

Supporting Redevelopment of Brownfield Sites

June 26, 2020

Founding Partners, Funders and Board



What is Sustainable CT?



Road Map

A menu of coordinated, voluntary actions to promote sustainability



Resources

Support – including technical and financial – to help communities implement actions



Certification

Recognizing communities for their sustainability achievements



Flexibility

Meeting the needs of *all* communities – urban and rural, big and small



Livability

More sustainable, efficient, healthy, safe, resilient, thriving communities

Vision and Mission

Vision

Sustainable CT communities strive to be thriving, resilient, collaborative, and forward-looking. They build community and local economy. They equitably promote the health and well-being of current and future residents, and they respect the finite capacity of the natural environment.



Mission

To provide municipalities with a menu of coordinated, voluntary actions, to continually become more sustainable; to provide resources and tools to assist municipalities in implementing sustainability actions and advancing their programs for the benefit of all residents; and to certify and recognize municipalities for their ongoing sustainability achievements.

Roadmap of Voluntary Actions

1. Thriving **local economies**

2. Well-steward **land and natural resources**

3. Vibrant and creative **cultural ecosystems**

4. Dynamic and resilient **planning**

5. Clean and diverse **transportation** systems

6. Efficient **physical infrastructure and operations**

7. Strategic and inclusive **public services**

8. Healthy, efficient and diverse **housing**

9. Inclusive and equitable **community impacts**

Certification



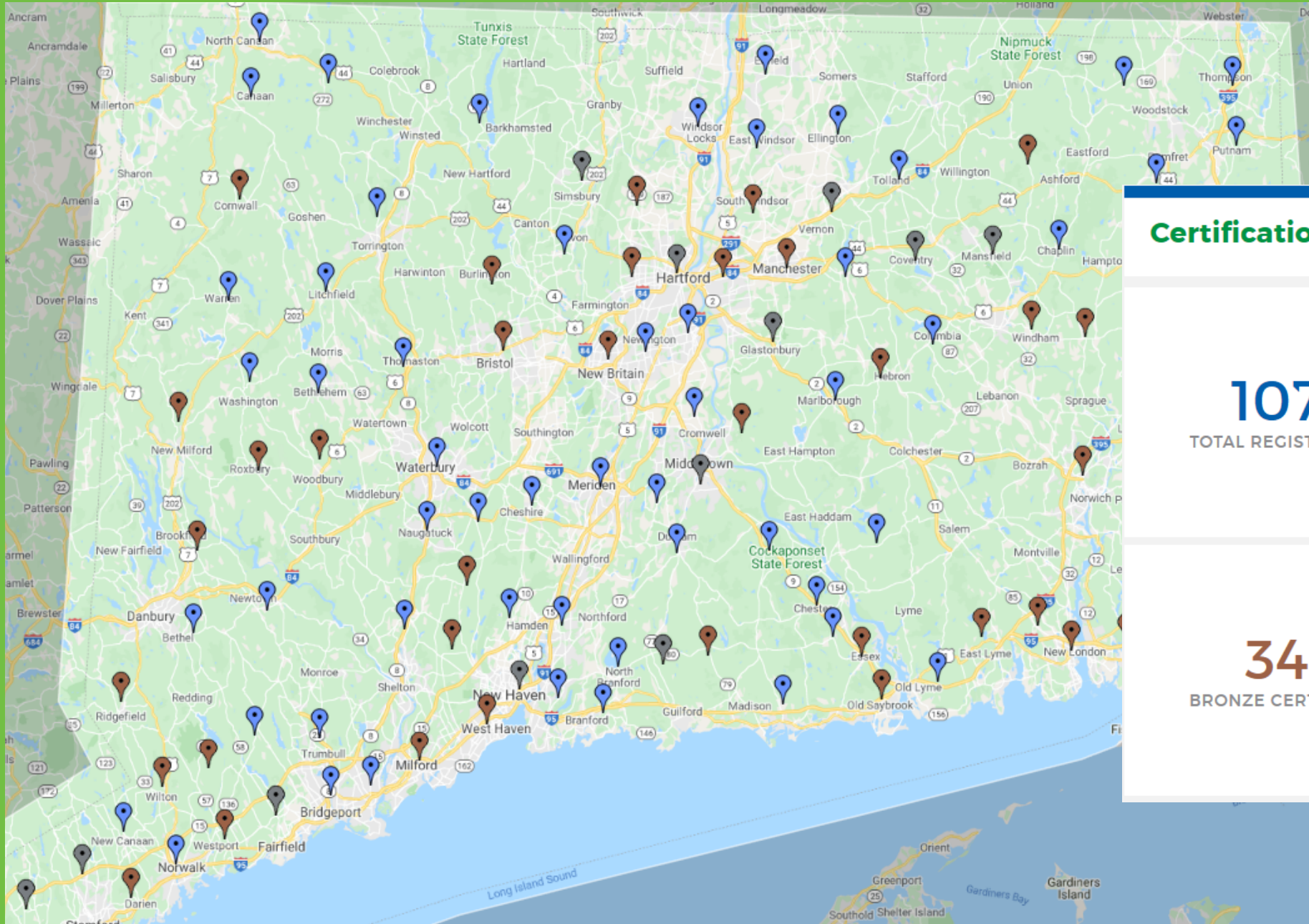
Bronze Certification

- Complete at least 1 action in each of **categories 1-9**
