

Town of Stafford Brownfields Initiative

Presented by:

Town of Stafford

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Weston & Sampson

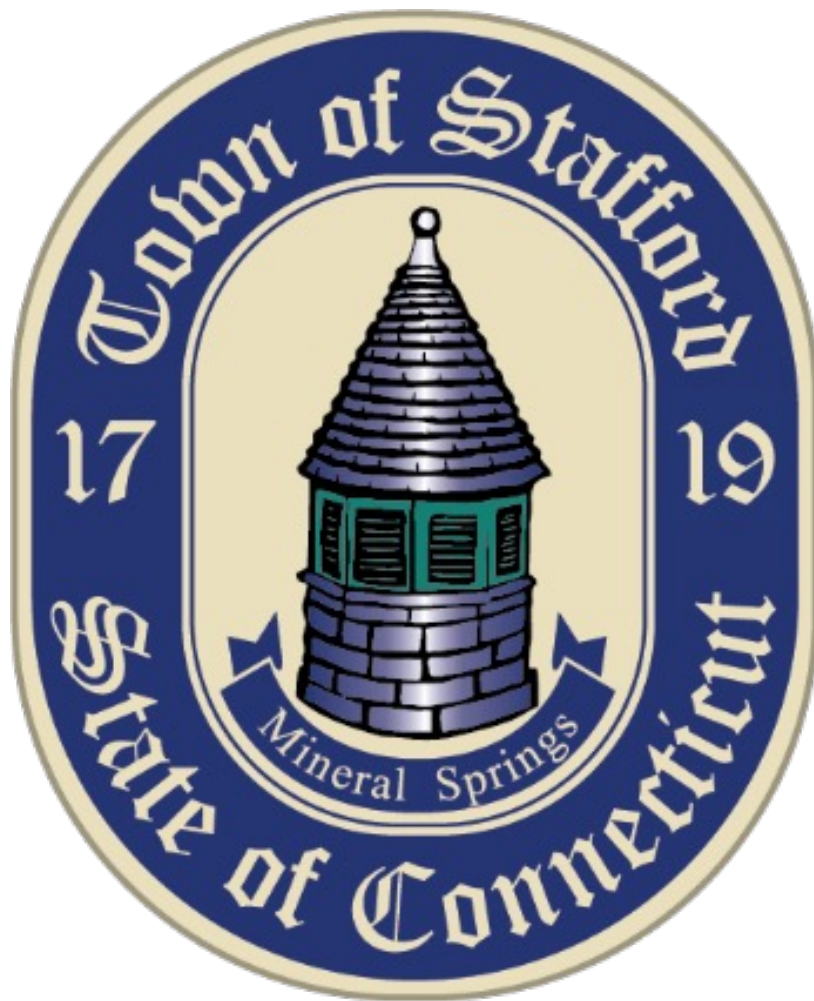
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September 26, 2023



Presentation Overview

- ▶ **General Program Overview**
- ▶ **Community Outreach & Site Selection**
- ▶ **Completed Work & What's Next**
 - ▶ Former Stafford Dry Cleaners – 27 E. Main St
 - ▶ 21 Furnace Ave – American Woolen Mill Bldg
 - ▶ Hydeville Mill – 108 Hydeville Rd
 - ▶ Witt School – 20 Hyde Park Rd
 - ▶ Draft Analysis of Brownfields Cleanup Alternatives (ABCA)
- ▶ **Future Activities**
- ▶ **Questions & Answers**

EPA Brownfields Assessment Program Overview

Site Selection

- Inventory of Potential Sites
- Prioritize for Selection
- Eligibility Determination

Phase I / Phase II Environmental Site Assessments (ESAs)

- Quality Assurance Project Plans (QAPPs)
- Hazardous Building Material Surveys

Cleanup and/or Reuse Planning

- Analysis of Brownfields Cleanup Alternatives (ABCAs)

Community Outreach

Programmatic Requirements

- ACRES / Quarterly Reports / etc.



