

Richmond Creamery



Property Owner: The property is being redeveloped by Buttermilk, LLC

BERA Team Partners: ACCD, DEC, EPA

Property History: The Site consists of an approximately 5.5-acre parcel located near the Richmond town center. Four buildings are currently present at the Site: the multi-story former creamery building (of various constructions built and modified between 1916 and 1975); a former livery/blacksmith shop (1860); a boiler room which provided heat to the creamery building; and a steel shed of unknown former use. In addition, the Sanborn Fire Insurance maps show that a portion of the property was formerly owned by Standard Oil Company. No earlier uses of the Site are known. Approximately half of the parcel is forested; these forested areas are located primarily to the south and east of the buildings. Around the buildings are gravel driveways and areas that are substantially vegetated with weeds and grasses. The Saputo Cheese Factory ceased operations at the Site in 1999 and the Site has been vacant since. All buildings at the Site were in varying states of disrepair.

Proposed Redevelopment: Initially, the developers expect to construct a roughly 15,000 sq ft mixed use building with first floor retail and residential above.

BERA Team Initiative: To date, the developer has been using funding from a CDBG grant to remove the asbestos in the buildings and demolish the structures. This was recently completed. Subsequent investigations have reportedly shown that unexpected additional remediation will be required in the form of newly discovered underground storage tanks. The developer is expected to apply for additional CDBG funds for this work.

Upon completion of the current clean-up, the developer is expected to apply for an ACCD Brownfields RLF grant to remediate surface soils that are impacted by PAHs resultant from historical railroad use in the immediate vicinity. In addition, the groundwater has been impacted by manganese resultant from on-site whey disposal.

BERA Project Completion/Current Status: Remediation and redevelopment efforts have been complete and a Certificate of Completion for this project was issued in the Fall 2018!!!!