the wetlands criteria and is considered wetland habitat.

Dominant species in the area included sensitive fern (*Onoclea sensibilis*), wool-grass (*Scirpus cyperinus*), and willow (*Salix* sp.). The wetland was characterized as a palustrine, emergent marsh nonpersistent/ scrub-shrub broad-leaved deciduous, seasonally flooded class three wetland. No endangered northeastern bulrush was identified during the evaluation. Based on the VANR Environmental Locator and the wetlands evaluation, no federal listed species are known to occur at the Chester USARC site. Therefore, no impacts to any federally protected species are expected to occur as a result of the proposed action.

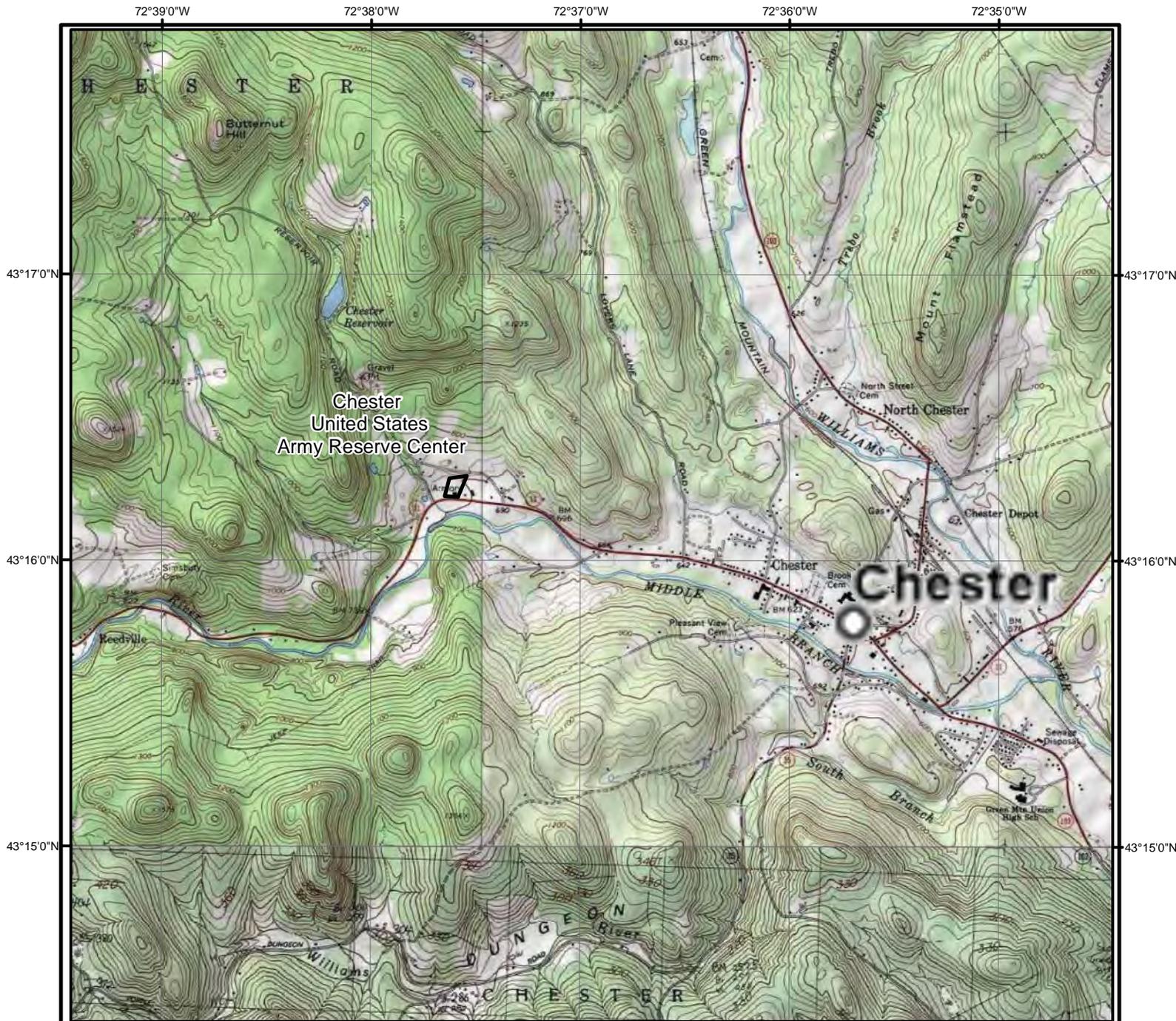
Comments on the proposed action and the alternatives will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to: Amanda Murphy, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix NJ 08640 or by email at amanda.w.murphy@usar.army.mil. If you have any questions, please contact Ms. Murphy at 609-521-8047. We look forward to working cooperatively with you to make this important project successful for all parties involved.

Sincerely,

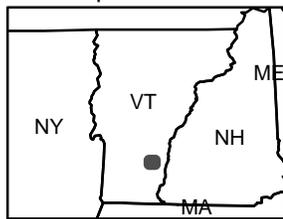


Jeffrey M. Hrzic
Chief, Environmental Division

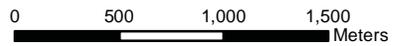
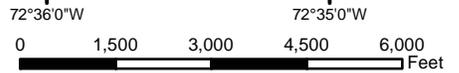
Enclosures



Site Map



Legend



Prepared For:
U.S. Army Corps of Engineers, Mobile District

Figure 1
Site Location

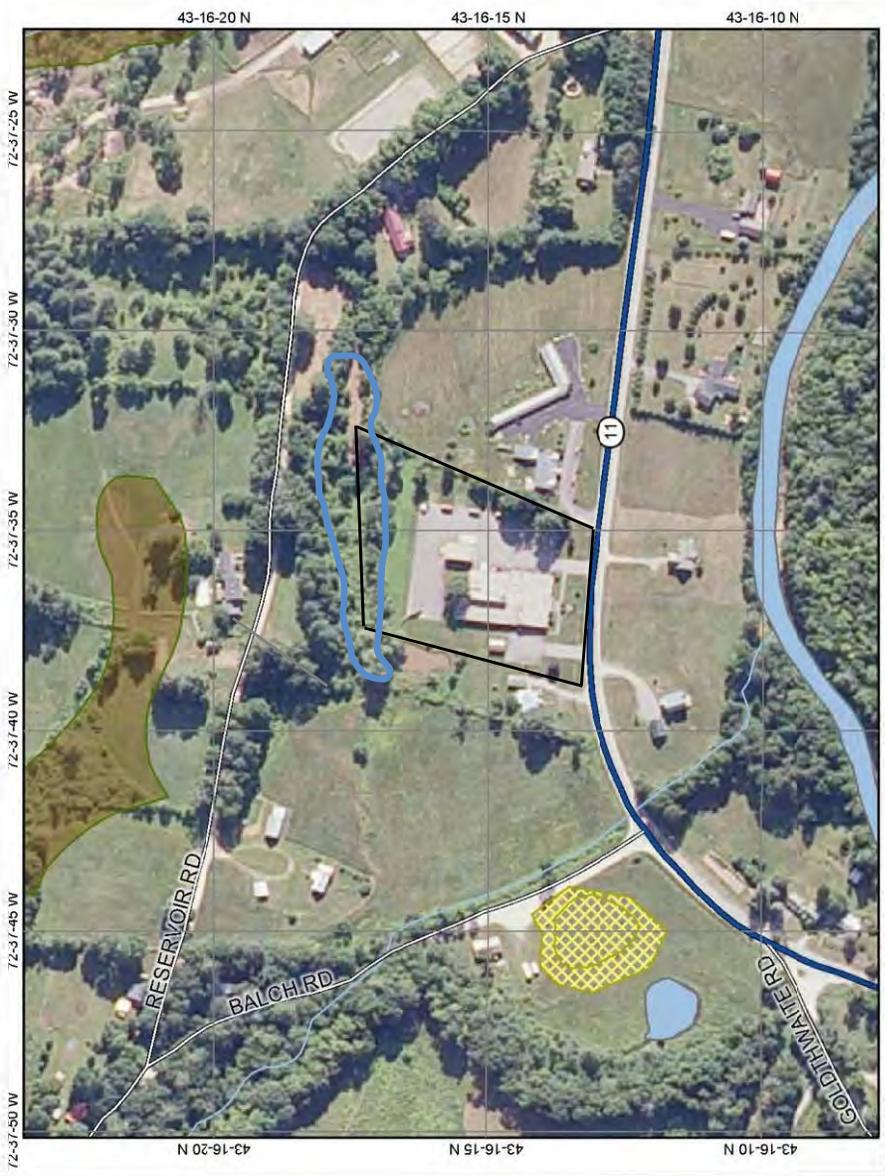




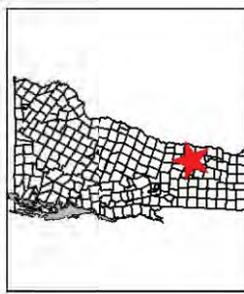
ANR Environmental Interest Locator

Vermont Agency of Natural Resources (ANR)

Chester, VT



Map center: 489710, 85658
 URL: http://maps.vermont.gov/limf/sites/ANR_NATRESViewer/jsp/launch.jsp
 Notes: T&E species
 Wetlands



Legend

- Roads**
 - US Highway
 - Vermont State Highway
 - Class One
 - Class Two
 - Class Three
 - Emergency U-Turn Area
 - Legal Trail
 - Proposed Class Two
 - Proposed Class Three
 - Proposed Vermont State Highway
 - Proposed US Highway
 - Proposed Interstate
 - Discontinued Interstate
 - Class Three
 - Class Two
 - State/National Forest Highway
 - Military Road (No Public Access)
 - Private Road
 - Wetland Advisory Layer: Class 3
 - Wetlands
- VSWI**
 - Class 1 Wetland
 - Class 2 Wetland
 - Rare, Threatened, and Endangered Species
- Threatened or Endangered**
 - Rare (Not F or E)
- Significant Natural Communities**
 - Palustrine
 - Terrestrial
 - Hydrography Lakes and Ponds (VHD 5k)
 - Hydrography (VHD 5k)
 - Deer Wintering Areas
 - VT County Boundary
 - Hydric Soils
 - VT Town Boundaries (No Fill)
 - NAP Color Orthophotos 2009
 - VT State Boundary (Fill)

VT State Plane Meters (NAD83)
 Scale: 1:3,368

12/7/10

- Approximate Site Boundary
- Approximate Wetlands Boundary

Prepared For:
 U.S. Army Corps of Engineers, Mobile District

Figure 2
 Environmental Locator Map





DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

January 5, 2011

Justin Johnson
Commissioner
Vermont Department of Environmental Conservation
Commissioner's Office
103 South Main Street
1 South Building
Waterbury, VT 05671-0401

Mr. Johnson,

The U.S. Army Reserve 99th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Chester Memorial United States Army Reserve Center (Chester USARC) located at 978 VT Route 11 West in Chester, Vermont. The EA is being prepared in accordance Council on Environmental Quality regulations (*40 Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651. NEPA requires a Federal agency to provide the public and other stakeholders with an opportunity to participate in the process of analyzing Federal actions that could impact the natural and man-made environment. The purpose of this letter is to inform your Agency of an opportunity to assist the Army in identifying potential impacts that may occur as a result of the proposed action. Your participation in this process is greatly appreciated.

The proposed closure, disposal, and reuse of the Chester USARC is consistent with the requirements of the Base Realignment and Closure Act (BRAC). The 3-acre Chester USARC is surrounded on the east by a small hotel, while farming and residential areas are located to the west, north, and south. The Chester USARC contains two permanent structures and two parking lots. Structures on the property include an 169-foot by 96-foot administrative and classroom building (main building) and a 48-foot by 28-foot Organizational Maintenance Shop (OMS) building located 30 feet northeast of the main building.

The Chester USARC was used primarily as a medical classroom training facility for the 405th Combat Support Hospital (CSH), Detachment 2 and training on drill weekends. The OMS building was used to perform limited maintenance activities on military equipment, before these activities were discontinued in 1991. Activities inside the OMS building were limited to preventative maintenance checks, including checking vehicle fluids such as motor oil, water, and antifreeze, and light maintenance activities.

Five alternatives are being analyzed in the EA: 1) No Action Alternative; 2) Accelerated Disposal Alternative; 3) Caretaker Status; 4) Traditional Disposal Alternative; and 5) Property Reuse by Others (the Army's Preferred Alternative). The Chester Local Redevelopment Authority (the Local Reuse Authority) found "no suitable reuse" for the property. Therefore, the property would likely be transferred by negotiated sale through General Services Administration (GSA) bid.

The Army is not aware of any resident protected species at the Chester USARC. The U.S. Fish and Wildlife Service (USFWS) New England Field Office website was accessed to determine if any Federally-listed species occur in the vicinity of the project location (<http://www.fws.gov/newengland/EndangeredSpec-Consultation.htm>). The stepwise process provided on the website was followed,

including reviewing the information on Vermont's Nongame and Natural Heritage Program website. In addition, the Vermont Agency of Natural Resources (VANR) Environmental Locator was reviewed for potential species occurrence as well as the presence of significant natural communities.

Three federally endangered species occur in Windsor County, but only one, the Northeastern bulrush (*Scirpus ancistrochaetus*), is known to occur in the town of Chester. The other two species listed in the county include Jesup's milkvetch (*Astragalus robbinsii* var. *jesupi*) and the Dwarf wedgemussel (*Alasmidonta heterodon*). The Northeastern bulrush typically grows in open seasonal pools surrounded by woodlands. Neither the VANR Environmental Locator (Figure 2) nor the USFWS National Wetlands Inventory identified wetlands on the Chester USARC; however, a wetlands evaluation was conducted in 2002 and determined that the area along the northern boundary met the wetlands criteria and is considered wetland habitat.

Dominate species in the area included sensitive fern (*Onoclea sensibilis*), wool-grass (*Scirpus cyperinus*), and willow (*Salix* sp.). The wetland was characterized as a palustrine, emergent marsh nonpersistent/scrub-shrub broad-leaved deciduous, seasonally flooded class three wetland. Fifteen state endangered and 31 state threatened species are also known to occur in Windsor County; however, the disturbed habitat of the site does not support these listed species. During the wetland evaluation, no federally endangered northeastern bulrush or any state-listed wetlands plant species were identified. Based on the VANR Environmental Locator and the wetlands evaluation, no federal or state listed species are known to occur at the Chester USARC site. Therefore, no impacts to any Federal or State protected species are expected to occur as a result of the proposed action.

Comments on the proposed action and the alternatives will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to: Amanda Murphy, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix NJ 08640 or by email at amanda.w.murphy@usar.army.mil. If you have any questions, please contact Ms. Murphy at 609-521-8047. We look forward to working cooperatively with you to make this important project successful for all parties involved.

Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

January 5, 2011

Wayne Laroache
Commissioner
Vermont Fish & Wildlife Department
103 South Main Street
Waterbury, VT 05671-0501

Mr. Laroache,

The U.S. Army Reserve 99th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Chester Memorial United States Army Reserve Center (Chester USARC) located at 978 VT Route 11 West in Chester, Vermont. The EA is being prepared in accordance Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651. NEPA requires a Federal agency to provide the public and other stakeholders with an opportunity to participate in the process of analyzing Federal actions that could impact the natural and man-made environment. The purpose of this letter is to inform your Agency of an opportunity to assist the Army in identifying potential impacts that may occur as a result of the proposed action. Your participation in this process is greatly appreciated.

