

United States

# EPA ENVIRONMENTAL PROTECTION AGENCY

Washington, DC 20460

## PROPERTY PROFILE FORM—Brownfields

Public reporting burden for this collection of information is estimated to average 1.25 hours per response, including the time for reviewing instructions, searching data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate, or any other aspect of this collection of information, including suggestions for reducing this burden, to the Environmental Protection Agency, Office of Environmental Information, Code 2822T, Washington, DC 20460 and to the Paperwork Reduction Project, Office of Management and Budget, Washington, DC 20503. DO NOT RETURN your form to either of these addresses. Send your completed form to the address provided by the issuing office.

### PART I GRANT RECIPIENT INFORMATION

**1. Grant Recipient Name** (State/Tribe for Section 128(a) Grants **2. Grant Number** (contract number for TBAs)  
Town of Sprague, CT BF-97176601-0

**3. Type of Brownfields Grant (check only one box):**

- Assessment  Section 128(a) – State and Tribal Response Program  
 Revolving Loan Fund  TBA (EPA Regions Only)  
 Cleanup

**4. For Assessment, Cleanup, and Revolving Loan Fund grants, what type of funding is being used at the property?**  Hazardous Substance  Petroleum  Both

**5. Indicate if this form is the Initial or Updated Form:** **6. Date:** October 22, 2007

- Initial Form  Updated Form

### PART II PROPERTY INFORMATION Property Background Information

**7. Property Name:** Baltic Mills Site

**8. Street Address:**

29 Bushnell Hollow Rd., Baltic, CT 06330

**9. Size (in acres):** 16 +/-

**10. Parcel Number(s):** Map 26, Block 6, Lot 1\_ **11b. Current Owner:** Town of Sprague

**11a. Ownership Entity:**

- Government (Tribal, State, Local)  Private

### Ownership & Superfund Liability (Mandatory for Cleanup and RLF Grants)

**12a. During the life of the grant, did ownership change?** **12b. If "yes," did Superfund federal landowner**

- Yes  No **liability factor into the ownership change?**  
Yes No Unknown

### Property Geographic Information (EPA Brownfields Program, or its contractors, will provide complete latitude/longitude information if grant recipients are unable)

**13a. Latitude** 41° 37' 05"N **13b. Longitude** 72° 05' 00"W **13c. Horizontal Collection Method** GPS

### Property History Information (as available)

**14. Property Description / History / Past Ownership:**

Former textile mill, 90% destroyed by fire in 1999 Purchased by Baltic Village Viancy (non-profit) but abandoned before proposed renovations. Town acquired in tax foreclosure 5/2007.

**15. Predominant Past Use(s) (check all that apply):**  Industrial  Commercial  Greenspace  Residential  
Acreage: 16+/-

**Table A – Environmental Assessment Activity** (If there are multiple assessments, please use a separate line for each assessment)

Environmental Assessment Detail      Source of Funding (enter one source of funding per line; do not include funding received prior to the award of this EPA grant)

Phase	Start Date	Completion Date	This US/EPA Grant	Other Federal	State Tribal	Local Govt	Private/ Other	Name of Entity Providing Funds	Amount of Funding
I	12/2004	2/2005				X		Town of Sprague	\$2,000
II	1/2006	8/2006		XX		X		EPPA TBA	\$75,000

16. Indicate whether cleanup is required:  Yes    No    Unknown

**Make sure to complete Part V – INSTITUTIONAL CONTROLS INFORMATION before submitting this Property Profile Form to your EPA Regional Representative**

**PART IV CONTAMINANTS & MEDIA AFFECTED INFORMATION** (mandatory for all grant types)

**Table B – Contaminants and Media Affected** (check all that apply)

Contaminants	Media				
Class of Contaminant	Found	Cleaned Up	Media	Affected	Cleaned Up
Petroleum/Petroleum Products	<input type="checkbox"/>	<input type="checkbox"/>	Soil	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Controlled Substances	<input type="checkbox"/>	<input type="checkbox"/>	Air	<input type="checkbox"/>	<input type="checkbox"/>
Asbestos	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Surface Water	<input type="checkbox"/>	<input type="checkbox"/>
PCB's	<input type="checkbox"/>	<input type="checkbox"/>	Ground Water	<input type="checkbox"/>	<input type="checkbox"/>
VOC's	<input type="checkbox"/>	<input type="checkbox"/>	Drinking Water	<input type="checkbox"/>	<input type="checkbox"/>
Lead	<input type="checkbox"/>	<input type="checkbox"/>	Sediments	<input type="checkbox"/>	<input type="checkbox"/>
Other metals	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Media Affected	<input type="checkbox"/>	
PAH's	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Unknown	<input type="checkbox"/>	
Other Contaminants (Petroleum Hydrocarbons)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
No Contaminants	<input type="checkbox"/>	<input type="checkbox"/>			
Unknown	<input type="checkbox"/>	<input type="checkbox"/>			

**State & Tribal Brownfields/Voluntary Response Program Information**

17a. State & Tribal Program Enrollment (If the property was not enrolled in a state program, check Property Not Enrolled check box):

