

## Overall goal of a Brownfields Project

Brownfields - Properties where expansion, reuse, or redevelopment is complicated by real or perceived environmental contamination. These can include former factories, gas stations, car dealerships, dry cleaners, warehouses, etc.

Goal - To clean up and reinvest in these properties which: increases local tax base, facilitates job growth, utilizes existing infrastructure, takes development pressures off of undeveloped, open land, which both improves and protects the environment.

Hazardous Substances: \$200,000.00

Petroleum: \$200,000.00



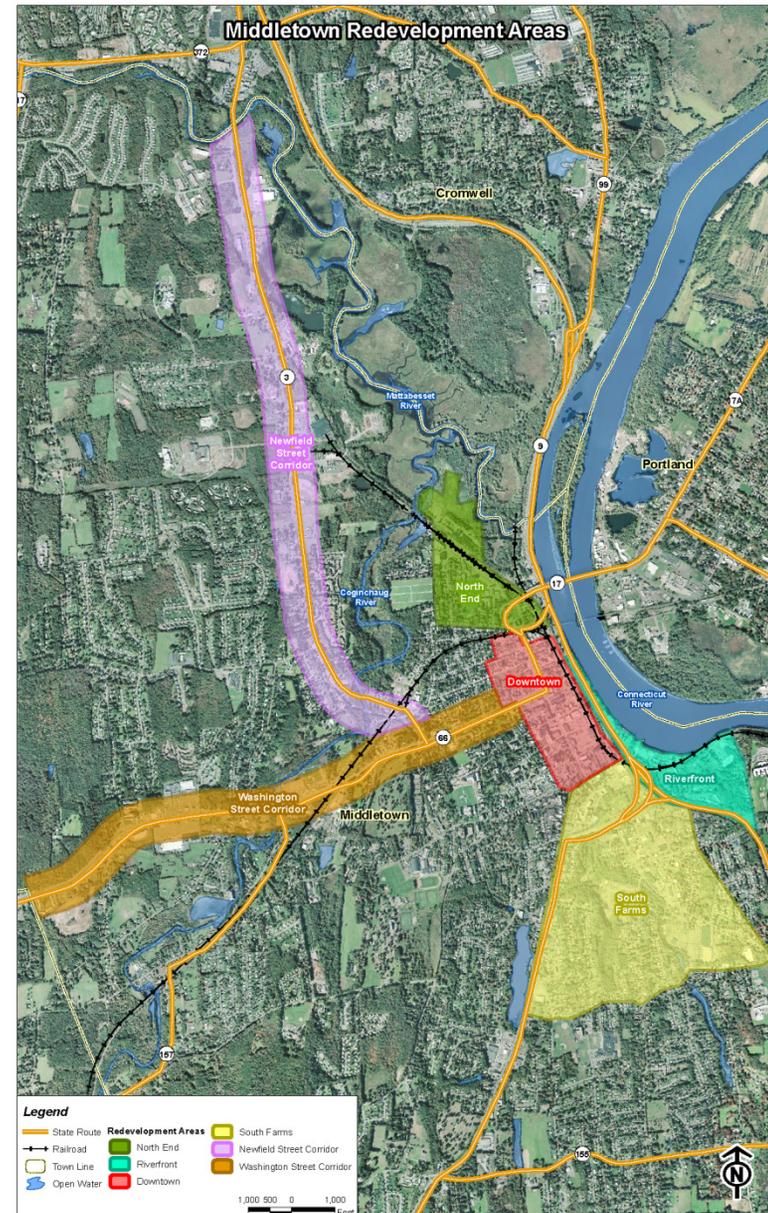


# Project Approach

City-wide inventory of Brownfields Sites

Target Redevelopment Areas

- Downtown
- North End
- South Farm
- Riverfront
- Newfield Street
- Washington Street





