



# BROWNFIELDS TARGETED SITE ASSESSMENT APPLICATION FORM



Use only for Sites within New England Region

**APPLICANT ORGANIZATION\*: Town of Sprague**

**ADDRESS:** 1 Main Street, P.O. Box 677

**CITY: STATE: ZIP:** Baltic, CT 06330

**CONTACT PERSON:** Dennison Allen, First Selectman **PHONE:** 860.822.3000, x. 202 **FAX:** 860.822.3013

\* If Non-Profit, please attach support letter from municipality where property is located

**SITE NAME:** Baltic Mills Complex

**SITE ADDRESS:** 29 Bushnell Hollow Rd.

**CITY STATE ZIP:** Baltic, CT 06330

**CURRENT SITE OWNERSHIP:** NAME Town of Sprague

**ADDRESS:** 1 Main Street, P.O. Box 677

**CITY: STATE: ZIP:** Baltic, CT 06330

**TELEPHONE** (if known): 860.822.3000, x 202

**AMOUNT OF DELINQUENT PROPERTY TAXES** (if any) \$292,253 **ASSESSED VALUE \$:** 51,080

**APPRAISED VALUE \$:**230,000

**IF PROPERTY OWNED BY APPLICANT, ACQUISITION BY:** FORECLOSURE

**IS APPLICANT OR ANY OTHER PARTY UNDER ORDER FROM EPA OR STATE AGENCY TO CONDUCT SITE ASSESSMENT AND/OR CLEANUP?** NO

**BRIEFLY DESCRIBE ANY HISTORICAL OR CURRENT INVOLVEMENT/ROLE OF STATE ENVIRONMENTAL AGENCY IN ENFORCEMENT AND OVERSIGHT OR FUNDING OF ASSESSMENT/CLEANUP OF CANDIDATE SITE:**

The Town has received a \$200,000 EPA Brownfields Cleanup grant to remove asbestos and lead from the remaining mill building. The Town has agreed to enter into the CT DEP Voluntary Remediation Program as part of the cleanup process. In 1999 a fire that destroyed the majority of the mill necessitated the involvement of EPA, who conducted asbestos cleanup and in 2002 turned the site over to the CT DEP, who in turn have released it. The Town acquired the site on May 16, 2007.

**SITE ZONING:** C-I Commercial Industrial. A proposed zone change would assign the mill complex its own "Mill Village District" zone for multi use.

**TOTAL ACREAGE OF SITE: (attach site map, if available)** 16.5+ acres; map attached

**BUILDINGS ON SITE SQUARE FOOTAGE CONDITION (e.g., usable, partially razed, gutted by fire, etc.)**

1 existing @56,000 4-story granite shell is in good condition; requires abatement, new roof, and complete restoration

**PAST SITE USES (type of manufacturing, etc.) APPROXIMATE DATES**

The site housed cotton mills and dye houses since its construction in 1890. In 1950 the mill closed and the buildings were used as storage and space for small boat construction.

**PRIOR SITE ASSESSMENT ACTIVITIES:** ASTM PHASE I DATE: June 2004

**TYPE OF CONTAMINATION:** HAZARDOUS SUBSTANCES

**DESCRIBE CONCLUSIONS OF PRIOR SITE ASSESSMENT ACTIVITIES (or attach "conclusion" section of report(s)).**

Phase I Report: Paul Burgess, LLC (copy on file with EPA); Phase II Report: Tetra Tech, NUS, Conclusion attached (entire report on file with EPA)

**SITE ASSESSMENT NEEDS:**

**DESCRIBE SITE ASSESSMENT ACTIVITIES BEING REQUESTED AND ESTIMATED COSTS:**

The Phase II Assessment did not include testing on the peninsula at the end of the headrace and below the extant Mill#10; this peninsula was the site of the coal-fired gas generating plant that provided gaslight to the mill building during its earlier operation. There may be debris from the plant buried under the soil as well. The peninsula is an undevelopable portion of the property that is approximately 1/2 acre in size and borders the Shetucket River on the southerly side. It is covered in undergrowth and parts of it are submerged during high water. The extent of contamination from the gas plant has yet to be determined and this information is important to both the Town and to potential developers of the site.