The proposed closure, disposal, and reuse of the Chester USARC is consistent with the requirements of the Base Realignment and Closure Act (BRAC). The 3-acre Chester USARC is surrounded on the east by a small hotel, while farming and residential areas are located to the west, north, and south. The Chester USARC contains two permanent structures and two parking lots. Structures on the property include an 169-foot by 96-foot administrative and classroom building (main building) and a 48-foot by 28-foot Organizational Maintenance Shop (OMS) building located 30 feet northeast of the main building.

The Chester USARC was used primarily as a medical classroom training facility for the 405th Combat Support Hospital (CSH), Detachment 2 and training on drill weekends. The OMS building was used to perform limited maintenance activities on military equipment, before these activities were discontinued in 1991. Activities inside the OMS building were limited to preventative maintenance checks, including checking vehicle fluids such as motor oil, water, and antifreeze, and light maintenance activities.

Five alternatives are being analyzed in the EA: 1) No Action Alternative; 2) Accelerated Disposal Alternative; 3) Caretaker Status; 4) Traditional Disposal Alternative; and 5) Property Reuse by Others (the Army's Preferred Alternative). The Chester Local Redevelopment Authority (the Local Reuse Authority) found "no suitable reuse" for the property. Therefore, the property would likely be transferred by negotiated sale through General Services Administration (GSA) bid.

The Army is not aware of any resident protected species at the Chester USARC. The U.S. Fish and Wildlife Service (USFWS) New England Field Office website was accessed to determine if any Federally-listed species occur in the vicinity of the project location (<http://www.fws.gov/newengland/EndangeredSpec-Consultation.htm>). The stepwise process provided on the website was followed, including reviewing information from Vermont's Nongame and Natural Heritage Program website. In

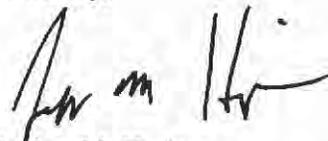
addition, the Vermont Agency of Natural Resources (VANR) Environmental Locator was reviewed for potential species occurrence as well as the presence of significant natural communities.

Three federally endangered species occur in Windsor County, but only one, the Northeastern bulrush (*Scirpus ancistrochaetus*), is known to occur in the town of Chester. The other two species listed in the county include Jesup's milkvetch (*Astragalus robbinsii* var. *jesupi*) and the Dwarf wedgemussel (*Alasmidonta heterodon*). The Northeastern bulrush typically grows in open seasonal pools surrounded by woodlands. Neither the VANR Environmental Locator (Figure 2) nor the USFWS National Wetlands Inventory identified wetlands on the Chester USARC; however, a wetlands evaluation was conducted in 2002 and determined that the area along the northern boundary met the wetlands criteria and is considered wetland habitat.

Dominant species in the area included sensitive fern (*Onoclea sensibilis*), wool-grass (*Scirpus cyperinus*), and willow (*Salix* sp.). The wetland was characterized as a palustrine, emergent marsh nonpersistent/scrub-shrub broad-leaved deciduous, seasonally flooded class three wetland. Fifteen state endangered and 31 state threatened species are also known to occur in Windsor County; however, the disturbed habitat of the site does not support these listed species. During the wetland evaluation, no federally endangered northeastern bulrush or any state-listed wetlands plant species were identified. Based on the VANR Environmental Locator and the wetlands evaluation, no federal or state listed species are known to occur at the Chester USARC site. Therefore, no impacts to any Federal or State protected species are expected to occur as a result of the proposed action.

Comments on the proposed action and the alternatives will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to: Amanda Murphy, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix NJ 08640 or by email at amanda.w.murphy@usar.army.mil. If you have any questions, please contact Ms. Murphy at 609-521-8047. We look forward to working cooperatively with you to make this important project successful for all parties involved.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff M. Hrzic', written over a light blue rectangular background.

Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

JAN 20 2011

Ms. Judith Ehrlich
Director of Operations and Project Review
Vermont Division for Historic Preservation
National Life Drive
Montpelier, VT 05602

Ms. Ehrlich,

The U.S. Army Reserve 99th Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed closure, disposal, and reuse of the Chester Memorial United States Army Reserve Center (Chester USARC) located at 978 VT Route 11 West in Chester, Vermont. The Army proposes transfer of this property from Government ownership for local reuse and development after closure. The EA is being prepared in accordance with the National Environmental Policy Act of 1969 (NEPA). Per regulations for implementing NEPA (40 Code of Federal Regulations Parts 1500-1508), the preparation of the EA is coordinated with required compliance and consultation for the National Historic Preservation Act (NHPA) of 1966. As part of this effort, the 99th RSC intends to prepare an architectural survey and determination of effect.

The Chester USARC contains two permanent structures and two parking lots constructed in 1960. Structures on the property include a 169-foot by 96-foot administrative and classroom building (main building) and a 48-foot by 28-foot Organizational Maintenance Shop (OMS) building located 30 feet northeast of the main building. The Chester USARC main building is used primarily as a medical classroom training facility for the 405th Combat Support Hospital, Detachment 2 and training on drill weekends. The OMS building was used to perform limited maintenance activities on military equipment, before these activities were discontinued in 1991.

The U.S. Army Reserve 99th RSC Integrated Cultural Resources Management Plan 2009 – 2014, dated September 2009 summarized three previously completed archeological investigations conducted at Chester USARC which concluded that no further archaeological investigations are warranted, as results from their 1995 survey confirmed that these properties have low archaeological sensitivity due to previous disturbances (Cherau et al. 1997).

Architectural historians surveyed all structures on the Chester USARC in 1995. As the structure is now over 50 years old, the Army is re-evaluating the resource to determine eligibility for listing in the National Register of Historic Places. The Army respectfully requests any information you can share concerning historical properties, traditional cultural properties, or sacred sites located within the project area to assist us in our decision-making process. We welcome your input on this project.

Your response is requested within 30 calendar days from the date on this letter. Written comments should be submitted to: Amanda Murphy, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix NJ 08640 or by email at amanda.w.murphy.ctr@us.army.mil. If you have any questions, please contact Ms. Murphy at 609-521-8047. We look forward to working cooperatively with you to make this important project successful for all parties involved.

Sincerely,

A handwritten signature in black ink, appearing to read "J M Hrzic". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

APR 21 2011

Ms. Judith Ehrlich
Director of Operations and Project Review
Vermont Division for Historic Preservation
National Life Drive
Montpelier, VT 05602

Ms. Ehrlich,

The Defense Base Realignment and Closure (BRAC) Commission has recommended closure of the Chester Memorial United States Army Reserve Center (Chester USARC), Chester, Vermont. To implement this recommendation, the United States Army Reserve 99th Regional Support Command (RSC) proposes transfer of the Chester USARC property from Federal ownership by negotiated sale, or some other alternative means of conveyance consistent with the BRAC statute and its implementing regulations, to a yet to be identified party. The Army's proposed transfer of property out of Federal ownership is an undertaking that could have an effect on historic resources. The Army has previously informed your office of this proposed action in correspondence dated January 20, 2011. The purpose of this letter is to provide you with our recently completed cultural resources assessment, seek your concurrence on the Army's determination of no effect, and complete consultation pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended.

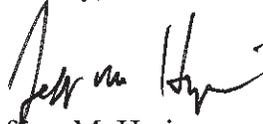
The Chester USARC, located on a 3-acre parcel just west of the town of Chester, VT, contains two permanent structures and two parking lots. Structures on the property include a 169-foot by 96-foot administrative and classroom building (main building) and a 48-foot by 28-foot Organizational Maintenance Shop (OMS) building located 30 feet northeast of the main building. Approximately two-thirds of the Property is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining land is minimally landscaped with mowed lawns, trimmed yews, and small trees.

Archaeological Resources. The Army Reserve 99th RSC Integrated Cultural Resources Management Plan 2009 – 2014, dated September 2009 summarized three previously completed archeological investigations conducted at Chester USARC which concluded that no further archeological investigations are warranted, as results from their 1995 survey confirmed that these properties have low archaeological sensitivity due to previous disturbances (Cherau et al. 1997).

Historic Architecture. The Army Reserve 99th RSC performed a Cultural Resources Assessment in January 2011 to determine the eligibility of the Chester USARC for listing in the National Register of Historic Places (NRHP). The area of Potential Effect (APE), consistent with the proposed action, was limited to the current legal boundary of the Chester USARC and all real property. The attached Cultural Resources Assessment is provided for your review.

The Army has determined that no historic properties will be affected by the proposed undertaking as none are located within the APE. The Army welcomes your comments and requests concurrence with the determination of no effect within 30 calendar days from the date on this letter. Correspondence and other communication regarding this matter should be directed to: Amanda Murphy, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix NJ 08640, 609-521-8047, or by email at amanda.w.murphy@us.army.mil.

Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosure: Cultural Resources Assessment for Base Realignment and Closure (BRAC) Actions at the Chester Memorial U.S. Army Reserve Center (VT002), Chester, Vermont. Brockington and Associates, Inc. April 2011.

Cc: Devin Colman, Historic Preservation Review Coordinator



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

JAN 20 2011

Mr. Robert Chicks
President
Stockbridge Munsee Community of Wisconsin
N8476 Mo He Co Nuck Road
Bowler, WI 54416

Mr. Chicks,

The U.S. Army Reserve 99th Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed closure, disposal, and reuse of the Chester Memorial United States Army Reserve Center (Chester USARC) located at 978 VT Route 11 West in Chester, Vermont. The Army proposes transfer of this property from Government ownership to local reuse and development after closure. The EA is being prepared in accordance with the National Environmental Policy Act of 1969 (NEPA). Per regulations for implementing NEPA (40 Code of Federal Regulations Parts 1500-1508), the preparation of the EA is coordinated with required compliance and consultation for the National Historic Preservation Act (NHPA) of 1966. If this action is of interest to you, we would like to initiate consultation pursuant to Section 106 of the NHPA.

The Chester USARC contains two permanent structures and two parking lots. Structures on the property include a 169-foot by 96-foot administrative and classroom building (main building) and a 48-foot by 28-foot Organizational Maintenance Shop (OMS) building located 30 feet northeast of the main building.

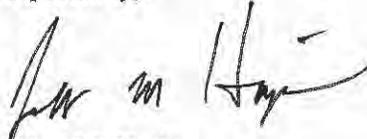
The Chester USARC main building is used primarily as a medical classroom training facility for the 405th Combat Support Hospital, Detachment 2 and training on drill weekends. The OMS building was used to perform limited maintenance activities on military equipment, before these activities were discontinued in 1991. Activities inside the OMS building were limited to preventative maintenance checks, including checking vehicle fluids such as motor oil, water, and antifreeze, and light maintenance activities.

The U.S. Army Reserve 99th RSC Integrated Cultural Resources Management Plan (ICRMP) 2009 – 2014, dated September 2009 summarized three previously completed archeological investigations conducted at Chester USARC which concluded that no further archeological investigations are warranted, as results from their 1995 survey confirmed that these properties have low archaeological sensitivity due to previous disturbances (Cherau et al. 1997). The Vermont Division for Historic Preservation concurred with these findings.

The Army takes seriously its obligation to consult with the Stockbridge Munsee Community of Wisconsin. This letter is meant to determine your interest in participating in the Section 106 consultation process for this project. At this time, we respectfully request any information you can share concerning traditional cultural properties or sacred sites located within the project area to assist us in our decision-making process. We welcome your input on this project.

Your response is requested within 30 calendar days from the date on this letter. Pertinent information received during this time will be used in preparation of the EA. Written comments should be submitted to: Amanda Murphy, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix NJ 08640 or by email at amanda.w.murphy.ctr@us.army.mil. If you have any questions, please contact Ms. Murphy at 609-521-8047. We look forward to working cooperatively with you to make this important project successful for all parties involved.

Respectfully,

A handwritten signature in black ink, appearing to read "Jeff M. Hrzic". The signature is fluid and cursive, with a prominent initial "J" and a long, sweeping underline.

Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures



United States Department of the Interior



FISH AND WILDLIFE SERVICE

New England Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5087
<http://www.fws.gov/newengland>

March 23, 2011

Reference: Project Location
Army Reserve Center closure, disposal, and reuse Chester, VT

Ms. Amanda Murphy
99th RSC DPW
Environmental Division
5231 South Scott Plaza
Fort Dix, NJ 08640

Dear Ms. Murphy:

This responds to Mr. Jeffrey Hrzic's recent correspondence requesting information on the presence of federally listed and/or proposed endangered or threatened species in relation to the proposed activity(ies) referenced above.

Based on information currently available to us, no federally listed or proposed, threatened or endangered species or critical habitat under the jurisdiction of the U.S. Fish and Wildlife Service are known to occur in the project area(s). Preparation of a Biological Assessment or further consultation with us under section 7 of the Endangered Species Act is not required.

This concludes our review of listed species and critical habitat in the project location(s) and environs referenced above. No further Endangered Species Act coordination of this type is necessary for a period of one year from the date of this letter, unless additional information on listed or proposed species becomes available.

In order to curtail the need to contact this office in the future for updated lists of federally listed or proposed threatened or endangered species and critical habitats, please visit the Endangered Species Consultation page on the New England Field Office's website:

www.fws.gov/newengland/endangeredspec-consultation.htm

In addition, there is a link to procedures that may allow you to conclude if habitat for a listed species is present in the project area. If no habitat exists, then no federally listed species are present in the project area and there is no need to contact us for further consultation. If the above conclusion

Ms. Amanda Murphy
March 23, 2011

2

cannot be reached, further consultation with this office is advised. Information describing the nature and location of the proposed activity that should be provided to us for further informal consultation can be found at the above-referenced site.

Thank you for your coordination. Please contact Mr. Anthony Tur of this office at 603-223-2541 if we can be of further assistance.

Sincerely yours,

A handwritten signature in black ink, appearing to be 'TRC', with a long horizontal flourish extending to the right.

for Thomas R. Chapman
Supervisor
New England Field Office

From: Johnson, Justin [mailto:Justin.Johnson@state.vt.us]
Sent: Friday, January 28, 2011 11:01 AM
To: 'C. Lee Major, AGEISS Inc.'
Cc: Russ, Melissa (AGEISS); Arjo, Wendy (AGEISS)
Subject: RE: Chester USARC biological consultation

Dear Mr. Major;

Thank you for forwarding a copy of the letter on the Chester USARC biological consultation for DEC's comment. We have comments in three areas as described below.

Waste

The site is on the VT Hazardous Sites List, (#19921287) because of a historic release from a leaking underground storage tank (LUST). A cleanup was performed and the site has been issued with a Site management Activity Completed (SMAC) letter from VT DEC hazardous waste program.

In any evaluation for reuse or future disposition of the site should comply with the standards of All Appropriate Inquiry (AAI), ASTM – 1527-05 and we would ask that you share the results with Vermont DEC. This is the accepted standard of care with respect to due diligence, and would be appropriate for this site given the existence of a maintenance shop at the site. (I don't know what the NEPA standard is with respect to EAs, but ASTM is the standard recognized by EPA.)