# Inventory Approach

Environmental FirstSearch  
Search Summary Report

Target Site:  
MIDDLETOWN CT 06459

Database	Set	Updated	Radius	Site	1P	1A	1Z	12	ZIP	TOTALS
NPS	Y	10-11-09	0.12	0	0	0	0	0	0	0
NPS_Deferred	Y	10-11-09	0.12	0	0	0	0	0	0	0
CERCLIS	Y	10-01-09	0.12	4	0	0	0	0	0	4
NEPAP	Y	10-01-09	0.12	4	0	0	0	0	0	4
RCRA COR ACT	Y	10-14-09	0.12	6	0	0	0	0	0	6
RCRA TSD	Y	10-14-09	0.12	6	0	0	0	0	0	6
RCRA GEN	Y	10-14-09	0.12	68	0	0	0	0	0	77
Federal Brownfield	Y	10-01-09	0.12	0	0	0	0	0	0	5
ESDS	Y	10-13-09	0.12	81	2	0	0	0	0	94
Trials Leads	Y	12-01-05	0.12	0	0	0	0	0	0	2
State/Tribal Sites	Y	10-11-09	0.12	69	3	0	0	0	0	75
State Spills 90	Y	06-15-09	0.12	2023	226	0	0	0	0	508
State/Tribal DRI	Y	10-11-09	0.12	1	0	0	0	0	0	10
State/Tribal DRI	Y	10-11-09	0.12	1	0	0	0	0	0	10
State/Tribal DRI/AST	Y	10-22-09	0.12	159	11	0	0	0	0	179
State/Tribal DRI	Y	10-11-09	0.12	0	0	0	0	0	0	0
State/Tribal DC	Y	10-01-05	0.12	0	0	0	0	0	0	0
State/Tribal VCP	Y	10-11-09	0.12	0	0	0	0	0	0	0
State/Tribal Brownfields	Y	10-01-08	0.12	0	0	0	0	0	0	0
State Tribal	Y	10-11-09	0.12	0	0	0	0	0	0	46
Federal RCRA	Y	07-02-09	0.12	0	0	0	0	0	0	0
NYS Manifest	Y	05-01-08	0.12	0	0	0	0	0	0	39
TOTALS:				3107	246	0	0	0	0	4809

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## FirstSearch™ Environmental Database Search

Available municipal information

EPA Waste Site Cleanup List

CTDEP's List of Contaminated or Potentially Contaminated Sites

Sanborn Fire Insurance Maps

## Windshield Surveys

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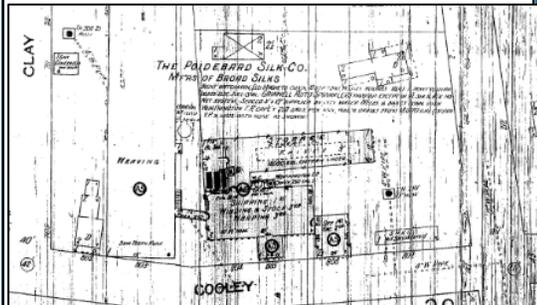
[Directions](#)

### List of Contaminated or Potentially Contaminated Sites in Connecticut

("Hazardous Waste Facilities" as defined by Section 22a-134f of the Connecticut General Statutes)

The table linked below is a list of Contaminated or Potentially Contaminated Sites within Connecticut. This list represents the "Hazardous Waste Facilities," as defined in Section 22a-134f of the Connecticut General Statutes (CGS). The list contains the following types of sites:

- Sites listed on the Inventory of Hazardous Waste Disposal Sites pursuant to CGS Section 22a-133c. These are sites identified by DEP that pose or posed a threat to the environment or public health.
- Sites subject to the Property Transfer Act, CGS Sections 22a-134a through 134d, inclusive, which have transferred ownership and at which hazardous waste or hazardous substances have or may have been released to the environment.
- Sites at which underground storage tanks are known to have leaked.
- Sites at which hazardous waste subject to the Federal Resource Conservation and Recovery Act (RCRA) were disposed on the land ("RCRA land disposal facilities").
- Sites that are included in EPA's Comprehensive Environmental Response Compensation and Liability Information System database (CERCLIS) - "Superfund" Sites in CERCLIS are sites at which hazardous waste may have been released to the environment.
- Sites that are the subject of an order issued by the Commissioner of DEP that requires investigation and remediation of a potential or known source of pollution.
- Sites that have entered into one of the Department's Voluntary Remediation Programs.



