



Brownfields Inventory and Prioritization List

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Prepared for the Town of Bozrah, CT

November 1, 2023



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1. BACKGROUND

1.1 SITE OR COMMUNITY DESCRIPTION

Bozrah is a Town in New London County, Connecticut. It is part of the Southeastern Connecticut Planning Region and is served by the Southeastern Connecticut Council of Governments (SCCOG). The town of Bozrah was incorporated in 1786. The town is a 20.2 square mile area where 20 square miles is land, and 0.2 square miles is water. It contains three villages, Fitchville, Leffingwell, and Gilman. The entire town, including the villages, are in census tract 7131. According to the 2020 Census the total population of tract 7131 is about 2,400 people. The 2020 population distribution is 89.17% white, 1.56% black or African American, 0.21% American Indian and Alaska native, 0.41% Asian, 0.16% native Hawaiian and other Pacific islander, 2.06% some other race, and 6.42% two or more races. The median household income in town is \$90,750 (+/- \$13,774) which is higher than the county average of \$78,828 (+/- \$3,981). The town is bordered by Norwich to the east, Montville to the south, Salem to the southwest, Colchester to the west, Lebanon to the northwest, and Franklin to the north. Bozrah is intersected by CT Route 2 and CT Route 163. Other notable features in Bozrah include the Odetah Camping Resort next to Fitchville Pond, Hopemead State Park, and Gardener Lake.

For over a century, Bozrah was once one of the leading producers of quilts and bedding in the United States. Most notably was the Palmer Brothers company which resided in Fitchville and was founded in 1899. However, like much of the industrial history of New England, as the Great Depression brought economic challenges, large industries such as the Palmer Brothers were forced to shut down. In 1935 the company closed its New London location and centered its production in Bozrah and then eventually halted all production in 1949. In 1950 the Berman Brothers Realty Company bought the mill site in hopes of leasing out active utilities on site to another manufacturer but were not successful. The mills remained unoccupied for 3 years until companies began leasing the property for storage space. Some of these companies include Warehouse Point Company, the American Thermos Company, the Robertson Paper Company, and the Allen and Reed plumbing supply company. In 1972, renovations were made to the mill to allow for the housing of a large population of chickens. Over that time, the buildings were subject to 3 accounts of arson. The fires gutted the buildings and resulted in the eventual demolition of one of the buildings. Bozrah was left with the wake of their once thriving industrial history in the form of a blighted mill building.

1.2 SUMMARY OF EXISTING DATA

Brownfield sites of Bozrah were identified using numerous databases including, CT DEEP's list of brownfields, CT DEEP's online search portal for environmental history, tax delinquency lists, ConnecticutMills.org, and in-person reconnaissance.

CT DEEP's list of Brownfields

This list contains sites of each town that are contaminated or possibly contaminated. The sites of this list are further investigated to see whether they are currently active or not.

CT DEEP's online search portal for potential spills and contamination

This search portal reveals the environmental history of the site including reports of hazardous waste or emergency incidents such as spills. The reports may also mention whether the substances were cleaned up.

Tax Delinquency List

A list of tax delinquent properties was provided by the Griswold Tax Assessor's office. This list contains residential, industrial, and commercial properties. Of the sites, one was found to be a brownfield.

Site Reconnaissance

During a site visit led by the regional planner, a couple of sites that looked underutilized or abandoned were taken note of for further investigation.

2. PROJECT SCOPE AND OBJECTIVES

2.1 PROJECT SCOPE

The project scope was to locate and inventory brownfields in Bozrah, CT. This was done by conducting an in-depth investigation of sites reported in the sources described in section 1.2. With this list, the aim was to prioritize the brownfield sites for redevelopment based on four different characteristics. The brownfield sites were added to an excel spreadsheet that contains property details and ranking criteria/results. The main objective of the inventory is to provide a matrix of brownfield sites with known characteristics and statuses to Bozrah to use as the roadmap for the redevelopment of blighted properties in town.

2.2 OBJECTIVES

The purpose of this project was to compile a list of potential sites for the town of Bozrah to utilize in the coming grant application cycles. In the near future, the town of Bozrah will be able to use this list of

sites as a foundation for grant prioritization and application. Overall, these grants could enable Bozrah to assess, clean up, and redevelop contaminated and underutilized sites to better serve the needs of their community.

2.3 REGULATORY GUIDANCE

The primary regulatory guidance utilized to identify a brownfield is the state of Connecticut's current definition of a brownfield. Connecticut General Statutes § 32-760(2) defines a brownfield as "any abandoned or underutilized site where redevelopment, reuse or expansion has not occurred due to the presence or potential presence of pollution in the buildings, soil or groundwater that requires investigation or remediation before or in conjunction with the redevelopment, reuse or expansion of the property". Beyond this, guidance is more practical in terms of whether an individual property has the apparent hallmarks of a brownfield. These hallmark traits include being abandoned or under-utilized and having a history of usage likely to indicate presence or potential presence of contamination.

3. METHODOLOGY

3.1 DEVELOPMENT OF INVENTORY

Each site was researched methodically using assessors cards, the town's online GIS system, Google Street View, Google Maps, Google Earth, EagleView satellite imagery, EPA & DEEP websites, and various real estate sales tools. The information from those sources was logged in the excel sheet and then evaluated. The methodology used to evaluate, refine the list, and label a site as a brownfield included various factors:

- Sites that were abandoned, underutilized, with presence or potential presence of contamination were considered brownfields per CT's definition.
- Abandoned/underutilized buildings that were built prior to the 1950s with no indication of renovation were considered brownfields due to potential presence of hazardous building materials given the age of the buildings.
- Sites that were partially active were evaluated based on highest and best use and total used square footage to give a determination of active or underutilized.
- Sites with no suspected contamination (no record in release database, no indication of previous industrial uses on property card, no suspected HBMs based on age of building) were not considered brownfields.
- Sites with previous uses as residences were not considered brownfields.
- Full in-use sites with active businesses were not considered brownfields.

After researching each of the sites from both the lists and the town visit, a final list consisting of 13 sites was compiled. For each of these sites, further research was conducted to obtain the following information:

Site name	Site size (acres)	Opportunity Zone
Address	Current zoning	EJ Community
Zip code	Current owner	Past uses
Assessors card ID number	Owner type	Public utilities
Parcel number	Tax payment status	Parking spaces
Redevelopment status	Existing buildings	Available site documents
Site type	FEMA Flood zone	EPA grant eligibility

Sources of Data for Characterization of Brownfield Sites include a variety of websites and tools that were used to research each site.

3.2 BROWNFIELDS PRIORITIZATION

From a 7/6/23 meeting with Sam Alexander and Kyle Casiglio, the town's preference for priority is the Fitchville area. They are working on using congressional funding to extend the water/sewer lines to additional homes in Bozrah. In a letter from First Selectman Glenn Pianka to William Warzecha of the DEEP Remediation Division, the town has a plan to “extend a municipal water line system which would connect into the Norwich Public Utilities infrastructure”. While a prioritization was created, only 4 sites were identified and therefore were deemed all a priority with no specific ranking.

4. RESULTS/FINDINGS

	<p>NAME: MIMMO'S SERVICE CENTER ADDRESS: 421 SALEM TURNPIKE DESCRIPTION: Previous autobody / service center. There were also Gas pumps on site. In 9/2012 property was sold to current owner. In 12/2012 permits were pulled to open the gas station. Property is not being used at this time and the second story apartment is being rented out. Found on LoCoPCS for leaking underground storage tanks. Wetlands permit filed in 2014? SCCOG Applied for an assessment grant previously ZONING: HC ACREAGE: 15.39</p>
	<p>NAME: M&D AUTO REPAIR ADDRESS: 188 FITCHVILLE RD DESCRIPTION: LoCoPCS states underground storage tank leaks. Likely remediated. The current autobody shop is temporarily closed according to Google. ZONING: I-80 ACREAGE: 1.3</p>
	<p>NAME: STAR CLEANERS ADDRESS: 435 SALEM TURNPIKE RD DESCRIPTION: Star Cleaners Dry Cleaning operated here from 2009 - 200X. The unit that housed Star Cleaners is currently UNDERUTILIZED but the rest of the commercial units in this building are occupied. ZONING: HC ACREAGE: 1</p>

Figure 1:

Figure 2

Figure 3



Figure 4

NAME: PALMER BROTHERS BEDDING MILLS
ADDRESS: STOCKHOUSE RD
DESCRIPTION: FORMER Palmer Brothers Bedding Mill. Mill burned down. Purchased by town 8/26/2006. Designated open space on 10/1/2006. Could not find documentation about any remediation work.
ZONING: CD
ACREAGE: 1.36