Stormwater

If the "property reuse by others" option is pursued, and it involves the redevelopment of more than 1 acre of impervious surface, a stormwater discharge permit would be required. Additionally, if future construction involves greater than 1 acre of earth disturbance, a construction stormwater permit would be required. If the facility remains a federal facility, then EPA would be the NPDES permitting authority for the construction permit.

Wetlands

As you know, there is a wetland on the Chester USARC property. The wetland might possibly be a Class II wetland.

We recommend that potential buyers or the seller invite VT DEC wetland program staff to the site during the growing season to determine if the wetland is under the jurisdiction of the Vermont Wetland Rules.

Thank you for the opportunity to comment on the Chester USARC.

Sincerely

Justin Johnson

Justin Johnson
Deputy Commissioner
Vermont Agency of Natural Resources
Department of Environmental Conservation

tel. 802 241 3808
email. justin.johnson@state.vt.us

From: Hammond, Forrest [mailto:Forrest.Hammond@state.vt.us]
Sent: Tuesday, January 25, 2011 1:23 PM
To: 'C. Lee Major, AGEISS Inc.'
Cc: Bernier, Andrew
Subject: RE: Chester USARC EA - Biological consultation

Dear Mr. Major,

We received your letter and will begin a review. Keep in mind that we have several projects already pending and so it may take a couple weeks to get this to you. Feel free to contact us again if you haven't heard from us within a couple weeks.

Forrest M. Hammond
Black Bear and Wild Turkey Project Leader
VT Fish & Wildlife Department
100 Mineral Street, Suite 302
Springfield, VT 05156-3168
802.885.8832
forrest.hammond@state.vt.us
www.vtfishandwildlife.com

-----Original Message-----

From: Colman, Devin [mailto:Devin.Colman@state.vt.us]

Sent: Wednesday, February 09, 2011 12:37 PM

To: Murphy, Amanda W Ms CTR 99TH RSC ARIM

Subject: Chester and Rutland USARC - Vermont

Dear Ms. Murphy,

I am writing in response to recent letters from Jeffrey Hrzic regarding the proposed closure of the Chester USARC in Chester, Vermont, and the Courcelle Brothers USARC in Rutland, Vermont. I will be the handling the reviews of these projects, so please address future correspondence to me at the address below. After checking our project files, I was unable to locate any current information about either facility other than the previous archaeological surveys. Would you be able to send me a copy of the 1995 survey of the buildings on the properties?

It may also be helpful to speak with Paula Sagerman, a historic preservation consultant who has recently conducted extensive research on mid-twentieth century armories throughout Vermont on behalf of the VT Army National Guard. She has a good understanding of the architectural firms that designed these facilities, the phases of construction, and typical changes and alterations to the structures. This information will all be useful in making determinations of eligibility and effect. Ms. Sagerman can be reached at pj.sage@live.com.

If the properties are determined eligible for the National Register and they are transferred out of federal ownership, our standard practice is to request that a historic preservation covenant be placed on the deed at the time of transfer. This will ensure that future work on the buildings will comply with the Standards and provide a mechanism for continued oversight of these historic resources. I can provide the covenant language if and when we get to that stage of the review process.

Sincerely,

Devin Colman

Historic Preservation Review Coordinator Vermont Division for Historic Preservation One National Life Drive, Floor 6 Montpelier, VT 05620-0501

(P) 802-828-3043

(F) 802-828-3206

Classification: UNCLASSIFIED

Caveats: NONE

AGEISS Inc.
1104 Roundhouse Dr.
Saginaw, TX 76131

RECORD OF CONVERSATION

Separate Conversation with: Sherry White – Tribal Historic Preservation Officer	Date: 30 March 2011
	Time: 1355
Company/Agency: Stockbridge Munsee Community of Wisconsin	Project No.: 1215-142-1200 EA for Disposal and Reuse of the Chester USARC
Address: N8476 Mo He Co Nuck Road Bowler, WI 54416	DCC No.:
Phone Number: (802) 773-1813	
Personnel Present: Andrea Linder	

SUBJECT: SECTION 106 CONSULTATION PARTICIPATION

SUMMARY

I spoke with the Tribal Historic Preservation Officer with the Stockbridge Munsee Community of Wisconsin, Ms. Sherry White, to discuss their interest in participating in the Section 106 Process for the Disposal and Reuse of the Chester USARC in VT. Ms. White explained that Chester, Vermont is not in their tribe's area of interest; therefore, they are not interested in participating in the Section 106 process for this particular project.



30 MARCH 2011

DATE

DATE

-----Original Message-----

From: Colman, Devin [mailto:Devin.Colman@state.vt.us]
Sent: Wednesday, April 27, 2011 10:16 AM
To: Murphy, Amanda W Ms CTR 99TH RSC ARIM
Subject: Chester USARC report
Importance: Low

Hi Amanda,

I am reviewing the Cultural Resources Assessment that was submitted recently for the Chester USARC in Chester, VT. I have a few questions that I hope you or the consultants can answer:

1. The report states on page 6 and in the table on page 9 that the additions in 1980 follow the original "expandable design" intent for the layout of the facility when it was built in 1960. In the second paragraph on page 9, however, the 1980 modifications are cited not conveying the intent of the original design and therefore make the main building not eligible. These statements seem to contradict each other - can you explain?

2. Assuming the 1980 addition did follow the 1960 "expandable design" intent for the facility, is it reasonable to assume that the original rooflines would need to be altered to accommodate the addition? Can such a change be interpreted as a necessary alteration, and therefore not a detrimental change to original design?

3. Are there any historic photos of the facility prior to the 1980 addition? Are there elevations for facility as it was designed in 1960? This information would be useful to compare the form and massing of the existing building to the original structure.

Thanks,

Devin Colman
Historic Preservation Review Coordinator Vermont Division for Historic
Preservation One National Life Drive, Floor 6 Montpelier, VT 05620-0501

(P) 802-828-3043

(F) 802-828-3206

Classification: UNCLASSIFIED

Caveats: NONE

Classification: UNCLASSIFIED

Caveats: NONE

-----Original Message-----

From: Murphy, Amanda W Ms CTR 99TH RSC ARIM

Sent: Tuesday, May 24, 2011 10:47 AM

To: 'Colman, Devin'

Subject: RE: Chester and Rutland USARC - Vermont (UNCLASSIFIED)

Classification: UNCLASSIFIED

Caveats: NONE

Hello Devin,

Sorry to be getting back to you so late. Attached are responses to your questions. Please let me know if you have any further questions or concerns.

Since I first contacted you I did find the 1995 PAL report! It was prepared before the building was 50 years old, and before guidelines for evaluating the Reisner and Urbahn planned buildings was developed in 2008.

Amanda Murphy
Program Coordinator
NEPA and Cultural Resources
99th RSC DPW Contractor
Fort Dix, NJ
Phone: 609-521-8047

Chester U.S. Army Reserve Center, Chester, Vermont
Cultural Resources Assessment
Responses to Vermont SHPO Questions

1. *The report states on page 6 and in the table on page 9 that the additions in 1980 follow the original "expandable design" intent for the layout of the facility when it was built in 1960. In the second paragraph on page 9, however, the 1980 modifications are cited not conveying the intent of the original design and therefore make the main building not eligible. These statements seem to contradict each other - can you explain?*

The original 1960 architectural drawings do indeed show a proposed expansion. The 1960 plan suggested the administrative and classroom block should be extended approximately 50 feet along its east-west axis (shown as "future addition" in Figure 1). Additionally, the plans proposed a "future extension" to the rear (north), to presumably accommodate a drill hall/assembly wing connected to the main building by a narrow corridor or "hyphen." The plans do not indicate if the connecting corridor would be a covered canopy or a concrete block masonry-type structure, but based on contemporary USARC buildings it would most likely have been constructed of permanent materials. The proposed expansions would have resulted in a T-shaped footprint similar to the larger unit *Sprawling Plan* USARCs being constructed at the time.

The actual 1980 expansion does not follow the expanded footprint as proposed in 1960 (see Figure 1). The 1980 expansion did not incorporate a much elongated classroom block, but did include a short 13 foot addition on its west elevation. The rear expansion, rather than following the envisioned T-shape extension with a connecting hyphen, included a large massive block structure that was added to the entire rear elevation of the original main building. Furthermore, the 1980 expansions included a much larger addition than originally envisioned. The T-shape extensions were designed to be more flexible and economical, and would require minimal demotion or infrastructure reconfiguration. Therefore, while the original design plans allowed for an enlarged building, the actual construction did not fulfill intent of the "expandable" nature of the *Sprawling Plan* design.

2. *Assuming the 1980 addition did follow the 1960 "expandable design" intent for the facility, is it reasonable to assume that the original rooflines would need to be altered to accommodate the addition? Can such a change be interpreted as a necessary alteration, and therefore not a detrimental change to original design?*

From an architectural standpoint, *if* the roof re-configuration was structurally required to accommodate infrastructure components (HVAC, etc.) or to efficiently connect the interior structural system, the new roof structure could have been designed with much more sensitivity to the original building. According to *Blueprints for the Citizen Soldier*, mid-century USARCs were intended to employ simple, utilitarian and conservative designs, or to blend in with the surrounding community. Figure 2 shows an artist's rendering of the pilot model (small unit) of the sprawling plan design. The split or broken roof form at the Chester USARC is a much more

modern and “harsh” design and would likely not have been envisioned in 1960 for future expansions. Furthermore, it does not appear that the expansions necessitated such a drastically modified roof re-configuration. Figures 3 and 4 show a similarly designed USARC in Chickasha, Oklahoma that included a “non T-shape” expansion, but its original gabled roof form remained intact.

3. *Are there any historic photos of the facility prior to the 1980 addition? Are there elevations for facility as it was designed in 1960? This information would be useful to compare the form and massing of the existing building to the original structure.*

We do not have any historic photos of this facility, or elevation drawing.

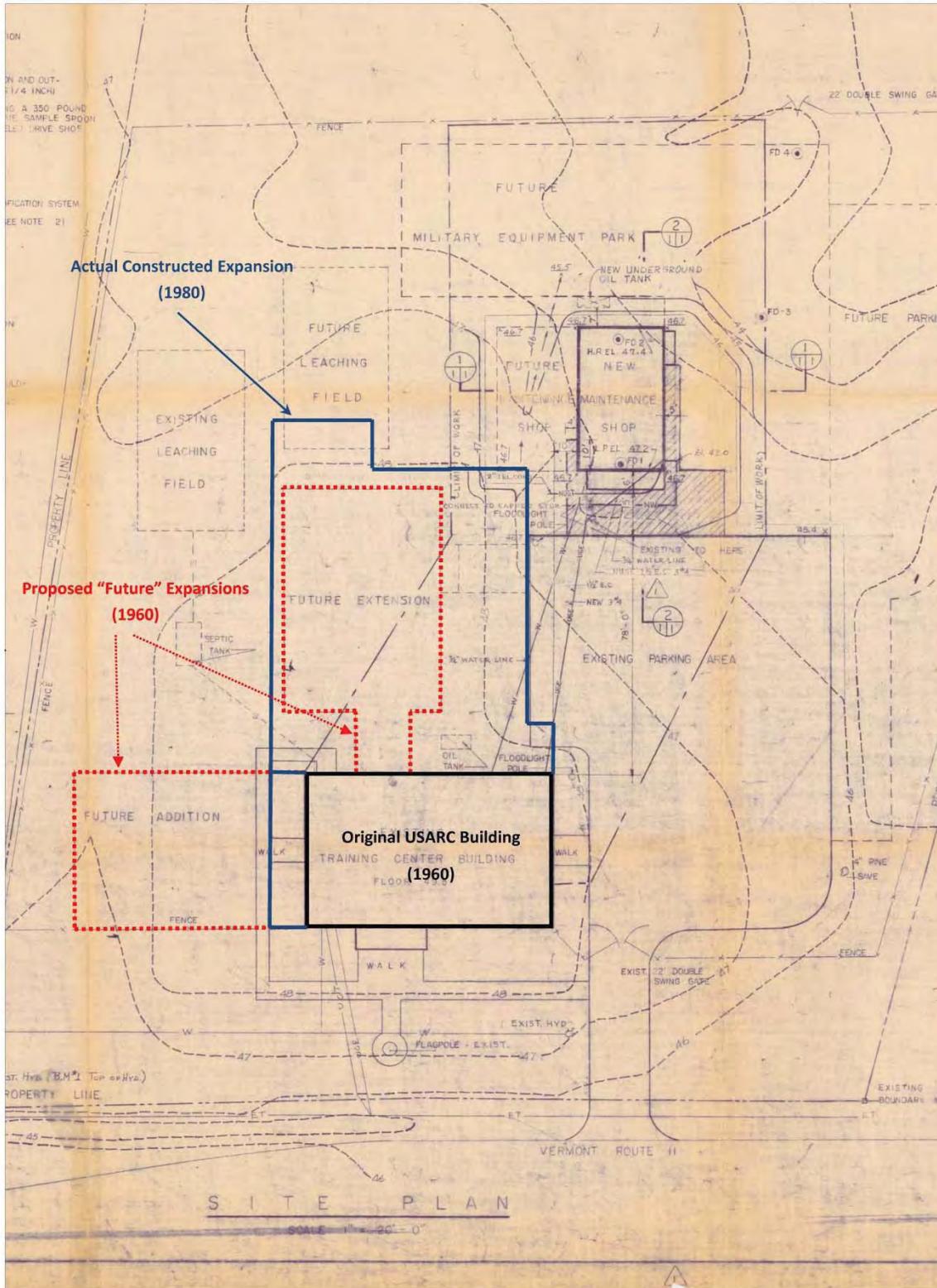


Figure 1. Original (1960) site plan for the Chester USARC, highlighting the proposed extensions and showing the actual expansion as constructed.

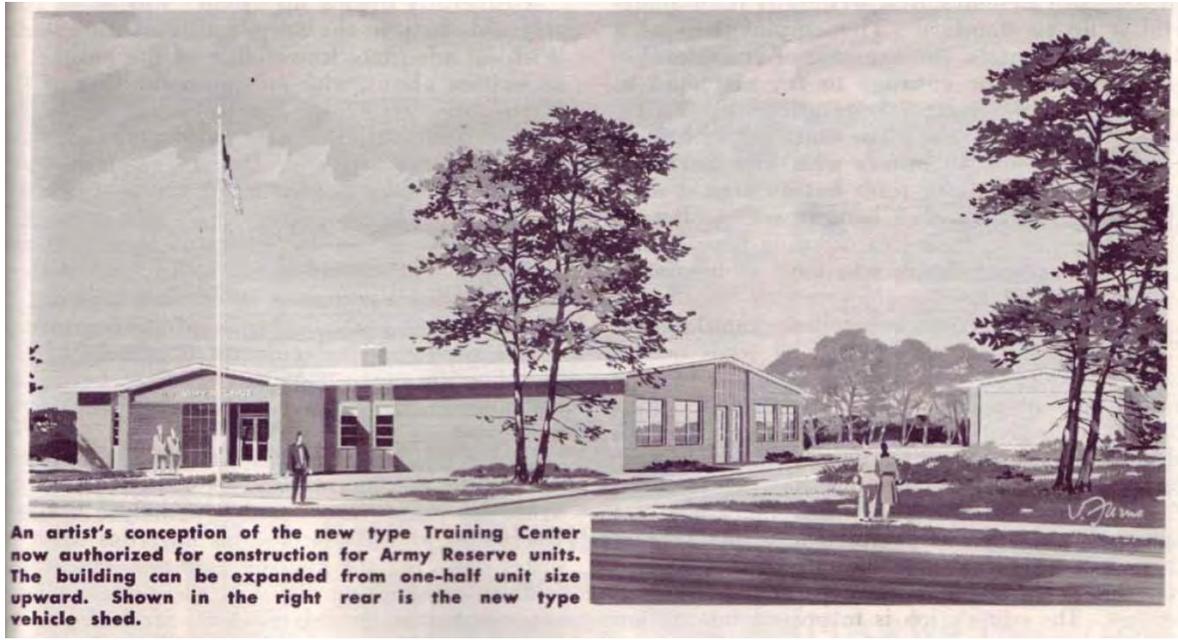


Figure 2. Artist rendering of the small unit or “pilot model” USARC. Taken from *Blueprints for the Citizen Soldier*, page 92.