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Corrective Action Home  
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Find New England Sites

Table of Contents  
Site Type: RCRA Corrective Action (F)  
NORTH & JUDD, INC.  
Middletown, Connecticut  
Middlesex County  
Street Address: 699 Middle Street  
Zip Code: 06457  
Congressional District: 03  
EPA ID #: CTD051320372  
Site ID #:   
Site Alias: Millennium Business Park  
Environmental Indicators Status: Current Human Exposures Under Control = YES, Groundwater Release Under Control = YES

Description  
North & Judd 699 Middle St, Middletown, CT From 1970 to 1990s, manufacturing operations included, among others, machining and stamping, degreasing, painting/lacquering, and metal finishing/plating. Facility has conducted environmental actions to reduce and abate contaminant threats to human health and the environment. The Facility is currently leased and used for commercial purposes. The Facility is currently proceeding under EPA's Voluntary Corrective Action Program and the State of Connecticut's Closure and Property Transfer Programs.

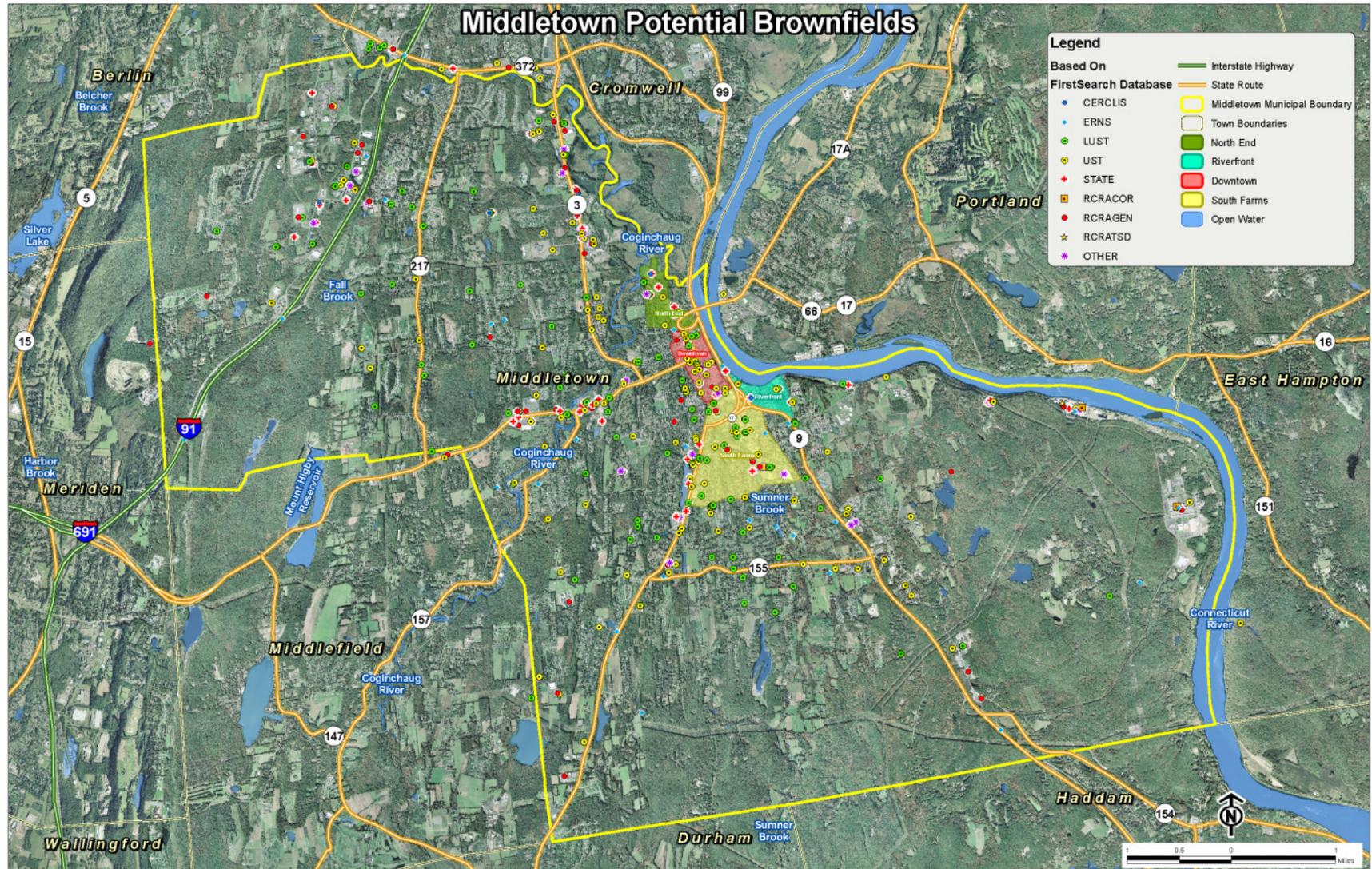
Current Status  
Photos

