

# *Developing a Brownfields Inventory*



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June 25, 2020

# Agenda

- Brownfields in Connecticut
- Methodology of developing brownfields inventories
- How can we help? CBI's Municipal Assistance Program
- Q&A

# Brownfield Definition in Connecticut

Legal term defined in Connecticut General Statutes §32-760:

“any ***abandoned or underutilized site*** where redevelopment, reuse or expansion has not occurred due to the ***presence or potential presence of pollution*** in the buildings, soil or groundwater that requires investigation or remediation before or in conjunction with the restoration, redevelopment, reuse and expansion of the property.”

# What does it take to...

go from this....



Roosevelt Mills, Vernon

Begin with the end in mind  
Identify funding sources  
Conduct due diligence



...to this



Local City  
LOTS

# What does it take to...

go from this....



Roosevelt Mills, Vernon

**But first of all:  
Identify the  
properties**



...to this




# BF inventories - What are they?

Digitized lists of brownfield sites in a community, town, or state in different formats:

- Spreadsheets (or web-based)
- Reports
- GIS maps

MUNICIPALITY	ADDRESS	SITE NAME
ANSONIA	497 EAST MAIN STREET	PALMER BROTHERS BUILDINGS
ANSONIA	24-26 BEAVER STREET	COOK INDUSTRIAL PARK
ANSONIA	75 LIBERTY STREET & 7 RIVERSIDE	ANSONIA COPPER & BRASS
ANSONIA	500 MAIN STREET, 17 & 19 HENRY	ROAD READY USED CARS, INC.
ASHFORD/ WILLINGTON	BOSTON TURNPIKE/ SQUAW HOLLOW	CADLE ROCK PROPERTY
BEACON FALLS	BREAULT ROAD	NUTMEG BAKERY PROPERTY
BEACON FALLS	164 PINESBRIDGE ROAD	PINES BRIDGE
BEACON FALLS	100 RAILROAD AVENUE	FORMER INDUSTRIAL SITE
BERLIN	44 WASHINGTON BOULEVARD	NATIONAL AUTOMATIC PRODUCTS
BERLIN	319 MAIN STREET	319 MAIN ST
BERLIN	0 CHAMBERLAIN HIGHWAY	BERLIN KENSINGTON ORCHARD
BERLIN	889 FARMINGTON AVENUE	PIONEER PRECISION PRODUCTS
BERLIN	586 DEMING ROAD	MICRON COMPANY
BERLIN	73 WOODLAWN ROAD	DEBURRING LABORATORIES, INC.
BERLIN	303 NEW BRITAIN ROAD	CONNECTICUT SAND & STONE
BETHANY	43 ATWATER ROAD	FORMER GUN CLUB

DEEP Brownfields State Inventory



**Address:** 475 Putnam Avenue Hamden, CT 06518

**Description:** Pine Swamp Powder Farm, owned by the Olin Corp. Large swampy property, formerly a munitions depot for testing war munitions in the 1940's. Confirmed to be contaminated all along perimeter. It is an ongoing project with an end goal set forth by the town to split up the site for redevelopment and open green space. Although current on taxes this site is an area of concern as the entire site needs to be cleaned up before any of it can be split apart and redeveloped.