5. CONCLUSIONS AND RECOMMENDATIONS

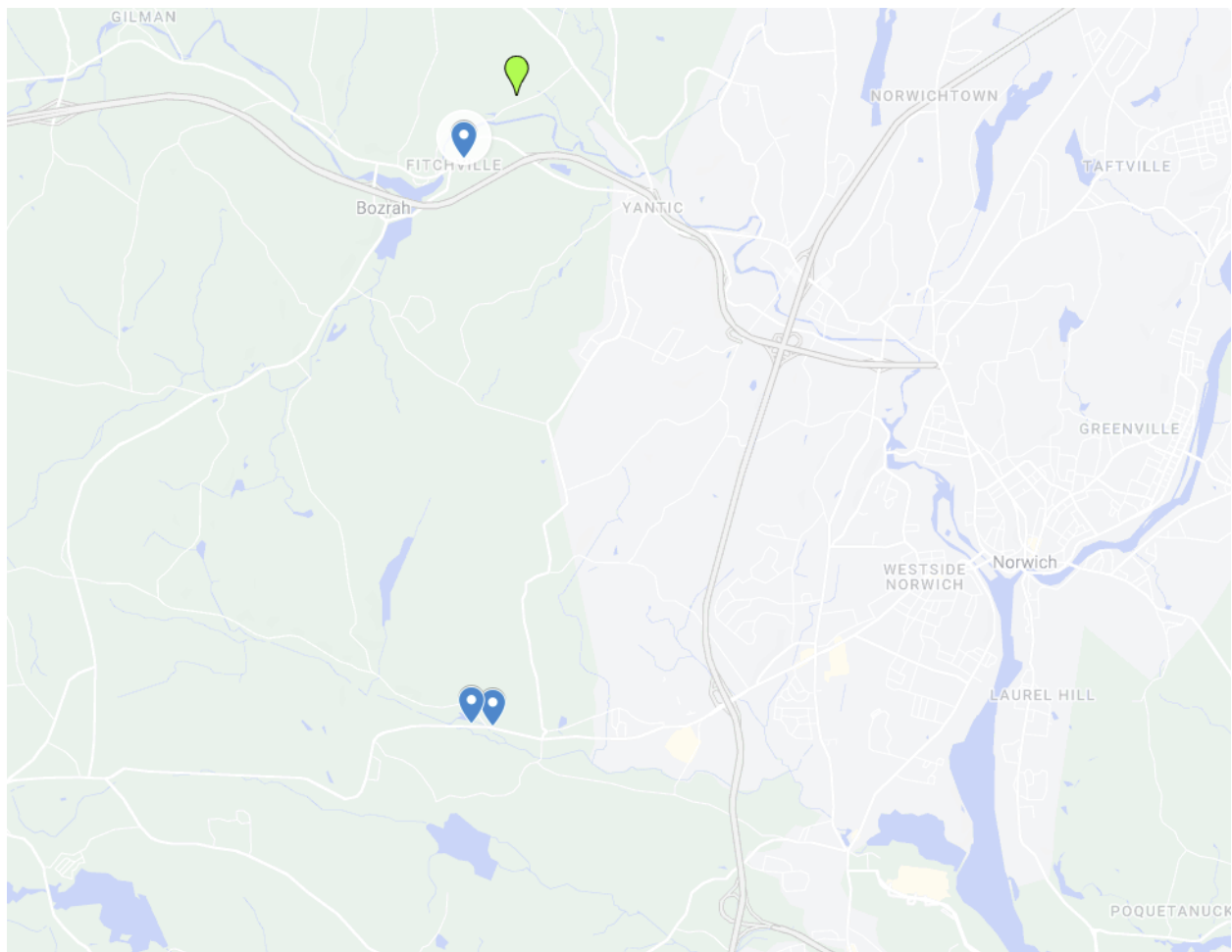
The development of this Brownfield inventory and prioritization system involved several steps. Initially, sites were identified and checked for report releases or contaminations. With Google Maps, on-site reconnaissance, and the CT DEEP’s search portal, it was determined whether a site fit the criteria for a brownfield. Additionally, public online resources such as the town’s GIS were used to find details such as acreage, ownership, and zoning for the selected sites. In Bozrah, four sites and one remediated and active site were found.

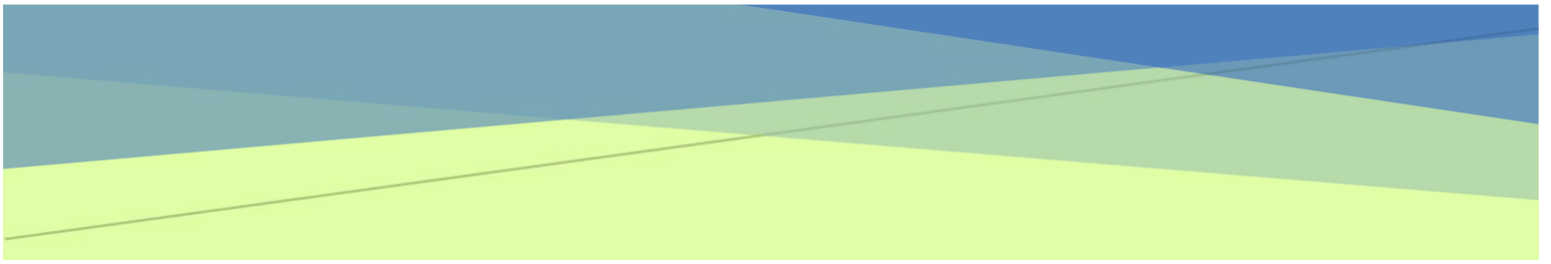
REFERENCES

<https://www.townofbozrah.org/209/Town-History>

https://data.census.gov/profile/Bozrah_town,_New_London_County,_Connecticut?g=060XX00US0901106820

APPENDICES





TOWN OF COLCHESTER BROWNFIELD INVENTORY

Town Wide

Prepared for the Town of Colchester of by UConn TAB
Summer 2023 – Fall 2023





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EXECUTIVE SUMMARY

The objective of this inventory was to compile a comprehensive list of brownfield sites in Colchester, CT by utilizing various databases, resources, and on-site reconnaissance. These brownfields underwent investigation to determine their status, with CT DEEP's online search portal providing information on their environmental history, including hazardous waste reports and cleanup activities. The resulting inventory includes detailed information on ownership, acreage, flood zone characterization, previous uses, and possible contaminants pulled from Hazardous Waste Manifests or Emergency Response Reports. These sites were then prioritized based on the town's goals and needs and the three Norton Mill parcels were determined to be a priority for the community.



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ACRONYM/ABBREVIATION LIST

CT DEEP	Connecticut Department of Energy and Environmental Protection
EJ	Environmental Justice
CEJST	Climate and Economic Justice Screening Tool
SVI	Social Vulnerability Index

1. BACKGROUND

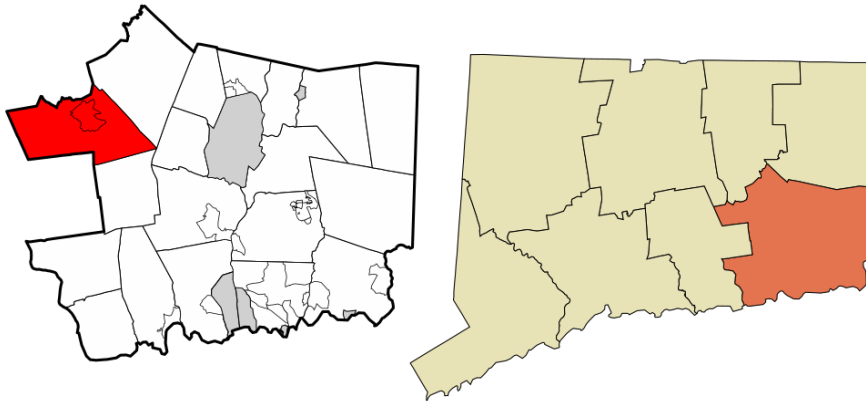


Figure 1 Map of New London County and Colchester, CT

1.1 SITE OR COMMUNITY DESCRIPTION

The Colchester area was previously part of the Mohegan territory but currently, members of the Pagussett tribe reside on a recently acquired 106-acre reservation. Colchester was originally founded in March of 1661 by Jeremy Adams. Adams was given property known as “Jermiah’s Farme” by the Mohegan tribe. Colchester remained under the ownership of Adams and was largely a farming community. Colchester was later incorporated in May 1699, efforts led by Nathaniel Foot, Samuel Northam, and Michael Taintor II, and the Farme property became a main point of reference for the town. One of the first mills built in Colchester was a saw and grist mill built in 1703 by Nathaniel Foote III and their family. Several others would be built during the 1700s to provide grain and lumber to the community. One of the first textile mills would be built in 1780 in Westchester and by the 19th Century, the industrial expansion was in full swing in Colchester. During the 1800s there were three tanneries, a woolen mill, a hatter, a wheel and carriage factory, a paper mill, a creamery, and a canning company. One notable industry was the Hayward Rubber Company which was established in 1847. The company thrived until 1893 when it closed and later the building burned to the ground. Currently S&S Worldwide is on this property. In the early 1900s, Colchester saw a shift from its rich industrial past to a thriving tourist destination. This shift resulted in the loss of several jobs and the remains of industry blighting the community. Many residents began to commute to surrounding cities for jobs and Colchester became known as a “bedroom” community.

Modern-day Colchester is a town in New London County, Connecticut, and contains a population of about 15,000 people. The town is mostly land(49.8 mi²) with a few major waterways(Salmon River, Jeremy River, and Dickinson Creek). This town is in the southeast corner of Connecticut and is a part of the Southeastern Connecticut Council of Governments. Colchester is not considered a distressed municipality by either the federal Climate and Economic Justice Screening Tool (CEJST) or by the CT state definition of an environmental justice(EJ) distressed municipality. However, block group 3, located at the southern bend of Colchester, is considered an EJ block group(090117141033) based on CT state EJ definitions. According to the CDC/ATSDR Social Vulnerability Index(SVI), New London County scores 0.36 (SVI) which equates to a low to moderate vulnerability. At the completion of this report, Colchester has not received prior EPA grant funds.

Colchester is a predominantly English-speaking community(94%) with the next major languages being Spanish, French, Haitian, or Cajun. Most of the population is between the ages of 18-65 (77%) and is mostly white(87%). Colchester ranks in the 74%ile for children under 5 in the US and 69%ile for life expectancy in the state. The population of low-income residents is 15% which is lower than the state average of 23%, similarly, the unemployment rate is 4% compared to the 6% state average. Based on these socioeconomic factors, only the environmental indicators on EJSCREEN can be utilized. Of these indicators, Colchester ranks in the 81%ile and 75%ile in the state and US, respectively, for wastewater discharge and in the 60%ile in the US for toxic release to air. These values are based on looking at the combined statistics of all census tracts in Colchester, however, when looking at block group 3(see note above), we see the following EJ data. This block group ranks in the 73%ile in the state for low-income populations and low life expectancy and in the 65%ile for people over the age of 64.

