

Meeting Minutes

Stafford Brownfields Advisory Committee
Warren Memorial Town Hall
1st Floor Conference Room
Special Meeting

Wednesday, January 17, 2024, 6:00pm

Members present:

1. Call the meeting to order/establish quorum.

Members present: Sean P. Beaudry, Members present: Sean P. Beaudry, Aaron Eberhard, Beth Magura, Todd Ostrowski, Amber Wakley. Quorum established.

2. Committee member introductions.

The meeting commenced with an introduction session for all Brownfield Committee members. Each member briefly introduced themselves, providing their name, role or affiliation, and a brief background related to their expertise or interest in brownfield redevelopment.

3. Update of current and prospective grant funding.

In November 2023, the Grants Department submitted an application for a U.S. Environmental Protection Agency (EPA) Brownfields Community-wide Assessment Grant in the FY24 competition cycle. The requested funds encompass addressing potential hazardous substances and petroleum contamination. Identified priority sites span across two focal areas: Downtown Stafford and the highway business district along Route 19, situated in the Northeast part of Town. If granted, the funding will build upon previous EPA Cooperative Agreements (FY19 EPA Brownfields Assessment Grant and FY22 Cleanup Grant) and facilitate the advancement and prioritization of inventories of brownfield sites, alongside conducting community involvement activities, reuse planning, and site assessments. The announcement of the grant award is anticipated in May 2024.

The Town of Stafford was accepted into the spring semester of the UConn Technical Assistance for Brownfields (TAB) program. This invaluable initiative provides a host of complimentary services, such as document and grant proposal review, guidance on regulatory, technical, and economic matters, assistance in planning and organizing community engagement activities, and ongoing education covering various brownfield-related topics. During this semester, a site reuse assessment project focused on the Hydeville Mill will be undertaken.

4. Site specific updates - completed work and next steps.

The committee discussed specific items related to various town-wide sites:

Hydeville Mill: Recent developments regarding the Hydeville Mill were highlighted. A site visit involving Town Departments, CT DEEP, and EPA New England Region 1 took place last fall in response to the mill's accelerated deterioration. Considering its condition, the Hydeville Mill is now recommended for Emergency Response and Removal Action by CT DEEP to Region 1 EPA. The proposed removal and disposal of site materials aim to facilitate Environmental Site Assessments and enhance the site's readiness for potential reuse or development. The Removal Action request was submitted last week for review by CT DEEP, with plans for subsequent forwarding to Region 1

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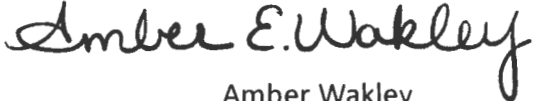

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EPA upon approval. In January 2024, a second site visit involving the Town and CT DEEP, along with the EPA Federal On-Scene Coordinator (OSC), was conducted to assess the eligibility for removal action. The Committee reviewed site/property maps and engaged in discussions concerning potential environmental impacts, neighborhood attributes, and the history of site ownership.

Witt School: Activities related to the Witt School are ongoing. A Request for Interest (RFI) needs to be updated and rereleased to broaden possibilities for a potential public-private partnership to better facilitate the remediation process and to leverage additional grant opportunities (specifically through DECD and other state funders that necessitate such partnership for a competitive project proposal). Additional funding opportunities continue to be researched and explored. The Committee delved into discussions regarding redevelopment outcomes and potential end uses. Beth Magura delivered a comprehensive overview of the property's historical context, covering its evolution, ownership, and previous land uses. Sean Beaudry contributed valuable insights and industry expertise regarding the technical aspects of remediation.

5. **New Business** – no specific new business was discussed, but the Committee exchanged ideas regarding perceived community needs, strengths, and concerns, largely centered around the redevelopment of the Witt School. Furthermore, members explored successful redevelopment projects and scenarios from other communities.
6. **Adjournment**
The meeting adjourned at 7:42pm.

Respectfully Submitted,


Amber Wakley