**Current Owner:** Olin Corporation

**Zoning:** T4

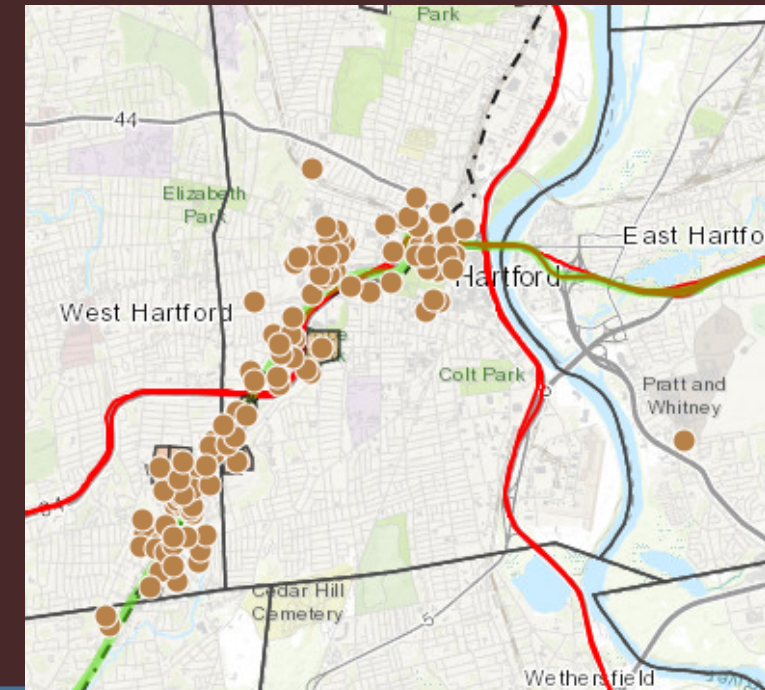
**Acreage:** 3.47 acres

**Tax Status:** Current

**CTDEEP findings:**

- None, there were no files at the CTDEEP file room listed under this address

CBI Student inventory for Hamden



From Metro Hartford Brownfields Program, CRCOG

# BF Inventories - Goals and benefits

- Identifying properties and areas eligible for special financing programs
- Tracking property activities (including risks associated with brownfields)
- Community plan & stewardship activities (increase awareness and encourage dialogue)
- Helping measure and meet state and local environmental goals
- Collecting information to help meet EPA grantee reporting requirements
- Marketing available properties to private interests (attract developers)
- Demonstrations economic returns to redevelopment of brownfields
- **For CT: Credit for Sustainable CT Action 1.1**

# Key considerations

Define the purpose of the Inventory:

- Public vs not public (beware the stigma)
- Format & degree of detail
- Identify priority sites to pursue Community Wide EPA Assessment Grant
- Maintenance - A good inventory needs to be updated continuously



# Identify properties - What are you looking for?

- Abandoned property
- Active site but underutilized
- Tax delinquent property
- Property blighted that significantly conflicts with the Master Plan of the community



# What information should be included?

## At a minimum

- Site Name
- Address and parcel number
- Owner
- Property size
- Site status (vacant or occupied)
- Site type (industrial, residential, former landfill)
- Zoning regulations
- Tax Status (if not tax delinquent, owner's consent is necessary)
- Existing buildings in the property (sq ft)
- Site photos
- Site documents

# What information should be included?

## Additional Information

- Past uses
- Floodplain
- Opportunity zones/Enterprise zones
- Parking space
- Under federal or state program
- Environmental Status & LEP involvement (i.e. environmental assessment started)
- Other details (age and condition of the buildings, etc.)

# BF inventory Sustainable CT template

Site Name	Address	Zip code	Parcel Number	Status	Site Type	Site size (acres)	Current Zoning
				Inactive In Phase I In Phase II In Phase III Under Remediation Under Redevelopment Complete	Mixed Use Mine-Scarred Land Junk Yard Industrial site Dump/Landfill Petroleum Site Vacant lot Mill site School Other		

# BF inventory Sustainable CT template

Current Owner	Tax Payment Status	Existing Buildings	If yes, sq ft of buildings	Site photos available?	Site documents available?	Comments
	Current Delinquent	Yes No		Yes No	Yes No	

# Where to start from?

Available sources to identify brownfield sites:

- **CT DEEP list** of potentially contaminated sites

Not all sites are brownfields - some of them could be completed or private contaminated sites:

- Residential
- Leaking underground storage tanks (LUST)
- Property Transfer properties (PTP)
- National Priorities List (NPL) Superfund sites