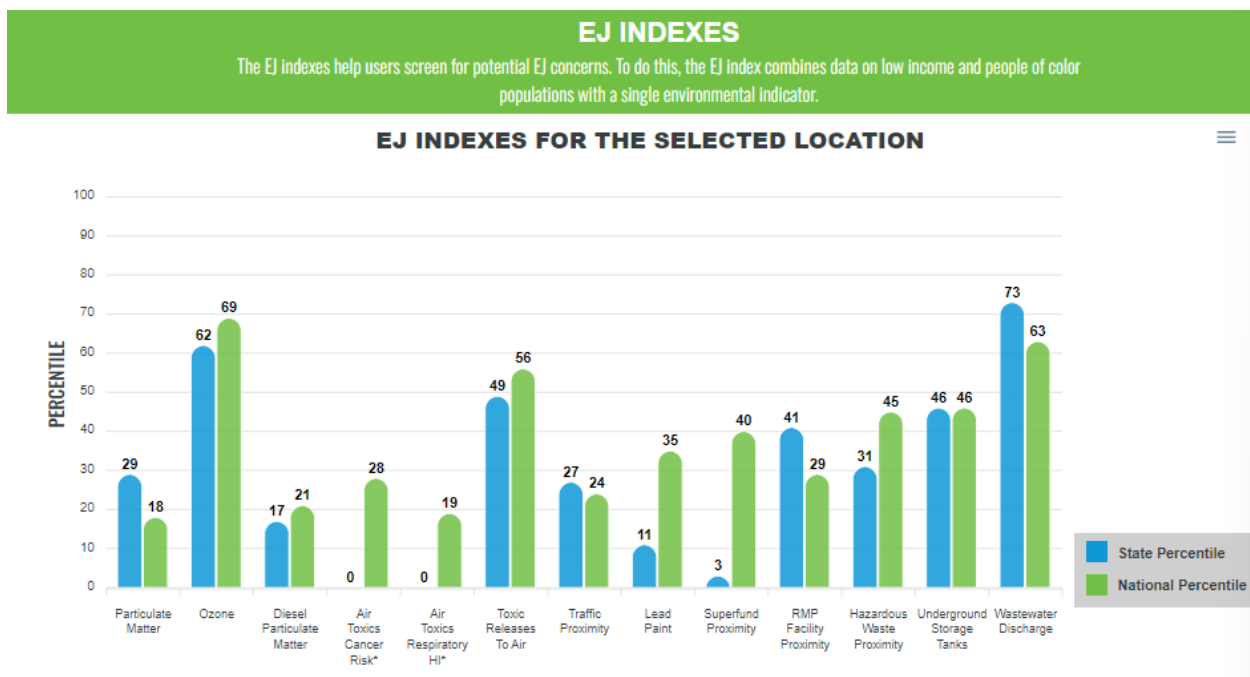


Figure 2. EJ Community Data for Blockgroup: 090117141033

1.2 SUMMARY OF EXISTING DATA

Brownfield sites of Griswold were identified using numerous databases including CT DEEP’s list of brownfields, CT DEEP’s online search portal for environmental history, tax delinquency lists, ConnecticutMills.org, and in-person reconnaissance.

CT DEEP’s list of brownfields

This list contains sites of each town that are contaminated or possibly contaminated. The sites on this list are further investigated to see whether they are currently active or not.

CT DEEP’s online search portal

This search portal reveals the environmental history of the site including reports of hazardous waste or emergency incidents such as spills. The reports may also mention whether the substances were cleaned up.



ConnecticutMills.org

This site lists all historic mills throughout Connecticut. We were able to locate three mills that were found for Colchester.

Tax Delinquency List

A tax delinquency list was not provided to us by the town.

Site Reconnaissance

During a site visit led by the regional planner, a couple of sites that looked underutilized or abandoned were taken note of for further investigation.

2. PROJECT SCOPE AND OBJECTIVES

2.1 PROJECT SCOPE

The project scope was to locate and inventory brownfields in Colchester, CT. This was done by conducting an in-depth investigation of sites reported in the sources described in section 1.2. With this list, the aim was to prioritize the brownfield sites for redevelopment. The brownfield sites were added to an Excel spreadsheet that contains property details and ranking criteria/results. The main objective of the inventory is to provide a matrix of brownfield sites with known characteristics and statuses to Colchester to use as the roadmap for the redevelopment of blighted properties in town.

2.2 OBJECTIVES

The purpose of this project was to compile a list of potential sites for the town of Colchester to utilize in the coming grant application cycles and submission to Sustainable CT. In the near future, the town of Colchester will be able to use this list of sites as a foundation for grant prioritization and application. Overall, these grants could enable Colchester to assess, clean up, and redevelop contaminated and underutilized sites to better serve the needs of their community.

2.3 REGULATORY GUIDANCE

The primary regulatory guidance utilized to identify a brownfield is the state of Connecticut's current definition of a brownfield. Connecticut General Statutes § 32-760(2) defines a brownfield as "any abandoned or underutilized site where redevelopment, reuse or expansion has not occurred due to the presence or potential presence of pollution in the buildings, soil or groundwater that requires investigation or remediation before or in conjunction with the redevelopment, reuse or expansion of the property". Beyond this, guidance is more practical in terms of whether an individual property has the apparent hallmarks of a brownfield. These hallmark traits include being abandoned or under-utilized and having a history of usage likely to indicate the presence or potential presence of contamination.

3. METHODOLOGY

3.1 DEVELOPMENT OF INVENTORY

Each site was researched methodically using assessors cards, the town's online GIS system, Google Street View, Google Maps, Google Earth, EagleView satellite imagery, EPA & DEEP websites, and various real estate sales tools. The information from those sources was logged into the Excel sheet and then evaluated. The methodology used to evaluate, refine the list, and label a site as a brownfield included various factors:



- Sites that were abandoned, and underutilized, with the presence or potential presence of contamination were considered brownfields per CT’s definition.
- Abandoned/underutilized buildings that were built before the 1950s with no indication of renovation were considered brownfields due to the potential presence of hazardous building materials given the age of the buildings.
- Sites that were partially active were evaluated based on highest and best use and total used square footage to give a determination of active or underutilized.
- Sites with no suspected contamination (no record in release database, no indication of previous industrial uses on property card, no suspected HBMs based on age of building) were not considered brownfields.
- Sites with previous uses as residences were not considered brownfields.
- Full in-use sites with active businesses were not considered brownfields.

After researching each of the sites from both the lists and the town visit, a final list consisting of 10 sites was compiled. For each of these sites, further research was conducted to obtain the following information:

Table 1. Information was retrieved for each brownfield site within the inventory.

Site Name	Site size (acres)	Opportunity Zone
Address	Current zoning	EJ Community
Zip code	Current owner	Past uses
Assessor card ID number	Owner type	Public Utilities
Parcel Number	Tax payment status	Parking spaces
Redevelopment status	Existing buildings	Available site documents
Site type	FEMA Flood zone	EPA grant eligibility
Site Source	LUST Designation	Possible Contamination
Wetlands	Vulnerability Index	

Sources of Data for Characterization of Brownfield Sites include a variety of websites and tools that were used to research each site.

3.2 BROWNFIELDS PRIORITIZATION

During the site visit, we met with Demian Sorrentino. Based on this meeting, it was determined that the Norton Mill was the priority for the town and has been in the process of attempts for redevelopment for the past 8 years. Based on this, the three Norton Mill parcels have been determined as the priority sites for this town.

4. RESULTS/FINDINGS

4.1 SITES

Below in Table 2 are the identified brownfields in Colchester, CT. The table provides general information for each site: site name, address, prior use, zoning, and acreage. More information on each site can be found in the attached Excel Sheet containing the full brownfield inventory. A map of all the sites can be found in the appendix of this report.

Table 2. List of Brownfields Identified for Colchester, CT

	<p>SITE NAME: BROWNS MILL ADDRESS: COMSTOCK RIDGE ROAD DESCRIPTION: FORMER MILL SITE ZONING: RU ACREAGE: 3.9 ACRES</p>
	<p>SITE NAME: FAMILY AUTO REPAIR ADDRESS: 395 OLD HARTFORD ROAD DESCRIPTION: AUTO REPAIR FACILITY ZONING: AC ACREAGE: 2.55</p>
	<p>SITE NAME: FORMER MOBILE STATION ADDRESS: 79 MIDDLETOWN RD DESCRIPTION: FORMER GAS STATION ZONING: R30 ACREAGE: 1.02</p>
	<p>SITE NAME: HILLTOP MARINE ADDRESS: 119 LOOMIS RD DESCRIPTION: FORMER BOAT RETAILER ZONING: WV ACREAGE: 3.2</p>
	<p>SITE NAME: JACKS CHEVROLET ADDRESS: 120 SOUTH MAIN STREET DESCRIPTION: NO PREVIOUS DATA OTHER THAN A 2019 RECORD STATING ENVIRONMENTAL CLEANUP IS IN PROGRESS ZONING: UNKNOWN ACREAGE: 1.85</p>
	<p>SITE NAME: LINCOLN LAKE LODGE ADDRESS: 235 LINWOOD CEMETERY RD DESCRIPTION: ORIGINALLY GRAND VIEW HOTEL, LINCOLN LAKE LODGE CLOSED IN 2000 WITH A FILE IN 2021 ZONING: RU ACREAGE: 120</p>

	<p>SITE NAME: NORTON MILL PARCEL 2 ADDRESS: 129 WESTCHESTER RD DESCRIPTION: PREVIOUS MILL SITE ZONING: 1.2 ACREAGE: RU</p>
	<p>SITE NAME: NORTON MILL PARCEL 1 ADDRESS: 139 WESTCHESTER RD DESCRIPTION: PREVIOUS MILL SITE ZONING: 1.4 ACREAGE: RU</p>
	<p>SITE NAME: NORTON MILL PARCEL 3 ADDRESS: WESTCHESTER RD DESCRIPTION: FORMER MILL SITE; CONTAINS NORTH WESTCHESTER POND ZONING: RU ACREAGE: 1.69 ACRE</p>
	<p>SITE NAME: TONY'S JUNKYARD ADDRESS: OLD AMSTON RD DESCRIPTION: VACANT INDUSTRIAL LAND – FORMER JUNKYARD ZONING: SU ACREAGE: 17.77</p>



5. CONCLUSIONS AND RECOMMENDATIONS

The development of this Brownfield inventory involved several steps. Initially, sites were identified and checked for report releases or contaminations. With Google Maps, on-site reconnaissance, and CT DEEP's search portal, it was determined whether a site fit the criteria for a brownfield. Additionally, public online resources such as the town's GIS were used to find details such as acreage, ownership, and zoning for the selected sites. In Colchester, ten(10) sites were found and identified as brownfields. Based on town priority, the three Norton Mill parcels were determined to be priority sites for the town. At this time, Colchester has applied for or received brownfield grants and it would be encouraged that they consider a community-wide assessment grant during the next grant cycle to help with tackling these brownfield sites. The town may want to consider partnering with Southeastern Connecticut COG as well.