Figure 3. USARC located in Chickasha, Oklahoma with original design similar to Chester USARC in Vermont. The left portion of this building represents an expansion of approximately 15 feet (similar in size to the Chester expansion).



Figure 4. Chickasha USARC in Oklahoma included a rear expansion with connecting block (wide hyphen), but did not alter the original main building gabled roof form.



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

APR 21 2011

Ms. Judith Ehrlich
Director of Operations and Project Review
Vermont Division for Historic Preservation
National Life Drive
Montpelier, VT 05602

Ms. Ehrlich,

The Defense Base Realignment and Closure (BRAC) Commission has recommended closure of the Chester Memorial United States Army Reserve Center (Chester USARC), Chester, Vermont. To implement this recommendation, the United States Army Reserve 99th Regional Support Command (RSC) proposes transfer of the Chester USARC property from Federal ownership by negotiated sale, or some other alternative means of conveyance consistent with the BRAC statute and its implementing regulations, to a yet to be identified party. The Army's proposed transfer of property out of Federal ownership is an undertaking that could have an effect on historic resources. The Army has previously informed your office of this proposed action in correspondence dated January 20, 2011. The purpose of this letter is to provide you with our recently completed cultural resources assessment, seek your concurrence on the Army's determination of no effect, and complete consultation pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended.

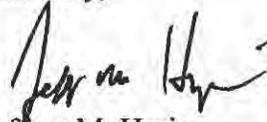
The Chester USARC, located on a 3-acre parcel just west of the town of Chester, VT, contains two permanent structures and two parking lots. Structures on the property include a 169-foot by 96-foot administrative and classroom building (main building) and a 48-foot by 28-foot Organizational Maintenance Shop (OMS) building located 30 feet northeast of the main building. Approximately two-thirds of the Property is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining land is minimally landscaped with mowed lawns, trimmed yews, and small trees.

Archaeological Resources. The Army Reserve 99th RSC Integrated Cultural Resources Management Plan 2009 – 2014, dated September 2009 summarized three previously completed archeological investigations conducted at Chester USARC which concluded that no further archeological investigations are warranted, as results from their 1995 survey confirmed that these properties have low archaeological sensitivity due to previous disturbances (Cherau et al. 1997).

Historic Architecture. The Army Reserve 99th RSC performed a Cultural Resources Assessment in January 2011 to determine the eligibility of the Chester USARC for listing in the National Register of Historic Places (NRHP). The area of Potential Effect (APE), consistent with the proposed action, was limited to the current legal boundary of the Chester USARC and all real property. The attached Cultural Resources Assessment is provided for your review.

The Army has determined that no historic properties will be affected by the proposed undertaking as none are located within the APE. The Army welcomes your comments and requests concurrence with the determination of no effect within 30 calendar days from the date on this letter. Correspondence and other communication regarding this matter should be directed to: Amanda Murphy, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix NJ 08640, 609-521-8047, or by email at amanda.w.murphy@us.army.mil.

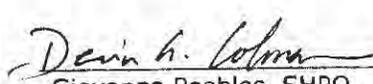
Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosure: Cultural Resources Assessment for Base Realignment and Closure (BRAC) Actions at the Chester Memorial U.S. Army Reserve Center (VT002), Chester, Vermont. Brockington and Associates, Inc. April 2011.

Cc: Devin Colman, Historic Preservation Review Coordinator

NO HISTORIC PROPERTIES AFFECTED Vermont Division for Historic Preservation	
 Devin G. Colman Ar	7/7/11 Date
Giovanna Peebles, SHPO	

APPENDIX C. CULTURAL RESOURCES ASSESSMENT

This appendix contains the cultural resources assessment performed as part of this environmental assessment.

**CULTURAL RESOURCES ASSESSMENT for
BASE REALIGNMENT AND CLOSURE ACTIONS at the
CHESTER MEMORIAL
U.S. ARMY RESERVE CENTER (VT002)
CHESTER, VERMONT**

Prepared for:
U.S. Army Corps of Engineers
and the
99th Regional Support Command

Prepared by:
Benjamin A. Roberts
Historian

Under the direction of:



Patricia Stallings
Senior Historian

April 2011
Brockington and Associates, Inc.
Norcross, Georgia

EXECUTIVE SUMMARY

In January 2011, Brockington and Associates, Inc. completed a Cultural Resources Assessment of the Chester Memorial United States Army Reserve Center (Chester USARC) in Chester, Windsor County, Vermont for proposed Base Realignment and Closure actions. The work was conducted to meet requirements as outlined in Sections 106 and 110 of the National Historic Preservation Act of 1966, as amended.

In conducting the Cultural Resources Assessment, an Area of Potential Effect (APE) consistent with the proposed action was developed. The APE was limited to the current legal boundary of the Chester USARC and all real property. Prior to the field assessment, a thorough literature review was conducted to identify previously recorded archaeological sites and historic structures within, or adjacent to, the Chester USARC property. There are no previously recorded archaeological sites or historic structures within, or adjacent to, the Chester USARC property.

Three systematic archaeological investigations have been conducted at the Chester USARC since 1979, with no significant archaeological sites having been recorded as a result of the investigations (USACE 2009: 8.136). The literature review revealed substantial ground disturbance through the construction of buildings and parking lots during the initial and subsequent construction phases on the Chester USARC property. Because of the extent and pattern of these disturbances, the potential for identifying intact cultural deposits is low. Therefore, no additional archaeological investigations of the property were conducted as part of this assessment.

Two permanent buildings and one temporary structure located on the Chester USARC property were evaluated for historical significance. Although the two permanent buildings, built in 1960 and completed in 1961, meet the 50-year age minimum, neither possesses significant integrity that would render them eligible for inclusion in the National Register of Historic Places (NRHP). Both permanent buildings possess historic association with the United States Army's Reserve Program and the typical *Sprawling Plan* architectural subtype. During the 1980s, however, the main building was substantially modified and the original architectural form is no longer recognizable. Based on a lack of architectural integrity and the lack of significant historical associations, the buildings at the Chester USARC are not recommended eligible for inclusion in the NRHP.

1.0 INTRODUCTION and SCOPE OF WORK

On December 14, 2010, Brockington and Associates, Inc. contracted with AGEISS Inc. to conduct a cultural resources assessment of the Chester Memorial United States Army Reserve Center (Chester USARC), which falls within the assigned command area of the United States Army (Army) Reserve 99th Regional Support Command (RSC). This assessment has been prepared for the United States Army Corps of Engineers (USACE) and the 99th RSC for proposed Base Realignment and Closure (BRAC) actions. Brockington and Associates, Inc. conducted all contracted objectives of this task order to meet requirements as outlined in Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended. Section 106 of the NHPA requires Federal agencies to consider effects to historic properties prior to an undertaking. The undertaking in this case is the legal transfer of the Chester USARC property to a non-Federal entity. The Chester Local Redevelopment Authority found “no suitable reuse” for the Chester USARC property and the property will be transferred by negotiated sale, or some other alternative means of conveyance consistent with the BRAC statute and its implementing regulations, to a yet to be identified party through the United States General Services Administration.

The purpose of this report is to provide information to the Army so that it can determine if historic properties will be affected by the proposed undertaking. In preparing this report, the appropriate cultural resources guidelines available from the Vermont Historic Preservation Office were reviewed and utilized. To meet this objective, work conducted for this project included:

1. Archival research to determine the presence of previously recorded cultural resources.
2. A site reconnaissance to ascertain if historic properties (i.e. those listed on or eligible for the National Register of Historic Places [NRHP]) are located within the Area of Potential Effect (APE), and if those properties may be adversely affected by plans to transfer the Chester USARC; and
3. Preparation of a report summarizing the results and NRHP recommendations.

This report is organized as follows:

- 1.0 Introduction and Scope of Work
- 2.0 Literature Review
- 3.0 Site Description and Property History
- 4.0 Cultural Resources Reconnaissance and Evaluation
- 5.0 References

Appendix A: Maps

Appendix B: Photographs

2.0 LITERATURE REVIEW

Prior to and concurrent with the field assessment, a thorough literature review of materials related to the Chester USARC was conducted. In conducting this work, an APE consistent with the proposed action and disposal was developed. The APE was limited to the current legal boundary of the Chester USARC and all real property. The literature review and associated research encompassed the APE.

The purpose of this research was to identify previously recorded archaeological sites and historic structures within, or adjacent to, the Chester USARC property and to evaluate site types and landscapes in the vicinity to better understand the potential for cultural resources in the APE (Appendix A, Figures A-1 and A- 2).

Importantly, all relevant documentation provided by AGEISS Inc. and the Army was reviewed. This documentation included the following:

- March 2007, Final Environmental Conditions of Property (ECP) Report. [*Documents existing environmental condition of all transferable property for the Army's decision-making in the disposal process; provides the relevant information to the public and provides information on any necessary remedial and corrective actions*]
- September 2009, 99th RSC, Draft Integrated Cultural Resources Management Plan. [*Provides a five-year implementation plan and guidance for the management of historic properties within the jurisdiction of the 99th RSC*]
- May 1960, facility blueprints and 1990 'as-built' architectural drawings
- July 2008, *Blueprints for the Citizen Soldier: A Nationwide Historic Context Study of United States Army Reserve Centers* (Moore, David, et al). [*Context study developed for the Army Reserve providing NRHP evaluation and criteria guidelines pertaining to Reserve Centers as well as the national historic context in which they were constructed*]
- Description of Proposed Action and Alternatives. [*This document is essentially the first three chapters of the Environmental Assessment being prepared by the Army for disposal and reuse of the Chester USARC*]

In addition to reviewing the materials listed above, a review of previously recorded properties and NRHP listings surrounding the Chester USARC property was conducted. There are no previously recorded archaeological or architectural properties in the immediate vicinity.

Historic maps and topographic quadrangles were also reviewed as part of the background research. These materials were available for download from the University of New Hampshire Library Digital Collections Initiative. Copies of selected maps, aerials, and quadrangles with project overlays are provided in Appendix A, Figures A-3 through A-8. A review of readily available aerial photography resources as well as the ECP

Report revealed that no historic aerial photographs are available for this part of the state other than images available on Google Earth (USACE-Louisville 2007).

3.0. SITE DESCRIPTION and PROPERTY HISTORY

3.1 Site Description

The Chester USARC is located at 978 VT Route 11 West, just west of the town of Chester, Windsor County, Vermont. The area is zoned R80-Residential. In addition to residential, this zoning also allows for light commercial and educational permits as conditional uses (Chester Planning Commission 2010). The area presently consists of a mix of residential and farming areas to the west, north, and south and a small bakery and bed and breakfast-style inn to the east of the Chester USARC property.

The Chester USARC property consists of approximately 3 acres of land with two permanent structures, including a main building and an Organizational Maintenance Shop (OMS); three small containerized shipping trailers (connexes); the fuselage of a static Bell UH-1 Iroquois helicopter ('Huey'); two paved parking lots; and one small temporary structure protecting propane tanks (Figure A-2). These structures are described in further detail in Section 4.0. Figure A-2 provides a site map of the property.

Approximately two-thirds of the Chester USARC property is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints. The property is open at the front, and paved walks lead to the front entrance. The property is fenced beyond the front of the main building, and gated driveways lead to parking areas at the east and west sides of the main building, and to the OMS. The remaining land is minimally landscaped with mowed lawns, trimmed yews, and small trees.

3.2 Property History

Historic and topographic maps dating as early as 1929 show the Chester USARC property as open fields most likely used for agricultural production prior to Federal ownership. Those maps, located in Appendix A, show no pre-military structures present on the property.

Ms. Flora A. B. Orcutt sold the property on which the Chester USARC is now located to Carroll and Florence Carlton in July of 1916. The Carltons sold the property to Edward and Ina Vail in August of 1945. In 1956, the Federal Government purchased the land from the Vails for the sole purpose of constructing a USARC on the site. No historic structures are known to have been located on the Chester USARC property at any time in its history. The following Chester USARC property history was extracted from the ECP Report (USACE-Louisville 2007: 3.1-3.2).

The Chester USARC property has served as a reserve and mobilization center since Federal acquisition of the land in 1956. The 405th Combat Support Hospital (CSH), Detachment 2 primarily uses the facility for classroom training and limited operator-level maintenance activities for military vehicles (5-ton trucks) (USACE-Louisville 2007). The main building is primarily used for classroom medical training as well as drill weekend training. Prior to 1991 the OMS was used to perform limited operator-level maintenance activities.

4.0 CULTURAL RESOURCES RECONNAISSANCE and EVALUATION

4.1 Site Visit

During the afternoon of January 24, 2011, a pedestrian reconnaissance of the Chester USARC property was conducted with Sergeant First Class Gordon Bone, the unit administrator of Detachment 2, Company A, 405th CSH. Specific inquiries were made about areas of historical or cultural significance in the immediate area, but none were identified. The pedestrian reconnaissance included an inspection of the ground cover where available, landforms, exposed surfaces, as well as all standing structures. Because the proposed undertaking includes the transfer of property to a non-Federal entity, the APE was limited to the property boundary for both archaeology and historic architecture. Figures B-2 through B-22 provide photographs of the Chester USARC property and standing structures; Figure B-1 contains a photo key.

4.2 Archaeology

As of 1997, all of the 99th RSC-owned Vermont facilities have been subjected to archaeological evaluation, including three systematic investigations at the Chester USARC. These efforts were largely focused on compliance with obligations under Section 110 of the NHPA. The Army Reserve 99th RSC Integrated Cultural Resources Management Plan 2009 – 2014, dated September 2009, summarized three previously completed archeological investigations conducted at Chester USARC which concluded that no further archaeological investigations are warranted, as results from their 1995 survey confirmed that these properties have low archaeological sensitivity due to previous disturbances (Cherau et al. 1997). Therefore, no additional archaeological investigations were conducted as part of this assessment.

4.3 Historic Architecture

4.3.1 Overview

In August of 1956 the Federal Government purchased the land that the Chester USARC would be constructed on from Edward and Ina Vail. There are no structures or components from the property's pre-government owned period existing on the Chester USARC property. Specifically, there is no indication in the archival or historic image record that any buildings or structures existed on the Chester USARC property prior to Federal acquisition. The only permanent buildings existing on the Chester USARC Property include the main building and the OMS, as listed below. Photographs are provided in Appendix B.