BROWNFIELDS SITE ASSESSMENT PROGRAM

PLANNING / COMMUNITY INVOLVEMENT PHASE

PLANNING AND COMMUNITY INVOLVEMENT

INITIAL MEETING

- Roles and Responsibilities
- Objectives
- Municipal Contacts and Support
- Establish Advisory Committee
- Existing Resources
- Project Schedule
- Lines of Communication

COMMUNITY INVOLVEMENT

- Stakeholder Education and Outreach
- Solicit Candidate Sites
- Marketing Materials

INVENTORY / SITE SELECTION PHASE

SITE SELECTION

CONDUCT INVENTORY

- Data Collection
- Generate Database
- GIS/Mapping

SITE PRIORITIZATION

- Eligibility
- Ranking Criteria
- Access/Ownership
- Redevelopment Potential
- Neighborhood/Regional Master Plans
- State Regulatory Overlay

CONTINUING PROGRAMMATIC SUPPORT



REPORTING

- Quarterly Reports
- MBE/WBE/DBE
- Budget
- ACRES

ELIGIBILITY DETERMINATIONS

COMMUNITY INVOLVEMENT

ADVISORY COMMITTEE MEETINGS

SITE ASSESSMENT PHASE

PHASE I ENVIRONMENTAL SITE ASSESSMENTS

PHASE I ESA - ASTM 1527-13

ALL APPROPRIATE INQUIRY (AAI)

PROPERTY RECONNAISSANCE

HISTORICAL/DATABASE REVIEW

PHASE I ESA REPORT

- Identification of RECs
- Recommendations for Phase II

QUALIFIED ENVIRONMENTAL PROFESSIONAL (QEP)

PHASE II ENVIRONMENTAL SITE ASSESSMENTS

PHASE II SCOPE OF WORK

QUALITY ASSURANCE PROJECT PLAN (QAPP)

HEALTH & SAFETY PLAN (HASP)

SOIL/GROUNDWATER/SOIL GAS/AIR SAMPLING

HAZARDOUS BUILDING MATERIALS ASSESSMENT

PHASE II REPORT

- Nature/Extent of Contamination
- Regulatory Framework
- Next Steps

REUSE / CLEANUP PLANNING PHASE

SITE REUSE AND CLEANUP PLANNING

SITE REUSE OPTIONS

VISIONING

ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES (ABCA)