REFERENCES

- EJSCREEN
- EnviroAtlas
- CEJST
- EJ and Brownfield Grants
- CDC/ATSDR Social Vulnerability Index
- Colchester town history - <https://www.colchesterct.gov/our-community/pages/town-history>
- <https://www.colchesterhistory.org/colchester-history/>

APPENDICES

APPENDIX 1. MAP OF BROWNFIELDS IN COLCHESTER, CT

Colchester Inventory

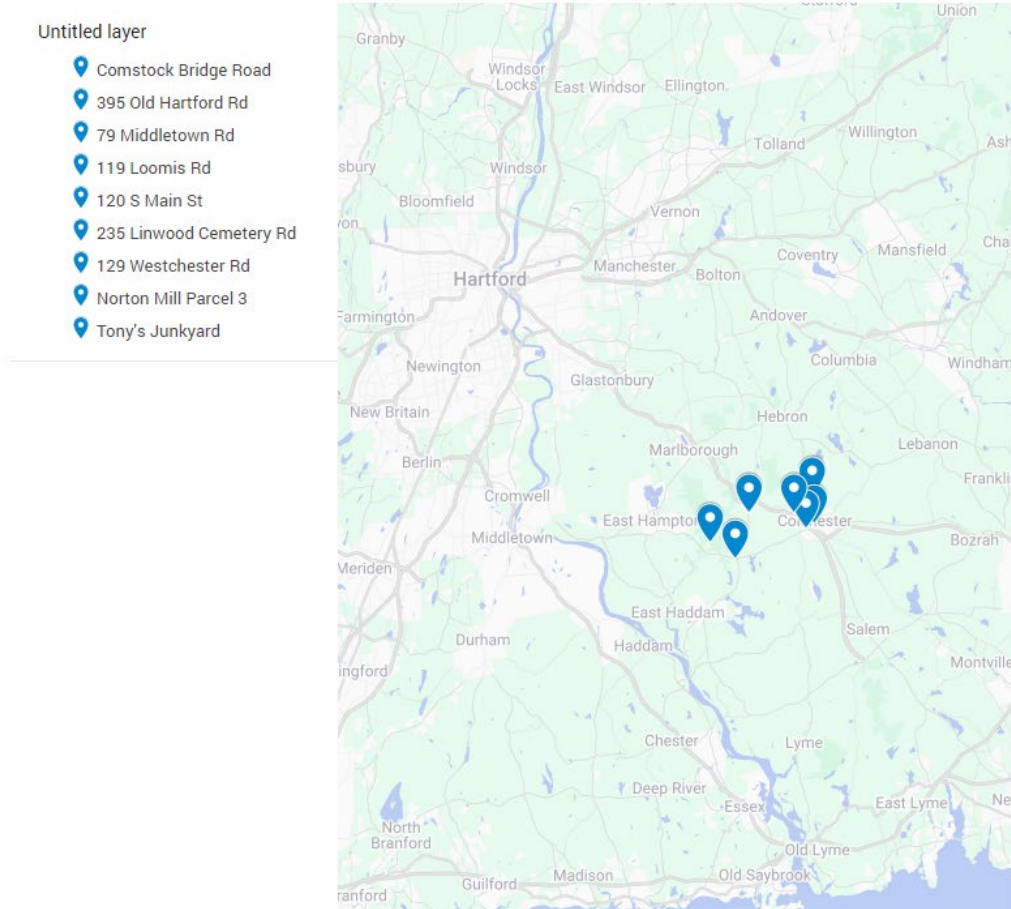


Figure 3. Map of Identified Brownfields in Colchester.

Brownfields Inventory and Prioritization List for the Town of Griswold

Suki Zheng

University of Connecticut

Prepared for the Town of Griswold, CT

September 22, 2023

EXECUTIVE SUMMARY

The objective of this inventory was to compile a comprehensive list of brownfield sites in Griswold by utilizing various databases, resources, and on-site reconnaissance. These sites underwent investigation to determine their current status, current use, and other relevant information to provide a complete inventory. The resulting inventory includes detailed information on ownership, acreage, flood zone characterization, previous uses, and current environmental cleanup status. These sites were then prioritized based on the town's goals and needs and the following four sites were determined to be top priority :

- Johnson's Garage at 1560 Voluntown Road
- Wyre Wind at 77 Anthony St
- 77 A Anthony St
- 235 East Main Street

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Acronym/Abbreviation List

UST	Underground Storage Tank
CT DEEP	Connecticut Department of Energy and Environmental Protection

1. BACKGROUND

1.1 SITE OR COMMUNITY DESCRIPTION

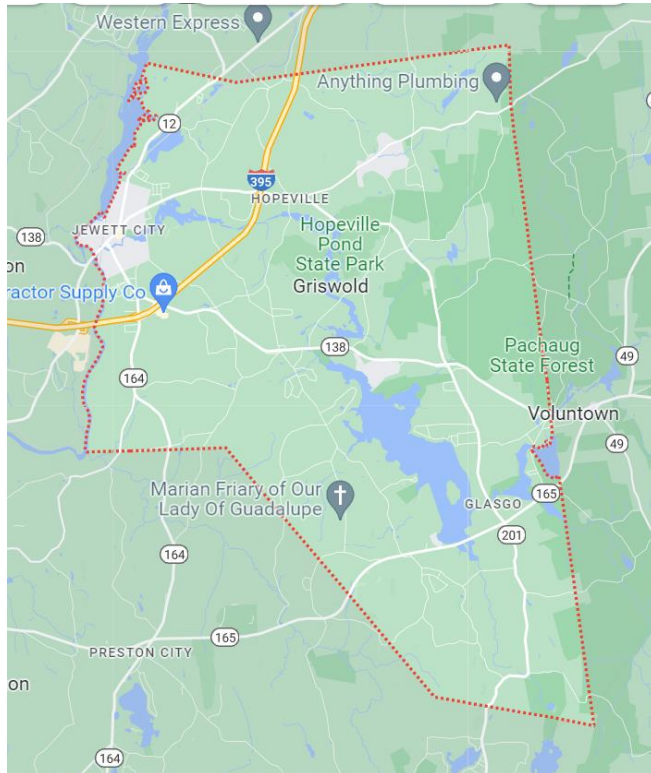


Figure 1: Map of Griswold (source: Google Maps)

Griswold is a town located in New London County, Connecticut, encompassing two census tracts: 9011709200 and 9011709100. Pachaug and Quinebaug Rivers cut through Griswold with Pachaug Pond being the largest body of water in the area. Pachaug and Hopeville State Forests offer natural recreational spaces within the community.

The town has a historical connection to the Mohegan people, with the Mohegan homeland once occupying parts of the Thames Valley, which is now Griswold. The land was held jointly by the Colony of Connecticut and the Mohegan Indians. In 1686, the inhabitants of Preston petitioned for incorporation, leading to the formation of Griswold. Over time, due to the presence of waterpower, the population grew, and agriculture became the leading industry, supplemented by other mills. The town has experienced intensive development along the Pachaug River and in Jewett City, where the central business district is located.

Out of Jewett City, originally known as Pachaug City, came various mills and companies manufacturing cotton and planting mulberry trees for silkworms. However, the textile industry declined by the mid-1960s, and several mills suffered fire damage in subsequent years leaving behind many brownfields.

As of the 2020 census, Griswold has a population of 11,627 residents, which has steadily risen since its founding with just 250 residents in the early 1700s. Of those residents, 88% are white, 33% of residents have a high school diploma, and 17% are college graduates. Within this community, some of the sensitive populations include: 15% of residents in Griswold are veterans, 19% are over the age of 65, and over 5% are under the age of 5. This correlates with EJScreen data that shows that they have a disproportionate percentage of individuals over 65 and under 5 years old. Griswold is also in the 63rd percentile in the state for low income population. Other environmental concerns in Griswold include presence of lead paint (1,686 out of 5668 homes built before 1950s) and proximity to superfund sites.

Additionally, tract 9011709200, containing Jewett City, exhibits more pronounced environmental and socioeconomic challenges; meeting 6 of the 11 EJ indices on EJSCREEN. They are in the 83rd percentile in the state for superfund proximity, 70th for lead paint indicators, and 68th for wastewater discharge within the supplemental index. This region is also in the 76th percentile in the state for low income, 78th for those with less than high school education, and 93rd for low life expectancy.

1.2 SUMMARY OF EXISTING DATA

Brownfield sites of Griswold were identified using numerous databases including, CT DEEP's list of brownfields, CT DEEP's online search portal for environmental history, tax delinquency lists, ConnecticutMills.org, and in-person reconnaissance.

CT DEEP's list of brownfields

This list contains sites of each town that are contaminated or possibly contaminated. The sites of this list are further investigated to see whether they are currently active or not. Of the 23 sites on the list, four sites were included in the final inventory.

CT DEEP's online search portal for potential spills and contamination

This search portal reveals the environmental history of the site including reports of hazardous waste or emergency incidents such as spills. The reports may also mention whether the substances were cleaned up. Five sites that were found to have reports of contamination were also determined to be brownfields and included in the inventory.

ConnecticutMills.org

This site lists all historic mills throughout Connecticut. We were able to locate two mills in Griswold, Slater Mill (mix-use) and Aspinook Co (vacant). One site was found to be a brownfield and included in the inventory.

Tax Delinquency List

A list of 110 tax delinquent properties was provided by the Griswold Tax Assessor's office. This list contained residential, industrial, and commercial properties. Of the sites, one was found to be a brownfield.

Site Reconnaissance

During a site visit led by the regional planner, a couple of sites that looked underutilized or abandoned were taken note of for further investigation. No additional sites were included in the inventory.

2. PROJECT SCOPE AND OBJECTIVES

2.1 PROJECT SCOPE

This project scope was to develop a compilation of brownfield sites in Griswold, CT. To generate the list of sites, online resources both public and provided by the town were utilized to identify sites and obtain information on confirmed sites. Sites with unknown active status were verified using Griswold GIS, Google Maps, site visits, and conversations with town representatives, Dana Bennett (First Selectwoman) and Mario Tristany Jr (town planner). After speaking with the town representatives, a prioritization ranking system was developed to determine and suggest sites that would be first addressed for grant application and/or redevelopment. The brownfield sites were added to an excel spreadsheet that contains property details and ranking criteria/results. The main objective of the inventory is to provide a matrix of brownfield sites with known characteristics and statuses to Griswold to use as the roadmap for the redevelopment of blighted properties in town.

2.2 OBJECTIVES

The objective of this inventory was to create a list of brownfield sites for Griswold's town representatives to target in future grant application cycles. The town of Griswold will be able to reference the list for where they can apply grants for assessments, remediation, and redevelopment as seen fit for the needs of the community. The regional committee, Southeastern Connecticut Council of Governments (SCOGG), can also utilize the information in their application for a coalition grant.

