



# Land Port of Entry Modernization Project - Richford, Vermont

## National Environmental Policy Act - Public Scoping Meeting





- Welcome and Introductions
- Purpose of the Meeting
- Project Information and Background
- National Environmental Policy Act (NEPA) Overview and Process
- Project Resource and Impact Areas
- Submitting Public Comments



- Alan Bombardier, GSA, Project Manager
- Kelly Morrison, GSA, Community Engagement Specialist
- Jane Urban, GSA, NEPA Specialist
- Sara Massarello, GSA, Realty Specialist
- Ryan Long, WSP USA Inc., Assistant Vice President, Environmental Planner



## What is the purpose of this meeting?

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Scoping is an early public involvement process to help determine which issues the Environmental Assessment (EA) will address. GSA welcomes your input on what resources and issues are important to you.

Today we will:

- Share project information with you
- Describe the NEPA Process and next steps
- Provide you with information on how to comment on the project



## Project: Purpose & Need

The purpose of this project is to modernize the Richford LPOE to address CBP, GSA, and the public's needs by:

- Increasing inspection and operational capabilities
- Meeting new and evolving security requirements
- Incorporating new sustainability features and technologies
- Increasing resilience to climate change
- Allowing for easier and safer public flow through the port
- Resolving structural deficiencies





## What is the National Environmental Policy Act?

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NEPA requires Federal agencies (GSA) to consider the potential impacts to the natural and human environment from their proposed action and disclose the potential impacts in a document that is circulated for public review.

GSA will prepare an Environmental Assessment (EA) to document potential impacts from the proposed action (the Richford LPOE Project).

Throughout the NEPA process, the public has opportunities to submit comments to GSA about the Richford LPOE Project including the scoping period (now), and during public review of the Draft EA (planned for early 2025).

GSA will review all written comments and consider substantive comments during the preparation of the EA. All comments will be part of the administrative record.