COST ESTIMATES

PATH TO REGULATORY CLOSURE

FUTURE FUNDING OPPORTUNITIES

Inventory of Potential Sites

Abandoned / Blighted Properties

Former Industrial Properties

Properties Eligible for Tax Title Taking

Involuntarily Acquired Properties

Regulatory Databases

Priority Redevelopment Sites

Developer Interest

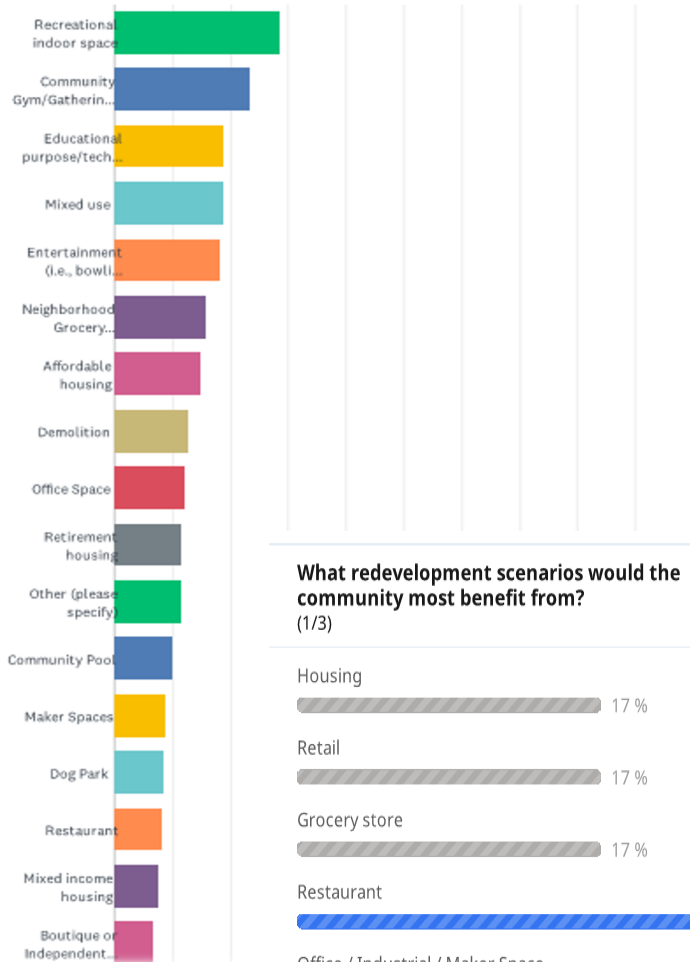


Stafford Cleaners & Laundry - 27 East Main Street

Community Outreach

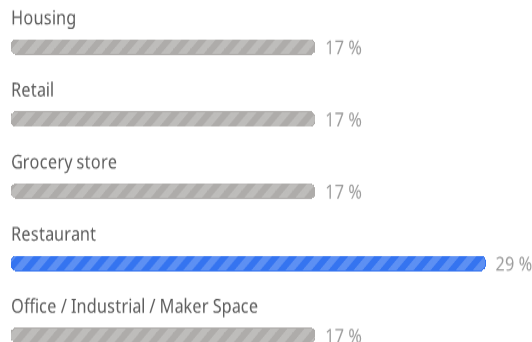
Q4 Which of the following redevelopment scenarios would be the best fit for the Former Earl M. Witt School – 20 Hyde Park Road. Please choose your top 3 options below.

Answered: 323 Skipped: 2



What redevelopment scenarios would the community most benefit from? (1/3)

0 2 4



Which of the following properties should be a priority for consideration as part of the Town's Brownfield's program?

0 2 4

American Woolen Mill (1 building of complex nearest dam) - 21 Furnace Avenue

13%

Hydeville Mill - 108 Hydeville Road

0%

Stafford Cleaners & Laundry - 27 East Main Street

0%

Country Village Shops - 30 West Stafford Road

4%

Former Earl M. Witt School - 20 Hyde Park Road

83%

What is your favorite thing about Stafford?

0 2 2



Site Selection

- ▶ **Former Stafford Cleaners**
27 East Main Street
- ▶ **21 Furnace Avenue**
Vacant American Woolen
Mill Building
- ▶ **Former Hydeville Mill**
108 Hydeville Road
- ▶ **Former Witt School**
20 Hyde Park Road



Phase I Environmental Site Assessments

- ▶ Identify “Recognized Environmental Conditions” (RECs)
 - Regulatory Database / Historical File Reviews
 - Site Reconnaissance
- ▶ ASTM E 1527 Standard
- ▶ All Appropriate Inquiry (AAI) – Liability Protection
- ▶ Prioritization and Recommendations for Phase II ESAs, if applicable
- ▶ No Environmental Sampling





Phase II Environmental Site Assessments

- ▶ **Environmental Media Sampling & Analysis**
- ▶ **Hazardous Building Material (HBM) Surveys**
- ▶ **Site Specific QAPP**
- ▶ **Data to Identify Nature & Extent of Impacts**
- ▶ **Support Development of ABCA (i.e., cleanup plan)**
- ▶ **Notification and Compliance with CTDEEP, if necessary**

Cleanup and/or Reuse Planning

- ▶ Evaluate Innovative, Green and Sustainable Cleanup Options & Costs
- ▶ Existing & Potential Future Use Scenarios
- ▶ Develop ABCA and Path to Regulatory Closure - mirror CTDEEP guidance for Remedy Selection
- ▶ Conceptual Reuse Planning and Visioning
- ▶ Resiliency/Climate Adaptation



Former Stafford Cleaners

February 2021 - Phase I Environmental Site Assessment (ESA):