2.3 Regulatory Guidance

In this inventory, we use the state of Connecticut's definition of brownfield. Connecticut General Statutes § 32-760(2) defines a brownfield as "any abandoned or underutilized site where redevelopment, reuse or expansion has not occurred due to the presence or potential presence of pollution in the buildings, soil or groundwater that requires investigation or remediation before or in conjunction with the redevelopment, reuse or expansion of the property". Beyond this, guidance is more practical in terms of whether an individual property has the apparent hallmarks of a brownfield. These hallmark traits include being abandoned or under-utilized, and having a history of usage likely to indicate presence or potential presence of contamination. There is a federal definition for a brownfield but because CT has its own, that was the primary regulatory guidance used for this inventory.

3. METHODOLOGY

3.1 DEVELOPMENT OF INVENTORY

Developing this inventory entailed multiple sources and databases of information. Sites identified from the resources mentioned in Section 1.2 were then verified using the regulatory guidance specified in Section 2.3. Of the sites that were determined to be brownfields, further investigation on site information was completed using google maps, Griswold's GIS, property cards, town representative communications, and connecticutmills.org to assess their current state. If contamination were found, these sites were added to the inventory.

Using these documents, we were able to form a large list of the brownfield sites, and either confirm or reject sites based on their current status.

The methodology used to evaluate, refine the list, and label a site as a brownfield included various factors:

- Sites that were abandoned, underutilized, with presence or potential presence of contamination were considered brownfields per CT’s definition.
- Abandoned/underutilized buildings that were built prior to the 1950s with no indication of renovation were considered brownfields due to potential presence of hazardous building materials given the age of the buildings.
- Sites that were partially active were evaluated based on highest and best use and total used square footage to give a determination of active or underutilized.
- Sites with no suspected contamination (no record in release database, no indication of previous industrial uses on property card, no suspected HBMs based on age of building) were not considered brownfields.
- Sites with previous uses as residences were not considered brownfields.
- Full in-use sites with active businesses were not considered brownfields.

Development of Inventory

AxisGIS, a web mapping platform, was utilized to extract property information about each site. Such information was included but not limited to: Flood Zone Status, year of construction, acreage, property ownership, and proximity to town water infrastructure. The AxisGIS interface allowed access to each site’s property cards, providing the following information to be included in the inventory:

Site Name	Status	Current Owner
Address	Site Type	Tax Payment Status
Zip Code	Site Size (acres)	Existing Buildings
Parcel Number	Current Zoning	Sq. Feet of Existing Buildings
Age of Buildings	EJ Community	TOD Zone
FEMA Flood Zone	Past Uses	Public Utilities

Opportunity Zone	Federal or State Program	Parking Space
Available Site Documents	Additional Comments	Potential Next Steps

3.2 BROWNFIELDS PRIORITIZATION

A prioritization ranking system was developed in conjunction with the town’s goals and objectives. These ranking qualifiers were based on characteristics of each site. Each of the criteria were given a point system based on the weight of importance of the criteria. The top four scores were determined to be high priority sites. The main priority for Griswold is to have their 1560 Voluntown Road site addressed with assessments, remediation, and redevelopment. The primary goal as a whole for the town is to increase commercial development so the zoning code of each brownfield site is also important in prioritizing them. The following point system was created where higher point values meant a higher weighted factor of priority given by the town:

- Current Status: abandoned (2 pts) or underutilized (1 pt)
- Known history of contamination supported by documentation (3 pt)
- Is located at 1560 Voluntown Road (3 pt)
- Zoning: commercial (2 pts) or other (0 pt)

4. RESULTS/FINDINGS

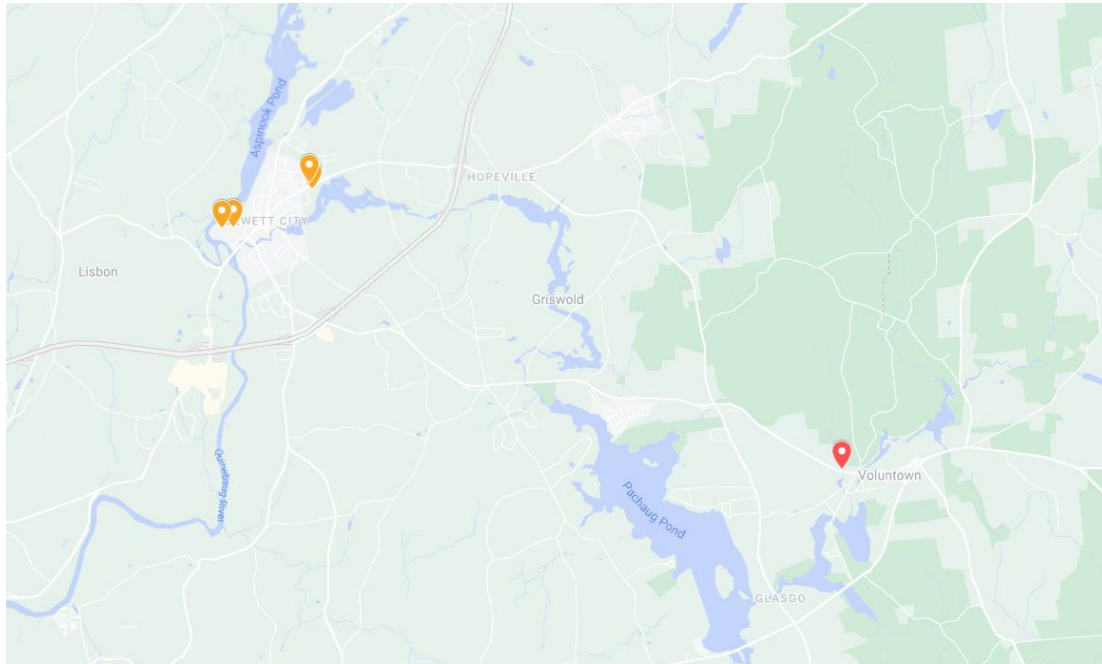


Figure 2: Map of Brownfields

4.1 SITES INCLUDED IN INVENTORY

In Griswold, a total of five sites were identified.



Figure 3: 77 Anthony St (source: Griswold GIS)

Name: Aspinook Mill / Wyre Wind
Address: 77 Anthony St
Description: Aspinook Mill used to include the mill, warehouses, production shed but was burned down in 1969. Now the site goes by Wyre Wind and was previously reported for a leaking UST and contaminants such as petroleum, non DOT/EPA regulated compounds, transformer oil, and waste combustibles. Currently the site is inactive.
Zoning: BI
Acreage: 16.48

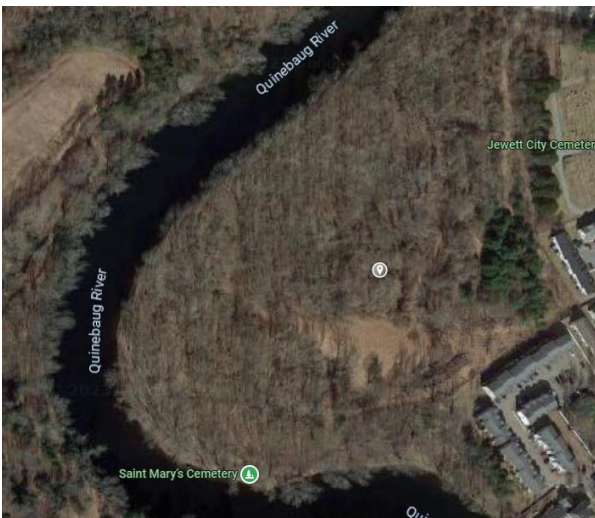


Figure 4: 77 A Anthony St (source: Google Maps)

Name: Southwire Co
Address: 77 A Anthony St
Description: This site is a vacant lot next to 77 Anthony St. It is inactive and being investigated for voluntary remediation. Possibly contaminants stem from 5 gallons of hydraulic oil that was released in 1996.
Zoning: BI
Acreage: 25.2



Figure 5: 1554-1560 Voluntown Road (source: Griswold GIS)

Name: Johnson's Garage
Address: 1554-1560 Voluntown Road
Description: Previously a service shop and package store with a house on the same parcel, this site could be contaminated with motor oil, diesel fuel, battery acid, and hydraulic oil. It is a site the town of Griswold is most keen on remediating.
Zoning: C
Acreage: 1.9



Figure 6: 235 East Main St (source: Griswold GIS)

Name:Triangle Plastic Wire & Co
Address:235 East Main St
Description: The land on which the Triangle Plastic Wire & Cable Co sat is currently being remediated. The site will probably be redeveloped for commercial or mixed use.
Zoning: BR
Acreage: 13.2



Figure 7: 226 East Main St (source: Griswold GIS)

Name:Triangle Plastic Wire & Co
Address:226 East Main St
Description: This site has been remediated and redeveloped. It has received DECD and EPA funding.
Zoning: BR
Acreage: 2.47

4.2 PRIORITY SITES

All four sites within Griswold are priority sites:

1560 Voluntown Road: This site is an underutilized property with a house and buildings that were previously used as a service shop and package store. There were reports of hazardous waste found on the site such as motor oil, diesel fuel, battery acid, and hydraulic oil. This site was prioritized due to the town’s keen interest in remediating it and its history of possible contamination. Grants for Phase I and II assessments can be used to investigate the extent of contamination.

77 and 77A Anthony St: These two adjacent sites were both previously industrial sites including mills, warehouses, and a production shed that could have residual contamination from previous

use. Wyre Wind has reported a leaking UST and contaminants such as petroleum, non DOT/EPA regulated compounds, transformer oil, and waste combustible liquids. Grants for Phase I and II assessments can be used to investigate the extent of contamination.

235 E Main St: This part of the former Triangle Plastic Wire & Co was a manufacturing company and is currently being remediated. It will be redeveloped for mix-use or commercial use.

5. CONCLUSIONS

The development of this Brownfield inventory and prioritization system involved several steps. Initially, sites were identified and checked for report releases or contaminations. With Google Maps, on-site reconnaissance, and the CT DEEP's search portal, it was determined whether a site fit the criteria for a brownfield. Additionally, public online resources such as the town's GIS were used to find details such as acreage, ownership, and zoning for the selected sites. In Griswold, four priority sites and one remediated and active site were found.