A Phase II Non-Superfund TBA was conducted on the site in August 2006 and the report sent to EPA. Copies of the Recommendations Section are attached.

**ANTICIPATED FUTURE USE: COMMERCIAL/RETAIL**

**DESCRIBE APPLICANTS PROPOSED REUSE PLAN; DESCRIBE ANY FINANCIAL INCENTIVES PLANNED BY APPLICANT TO SPUR DEVELOPMENT (tax incentives, etc); DESCRIBE PROPOSED FUNDING SOURCES AND AMOUNTS FOR SITE CLEANUP (EPA program is for site assessment only, no cleanup money is being offered as part of this program); BRIEFLY DESCRIBE ANY PUBLIC INTEREST AND/OR COMMUNITY INVOLVEMENT IN SITE REUSE PLANNING ACTIVITIES TO DATE:**

**Proposed Re-Use Plan, Financial Incentives, Proposed Funding Sources, Public Interest**

**This response is taken in part from our 2006 EPA application covert letter:**

The importance of the preservation of the Baltic Mills property and its value as a resource to the community cannot be overstated. Since the entire Village of Baltic is on the National Register of Historic Places, cooperative and participatory planning efforts have been ongoing since 1999, with the Sprague Economic Development Commission taking the initiative and lead for the inclusion of the Mill redevelopment in both the Town's 2004 Strategic Plan and the regional economic development priority list for Southeastern Connecticut. The Sprague Historical Society has been the faithful repository of Mill artifacts and history and has developed plans to conduct preservation initiatives on the site's remaining structures. One of these initiatives—the preservation of the Mill Headrace—is featured in our EPA Brownfields application; it addresses the green space component of the application and will serve as the base of the Town's Cost Share.

The SEDC has worked to keep the Baltic Mills site on the development radar of both the community and the state and to this end funded the Phase I environmental site investigation of the site from its own budget in 2004. Continuous commission participation and development of cooperative working relationships with a number of state and local partners including DEP, Northeast Utilities and adaptive reuse organizations has given the Town sufficient information to be able to more thoroughly evaluate the redevelopment potential for this site. Additionally, we have been fortunate to have an extremely good working relationship with EPA Region I officials through our ongoing lead remediation project at the Mukluk shooting preserve; it was EPA who suggested that the Baltic Mills site was at the point where remediation funds could be requested.

This past July Sprague was named as one of the two towns in Connecticut to be the recipient of the new Connecticut Rural Development Council initiative that assists towns in achieving public buy-in to established strategic planning, and advocates on the state and federal level for funding to complete these projects. Council representatives have already identified the renovation of the Baltic Mills site as one of the town's top priorities, second only to water and sewer upgrades and the reactivation of the reservoir.

Sprague is fortunate to have strong community and regional partners who have been and will continue to be active in the implementation of the project. Our \$200,000 Brownfields Cleanup grant is a vital part of the process that includes leveraging the funds to acquire the remaining cleanup funds necessary from the state legislature. Additional plans include using this cleanup project as the basis for a campaign to market the property to a developer with whom the Town and its commissions would work cooperatively to design and implement a plan for sustainable reuse of the site that would adhere to guidelines outlined in the Town's Master Plan for Development and specific criteria addressing the visual appearance of the site.

On August 7, 2007 as part of its award requirements the Town will hold an informational meeting to discuss the asbestos and lead removal project at the site; we anticipate that citizens will want to discuss future plans for the site as well.

Incentives for potential purchasers have been discussed at length by the Board of selectmen and the Sprague Economic Development Commission. The site is a Connecticut designated enterprise zone which offers an 80%, 5-year tax break to a prospective purchaser, with the State reimbursing the Town the remainder of the owed taxes. The Town is planning to work with prospective purchasers in a public/private partnership that would allow the prospective investor to take advantage of a variety of state and federal programs that may be available depending on the type of activity that's planned for the site.