- Complete **1 Equity Toolkit** in action 9.1 Optimize for Equity
- Successfully complete actions totaling **200 or more points**



Silver Certification

- Complete at least 1 action in each of **categories 1-9**
- Complete **3 Equity Toolkits** in action 9.1 Optimize for Equity
- Successfully complete actions totaling **400 or more points**



Certification Program Statistics



107

TOTAL REGISTERED



48

CERTIFIED



34

BRONZE CERTIFIED




14

SILVER CERTIFIED

1.1. Support Redevelopment of Brownfields

1.1 Support Redevelopment of Brownfield Sites

5 – 90 Points 

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Action Updates

Objective

What to Do

Credit for Past Action

Potential Municipal and Community Collaborators

Funding

Resources

Benefits

CT Success Stories

Action Updates

This action has been revised for the **2020 certification cycle**. A version of this action from the prior program year is [available for comparison](#). Edits are highlighted in yellow.

Objective

Remediate and redevelop "Brownfields," sites that are unused or underutilized because of contamination or the reasonable perception of contamination.

[Free technical support resource to implement this action and get points towards certification is available. Learn more and apply.](#)

What to Do

If you collaborate with other municipalities to implement this Action, each municipality will receive points.

The more you do, the more points you earn.

1. Create a municipal or regional brownfields inventory. Any private properties should be listed only with the owner's consent. The inventory should include each site's name, address, zip code, parcel number, status, site use, site age, current owner, current owner's contact information, current status, and site history.