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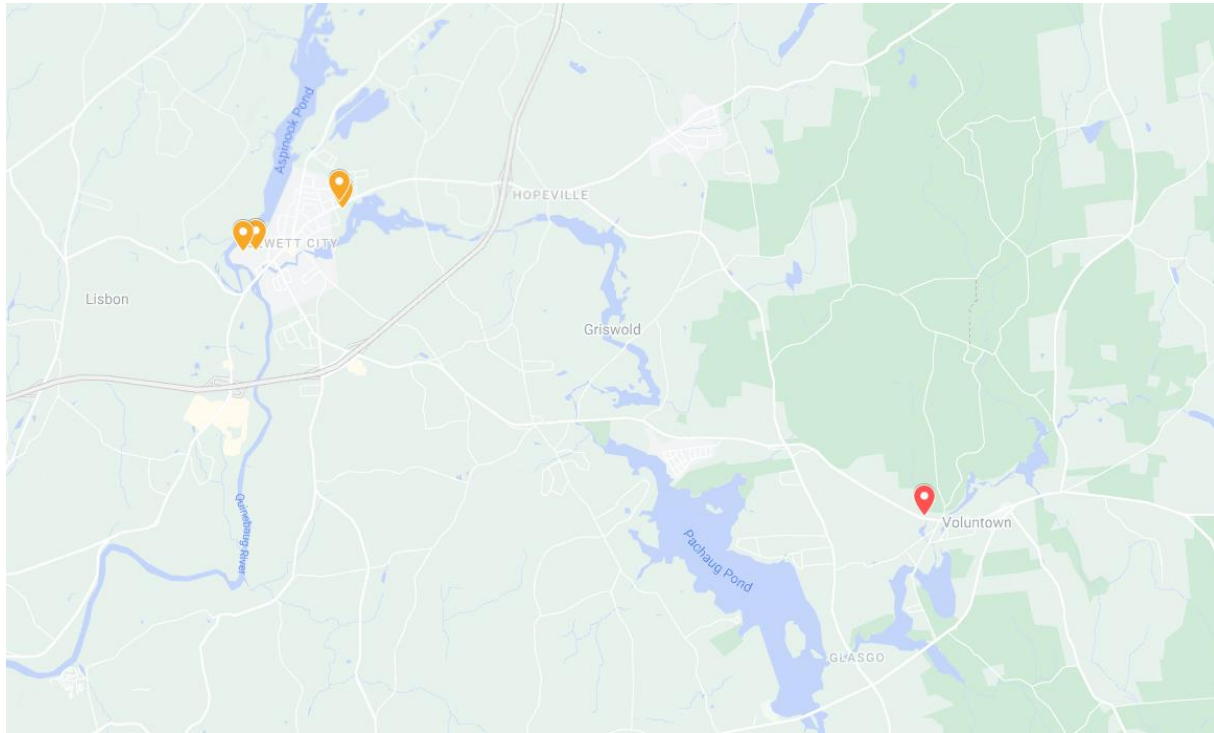
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APPENDICES

Appendix A: Brownfields Inventory (see attached excel sheet)

Appendix B: Brownfields Map (see attached file and image below)



Brownfields Inventory and Prioritization List

Tyler McPherson

Prepared for the Town of North Stonington,
CT

November 1, 2023



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1. BACKGROUND

1.1 SITE OR COMMUNITY DESCRIPTION

North Stonington is a town in New London County, Connecticut. It is part of the Southeastern Connecticut Planning Region and is served by the Southeastern Connecticut Council of Governments (SCCOG). North Stonington was incorporated in 1807 and is currently run by a selectman / town meeting style of government. The current First Selectman is Robert Carlson. The town is a 55 square mile area where 54.3 square miles is land, and 0.7 square miles is water. The town area includes the North Stonington Village Historic District, which is a 105-acre district encompassing the historic center of town. This village is on the National Register of Historic Places. The entire town is located in census tract 7071. According to the 2020 Census the total population of tract 7071 is 5,149 people. The 2020 population distribution is 89.59% white, 0.78% black or African American, 0.95% American Indian and Alaska native, 1.07% Asian, 0.16% native Hawaiian and other Pacific Islander, 1.26% some other race, and 6.20% two or more races. The median household income in town is \$85,266 (+/- \$22,484) which is higher than the county average of \$78,828 (+/- \$3,981). The town is bordered by Voluntown and Griswold to the North, Hopkinton RI to the east, Westerly RI to the southeast, Stonington to the south, and Ledyard to the west, and Preston to the northwest. Other notable features in the Town include: Pequot Indian Reservation Eastern Tribe. Lake of Isles lake and golf club.

In the early 1800s, North Stonington has its own rich industrial history featuring gristmills, sawmills, fulling mills, a cotton mill, and a woolen mill. These mills were all powered by the Shunock and Assekong Rivers. By the 1840s there were many residences, a tannery, and trip hammer(iron works) located in the Milltown section of North Stonington. Wollen goods were the main product through the mid-19th century. The Civil War and Industrial Revolution ultimately ended the Town's cottage industries, and it became primarily an agricultural-based economy. This rich industrial past has left its mark on the town of North Stonington leaving it with many historical sites and brownfield sites – some of which have since been remediated.

1.2 Summary of Existing Data

The brownfield sites were identified by compiling data from several sources. These included a list provided by the town, the CT DEEP List of Contaminated or Potentially Contaminated Sites, a CT

Brownfields Inventory, a list of tax-delinquent properties, and in-person /virtual site reconnaissance. Additional information on these sites is outlined below:

List provided by North Stonington

A list was provided by the Watertown Blight Enforcement Officer as sites that were suspected of being underutilized or contaminated.

CT DEEP List of Contaminated or Potentially Contaminated Sites

The Connecticut Department of Energy & Environmental Protection maintains a “List of Contaminated or Potentially Contaminated Sites” that contains data for every town/city in the state of CT. By filtering this report to show only records for North Stonington, a list of 175 sites with known releases was generated. The CT DEEP report provides information on each site including owner name, property address, site definition, date the investigations started, date the remediation started, date the post remediation monitoring started, date the remediation was completed, and ELUR information.

CT Brownfields Inventory Spreadsheet

The state of CT’s DEEP website has a Remediation and Site Cleanup section. In this section is a “CT Brownfields Inventory” excel sheet. The inventory is organized by town and lists the site name, street address, and data source from which the listing was obtained

Tax Delinquent List

A list of tax delinquent properties was provided by the Watertown Tax Assessor’s office. This list contained residential, industrial, and commercial properties

Site Reconnaissance

Additional sites and details were identified during the UConn TAB team’s visit with the Watertown Public Works & Engineering department on Thursday Feb 23, 2023. Watertown Public Works provided UConn TAB temporary access to EagleView satellite imagery for the sake of reconnaissance. This was a crucial tool to get up to date imagery that Google Maps and Google

Earth could not provide. Google Maps and Google Earth also proved to be heavily utilized for this inventory.

2. PROJECT SCOPE AND OBJECTIVES

2.1 PROJECT SCOPE

The project scope was to locate and inventory brownfields in North Stonington, CT. This was done by conducting an in-depth investigation of sites reported in the sources described in section 1.2. With this list, the aim was to prioritize the brownfield sites for redevelopment based on four different characteristics. The brownfield sites were added to an excel spreadsheet that contains property details and ranking criteria/results. The main objective of the inventory is to provide a matrix of brownfield sites with known characteristics and statuses to North Stonington to use as the roadmap for the redevelopment of blighted properties in town.

2.2 OBJECTIVES

The purpose of this project was to compile a list of potential sites for the town of North Stonington to utilize in the coming grant application cycles. In the near future, the town of North Stonington will be able to use this list of sites as a foundation for grant prioritization and application. Overall, these grants could enable North Stonington to assess, clean up, and redevelop contaminated and underutilized sites to better serve the needs of their community.

2.3 REGULATORY GUIDANCE

The primary regulatory guidance utilized to identify a brownfield is the state of Connecticut's current definition of a brownfield. Connecticut General Statutes § 32-760(2) defines a brownfield as "any abandoned or underutilized site where redevelopment, reuse or expansion has not occurred due to the presence or potential presence of pollution in the buildings, soil or groundwater that requires investigation or remediation before or in conjunction with the redevelopment, reuse or expansion of the property". Beyond this, guidance is more practical in terms of whether an individual property has the apparent hallmarks of a brownfield. These hallmark traits include being abandoned or under-utilized and having a history of usage likely to indicate presence or potential presence of contamination.

3. METHODOLOGY

3.1 DEVELOPMENT OF INVENTORY

Each site was researched methodically using assessors cards, the town’s online GIS system, Google Street View, Google Maps, Google Earth, EagleView satellite imagery, EPA & DEEP websites, and various real estate sales tools. The information from those sources was logged in the excel sheet and then evaluated.

The methodology used to evaluate, refine the list, and label a site as a brownfield included various factors:

- Sites that were abandoned, underutilized, with presence or potential presence of contamination were considered brownfields per CT’s definition.
- Abandoned/underutilized buildings that were built prior to the 1950s with no indication of renovation were considered brownfields due to potential presence of hazardous building materials given the age of the buildings.
- Sites that were partially active were evaluated based on highest and best use and total used square footage to give a determination of active or underutilized.
- Sites with no suspected contamination (no record in release database, no indication of previous industrial uses on property card, no suspected HBMs based on age of building) were not considered brownfields.
- Sites with previous uses as residences were not considered brownfields.
- Full in-use sites with active businesses were not considered brownfields.

After researching each of the sites from both the lists and the town visit, a final list consisting of 2 sites was compiled. For each of these sites, further research was conducted to obtain the following information:

Site name	Site size (acres)	Opportunity Zone
Address	Current zoning	EJ Community
Zip code	Current owner	Past uses
Assessors card ID number	Owner type	Public utilities
Parcel number	Tax payment status	Parking spaces
Redevelopment status	Existing buildings	Available site documents

Site type	FEMA Flood zone	EPA grant eligibility
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Sources of Data for Characterization of Brownfield Sites include a variety of websites and tools that were used to research each site.

3.2 BROWNFIELDS PRIORITIZATION

Because the ultimate list of brownfields only contained 2 sites, a prioritization was not completed.