# Inventory Approach

Using Geographic Information Systems (GIS) we completed:

- A city-wide inventory of Brownfields,
- Brownfield inventories by target redevelopment area,
- Mapped all potential Brownfields in the City,
- Identified potential Brownfields based on environmental concerns (i.e. LUST and USTs) and redevelopment potential (i.e. location, existing infrastructure, and land use).

# City-wide Inventory



# Inventory for Target Redevelopment Areas

## Downtown

- Royal Display
- Bob's Amoco Gas Station
- Mid-State Auto Body Shop
- Steve's Auto Repairs & Gas Station
- Deliverance Church
- Motorcycle Shop
- Salvation Army
- Page & Warner Inc.



## North End

- Johnson Street Landfill
- Gorilla Graphics
- Ron's Sales & Service
- EIS Brake Parts
- Former Auburn Manufacturing
- Former Middletown Manufacturing
- Bergan Woodworking





# Inventory for Target Redevelopment Areas

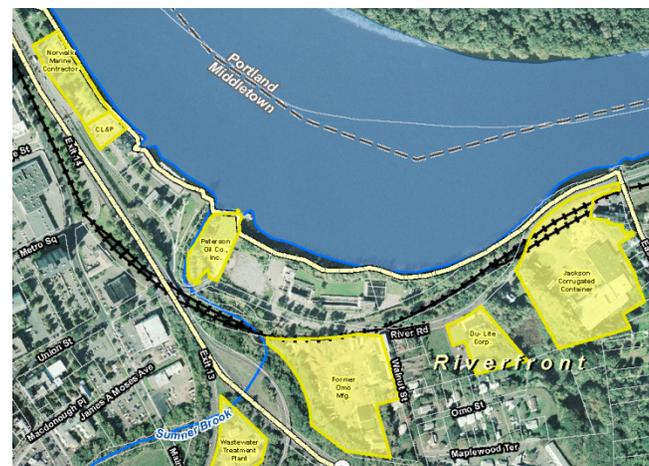
## South Farm

- Former Formatron
- Frank's Auto Service Center
- D&M Auto
- G P Auto Sales and Service LLC.
- Former Manufactured Gas Plant (MGP)
- Former waste water treatment plant
- Krols Auto Body & Painting
- Rayco Metal Finishing Inc.
- Stantostefano Auto Body
- Bull Metal Products, Inc.