# The NEPA Umbrella



National Historic Preservation Act

Clean Air Act

Clean Water Act

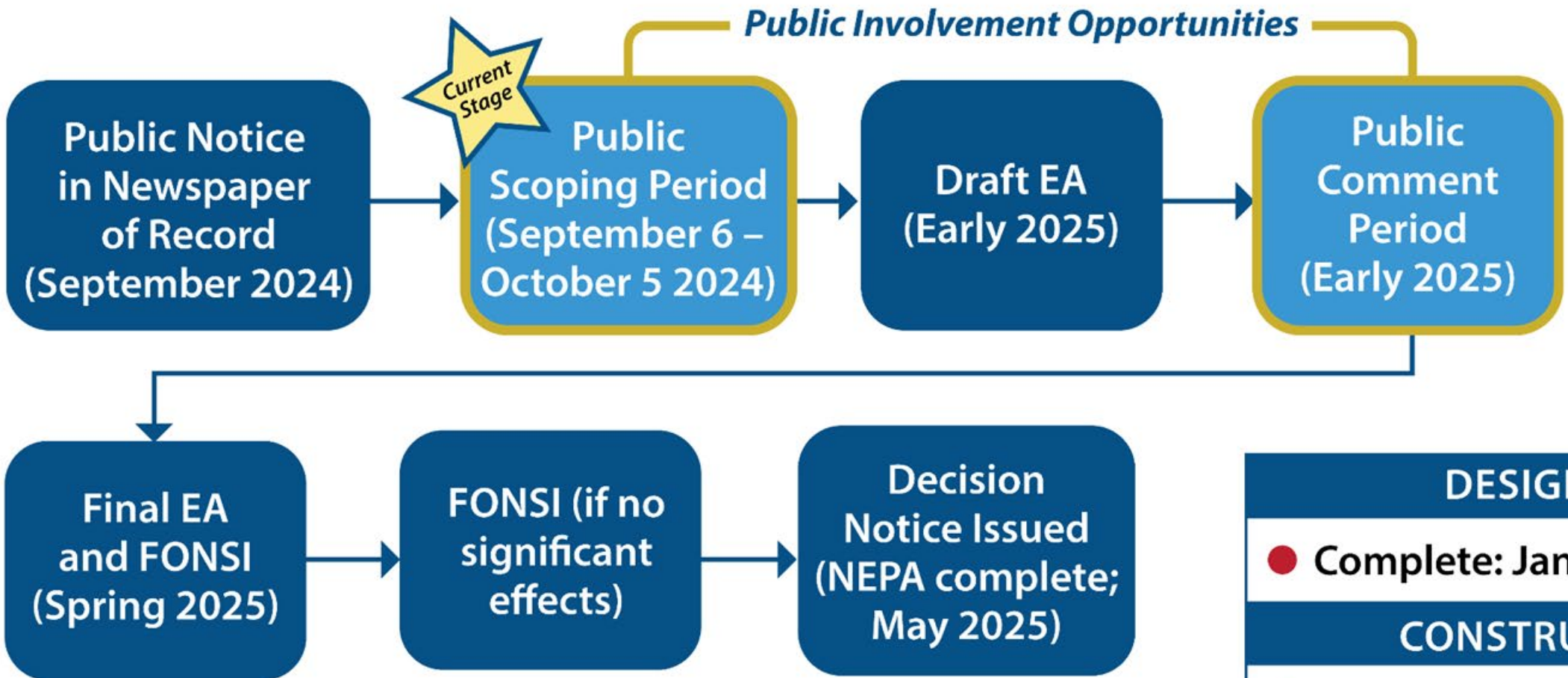
Archeological Resources Protection Act

Endangered Species Act

Environmental Justice



# Estimated Environmental Assessment (EA) Timeline



DESIGN	
●	Complete: January 2026
CONSTRUCT	
●	Start: Summer 2026
●	Complete: Fall 2028





## Documenting Existing Conditions (the Affected Environment)

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The EA includes a description of the resources that may be impacted by the proposed action. For this project, the resource areas we anticipate to be analyzed are:

- Geology and Soils
- Water Resources (including Wetlands)
- Wildlife and Habitat
- Cultural Resources
- Socioeconomics and Environmental Justice
- Land Use
- Traffic, Transportation, and Parking
- Aesthetics (including Dark Skies)
- Solid Waste
- Utilities



## Project Resource Area: Water Resources (including Wetlands)



Certain activities that may impact wetlands and waters of the United States require authorization under the Clean Water Act (CWA)

- Field surveys have determined the presence and extent of wetlands and/or waterbodies in the project area and evaluated potential impacts.
- The U.S. Army Corps of Engineers (USACE) and the Vermont Department of Environmental Conservation (Vermont DEC) are the regulatory agencies responsible for issuing CWA permits.
- USACE and Vermont DEC have reviewed the survey results and have agreed with the findings.
- If impacts to wetlands are unavoidable, GSA would comply with all USACE and Vermont DEC permitting requirements to minimize or mitigate impacts.



## Project Resource Area: Wildlife and Habitat

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The Endangered Species Act of 1973 (ESA) section 7 requires GSA to consult with the US Fish and Wildlife Service (USFWS) when taking an action that may affect federally listed threatened or endangered species or designated critical habitat.

- An official species list provided by USFWS identified no listed species or protected habitats are present, but one ESA candidate species (monarch butterfly) may occur.
- If species status changes, GSA will consult with the USFWS to avoid, minimize, or mitigate potential adverse impacts to threatened or endangered species and their habitats.
- The EA will also evaluate potential effects on other wildlife, including state listed species.



## Project Resource Area: Cultural Resources

Section 106 of the National Historic Preservation Act of 1996 (NHPA) requires GSA to consider the effects of federal undertakings on historic properties.

**Step 1:** GSA initiates Section 106 by identifying potential stakeholders and creating a public involvement plan.

**Step 2:** GSA establishes the Area of Potential Effect (APE), which is the geographic area that the project may impact.

**Step 3:** GSA identifies Historic Resources that are listed in or are eligible for listing in the National Register of Historic Places. **The main port building is listed on the National Register of Historic Places.**

**Step 4:** GSA evaluates potential effects to identified historic resources. If there are no potential adverse impacts, the process may end here.

**Step 5:** If there are potential adverse effects, GSA will explore measures to avoid, minimize, or mitigate those effects, which may be documented in a Memorandum of Agreement or Programmatic Agreement







**Tell us what you think!**

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Comments must be submitted by October 5.

**In Person:** Fill out a comment form and leave it here tonight. A stenographer will capture comments voiced during tonight's meeting.

**Send written comments to:**

U.S. General Services Administration – Region 1  
Alan Bombardier, Project Manager  
Design & Construction Division  
50 South Main Street, Suite 136  
St. Albans, VT 05478

**Send email to:**

[Richford.LPOE@gsa.gov](mailto:Richford.LPOE@gsa.gov)  
Reference “Richford LPOE EA” in  
the subject line



## Commenting Etiquette

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- We will start with participants in the room and then move to the virtual attendees.
- For those in the room please use the microphone.
- Say and spell your first and last name at the start of your comment.
- Remain quiet while others are speaking.
- Verbal comments will be held to a 2-minute time limit.
- If time allows, participants may speak again after all commenters have had the opportunity to speak. Additional comments may also be submitted in writing.
- A recording of the meeting will be made available on the project website, and your comments will be included in the administrative record.

**THANK YOU FOR YOUR PARTICIPATION!**