4. RESULTS/FINDINGS

	<p>Name: North Stonington Middle School Address: 298 Norwich-Westerly Road Description: Had been abandoned by the town. Hazardous building materials (Asbestos) currently being remediated. Plan in place to reopen. Zoning: R40 Acreage: 7.67</p>
	<p>Name: Vacant Commercial Lot Address: 284 Providence New London Turnpike Description: Empty concrete Pad found on Google Maps. Historic Google street view photos show a structure in 2015 and remains in 2018. Zoning: EDD Acreage: 1.72</p>

5. CONCLUSIONS AND RECOMMENDATIONS

The development of this Brownfield inventory and prioritization system involved several steps. Initially, sites were identified and checked for report releases or contaminations. With Google Maps, on-site reconnaissance, and the CT DEEP's search portal, it was determined whether a site fit the criteria for a brownfield. Additionally, public online resources such as the town's GIS were used to find details such as acreage, ownership, and zoning for the selected sites. In North Stonington, two sites were found.

REFERENCES

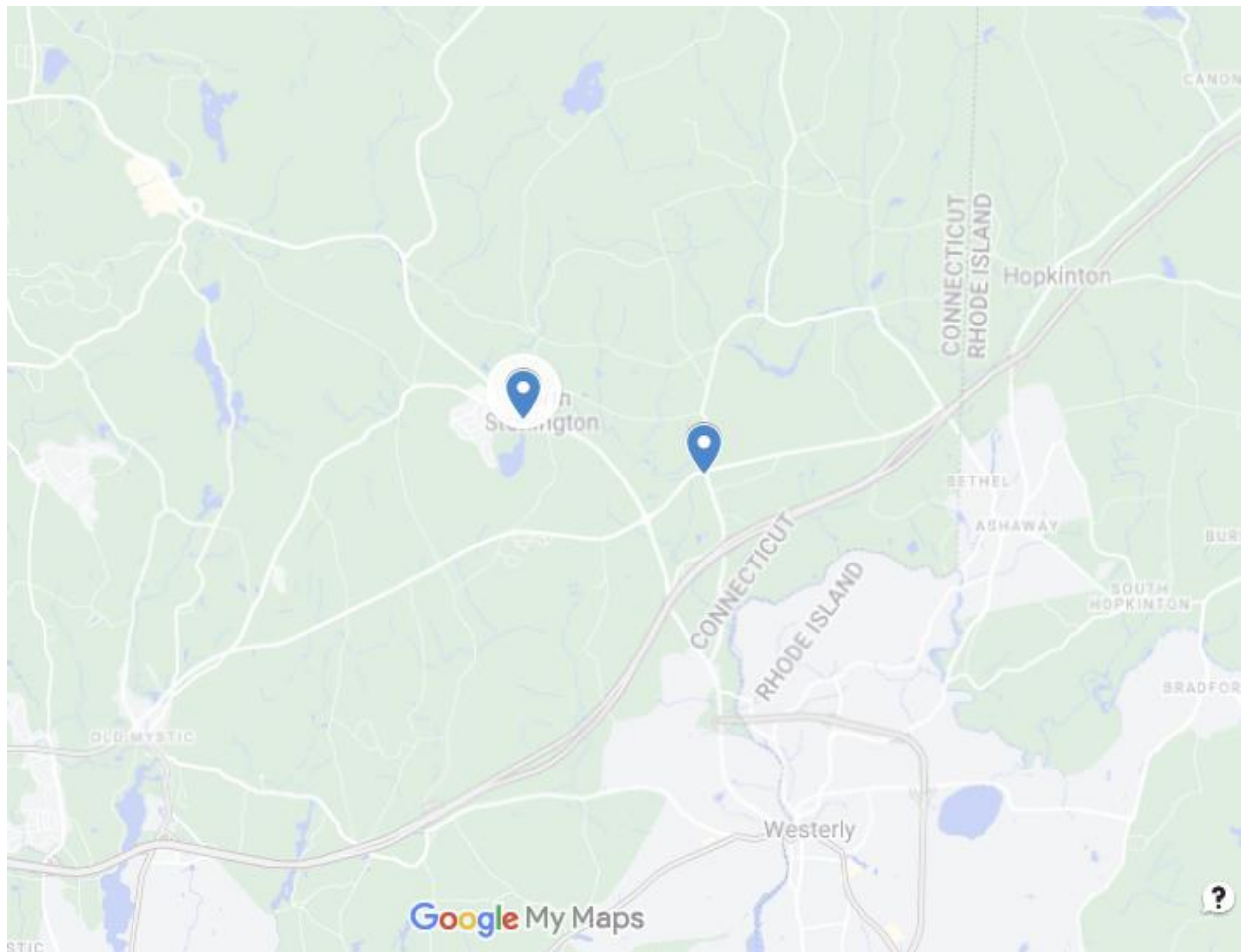
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APPENDICES



Brownfields Inventory and Prioritization List for the Town of Preston

Suki Zheng

University of Connecticut

Prepared for the Town of Preston, CT

September 22, 2023

EXECUTIVE SUMMARY

The objective of this inventory was to compile a comprehensive list of brownfield sites in Sprague by utilizing various databases, resources, and on-site reconnaissance. These brownfields underwent investigation to determine their current status, with CT DEEP's online search portal providing information on their environmental history, including hazardous waste reports and cleanup activities. The resulting inventory includes detailed information on ownership, acreage, flood zone characterization, previous uses, and possible contaminants pulled from Hazardous Waste Manifests or Emergency Response Reports. Two sites were found in Preston, one of which is already being remediated.

- Preston Riverwalk (under remediation)
- Piela Electric (underutilized)

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ACRONYM/ABBREVIATION LIST

UST	Underground Storage Tank
CT DEEP	Connecticut Department of Energy and Environmental Protection

1. BACKGROUND

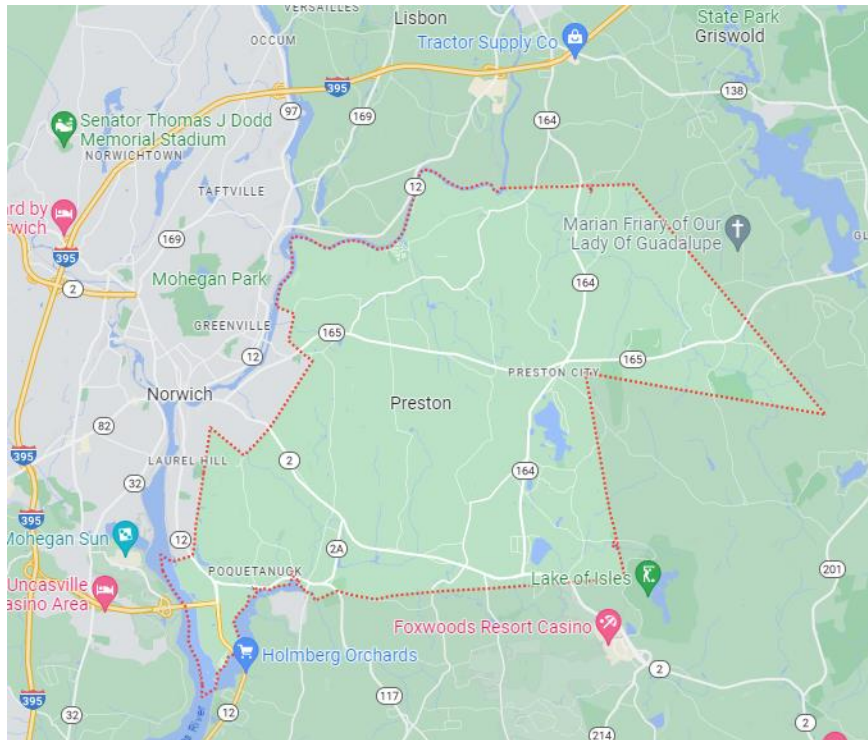


Figure 1: Map of Preston (source: Google Maps)

1.1 SITE OR COMMUNITY DESCRIPTION

Preston is a semi-rural town covering 31.3 square miles located in New London County CT, consisting of one tract, 09011700100. Shetucket River runs along its west side and Quinebaug River on its northern border. Other water bodies include Amos Lake, Poquetanuck Cove on the southwest tip, and small streams that drain into the Thames River or its tributaries. Preston currently has little industrial activity with just few small retail centers along the major roads. Woods cover considerable land area, representing second growth forests, which have over time covered abandoned fields. Some of the attractions in this town are Strawberry Park and Pachaug State Forest. Several sites in Preston are listed on the National Register of Historic Places, including the Hallville Mill Historic District, Long Society Meetinghouse, Poquetanuck Village Historic District, and Preston City Historic District.

The land was originally controlled by the Pequot tribe but eventually came under the ownership of the Mohegan tribe after conflicts with settlers. In 1687, Preston was incorporated by English colonists, with the more desirable land settled first, particularly around Preston Plains and to the west of Preston City. Industrial development in the town was limited due to restricted waterpower

resources, and water-powered grist mills and sawmills that were prevalent in the 18th and 19th centuries stayed close to the Thames River. The soil and topography made Preston a mostly rural town that focused on livestock, corn production, and other agricultural uses.

Despite some residential development, Preston has largely retained its rural character. According to census data, Preston has a population of 4,644 residents, which has remained relatively consistent over the last few decades after dropping to less than 2000 in the 1950s. 87% of the population are white, 13% are people of color, 28% of residents are high school graduates, and 24% have a college degree. Many of the homes in Preston were built before 1950 landing them in the 48th percentile for lead paint EJ index according to EJScreen. Preston is also in the 50th percentile in Connecticut for superfund proximity. The town ranks at the 67th percentile in the state for low life expectancy, the 58th percentile for the population over 64 years old, and the 61st percentile for limited English-speaking residents. These populations are more susceptible to the effects of contamination.

1.2 SUMMARY OF EXISTING DATA

Brownfield sites of Preston were identified using numerous databases including, CT DEEP's list of brownfields, CT DEEP's online search portal for environmental history, tax delinquency lists, and in-person reconnaissance. Maps of Southeast Area transit also determined whether sites were in areas of TOD.

CT DEEP's list of brownfields

This list contains sites of each town that are contaminated or possibly contaminated. The sites of this list are further investigated to see whether they are currently active or not which determines their qualifications to be included in the inventory. There were 16 sites included on the list, of which one was identified as a brownfield.

Tax Delinquency List

A list of 30 tax delinquent properties was provided by the Preston Tax Assessor's office. This list contained residential, industrial, and commercial properties. Of the sites, none were found to be a brownfield.