## Riverfront

- Former Peterson Oil
- Former Norwalk Marine Contractor
- Former CL&P
- Former OMO Manufacturing
- Du-Lite Corp. Manufacturing
- Jackson Corrugated Container

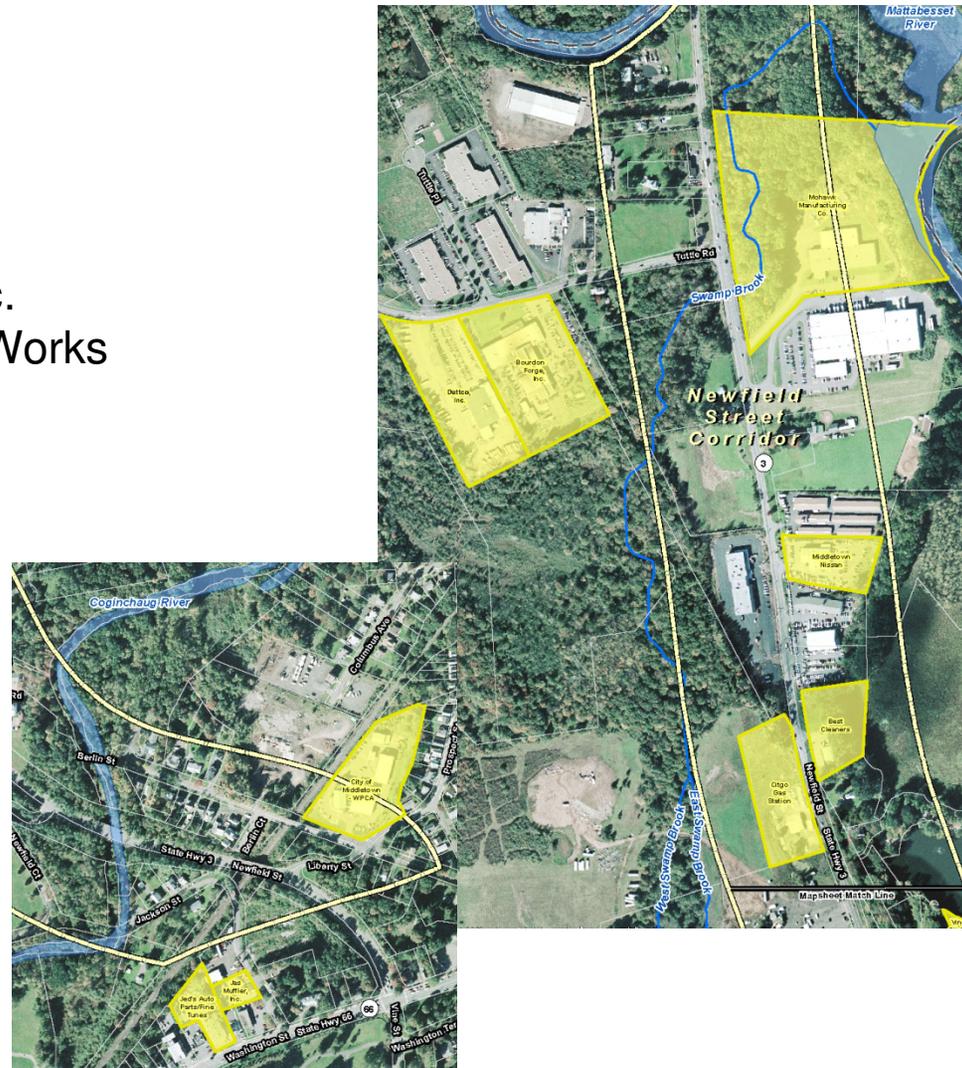


# Inventory for Target Redevelopment Areas

## Newfield Street

- Former Holley Dodge
- Vinci Oil Co.
- Frank Krol Construction
- Town & Country Auto Sales, Inc.
- MAACO Auto Painting & Body Works
- Portland Chemical Works
- Primary Steel
- Mohawk Manufacturing Co.
- Best Cleaners
- Citgo Gas Station

**Conclusion** – Based on recent land transfers, market forces should allow for private sector redevelopment.





# Inventory for Target Redevelopment Areas

## Washington Street

- Gulf Service Station/AMOCO
- Exxon Gas Station
- Larry's Arco Gas Station
- Irving Gas Station
- Sunoco Gas Station
- Middletown Auto Sales
- Victor Auto Body Works
- Jed's Auto Parts/Fine Tunes
- Jas Muffler, Inc.