- Five (5) Recognized Environmental Conditions (RECs) & Nine (9) Areas of Concern (AOCs)
- Data gaps associated with lack of documentation re: previous remediation activities – 2008

March 2022 - Phase II ESA and Hazardous Building Material survey:

- Exceedances of regulatory standards in soil and/or groundwater (VOCs / SVOCs / ETPH)
- Asbestos Containing Materials (ACM), Lead Based Paint and suspect PCB materials present



Former Stafford Cleaners

- Phase II ESA – Provided a more thorough and up to date characterization of Site to support sale and future redevelopment.
- Tax Arrears – Stafford sold the property at tax sale on March 1, 2023, and was formally filed with the Town Clerk's Office on September 5, 2023.



21 Furnace Avenue

January 2021 - Phase I ESA

- 2 Recognized Environmental Conditions (RECs)
- 5 Areas of Concern (AOCs)
- Phase II ESA and Hazardous Building Material (HBM) survey recommended to support reuse and redevelopment.



What's Next...

- ▶ Interested developer fell through due to pandemic.
- ▶ Town did not have enough funds to moving forward with Phase II ESA and/or conceptual reuse planning under the current grant.
- ▶ Phase I ESA and Phase II Scope of Work and Cost Estimate may be used.



Hydeville Mill

April 2021 - Phase I Environmental Site Assessment (ESA):

- ▶ 3 RECs and 31 AOCs
- ▶ High-risk former operations & storage areas
 - Hazardous Materials (VOCs)
 - USTs / ASTs / Cement Tanks
 - Floor Drains / Dry Well / Septic
 - Dye Pit / Transformers
 - Stained Soils
 - Debris Piles (building and fill materials)

July 2022 – Phase II ESA & HBM Survey

- ▶ Structural Assessment – building unsafe
- ▶ Exceedances of regulatory standards in soil and/or groundwater (Metals/SVOCs/ETPH)
- ▶ Asbestos Containing Building Materials and Lead Based Paint (LBP) present



What's Next...

- Working with CTDEEP and EPA to evaluate potential options and funding for next steps



Former Witt School



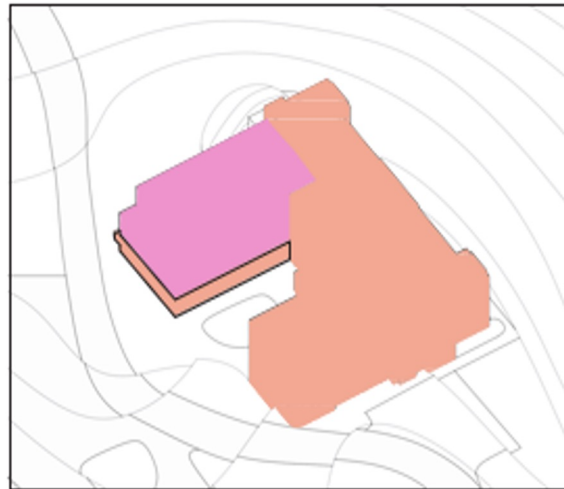
Site History

- The property was initially the mansion of Julius Converse, and was later purchased by Isaac P. Hyde, who transferred ownership to the Town of Stafford in 1911.
- Two-story plus basement building was constructed in 1939.
- Renovations and/or additions to the structure occurring in 1953 and 1991.
- Decommissioned by the Board of Education in 2007 and ownership was transferred to the Town of Stafford in 2007.