1.1.1. Create a municipal or regional brownfields inventory

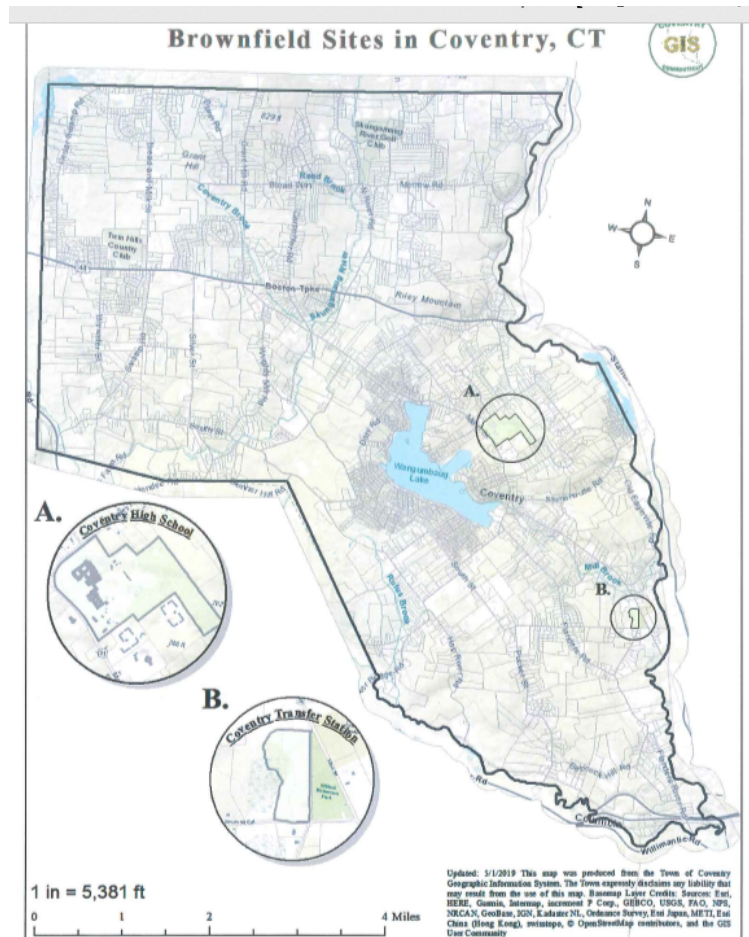


City of West Haven



A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
	Site Name	Address	Zipcode	Parcel Number	Status	Site Type	Site size (acres)	Current Zoning	Current Owner	Tax Payment Status	Existing Building	If yes, sq ft of building	Site photos available	Site documents available	Comments
	No Name	105 Water Street	06516	50-0042	Assessment in progress	other	4.17	WD	City of West Haven	N/A	no	0	Refer to West haven GIS		outdoor boat and oil storage
	Abandoned	239 Front Avenue	06516	061-0012	*	industrial site	5.6	IPD	City of West Haven/ Solid Waste Disposal	N/A	yes	10056			
	West Haven Buckle	742 Washington	06516	049-0003	Assessment completed	industrial site	0.25	WD	City of West Haven	N/A	no	0			Buckle Factory

1.1.2. Create a map of the brownfield sites within your community



Town of Coventry



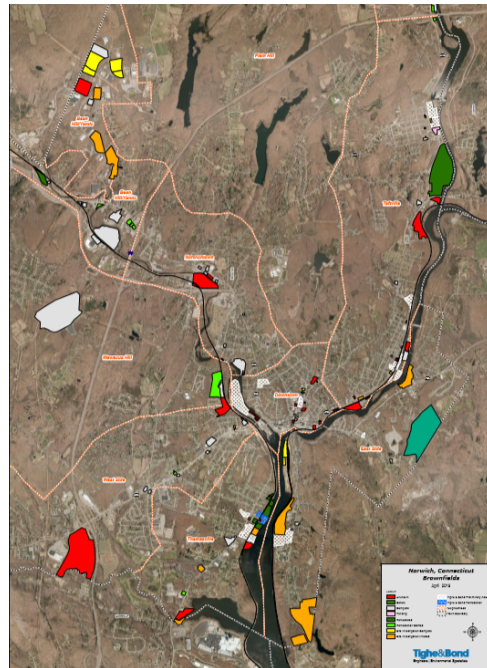
1.1.3 Community engagement process to prioritize brownfield sites for redevelopment

NORWICH REDEVELOPMENT AGENCY AGENDA

PUBLIC MEETING TO PRIORITIZE SITES FOR GRANT FUNDED BROWNFIELD ASSESSMENTS

Monday, April 23, 2017
6:00 P.M.
Room 335, City Hall – 100 Broadway

- I. Call to Order
- II. Roll Call and Seating of Alternates
- III. Presentation by Tighe & Bond (City's Consultant) – Overview of the Grant Funded City-wide Brownfields Assessment Project & Identified Sites for Potential Assessment
- IV. Public Comment and Q&A
- V. Approval of Minutes: March 26, 2018 & April 2, 2018 Special Meeting
- VI. Adjournment



City of Norwich



1.1.4. Prepare a grant proposal for site assessment or clean-up

CADLEROCK PROPERTIES

DECD Brownfield Assessment Grant
Environmental Investigations
Ashford/Willington, Connecticut



OVERVIEW

In one of the latest rounds of State of Connecticut Brownfields funding administered by the Department of Economic and Community Development (DECD), the towns of Ashford and Willington received a \$200,000 Assessment grant from the Remedial Action and Redevelopment Municipal Grant Program to study 12 parcels referred to as the "Cadlerock Property". The Cadlerock Property is located between 392 and 460 Squaw Hollow Road (Route 44) in Willington and Ashford, CT.

This roughly 350-acre now-vacant area straddles the Willington-Ashford line, with nearly 300 acres in Ashford. The properties are privately owned by one of two entities that have been the subject of numerous legal battles and environmental pollution penalties. With nearly \$900,000 in back taxes owed in Ashford, \$92,000 in Willington, and US Environmental Protection Agency (USEPA) and Connecticut Department of Energy & Environmental Protection (DEEP) liens attached to the properties, both towns are eager to determine a course of action that will ultimately put the properties back in productive use.

The Cadlerock properties were first used for agricultural purposes. Since the mid-20th century, the properties served as the location of a variety of uses. Lot 11 in Willington appears to have been subjected to most of the contamination. It is believed that between 1969 and 1972, a 1-acre portion of Lot 11 was used to burn plastic insulated wire in order to reclaim valuable copper for resale. Demolition debris from buildings destroyed by a 1980 fire along with motor vehicle parts and appliances also have been found buried on the property. Concerns were raised to determine if other portions of the property have been used for burial of waste of unknown type and origin.