Date of Enrollment \_\_\_\_\_ ID Number (if applicable) \_\_\_\_\_  Property Not Enrolled in a State or Tribal Program

17b. Date No Further Action/Cleanup Completion Document

(if the property was not enrolled in a state or tribal program, leave blank):

Date: \_\_\_\_\_

**PART V INSTITUTIONAL CONTROLS INFORMATION** (mandatory for all grant types)

18a. Indicate whether Institutional Controls are required:  Yes  No (not currently planned)

18b. If Institutional Controls were required, indicate the category (check all that apply):

Proprietary Controls (e.g., easements, covenants)  Governmental Controls (e.g., zoning, building codes)

Informational Devices (e.g., state registries, deed notices)

Enforcement/Permit Tools (e.g., permits, consent decrees)

Address of Data Source (URL if available):

18c. Indicate whether Institutional Controls in place: **No**

**PART VI ENVIRONMENTAL CLEANUP INFORMATION** (mandatory for Cleanup and RLF Grants and State & Tribal Property Specific Cleanups; as available for Assessment Grants and TBAs)

19. Cleanup Activity Start Date: 7/1/07

20. Cleanup Activity Completion Date: unknown

21. Acres Cleaned Up: 16+/- (when finished)

22. If EPA Brownfields funding was used, indicate the type and amount

(If any non-EPA funding was used, fill out Table C):

Type	Amount	Type	Amount
<b>XX</b> Cleanup Grant	<b>_\$200,000_</b>	<input type="checkbox"/> RLF Subgrant	_____
<input type="checkbox"/> RLF Loan	_____	<input type="checkbox"/> Section 128(a) State/Tribal Grants	_____

**Table C – Environmental Cleanup Leveraged Funding Detail**

Source of Funding

(enter one source of funding per line; Do not include funding received prior to the award of the EPA grant)

Other federal	State/Tribal (exclude §128(a) funds)	Local govt	Private/Other	Name of Entity Providing Funds	Amount of Funding
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Potential developer	\$unknown
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		\$
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		\$
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		\$

**PART VII REDEVELOPMENT AND OTHER LEVERAGED ACCOMPLISHMENTS** (Mandatory for Assessment, Cleanup and RLF Grants; as available for State and Tribal Property Specific Activities and TBAs)

**Redevelopment Information**

23. Redevelopment Start Date: 7/1/07

24. Future Use and Estimated Acreage (check all that apply):

Mixed use development in keeping with historic village district; Type 2 Commercial

2 Industrial Acreage \_\_\_\_\_ 16+/- Type : 2 Greenspace Acreage 5+/- 4 Residential

25. Number of Cleanup and Redevelopment Jobs unknown

26. Actual Acreage(s) and Type(s) of Greenspace: Leveraged: 5+/- acres of restored headrace/heritage park adjacent to existing park Created: none; but entire greenspace to be restored

**Table D – Funds Used to Perform Redevelopment Activities (this quarter)**

Source of Funding

(enter one source of funding per line; Do not include funding received prior to the award of the EPA grant)

Other federal	State/Tribal (	Local govt	Private/Other	Name of Entity Providing Funds	Amount of Funding
<input type="checkbox"/>	<input type="checkbox"/>	<b>XX</b>	<input type="checkbox"/>	Town of Sprague In-kind	\$4,063.88
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		\$
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		\$
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		\$

**PART VIII ANECDOTAL PROPERTY INFORMATION** (as available for all grant types)

**27. Property Highlights**

The Baltic Mills Complex, comprising the majority of the downtown Village District and the "heart" of Sprague, has been of obvious interest to the Town since the mill closure and subsequent selling of assets in the late 1960's. Of historic and cultural significance both to Sprague and New England, the mill's revitalization represents the beginning of a social and economic improvement in the quality of life for all Sprague's citizens.

The Town took possession of the property in May 2007 and wishes to form a partnership in which mill redevelopment and adaptive re-use is shaped and controlled by the community and the Town's heritage.

This Brownfields cleanup grant will eliminate the asbestos in the remaining 56,000 square foot granite mill building and its surrounding area, thus encouraging its reconstruction and adaptive re-use as the cornerstone of the revitalized Mill complex. Although this grant certainly cannot address all the reconstruction/re-use needs of this building, much less the entire site, the removal of asbestos does three important things: it removes a potential health hazard, it prepares the remaining salvageable building for renovation, it acts as an indicator to both potential developers and community members of the Town's wholehearted commitment to revitalized downtown..

**Property Photograph Information**

**28.** Indicate whether photographs are available:  
 Yes  No

**29.** Indicate whether video is available:  
 Yes  No

**PART IX APPROVALS**

**30. Grant Recipient Project Manager**

Name (Please Print)

Signature

Date

Paul Burgess, PE



October 19, 2007

**Please Note:** The engineer is providing in-kind services until the Town contracts with a Project Manager next quarter. He assisted with this form as a courtesy to the Town.

**31. US EPA Regional Representative**

Name (Please Print)

Signature

Date

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\_\_\_\_\_

\_\_\_\_\_