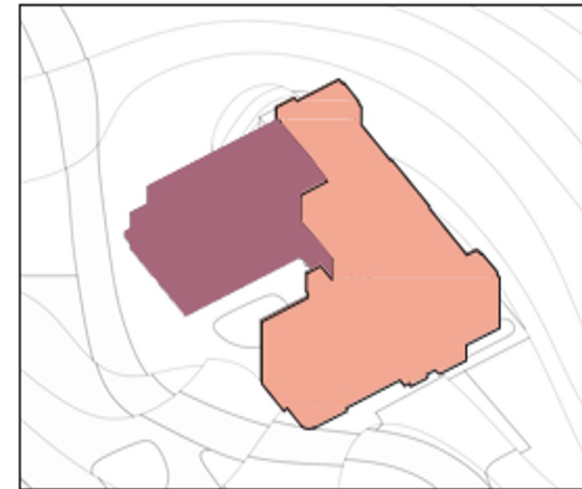


Development Scenario Summary

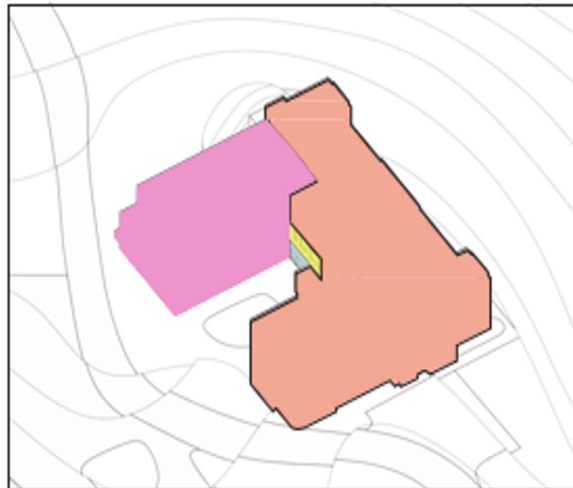
- Residential
- Recreation / Common Spaces
- Office
- Commercial Kitchen
- Maker Spaces
- Hotel
- Pool
- Mechanical / Back-of-House



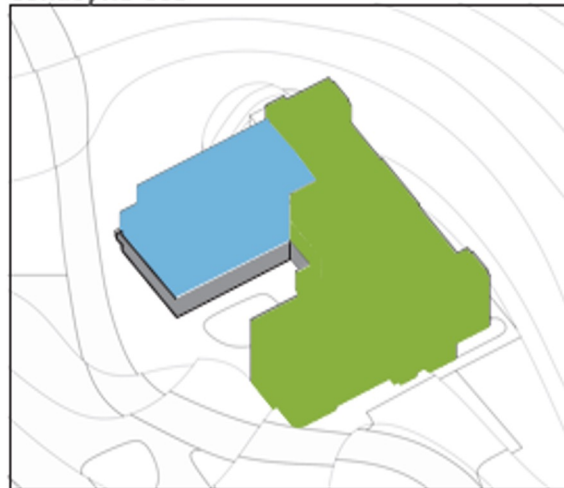
Scenario 1: Residential (Rental or Condo) Re-Use



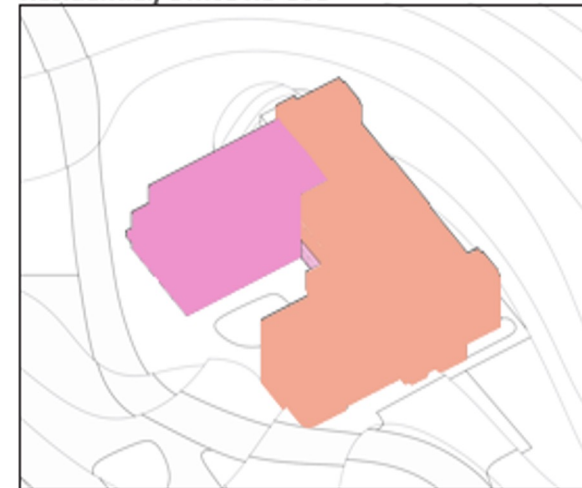
Scenario 2: Mixed Residential/Office Re-Use



Scenario 3: Recreation Center + Maker Spaces + Live/Work



Scenario 4: Hotel and Convention Facility



Scenario 5: Assisted Living

2020 Conceptual Reuse Study

Reuse Strategy

- Mixed-use, mixed income building.
- Farmers/Cooperative Market with indoor/outdoor dining.
- Retain gymnasium and kitchen for community and recreational use.
- Affordable, Workforce and/or Market Rate Housing.