Permanent Buildings	Date(s) of Construction	Dimensions, feet	NRHP Recommendation
Main Building	1960/1980	169 x 96	Not Eligible
OMS	1961	48 x 28	Not Eligible
Temporary Structures			
Propane Tank Shelter	Unknown	15 x 15	Not Eligible
Small Connexes (3)	Unknown	5 x 15	Not Eligible
'Huey' (Fuselage)	Unknown	n/a	Not Eligible

4.3.2 U.S. Army Reserve Building Typology – Sprawling Plan Subtype

In 2008, the Department of Defense Legacy Resource Management Program sponsored the development of *Blueprints for the Citizen Soldier: A Nationwide Historic Context Study of United States Army Reserve Centers* (Moore, et al. 2008). This study identified historical trends, events, and individuals that influenced the design of Army Reserve Centers constructed during the Cold War. The document also provides criteria for evaluating Army Reserve Centers for inclusion in the NRHP (see Section 4.3.4 below). The *Sprawling Plan* subtype of Army Reserve Centers constructed during the Cold War is described in *Blueprints for the Citizen Soldier*:

“The next generation of standard plans developed for and implemented by the Army Reserves featured a more sprawling, asymmetrical T- or L-shaped footprint and an “expansible” design. Reisner and Urbahn first designed this new architectural form, called the Sprawling Plan for this study, in 1952. However, the firm updated the plan in 1953. This new set of plans included variations for 400-, 600-, 800-, and 1,000-man Army Reserve Centers, all of which were expansible to accommodate more men if needed. In 1956, Urbahn, Brayton, and Burrows (the successor firm to Reisner and Urbahn) revised plans for this architectural form yet again. The 1956 version also included variations for much smaller Army Reserve Centers, including One-Unit (200-man) and One-Half-Unit (100-man) versions.

Although these various forms, which were developed in 1952, 1953, and 1956, exhibit subtle differences that distinguish them from one another, they still retain the same basic and fundamental concepts of design, and are distinctive from Army Reserve Center built before and afterward. For example, the character-defining features that separate the Sprawling Plan subtype from the earlier Compact Plan subtype include the asymmetrical building footprint and the “expansible” nature of the design. This plan was deliberately designed to respond to the specific functional needs of an Army Reserve Center by separating the assembly space from areas where arms and technological equipment was stored” (Moore, et al. 2008: 169).

Chapter 3 of *Blueprints for the Citizen Soldier* also notes that constructing the original classroom block first allowed the Army a lower up-front cost and to use the facility for smaller units. As membership in the Army Reserve grew, the ability to add on to the existing structure to accommodate larger units could be accomplished affordably and efficiently since the extensions were already designed (Moore, et al. 2008: 156).

4.3.3 Chester USARC: Architectural Description

The original footprint of the Chester USARC main building, constructed in 1960, resembles the half-unit (100-man) “pilot” model of the *Sprawling Plan* subtype of Army Reserve Centers (Moore, et al. 2008:91). The main building is a one-story administrative and classroom block, along with a drill hall and former rifle range attached to the rear. The main building is used primarily for offices, classrooms, and an assembly hall and contains 14,900 square feet of floor space. The main building has a poured concrete foundation, with cinder block (load-bearing) masonry walls covered in bonded brick. The main building façade features blast proof replacement casement type windows as well as replacement double doors (south elevation). Each main building window is framed both above and below with decorative concrete or stucco veneer. The main building front entry has a gabled roof and concrete stoop, with brick curtain walls enclosing the entry on two sides. The main building front entry doors are flanked by a concrete or stucco veneer that contrasts against the brickwork. Each side elevation of the main building contains replacement one-over-one windows. Originally, the side elevations of the main building contained doorways along the middle axis, but the doors were modernized with the 1980 modifications.

Interior features in the original portion of the main building include administrative offices and classrooms arranged along a double-loaded corridor. The large classroom at the east end is accessed by two doors and can be divided by a sliding, accordion-type wall. Interior features added to the main building in 1980 include a kitchen, rifle range, arms vault, storage rooms, and a 72-foot by 52-foot drill hall.

The architectural plans of 1960 show ‘future extension[s],’ suggesting that additions in the 1980s seem to be the original intent for the layout of the Chester USARC from its inception in the late 1950s (Appendix A, Figures A-8 and A-9). In 1980, the main building was enlarged from a 100-person center to a 200-person center (Appendix A, Figure A-11). It is currently a 169-foot by 96-foot, L-shaped, one-story structure, with a drill hall located to the north of the expanded original building. The modern additions included expanding the left (west) elevation of the building and re-configuring the original floor plan to include the rifle range, drill hall, connecting corridor, storage, kitchen and arms vault. The 1980s modifications more than doubled the original footprint and also required a substantial change in the roof configuration. Originally, the roof of the classroom and administrative block was side-gabled. Presently, the roof has a broken pitch, although the original roofline is faintly visible in the east elevation brickwork.

The new drill hall and former rifle range, constructed as part of the 1980 expansion, are essentially windowless, and the tops of the brick walls are capped with wide metal coping. A large roll-type vehicle access door is located in the east wall of the drill hall, which has a thick concrete floor to support heavy military vehicles and equipment. The interior rifle range was closed in 2003 and is used for limited storage.

The OMS, constructed in 1961, is a 48-foot by 28-foot building with 1,100 square feet of space (Appendix A, Figure A-12). The building is a one-story, one-bay, brick vehicle garage with a slightly pitched, side-gabled, built-up roof. A large roll-type garage door fills the front (south) elevation, and personnel access doors are located in the east wall. A band of windows high on the rear (north) elevation lights the building (USACE-Louisville 2007: 2.3).

The remaining structures on the Chester USARC property include a propane tank shelter, a helicopter fuselage, and three small shipping containers (connexes). The propane tank shelter is comprised of a small, wood-framed structure consisting of a wall-less, slightly pitched side-gabled roof, provides cover for four propane tanks and is located approximately 20 feet to the west of the main building at the edge of the paved parking lot. Based on observations of the building materials used in the construction of this structure, it appears to be a temporary structure primarily used for protection of propane tanks from the elements and was likely constructed within the last decade.

The static fuselage of a 'Huey' is located along the northwestern corner of the rear paved parking lot to the north of the main building. The rotor blades have been removed and the fuselage is painted with the markings of a typical Medical Evacuation aircraft. The stationary aircraft is currently used for training purposes and is immobilized in place. It was most likely manufactured sometime during the Army's introduction of the 'Huey' starting in 1960 and ending just recently in 2004, although many are still in use today by select aviation units. The Army began phasing out its 'Huey' fleets with the introduction of UH-60 Blackhawk in the early 1980s, with many being decommissioned and used for training purposes.

The three small containerized shipping containers, known as connexes, are located along the northeastern edge of the rear parking lot of the Chester USARC Property. These structures are small and mobile, and are used for temporary storage.

4.3.4 NRHP Evaluation of the Chester Memorial USARC

Chapter 4 of *Blueprints for the Citizen Soldier* (Moore, et al. 2008) provides a framework for evaluating the relative significance of Army Reserve Centers from a national perspective and provides the basis for assessing the eligibility of Army Reserve Centers for inclusion in the NRHP. According to Moore:

As stated in National Register Bulletin No. 15, 'Integrity is based on significance: why, where, and when a property is important.' The character-defining physical

features that made up the resource’s appearance during its historic period of significance must be recognizable for it to retain sufficient integrity to be eligible for the NRHP. Since Sprawling Plan Army Reserve Centers are part of a nationwide building program and are common throughout the United States, an extant example must retain ALL of the following character-defining features to be eligible for inclusion in the NRHP.

Army Reserve Centers that fall under the Sprawling Plan subtype may be eligible for listing in the NRHP under Criterion A in the area of military history for their associations with President Eisenhower’s “New Look” Program and the National Defense Facilities Act of 1950 (PL 783, 81st Congress). As analyzed in the discussion for the Compact Plan subtypes, these historical factors played an important role in the history and development of the building program associated with the Army Reserves during the early and middle 1950s and extant examples of the Sprawling Plan subtype may be significant within that context. Although individual Army Reserve Centers may be eligible for the NRHP under Criterion B for their association with significant individuals, those associations would be applicable at a local level and would have to be researched and documented on an individual, center-by-center basis. At the national level, however, no significant associations under Criterion B have surfaced. Sprawling Plan Army Reserve Centers may also be eligible for inclusion in the NRHP under Criterion C in the area of architecture for their physical attributes and the quality of their design. Architecturally, they are associated with the influence of the Modern Style, which enjoyed widespread popularity among architects in the design of Federal buildings in the 1950s. The type also is significant under Criterion C because the expansible and flexible nature of the plans documents the military’s vision for a changing Army Reserve Force and increasingly important role that the Reserves filled in the nation’s defense and military preparedness (Moore, et al. 2008: 173).

The following table shows the character defining architectural features that must be in place to consider the Chester USARC eligible for the NRHP for its association with the *Sprawling Plan* subcategory of USARC construction under Criteria A, B, or C. These character defining features were developed in *Blueprints for the Citizen Soldier* (Moore, et al. 2009).

ALL CHARACTER DEFINING FEATURES MUST BE INTACT FOR NRHP ELIGIBILITY*	
CHARACTER DEFINING FEATURE	INTACT AT Chester USARC?
Follows 1952, 1953, or 1956 standard plan	Yes
Retains original "sprawling" footprint with asymmetrical T- or L-plan	Yes
Additions follow "expandable" design on original standard plan	Yes
Original flat roof form over classrooms	No
Original low-pitched roof form over assembly wing at rear	No
Original fenestration pattern intact	Yes
Front entrance with original metal door/sidelight/transom assembly	No
Cantilevered canopy, if original	N/A
Original "masonry units," brick veneer, or historically appropriate stucco veneer on exterior walls	Yes
Original doors and windows or compatible replacement doors and windows that meet the <i>Secretary of Interior's Standards for Rehabilitation</i>	No
Clerestory windows in assembly wing	Yes
Original configuration of interior corridor and lobby space	No
Presence of flexible accordion partitions, if original, or opening in wall where accordion partition was originally located	Unknown
Double-height open interior space in assembly wing at rear	Yes
Overhead rolling door at assembly wing	Yes
Historic-age maintenance shop, if original	Yes
Integrity of setting intact	Yes
DETERMINATION OF NRHP ELIGIBILITY	NOT ELIGIBLE
<i>Note: The original flat roof form and original front entrance are essential character-defining features for a Sprawling-Plan USARC. Therefore, alterations to these features significantly detract from the integrity of design and materials render the USARC not eligible for listing in the NRHP.</i>	

* Adapted from Moore, et al. (2008: 179)

Only the permanent Chester USARC buildings (main building and the OMS) meet the basic age criteria, 50 years, to be considered for inclusion in the NRHP.

With the 1980s modifications, the main building is missing several key character defining features and, therefore, no longer retains its historic integrity. These absent features include the original entry door, the original flat roof form over the classrooms, and the original interior lobby and hallway configuration. In addition, the 1980 modifications more than doubled the footprint of the original design. Because features have been removed and its original footprint substantially altered, the main building no longer conveys the design of the *Sprawling Plan* subtype of Army Reserve Center design. Therefore, the main building is not eligible for inclusion in the NRHP.

Although the age of the OMS qualifies it for consideration for inclusion in the NRHP under the minimum age requirement, its associations with the *Sprawling Plan* subtype of USARC construction is limited to its relationship with the main building. The 2008 Historic Context Study states, "Resources within this property type [support building] are not likely to be eligible for the NRHP on an individual basis because they lack historical and/or architectural significance to meet any National Register Criteria. If the

associated Reserve Center lacks significance or integrity to be eligible for the NRHP, support buildings and structures likewise are not eligible for the NRHP” (Moore, et al. 2008: 193). Because the main building at the Chester USARC is not eligible, neither are the support buildings inclusive of the OMS.

Archival research did not identify any additional significant national, state, or local associations with the main building, the OMS, or any of the remaining temporary support structures. The Chester USARC does not possess military significance at the state or local level under Criterion A. It was established as part of a national Federally-funded program that resulted in the construction of individual reserve centers in communities throughout the country. In addition, unlike the National Guard, the Army Reserve does not have a local or state mission. Reservists respond only in times of international crisis. Additionally, the Chester USARC was originally built to accommodate 100 reservists (expanded to 200 with the 1980s modification) at a time and the Historic Context Study (Moore, et al. 2008) mentions that USARC locations were chosen mainly for proximity to major transportation corridors for easy access by reservists. The Chester USARC would have employed existing reservists in the area and most of the activity would have been limited to the weekends. For these reasons, the Chester USARC would not have contributed significantly to economic growth or planned community development of the Chester area.

Based on its lack of architectural integrity and the lack of significant historical associations, the buildings and structures at the Chester USARC are not eligible for inclusion in the NRHP.

5.0 REFERENCES

Burr, David H.

1839 *Map of Maine...Vermont...and Connecticut*. Library of Congress via Vermont State Maps - On Line Database

http://www.old-maps.com/vermont/vt_state/vt_1839_Burr_PO_NE_wb.jpg

Chester Planning Commission.

2010 Town of Chester, Vermont Town Plan.

Department of Defense

2006 *Department of Defense's Base Redevelopment and Realignment Manual*, DoD 4146.77-M (BRRM)

Google Earth

2011 Internet Online; accessed: February, 2011;

<http://www.google.com/earth/index.html>

Local Redevelopment Authority (LRA), Town of Chester, Vermont

2010 *Final Report and Recommendation of the Town of Chester Local Redevelopment Authority: Base Realignment and Closure*. Prepared by the Town of Chester Local Redevelopment Authority for the Department of Defense.

Moore, David W., Jr., Justin B. Edgington, and Emily T. Payne

2008 *Blueprints for the Citizen Soldier: A Nationwide Historic Context Study of United States Army Reserve Centers*. HHM, Inc., Austin, TX; prepared for Legacy Resource Management Program, U.S. Department of Defense

Sherfy, Marcella and W. Ray Luce

n.d. *National Register Bulletin 22: Guidelines for Evaluating and Nominating Properties That Have Achieved Significance in the Last Fifty Years*. US Department of the Interior, Park Service, Interagency Resources Division, Washington, DC.

University of New Hampshire Library Digital Collections Initiative

n.d. *Historic USGS Maps of New England & NY*. Internet online
<http://docs.unh.edu/nhtopos/nhtopos.htm>

U.S. Army Corps of Engineers, Baltimore District

2009 *Draft U.S. Army Reserve 99th Regional Support Command Integrated Cultural Resources Management Plan, 2009-2014*.

U.S. Army Corps of Engineers, Louisville District

2007 *Environmental Condition of Property Report of the Chester Memorial U.S. Army Reserve Center (VT002)*. Prepared by CH2M Hill for the U.S. Army Corps of Engineers, Louisville District.