The particular piece of the site for which we are requesting additional assessment, however, is not part of a potential development portfolio; rather, it is a green space component of what will be an appropriate mixture of development and interactive space, defined by the contours of the existing land, the river and tailrace/canal, and the remaining historic and archaeologically significant features on the property (headrace, turbine house, etc.) that will be preserved regardless of the development direction in which the town and its partner chooses to head.

The region continues to experience a broader reach away from the epicenter of its development in the Preston/Mashantucket areas. The Baltic Mills complex, we believe, no longer needs to be viewed by the town as a "white elephant," something to unload immediately on the first entity showing interest, as was formerly thought. Although environmental cleanup represents a challenge, the current development climate is such that the Town may be in a much better position to advocate for what it truly wants to see in downtown, as the Baltic Mills site becomes once again a very

As a result of the Small Business Liability and Brownfields Revitalization Act (Public Law 107-118,1/11/02), certain changes were made in the Brownfields program. Petroleum, controlled substances & mine scarred lands are now eligible for funding. Additionally, certain sites are no longer eligible for funding and other sites can only be awarded funding after EPA makes a "Property Specific Determination for Funding". The following page contains a number of questions that need to be answered as part of the evaluation process. Please call the number below with questions.4  
06/01/04

**SITES NOT ELIGIBLE FOR FUNDING:**

1. Facilities listed (or proposed for listing) on the National Priorities List.
2. Facilities subject to U.S. EPA unilateral administrative orders, court orders, administrative orders on consent or judicial consent decree issued to or entered into by parties under CERCLA
3. Facilities that are subject to the jurisdiction, custody or control of the United States Government.

**SITES NOT ELIGIBLE FOR FUNDING WITHOUT A PROPERTY SPECIFIC DETERMINATION:**

Please answer the following questions to the best of your knowledge:

1. Is your site/facility subject to an **ongoing** U.S. EPA CERCLA removal action? **NO**
2. Is your site/facility subject to an unilateral administrative order, court order, administrative order on consent or judicial consent decree or to which a permit has been issued by the United States or an authorized state under the Solid Waste Disposal Act (as amended by the Resource Conservation and Recovery Act (RCRA)), the Federal Water Pollution Control Act (FWPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act (SWDA)?  
**NO**
3. Is your site/facility subject to U.S. EPA corrective action orders under RCRA (sections 3004(u) or 3008(h)) and to which a corrective action permit or order has been issued or modified to require the implementation of corrective measures? **NO**
4. Is your site/facility a land disposal unit that has filed a closure notification under subtitle C of RCRA and to which closure requirements have been specified in a closure plan or permit? **NO**
5. Has your site/facility had a release of polychlorinated biphenyls (PCBs) that is subject to remediation under TSCA?  
**NO**
6. Has your site/facility received funding for remediation from the leaking Underground Storage Tank (LUST) Trust Fund? **NO**

**Note:** If you have answered Yes to any of these questions, you will need to prepare a "property specific determination".

Please contact Jim Byrne at the address or phone number below for further information.

**PETROLEUM ONLY SITES**

Please answer the following questions to the best of your knowledge:

1. Please perform a title search and list all of the former owners of the site:
2. Did any of the former owners cause/contribute to the contamination at the site? G YES G NO  
Please List:
3. Are any of the former owners financially able to conduct the site assessment? G YES G NO

**SUBMIT COMPLETED FORMS TO: James P. Byrne, Lead  
TARGETED BROWNFIELDS ASSESSMENT PROGRAM  
US Environmental Protection Agency - New England Region  
1Congress Street, Suite 1100 (HIO)  
Boston, MA 02114-2023  
Phone: (617) 918-1389  
Email: byrne.james@epa.gov**