**Conclusion** – market forces should allow for private sector redevelopment.



# Prioritization

Following completion of the inventory, we worked with the City to establish criteria for prioritizing Sites for assessment activities. Some criteria examples include:

- Environmental and economic risks,
- Existing Infrastructure,
- Property status (i.e. vacant, abandoned, underutilized),
- Proximity to Downtown and redevelopment areas,
- Ownership and development potential.
- Need for government involvement based on market strength

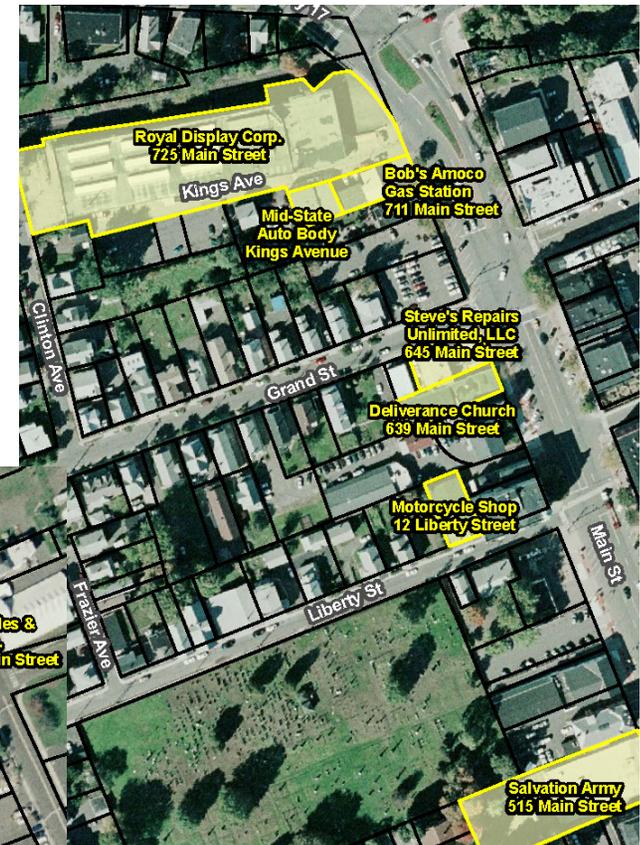
GOAL : Utilize funds on those properties that will facilitate redevelopment.



# Sites Selected for Assessment Activities

## Downtown (North End Gateway)

- Royal Display
- Bob's Amoco Gas Station
- Mid-State Auto Body Shop
- Steve's Auto Repairs & Gas Station
- Deliverance Church
- Motorcycle Shop
- Salvation Army



## South Farms (South End Gateway)

- Former Formatron
- G P Auto Sales & Service LLC.
- Frank's Auto Service Center
- D&M Auto



# Downtown Gateway - North







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# Downtown Gateway - South

















## Next Steps

- Obtain owner cooperation to conduct assessment activities,
- Determine property eligibility for use of Brownfields funding, and
- Establish access agreements and scopes of work for assessment activities



# Types of Assessment Activities

## Phase I Environmental Site Assessment

Documents current and historic uses of the property and identify potential environmental concerns (i.e. use/storage of hazardous substances or petroleum)

## Phase II Subsurface Investigations

To determine if a release of hazardous substances or petroleum has occurred

## Phase III Subsurface Investigations

To determine the extent of releases identified for purposes of developing remedial action plans and associated cost estimates



6.13.2006