<https://www.ct.gov/deep/cwp/view.asp?A=2715&Q=325018>

- **CT DEEP Brownfields Inventory** (this list contains sites that are already part of a state program or have received federal funds) [https://www.ct.gov/deep/cwp/view.asp?a=2715&q=488996&deepNav\\_GID=1626](https://www.ct.gov/deep/cwp/view.asp?a=2715&q=488996&deepNav_GID=1626)
- **Tax delinquent properties** (mytaxbill.org for each town - IRS data) -> look for sites in industrial zones or past industrial uses, potential presence of hazardous building materials or USTs)
- **Previous brownfield lists** in the town
- Direct communication with stakeholders

# How to gather information

- **Zoning:** Town zoning and GIS maps (Town's website)
- **FEMA floodplain** <https://msc.fema.gov/portal/home>
- **Opportunity zones** [https://portal.ct.gov/DECD/Content/Community-Development/04\\_Incentives\\_LiabilityRelief/Location-Based-Incentives/Opportunity-Zones](https://portal.ct.gov/DECD/Content/Community-Development/04_Incentives_LiabilityRelief/Location-Based-Incentives/Opportunity-Zones)
- **Status of the site** (occupied or vacant), current and past uses, existing buildings, photos: Google maps, site visit
- **Environmental documents:** DEEP File Room (remediation files)  
[https://www.ct.gov/deep/cwp/view.asp?a=2701&q=323428&deepNav\\_GID=1511](https://www.ct.gov/deep/cwp/view.asp?a=2701&q=323428&deepNav_GID=1511)

# Example: BF in the town of Stratford

- From town's initial list of sites: 2400 Barnum Avenue, Stratford
  - No record in DEEP's list of potential contaminated properties
  - Tax status: current now by delinquent at some in the past (from mytaxbill.org)
  - Previous uses: motorcycle dealership and auto repair shop
- Other information
  - FEMA flood plain: AE Flood zone (high risk)
  - Opportunity zone: No
  - Environmental Justice Community zone: Yes



# Example: BF in the town of Stratford



Site Name	Address	Zipcode	Parcel Number	Status	Site Type	Site size (acres)	Current Zoning	Current Owner
Dragone Emmanuel	2400 Barnum Ave	06615	2009030003	Inactive	Industrial site	0.257286	CA	DRAGONE EMMANUEL & GEORGE

Tax Payment Status	Existing Buildings	If yes, sq ft of buildings	Age of buildings	Site photos available?	Site documents available?	FEMA Flood zone	Opportunity zone	Environmental Justice Community TOD	Past Uses	Federal or state program	Public Utilities	Parking space
Delinquent (in the past)	Yes	6192	1945	Yes	Unknown	AE	No	No	Yes	No	Yes	Yes - 6544 sf

# Connecticut Brownfields Initiative (CBI)

## *Our Mission*

*“To be the foremost program for education, technical assistance, and networking opportunities on brownfields redevelopment in the State of Connecticut.”*



## *Municipal Assistance Program (MAP)*

### **GRANT SUPPORT**

EPA grants for brownfields assessment and cleanup

**BROWNFIELDS  
INVENTORIES &  
PRIORITIZATION LISTS**

### **TECHNICAL SUPPORT**

Preliminary Phase I investigations, sampling plans

**REDEVELOPMENT  
OPTIONS & OUTREACH**

Visit our website: <https://cbi.engr.uconn.edu/>

# How can we help?

## Apply to CBI's Municipal Assistance Program

### Who can apply?

- Municipalities
- Regional Planning Organizations
- State-sanctioned Redevelopment Agencies
- Other non-profits and non-profit community development entities

### When?

RFP opens twice a year

Fall' 20: Open NOW->

**EPA Grants**

Spring' 21: Opens in late

Fall'20 -> **Brownfields**

**Inventories**, other technical projects

### How?

- Online at <https://cbi.engr.uconn.edu/for-communities/>
- Page includes full RFP and FAQs
- Fill out Google Form

*Questions?*