Former Witt School

April 2021 - Hazardous Building Materials (HBM) Investigation

- Supplemental data to help evaluate potential reuse of structure
- **Lead Based Paint (LBP), PCBs** and damaged **Asbestos Containing Materials (ACM)** present on site
- No federally regulated materials (PCBs > 50 ppm) present in window caulking and glazing compounds – Exceedances of CT DEEP Guidance (PCBs > 1 ppm)
- Air sample results indicate PCB source(s) exist in building

What's Next...

- Cleanup Grant Awarded FY2022
- RFI for Developer Interest now that Cleanup Grant has been secured
- Analysis of Brownfields Cleanup Alternatives



DRAFT Analysis of Brownfields Cleanup Alternatives (ABCA)

Cleanup Alternative	Effectiveness	Implementability	Cost Estimate
Alternative #1: No Action	“No Action” is not effective in controlling or preventing the exposure of potential receptors to contamination at the Site.	Easy to implement, as no actions will be conducted.	There are no costs associated with this alternative; however the building would not be viable for redevelopment until HBM were abated.
Alternative #2: Abatement and Renovation	Abatement and disposal of hazardous building materials is an effective option, since the contaminant source is removed, and redevelopment may be accomplished. This alternative also offers long term sustainability.	Abatement and disposal of hazardous building materials as part of redevelopment is a feasible remedial option, but will require additional design and planning, and is therefore moderately easy to implement.	With an average cost of approximately \$852-800. – \$925,900.
Alternative #3: Abatement and Demolition	Abatement, demolition and disposal of hazardous building materials is an effective option since the contaminant source is removed.	Abatement, demolition and disposal of hazardous building materials is a feasible remedial option since removal of contaminated building materials must be accomplished prior to demolition. However, this option is moderately difficult to implement. This alternative requires coordination to maintain environmental controls during cleanup, and demolition activities and greater short-term disturbance to the community. For these reasons, this alternative is considered the most difficult to implement with the highest impact to the neighborhood. Additionally, this alternative does not line up with EPA's green cleanup goals and objectives.	\$1,535,900 – \$1,960,000.



Recommended Cleanup Alternative Alternative #2

Abatement and Renovation is the most cost effective alternative capable of reducing risk while having the smallest impact on the surrounding community and the environment. For these reasons, the recommended cleanup alternative is Alternative #2: Abatement and Renovation.

Future Activities

- 30-day public comment period on ABCA for Witt School from September 16 - October 16, 2023.
- Finalize ABCA and issue RFI for potential Witt School Developers.
- Continue to update community on Cleanup Activities at Witt School.
- Closeout FY19 EPA Community Wide Brownfields Assessment grant.
- Identify and prioritize sites for inclusion on next EPA Assessment Grant Application and continue to seek additional funding opportunities.



What's
Next?

Questions & Comments



- Copies of the draft ABCA, related site documents, and this presentation are available for review on the Town's website (www.staffordct.org) and at Town Hall.
- **To conduct a review at Town Hall:** Contact the Office of Grants & Community Development at (860) 851-8102 during business hours.
- **To submit comments, contact:** Amber Wakley, Town of Stafford Director of Grants & Community Development, at amberw@staffordct.org or call 860-851-8102. Please use the subject line "*Cleanup Draft ABCA Comment.*"
- All comments **must be submitted by Monday, October 16, 2023, at 4:30 p.m.**

For More Information or to Provide Additional Feedback:

www.staffordct.org

www.explorestaffordct.com/brownfields

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Though this program has been funded, wholly or in part, by EPA, the contents of this presentation do not necessarily reflect the views and policies of the EPA



An aerial photograph of a town nestled in a valley. A river flows through the center, with a bridge crossing it. The town is surrounded by dense forests with trees in various shades of green and yellow, suggesting autumn. In the foreground, there is a large green field, likely a baseball field, with a dirt infield and a few small structures nearby. The overall scene is peaceful and scenic.

thank you

westonandsampson.com