U.S. Army

2007 *AR 200-1 Environmental Protection and Enhancement*. U.S. Army Regulation

Whitelaw, James

1810 *A Correct Map of the State of Vermont*. Vermont State Maps - On Line Database
http://www.old-maps.com/vermont/vt_state/vt_1810_White_Hvd_2m.jpg

APPENDIX A
MAPS

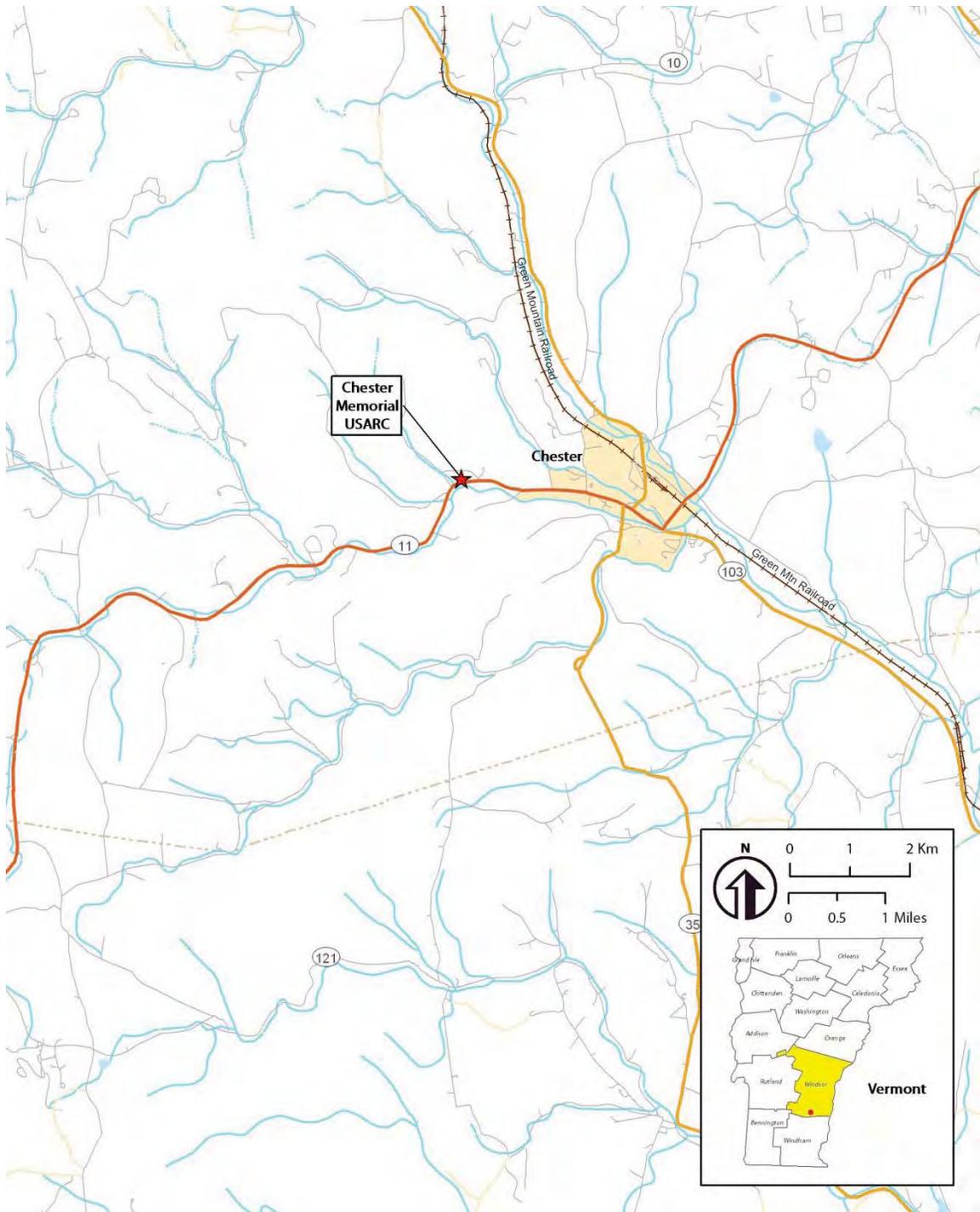
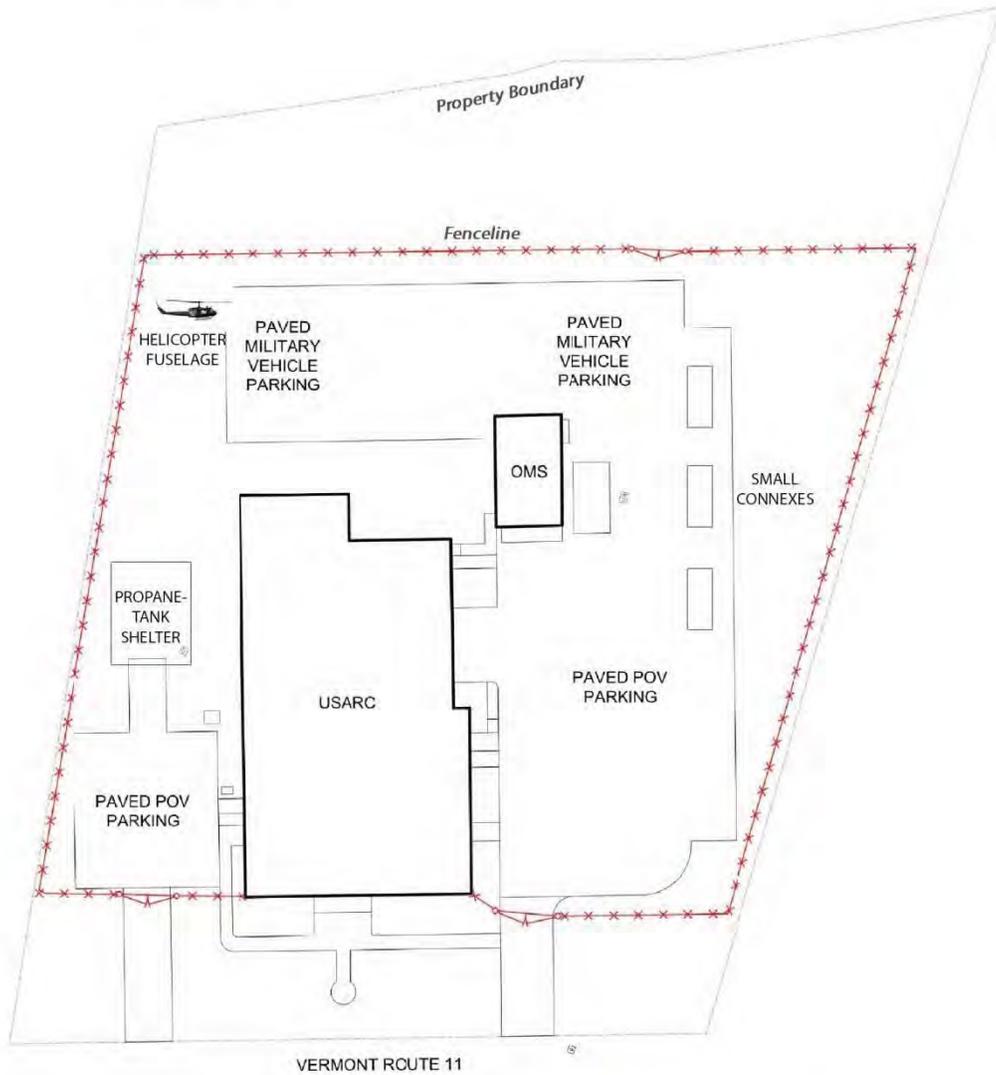


Figure A-1. Chester Memorial USARC location map.

CHESTER MEMORIAL USARC
 CHESTER, VT
 VT002
 SITE PLAN



99th REGIONAL SUPPORT COMMAND VT002 CHESTER MEMORIAL USARC 978 VT. ROUTE 11 WEST CHESTER, VT		
DRAWN BY:	DATE:	SHEET NUMBER:
JVD	04FEB09	1 of 1



Figure A-2. Chester Memorial USARC property layout (altered from 99th RSC "Site Plan Feb 2009").

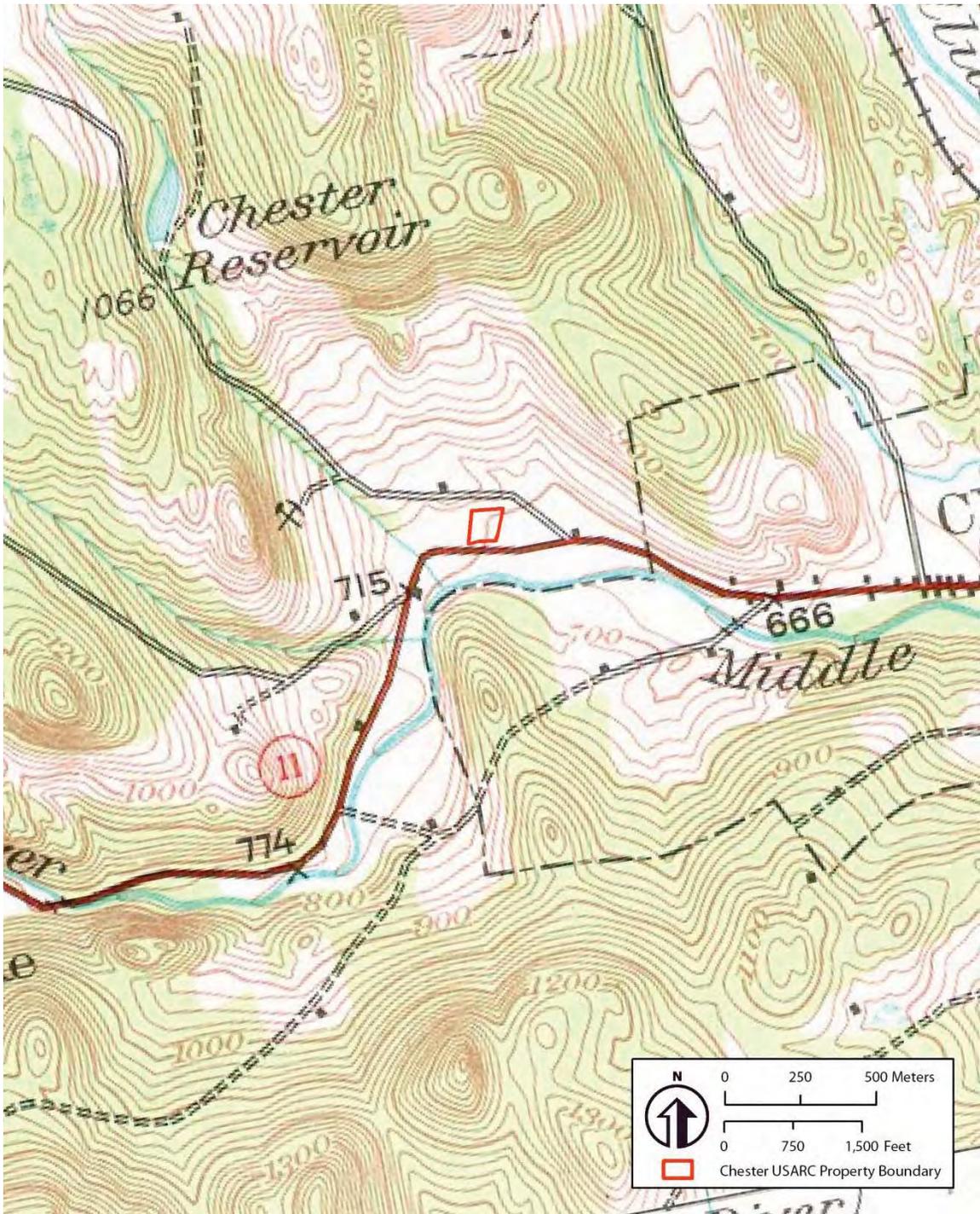


Figure A-3 Chester Memorial USARC Property Boundary overlay on 1929 Ludlow 15 minute series USGS Topographic Quadrangle.

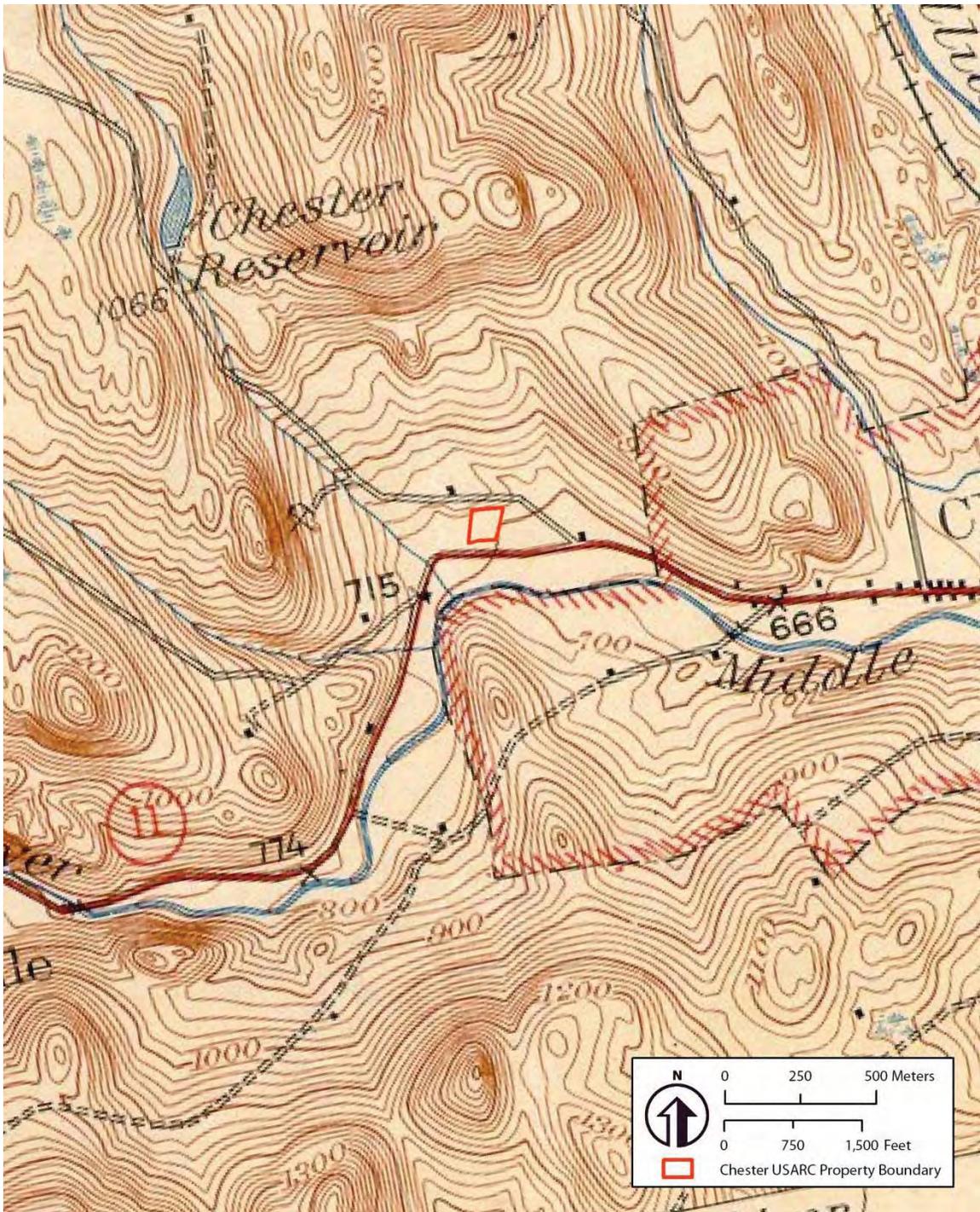


Figure A-4. Chester Memorial USARC Property Boundary overlay on 1932 Ludlow 15 minute series USGS Topographic Quadrangle.

