

Community Relations Plan
U.S. EPA Brownfields Revolving Loan Fund Grant/Loan
14 Bridge Street Remediation Project
Montville, Connecticut
December 2011

Overview

The purpose of the Community Relations Plan (CRP) is to describe the communication strategy of the Connecticut Department of Economic and Community Development and the anticipated site owner, the Town of Montville to address the needs and concerns of the residents of Montville potentially affected by the proposed remediation of environmental contamination present at 14 Bridge Street, Montville. The CRP outlines how the Town will continue to involve affected residents and local organizations in the decision-making process regarding the environmental cleanup at the site.

Spokesperson and Information Repository

The Spokesperson for this project is Don Friday, who may be contacted at:

Department of Economic and Community Development
505 Hudson Street
Hartford, CT 06106
860-270-8156
Don.Friday@ct.gov

The Information Repository for the project is located at:

Office of the Mayor
Montville Town Hall
310 Norwich New London Turnpike
Uncasville, CT 06382

The Town Hall will be open during normal business hours, Monday through Friday, 8:00 a.m. to 4:30 p.m. to review environmental reports pertaining to the assessment and remediation of the site. All public meetings will be held at the Town Hall. Select documents prepared as part of this project will also be available on the Town of Montville website at: www.montville-ct.org.

Site Description and History

Site Location

The property is located at 14 Bridge Street in Montville, Connecticut and is shown on the Town of Montville Tax Assessor's Map 082, Lot 79. The total parcel size is approximately 1.07 acres, based on Tax Assessor's records. The northern and eastern

sides of the property around the building are paved. A railroad spur was previously located along the eastern side of the onsite structure. To the south of the building, the land is generally wooded. A small intermittent stream abuts the site to the south and flows east to Oxoboxo Brook. The Montville Tax Assessor's records indicate that the building is approximately 58,200 square feet. The building is divided into four sections (bays) with an additional one-story rear boiler room and is wood-framed construction with masonry walls. Impulse Design Inc, an existing tenant in the partially occupied building, will acquire the site after the remediation is complete. Remediation of this site will be undertaken using grant and loan funds from DECD's EPA Statewide Revolving Loan Fund.

Site History

The existing factory building was constructed sometime in the late 1800s or early 1900s. Its original use was as a warehouse for bedding products, and then paper waste and finished products. In the late 1950s, All Time Manufacturing purchased the property; the specific use by All Time Manufacturing is unknown. It was subsequently occupied by Finley Screw Machine Products, Jayfro Corp. (sporting goods manufacturing), Acme Wire Products, Displaymakers (trade exhibits), and Impulse Design (designs and constructs trade exhibits) since circa 1985.

Nature of Threat to Public Health and Environment

Environmental Site Assessments (ESAs) were completed for the site in January 2009. The investigation has identified the release of contaminants related to historical use and has characterized the nature and extent of the contamination at this property. The site has several environmental concerns where release areas have been detected at the following locations; former chemical storage and use areas, air vent discharge areas, boiler room, above ground storage tanks, and underground storage tank locations. The site also contained a former pond and a railroad spur where soils are impacted by releases or are comingled with other release areas. The shallow soils have been impacted mostly by petroleum hydrocarbons. Lead and arsenic contamination was identified at the above ground storage tank locations and arsenic was identified in soils beneath the boiler room.

A Remedial Action Plan (RAP) has been completed for the site which discusses the remedial approach and the process to achieve compliance with State of Connecticut remediation standards. The RAP includes the removal of UST/ASTs, excavation and off-site disposal of contaminated soil and the potential use of institutional controls (environmental land use restriction).

Community Background

Community Profile

The land use in the site vicinity is mixed industrial, commercial, and residential. Residential property is located directly to the north of the site across Bridge Street. Rand Whitney Container Board is located further to the north. Dunn's Tire Service is located to the northwest on Maple Avenue. All Time Manufacturing (aluminum products manufacturer) abuts the site to the east, and has a facility to the east across Oxoboxo

Brook. Various commercial businesses are located on Route 163 to the east of the site, including Brandon's Towing. Brandon's Towing was the site of Bellanger's Gas Station. This business had a historical gasoline release, which has affected groundwater in the site vicinity, including the subject site, according to the Connecticut Department of Environmental Protection (CTDEP). Southwest of the site is the Montville Public Works garage.

The Site is within Census Tract 6952.01 having within that tract 4,945 persons of whom fall below poverty level. 5.8% of the population falls below the poverty level.

Chronology of Community Involvement

The Town is foreclosing on the property for delinquent taxes. Over the past several years, the Town has worked closely with the Impulse Design, Inc. and local officials in planning the investigation and cleanup of the site. Community Outreach efforts have included Town Council meetings.

Community involvement will consist of the following outreach effort appropriate to the scale of this project:

Publish a notice of the intent to remediate in the Local newspaper – <i>New London Day</i>	1/12/12
Conduct a public meeting to inform interested residents of the scope and duration of the project	1/31/12 6:00 pm
Start of Remediation	4/30/12
Completion of Remediation	6/30/12
Redevelopment/renovations of the site	7/1/12

The public meeting will be conducted at:

Montville Town Hall, 310 Norwich New London Tpke Uncasville, CT 06382

Key Community Concerns:

Any concerns of the local residents about the nature and extent of environmental contamination and the proposed re-use plans for the site will be addressed as part of this Community Relations effort. Information will be shared with residents concerning the types of contaminants that were discovered during the investigation and the corresponding environmental risks. Proposed cleanup plans will also be discussed.

Community concerns will be solicited in the public notice to be published in the *New London Day* on *January 12, 2012* and at the public meeting to be held on *January 31, 2012 at 6:00 pm.*

Continued Community Involvement

A legal notice will be placed in the New London Day to notify residents of a public meeting regarding the proposed remedial actions. In conformance with Brownfields Cleanup Revolving Loan Fund requirements, the legal notice will also announce that the information repository on this project, including the environmental assessments and other environmental information is located at the Montville Town Hall at 310 Norwich New London Turnpike Uncasville, CT, and is available for viewing during business hours, by appointment, and on the Town of Montville website, www.montville-ct.org. The notice will also announce the start of the thirty-day comment period on the ABCA/RAP.

The Town will accept comments on the ABCA/RAP during the comment period and will provide written responses as necessary which will become part of the administrative record. Residents can contact the spokesperson at any point during the project with questions and they will be answered and responded to as appropriate.

The information repository will be updated with the inclusion of all meeting minutes, status report and other communications. Project documents will remain in the Information Repository for 14 days following the conclusion of the remedial actions. Project documents will be on file with DECD for a minimum of three years following the closing of the grant.

The current plan is to foreclose on the property and transfer it to Impulse Design. The town feels by remediating the property blight concerns will be addressed and there will be improvement to the safety of the building as well creating opportunities for expansion of business and increased industrial usage of the entire building.