In 1991, DEEP initiated what became a 20-plus-year effort by state and federal agencies to identify and remove contamination. Several waste disposal areas were identified and contaminated waste and soil were removed. Private residential wells were tested due to a potential ground water concern, but all were found not to be affected.

A PUBLIC CHALLENGE

The current owners are responsible for investigation and clean-up. Through court proceedings and regulatory actions, the owner's obligation to complete the investigation and remediation has been established but they have failed to complete these obligations and back taxes continue to mount. As a result, the Towns have initiated this work with DECD funding.



The properties fit perfectly within the definition of a brownfield: A property where future use is complicated by real or perceived contamination.

BROWNFIELD:

A property where future use is complicated by real or perceived contamination.

The challenge for both towns is: Does contamination still exist? If so, how much would it cost to clean-up the properties? How do we pay for clean-up? Should we take title to all of the properties, and if we do, how do we avoid liability? What could the property be used for? Are developers interested in property of this size and in this location?

Liability to the Towns and their tax base has been and is of prime concern. Fortunately by working with DEEP and USEPA, there are now mechanisms and regulations in place to protect the municipalities such that municipal ownership may one day be possible.

Town of Ashford



1.1.5. Collect additional information for one or more priority sites



Town of Portland



Tighe & Bond

222, 230 & 248 Brownstone Ave
Portland, Connecticut

**Phase III
Environmental
Site Assessment**

Prepared For:

Town of Portland, Connecticut

March 2017

1.1.6. Community engagement process to identify potential reuse options

PAST VISION



COMMUNITY'S OPTIONS

- Do Nothing
- Leverage Private Sector
- Develop / Implement Our Own Plan



FUTURE VISION



NEXT STEPS



Town of Stonington



Stillmanville Mill
Community Conversation
(9/5/2018)

1.1.7. Actively market brownfield redevelopment opportunities


ECONOMIC DEVELOPMENT ▶


BROWNFIELDS


BDA BOARD OF COMMISSIONERS


COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ▶


GRANTS


 AGENDAS & MINUTES

 ONLINE PAYMENTS

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 EMPLOYMENT

 GOVERNMENT

Home » Departments » Economic and Community Development » Brownfields

BROWNFIELDS

A Brownfield site is defined as real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of hazardous substances, pollutants, contaminants, controlled substances, petroleum or petroleum products, or is mine-scarred land.

The City of Bristol pursues opportunities to secure funding for environmental site assessment, cleanup, and redevelopment of Brownfield properties which will contribute to the economy and health and well-being of the City and our residents.

The City of Bristol received grants in 2013 from the Valley Council of Governments (VCOG) to conduct Phase I and II Assessments, and in 2014 from the CT Department of Economic and Community Development (DECD) to conduct a Phase III Assessment of a Brownfield located at 894 Middle Street that has great potential for economic development. In 2016, DECD awarded the City a grant of \$1,338,509.00 to clean up the 17-acre parcel. The property is important because it is sited on a gateway into Bristol and on a busy corridor off I-84 near the Southeast Bristol Business Park and the 229 Technology Park. It was previously the location of a metal refinishing facility and findings have shown the presence of multiple contaminants including PCBs. There are no structures remaining on the parcel at this time.

A Remediation Action Plan (RAP) has been developed by a Licensed Environmental Professional (LEP) hired by the City, with input from officials at the U.S. Environmental Protection Agency (EPA) and the CT Department of Energy and Environmental Protection (DEEP) that includes plans for the removal and/or encapsulation of contaminated soils on the parcel. Permits have been obtained from land use boards in Bristol and Southington, and from the U.S. Army Corps of Engineers and CT Department of Energy and Environmental Protection.

When the contaminated soils have been removed, the land will be available for commercial development. Please contact the Bristol Development Authority at [860-584-6185](tel:860-584-6185) with questions about the clean-up or future development of the parcel.

[APPLICATION FOR RISK-BASED CLEAN-UP OF POLYCHLORINATED BIPHENYLS - 894 MIDDLE ST., BRISTOL](#)

[894 MIDDLE STREET SITE](#)

CONTACT US

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City of Bristol



1.1.8. Remediate a brownfield site and redevelop the site for productive use

Town of East Lyme





Questions?

Find Out More

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