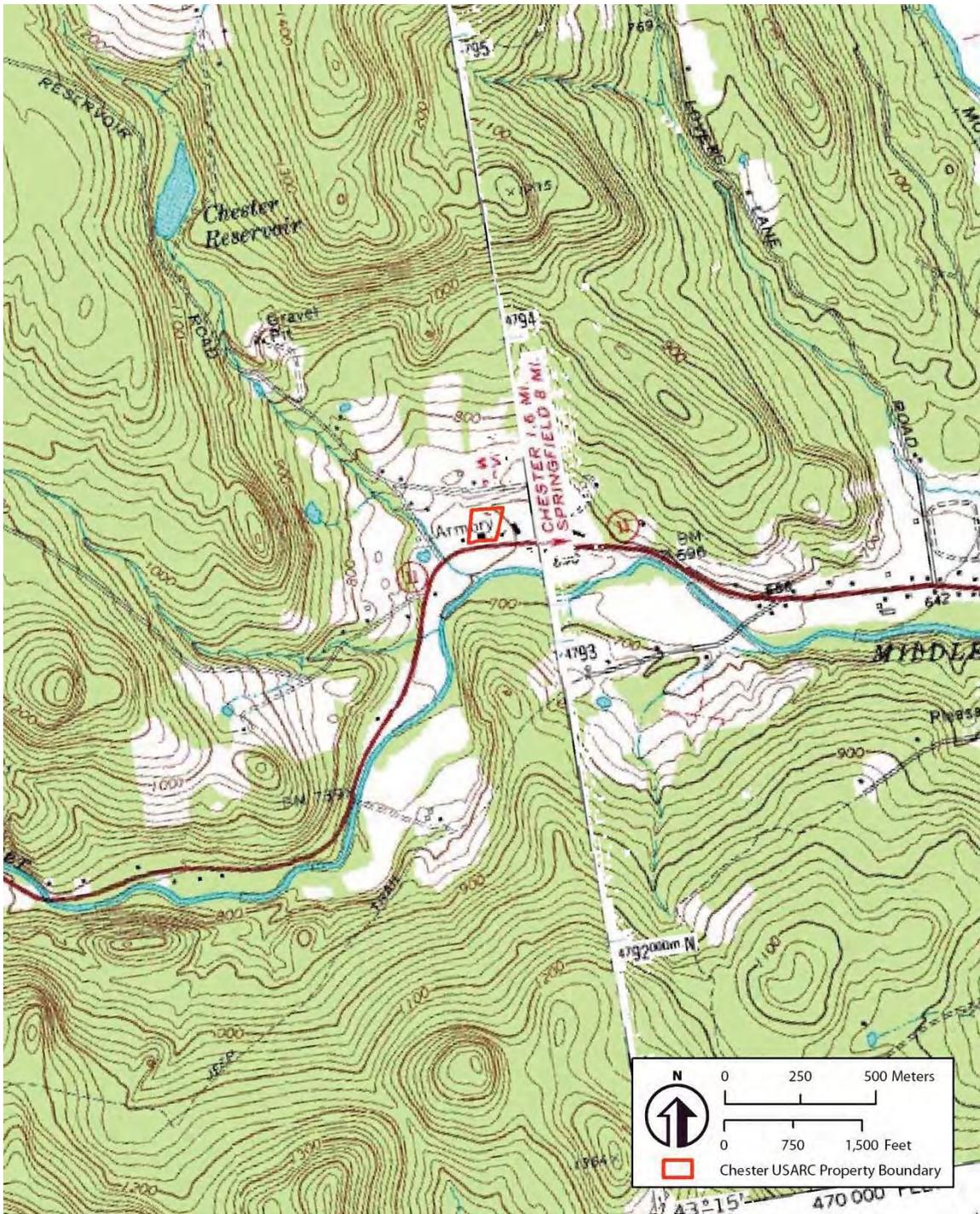


Figure A-5. Chester Memorial USARC Property Boundary overlay on 1971 Andover 7.5 minute series USGS Topographic Quadrangle.



Figure A-6. Chester Memorial USARC Property Boundary overlay on 1993 Aerial Photograph (Google Earth).



Figure A-7. Chester Memorial USARC Property Boundary overlay on 2003 Aerial Photograph (Google Earth).

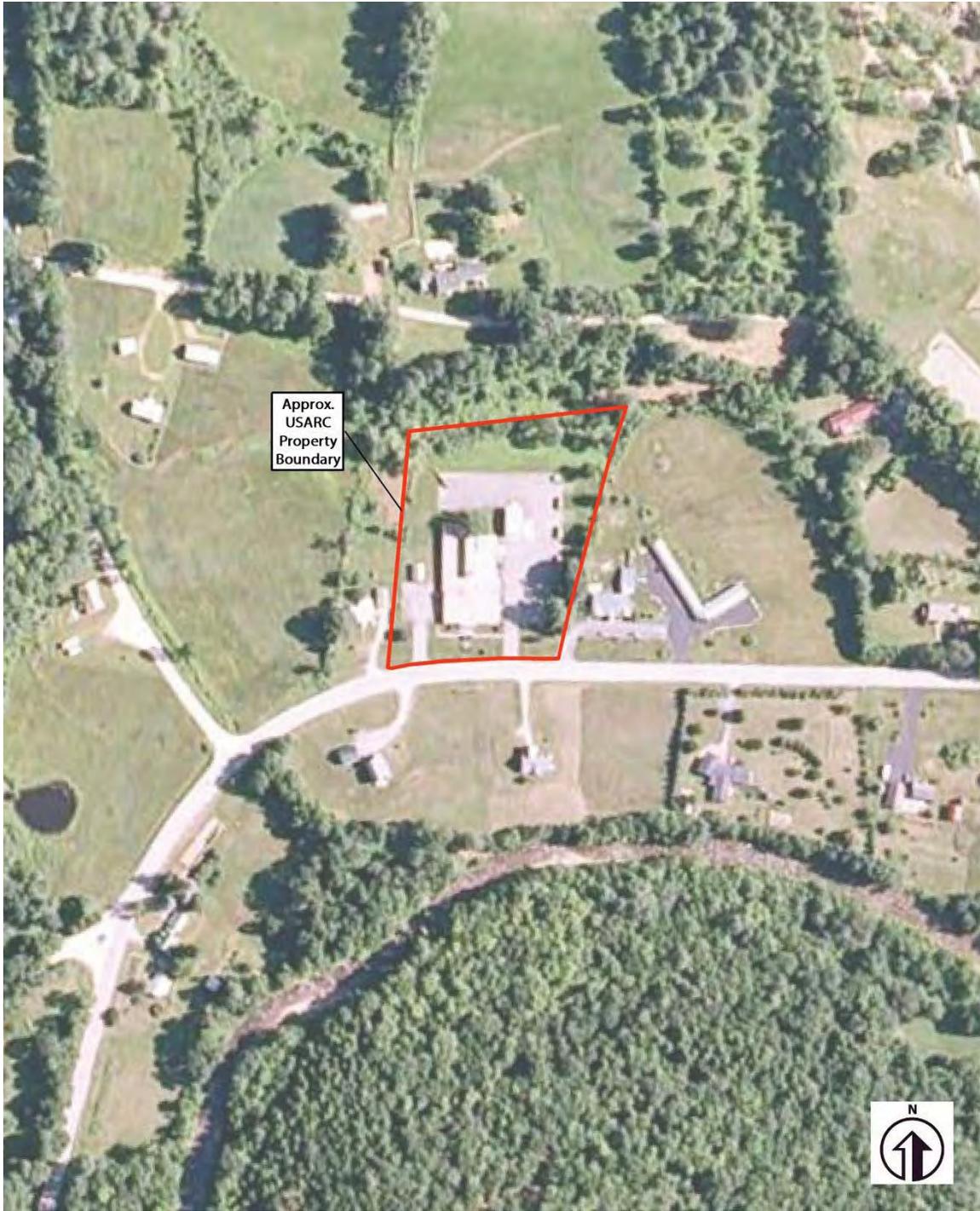


Figure A-8. Chester Memorial USARC Property Boundary overlay on 2010 Aerial Photograph (Google Earth).

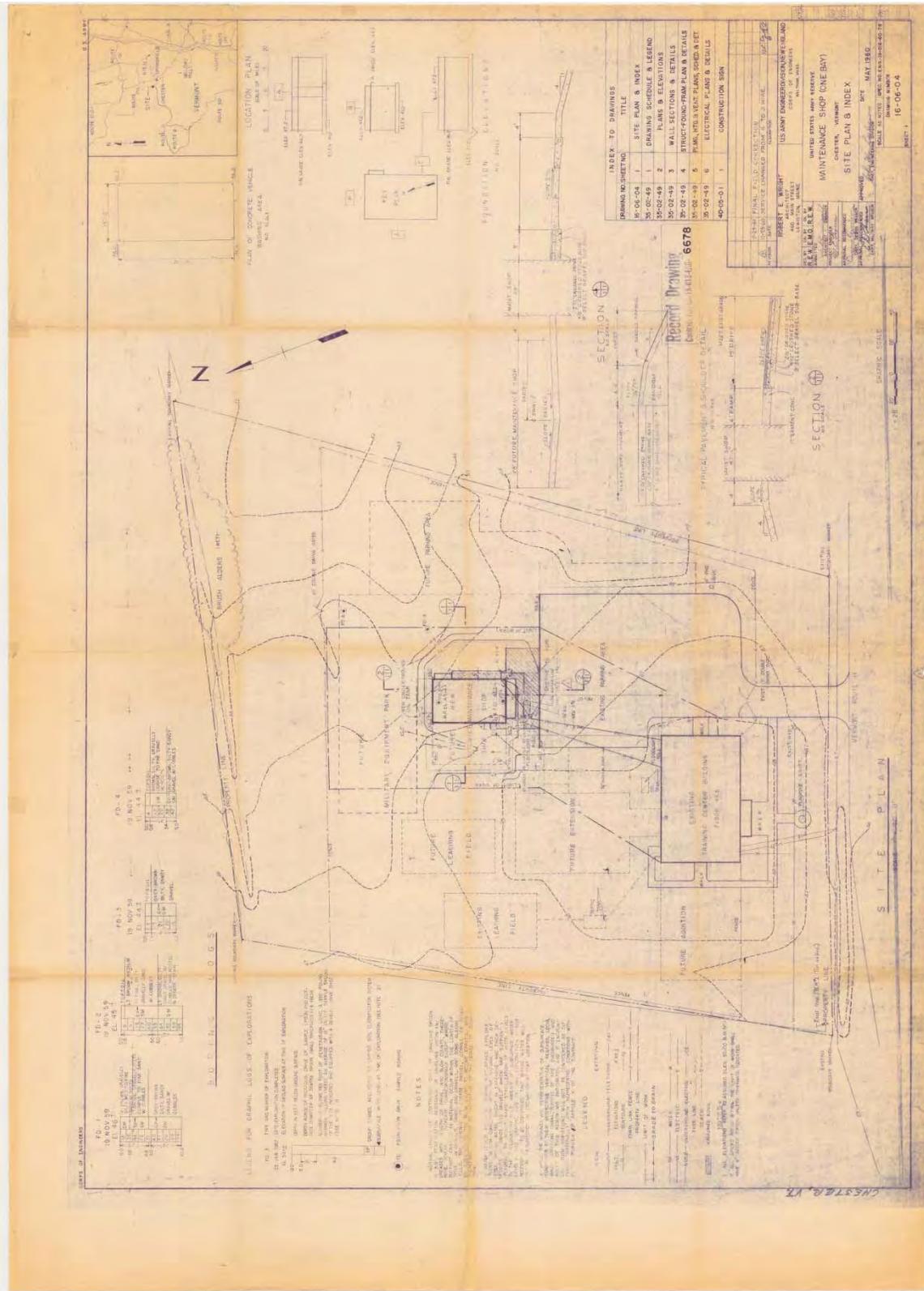


Figure A-9. Chester Memorial USARC, 1960 'as-built' architectural plans (From 99th RSC) [not to scale].

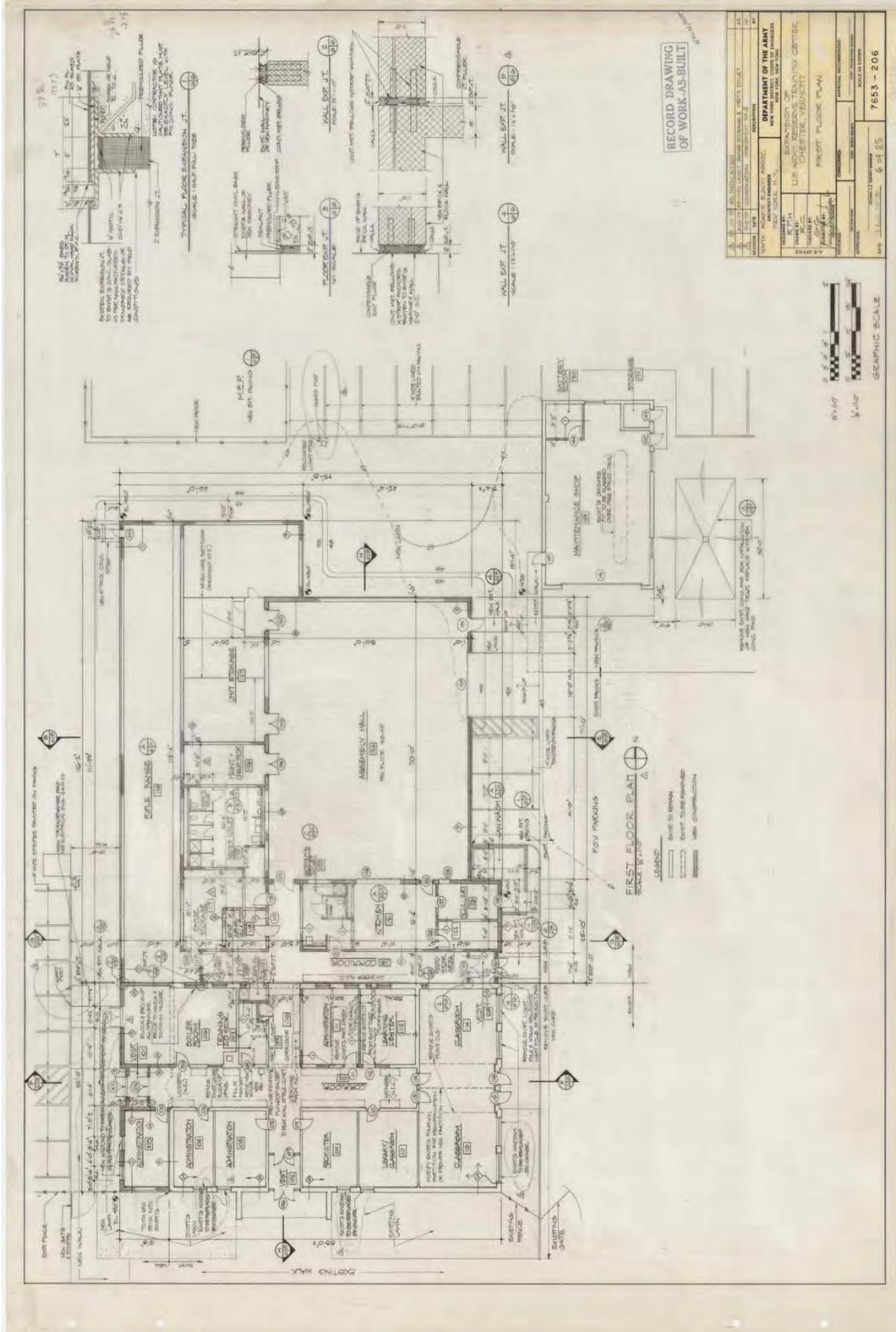


Figure A-10. Chester Memorial USARC, 1980 'as-built' architectural plans (From 99th RSC) [not to scale].

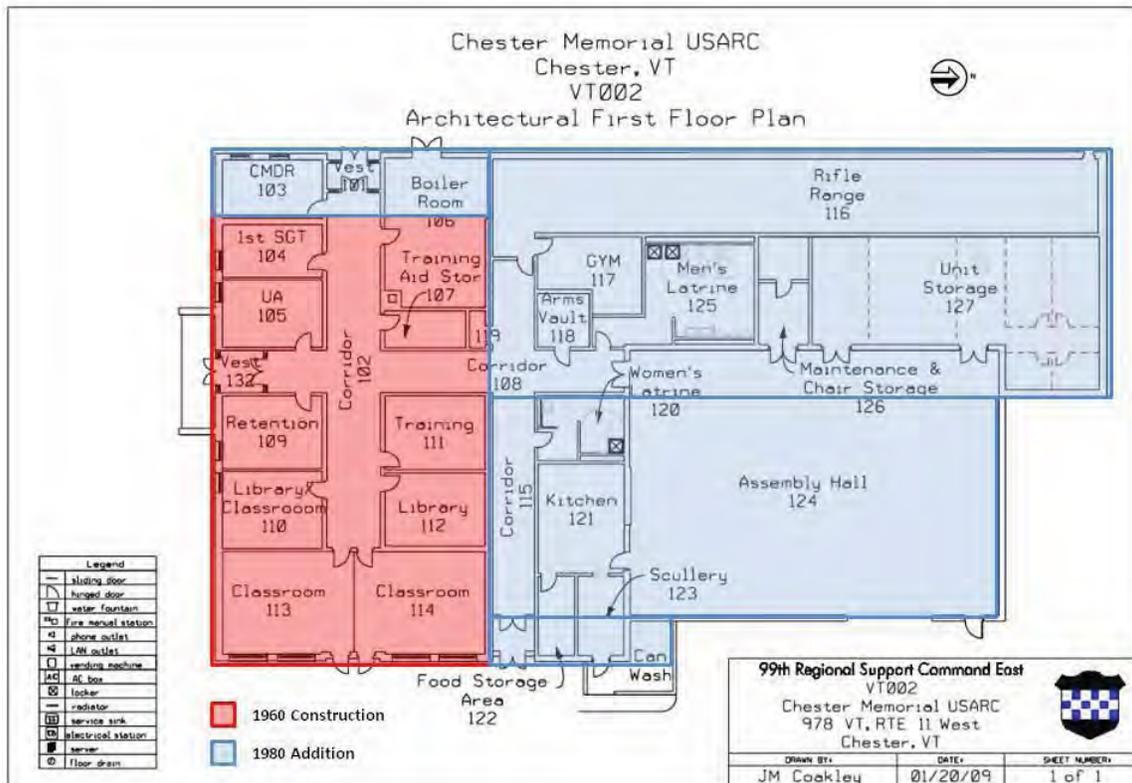


Figure A-11. Chester Memorial USARC, current architectural floor plan of main building (altered from 99th RSC) [not to scale].

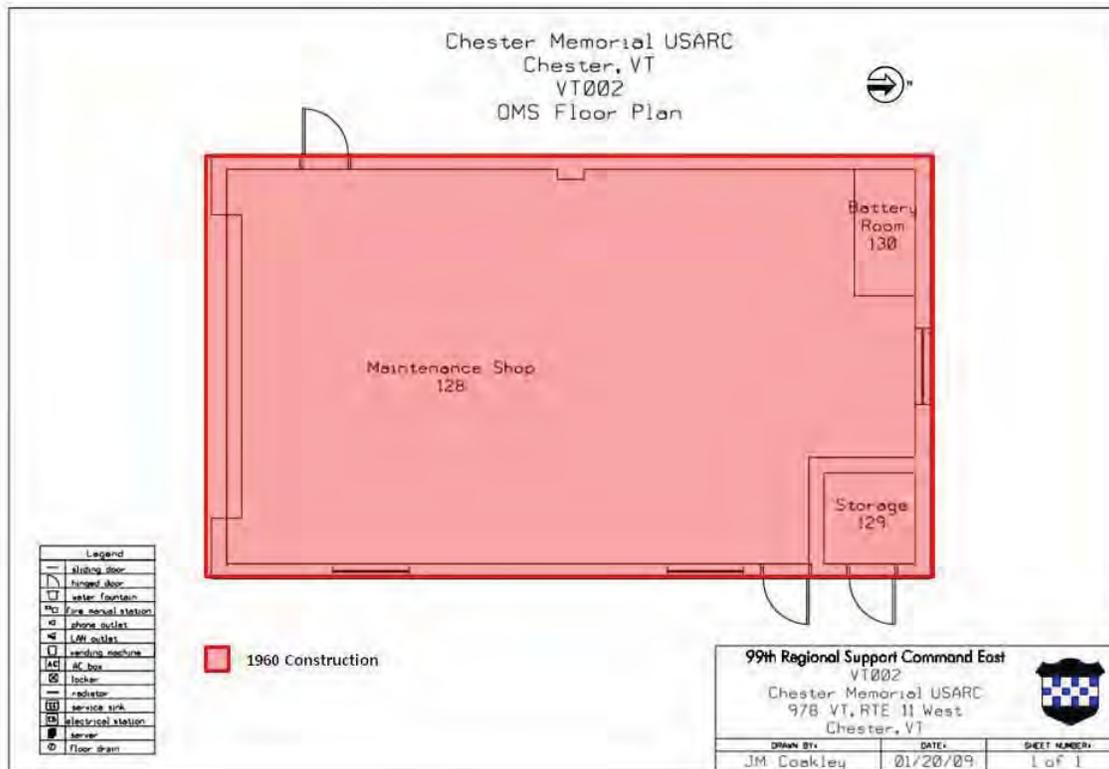


Figure A-12. Chester Memorial USARC, current architectural floor plan of OMS (altered from 99th RSC) [not to scale].

**APPENDIX B
PHOTOGRAPHS**

CHESTER MEMORIAL USARC
 CHESTER, VT
 VT002
 SITE PLAN

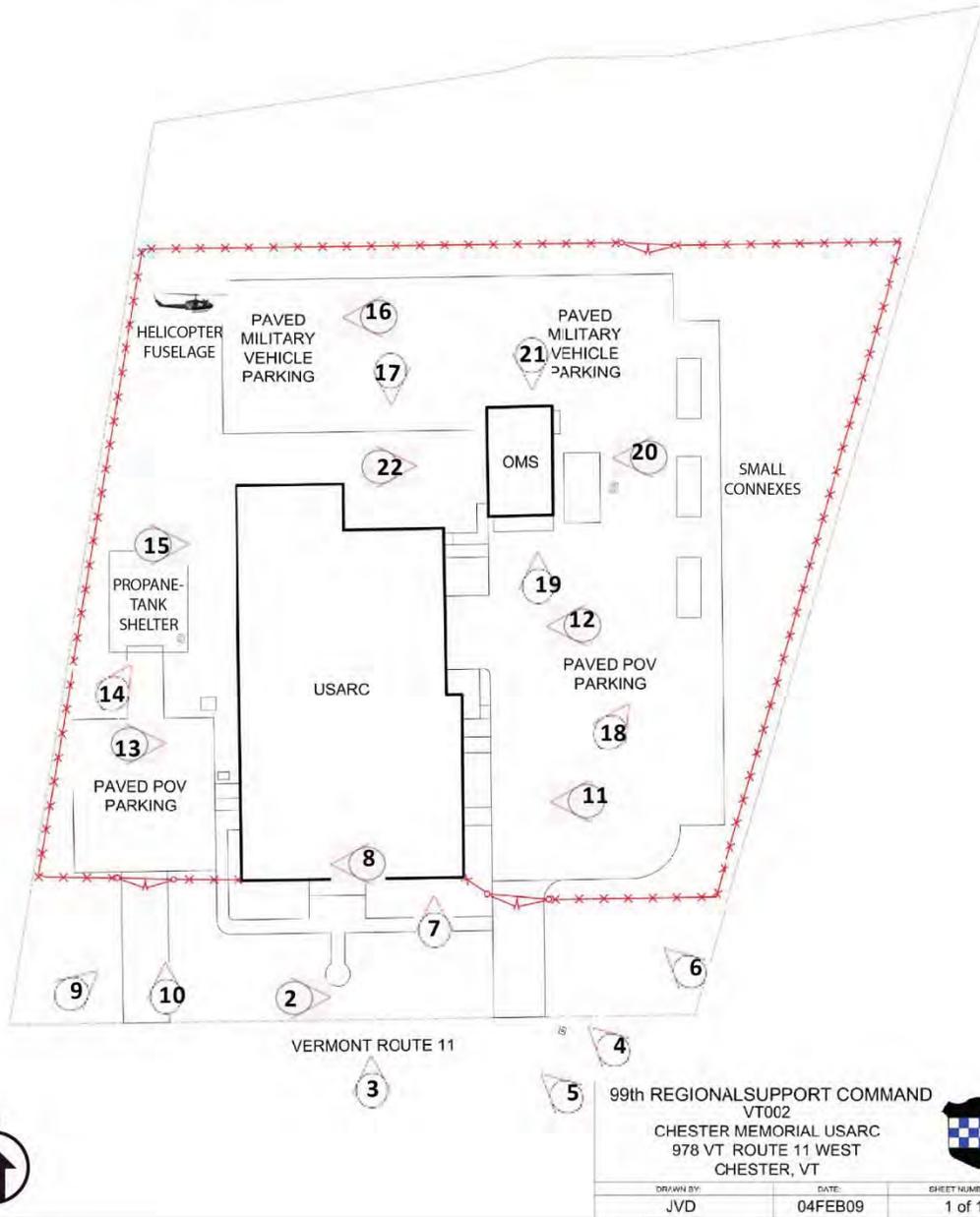
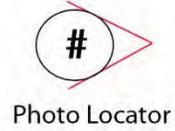


Figure B-1. Key to Appendix B photographs.



Figure B-2. Facing east at sign in front of main building on south end of USARC property.



Figure B-3. Facing north toward front (south) elevation and main entrance to main building.



Figure B-4. Facing northwest across Vermont Route 11 toward southeast corner of main building.



Figure B-5. Facing west-northwest across Vermont Route 11 toward front (south) elevation of main building with flagpole and sign.



Figure B-6. Facing northwest toward east elevation of main building, from southeastern corner of USARC property. Note split roof design.



Figure B-7. Sign along front (south) elevation of main building.



Figure B-8. Stone memorial set in west edge of wall under main entrance of the USARC.



Figure B-9. Facing northeast towards front (south) elevation of main building, from southwestern corner of USARC property.



Figure B-10. Facing north across parking lot toward gate and propane tank shelter.



Figure B-11. Facing west towards south end of main building, showing alteration of original roof configuration.



Figure B-12. Facing west towards north end of main building.



Figure B-13. Facing east towards south end of main building.



Figure B-14. Facing northeast toward south end of propane tank shelter with west elevation of main building in background.



Figure B-15. Facing east toward north end of main building.



Figure B-16. Facing west toward UH-1 fuselage and beyond toward northwestern property boundary.



Figure B-17. Facing south toward rear (north) elevation of main building.



Figure B-18. Facing northeast across parking lot toward connexes with adjacent property in background.



Figure B-19. Front (south) elevation of OMS building facing north.



Figure B-20. Facing west toward east elevation of OMS building.



Figure B-21. Facing south towards rear (north) elevation of OMS.



Figure B-22. Facing east towards west elevation of OMS, from north end of main building.

APPENDIX D. RECORD OF NON-APPLICABILITY

This appendix contains a Record of Non-Applicability (RONA) for the Proposed Action.

RECORD OF NON-APPLICABILITY

In Accordance with the Clean Air Act – General Conformity Rule for

The proposed closure, disposal, and reuse of Chester Memorial United States Army Reserve Center and Organizational Maintenance Shop, Chester, VT.

January 23, 2012

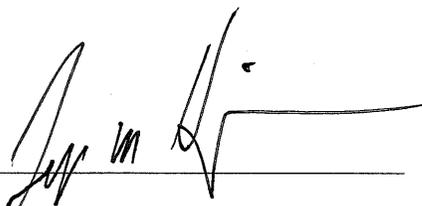
In accordance with the 2005 Base Closure and Realignment recommendations, the U.S. Army proposes to close the Chester Memorial United States Army Reserve Center in Chester, Vermont, and dispose of the property according to applicable laws, regulations, and national policy. Foreseeable reuse alternatives include a public sale, or some other alternative means of conveyance consistent with the BRAC statute and its implementing regulations, to a yet to be identified party.

General Conformity, under the Clean Air Act, Section 176 has been evaluated for the project described above according to the requirements of 40 CFR 93, Subpart B. The requirements of this rule are not applicable to the Proposed Action because:

All activities associated with the Proposed Action are located in an area designated by EPA to be in attainment for all criteria pollutants.

Supporting documentation and emission estimates:

- Are Attached
- Appear in the NEPA Documentation
- Other (Not Necessary)



JEFFREY M. HRZIC
Chief, Environmental Division
DPW, 99th Regional Support Command

APPENDIX E. ECONOMIC IMPACT FORECAST SYSTEM

This appendix contains the Economic Impact Forecast System (EIFS) model output for the Proposed Action at Chester USARC.

Economic Impact Forecast System US Army Corps of Engineers Mobile District				
EIFS REPORT				
PROJECT NAME				
Chester EA				
STUDY AREA				
50027 Windsor, VT				
FORECAST INPUT				
Change In Local Expenditures		\$0		
Change In Civilian Employment		30		
Average Income of Affected Civilian		\$27,041		
Percent Expected to Relocate		0		
Change In Military Employment		0		
Average Income of Affected Military		\$0		
Percent of Militart Living On-post		0		
FORECAST OUTPUT				
Employment Multiplier		2.56		
Income Multiplier		2.56		
Sales Volume - Direct		\$652,229		
Sales Volume - Induced		\$1,017,477		
Sales Volume - Total		\$1,669,706	0.11%	
Income - Direct		\$811,230		
Income - Induced)		\$217,432		
Income - Total(place of work)		\$1,028,662	0.07%	
Employment - Direct		34		
Employment - Induced		6		
Employment - Total		40	0.12%	
Local Population		0		
Local Off-base Population		0	0%	
RTV SUMMARY				
	Sales Volume	Income	Employment	Population
Positive RTV	14.67 %	12.94 %	5.25 %	1.4 %
Negative RTV	-8.37 %	-4.52 %	-3.91 %	-0.5 %

***** End of Report *****