Site Reconnaissance

During a site visit led by the regional planner, a couple of sites that looked underutilized or abandoned were taken note of for further investigation. One site was included in the inventory.

2. PROJECT SCOPE AND OBJECTIVES

2.1 PROJECT SCOPE

The project scope was to develop a list of brownfield sites in Preston, CT. Public online resources were utilized to identify information on sites and their history regarding contamination, basic site information, and current cleanup status. A prioritization ranking was developed for the identified sites to determine high priority sites. The brownfield sites were added to an excel spreadsheet that contains property details and ranking criteria/results. The main objective of the inventory is to provide a matrix of brownfield sites with known characteristics and statuses to Preston to use as the roadmap for the redevelopment of blighted properties in town.

2.2 OBJECTIVES

The objective of this inventory was to create a list of brownfield sites for Preston's town representatives to target in future grant application cycles. The town of Preston will be able to reference the list for where they can apply grants for assessments, remediation, and redevelopment as seen fit for the needs of the community. The regional committee, Southeastern Connecticut Council of Governments (SCOGG), can also utilize the information in their application for a coalition grant.

2.3 REGULATORY GUIDANCE

In this inventory, we use the state of Connecticut's definition of brownfield. Connecticut General Statutes § 32-760(2) defines a brownfield as "any abandoned or underutilized site where redevelopment, reuse or expansion has not occurred due to the presence or potential presence of pollution in the buildings, soil or groundwater that requires investigation or remediation before or in conjunction with the redevelopment, reuse or expansion of the property". Beyond this, guidance is more practical in terms of whether an individual property has the apparent hallmarks of a brownfield. These hallmark traits include being abandoned or under-utilized, and having a history of usage likely to indicate presence or potential presence of contamination. There is a federal definition for a brownfield but because CT has its own, that was the primary regulatory guidance used for this inventory.

3. METHODOLOGY

3.1 DEVELOPMENT OF INVENTORY

To create the inventory, numerous digital resources and databases were cross referenced to locate sites that are inactive or underutilized that may be contaminated. Possible sites were taken from CT DEEP's "List of Contaminated or Potentially Contaminated Sites in Connecticut" that are currently still not active by checking their tax status, google maps, and Prague's GIS. Using these documents, we were able to form a large list of the brownfield sites, and either confirm or reject sites based on their current status.

The methodology used to evaluate, refine the list, and label a site as a brownfield included various factors:

- Sites that were abandoned, underutilized, with presence or potential presence of contamination were considered brownfields per CT's definition.
- Abandoned/underutilized buildings that were built prior to the 1950s with no indication of renovation were considered brownfields due to potential presence of hazardous building materials given the age of the buildings.
- Sites that were partially active were evaluated based on highest and best use and total used square footage to give a determination of active or underutilized.
- Sites with no suspected contamination (no record in release database, no indication of previous industrial uses on property card, no suspected HBMs based on age of building) were not considered brownfields.
- Sites with previous uses as residences were not considered brownfields.
- Full in-use sites with active businesses were not considered brownfields.

Development of Inventory

AxisGIS, a web mapping platform, was utilized to extract property information about each site. Such information was included but not limited to: Flood Zone Status, year of construction, acreage, property ownership, and proximity to town water infrastructure. The AxisGIS interface allowed access to each site’s property cards, providing the following information to be included in the inventory:

Site Name	Status	Current Owner
Address	Site Type	Tax Payment Status
Zip Code	Site Size (acres)	Existing Buildings
Parcel Number	Current Zoning	Sq. Feet of Existing Buildings
Age of Buildings	EJ Community	TOD Zone
FEMA Flood Zone	Past Uses	Public Utilities
Opportunity Zone	Federal or State Program	Parking Space
Available Site Documents	Additional Comments	Potential Next Steps

3.2 BROWNFIELDS PRIORITIZATION

A prioritization ranking system was developed in conjunction with the town’s goals and objectives. These ranking qualifiers were based on characteristics of each site. Each of the criteria were given a point system based on the weight of importance of the criteria. Each site was then scored based on this ranking system and a high, medium, and low priority assignment were determined. A point system was created where sites with a score of 8 or more are considered “high priority”, 5-7 are “medium priority”, and 4 or less are “low priority”. The point system is as follows:

- Current Status: abandoned (3 pts) or underutilized (2 pt)
- Known history of contamination supported by documentation (3 pt)
- In TOD zone: yes (2 pts) or no (0 pt)

- Buildings built before 1930 (2 pts), 1950 (1 pt), or later (0 pts)

4. RESULTS/FINDINGS



Figure 2: Map of brownfields in Preston

4.1 SITES INCLUDED IN INVENTORY

A total of two brownfield sites were found in Preston CT.



Figure 3: Preston Riverwalk (source: Google Maps)

Name: Preston Riverwalk

Address: 14, 16, 19, 54, 111 Route 12

Description: This site was the grounds of the Norwich State Hospital. It covers 5 parcels of land, some of which are empty, forested lots, others hosting buildings of various states of demolition. This site has been assessed and is undergoing remediation. Redevelopment plans are in place.

Zoning: TRDD

Acreage: 388



Figure 6: 16 Halls Mill Rd (source: Preston GIS)

Name: Piela Electric, Inc

Address: 16 Halls Mill Road

Description: This site consists of large brick buildings, some of which are in use for an electric company. The space is underutilized and has had reports of petroleum leakage.

Zoning: I

Acreage: 12.67

4.2 PRIORITY SITES

The two sites found in Preston are both priority sites that are vacant or underutilized, within TOD zones, and have / had buildings built before 1930s. The Preston Riverwalk project is occurring on the former Norwich State Hospital site that stretches over 388 acres of land along the Thames

River. It has received \$10 million in funding from the DECD to use towards abatement of hazardous building materials, demolition activities, remediation, and related professional services. The Piela Electric site is an underutilized property that has reported a petroleum spill. The large brick building is mainly vacant and would benefit from an assessment to see whether it is contaminated.

5. CONCLUSIONS

In creating this inventory for Preston, CT, numerous databases were utilized to compile a list of sites that fit the CT definition of a brownfield. These sites were then further researched for history of possible contaminants, current status, and other information that will allow the town to proceed with next-steps of the sites with ease. A ranking system was created to prioritize the list of brownfield sites to help the town (and SCOGG) identify sites to target first. In total, Preston has two sites, both of which are of priority.

REFERENCES

"About Preston: Preston, CT." *Site ID*, www.preston-ct.org/296/About-Preston. Accessed 20 June 2023.

"Document Online Search Portal." *CT Deep Document eSearch*, filings.deep.ct.gov/DEEPDocumentSearchPortal/. Accessed June 2023.

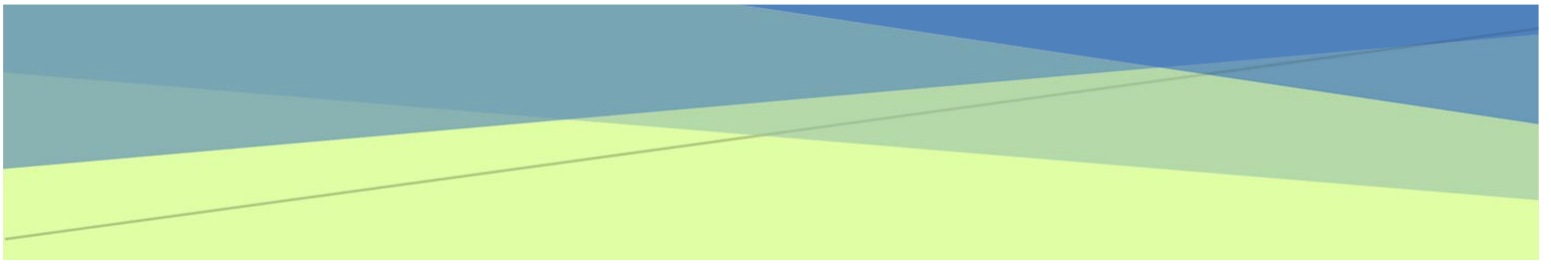
"Preston, CT." *Vision Government Solutions*, gis.vgsi.com/prestonct/Search.aspx. Accessed July 2023.

APPENDICES

Appendix A: Brownfields Inventory (see attached excel sheet)

Appendix B: Brownfields Map (see attached file and image below)





STONINGTON, CT Brownfield Inventory

Town Wide

Prepared for SCCOG and Stonington by UConn TAB
Student Contributor: Dylan Steer

Spring 2025





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EXECUTIVE SUMMARY

The Town of Stonington, Connecticut Brownfield Inventory (BI) Project aims to develop a comprehensive catalog of properties for which current conditions are consistent with the United States Environmental Protection Agency’s (U.S. EPA) definition of a brownfield in order to aid local government agencies, stakeholders, and the broader public in making informed decisions about the prioritization, assessment, remediation and redevelopment of brownfields in Clinton. The U.S. EPA defines a brownfield as “a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant”.

The inventory, as prepared by University of Connecticut Technical Assistance to Brownfields (UConn TAB) Program for Region 1 (tab.program.uconn.edu) offers a detailed overview of each inventoried site, encompassing the type and size of the property, unique property identifiers such as address, site name and municipal ID numbers, current ownership, number of existing buildings and more. Furthermore, the inventory notes other pertinent considerations such as whether the sites are located within an Environmental Justice (EJ) community as designated by the state of Connecticut, Federal Emergency Management Agency (FEMA) Flood Hazard Zone, or designated economic Opportunity Zone, all of which are key factors in prioritizing sites for assessment, remediation and redevelopment. Ultimately, 12 brownfield sites were identified for the inventory.

This report, intended to accompany the inventory spreadsheet, outlines pertinent data about the Town of Stonington, such as population and socioeconomic factors. Additionally, this report provides the reader with a descriptive means of how UConn TAB staff gathered information about these brownfield properties, analyzed the data, and compiled the inventory. Finally, UConn TAB staff provides conclusions and recommendations for the Town of Stonington’s consideration, including the identification of priority brownfield sites which could be redeveloped using future grant funding, and insights into the efforts needed to avoid displacement of residents as Stonington continues to successfully redevelop properties in a competitive real estate market. Both the inventory and this report are intended to serve as a resource for prioritizing future brownfield redevelopment efforts and guiding capital investment with the primary goal of fostering a safer, healthier, and more vibrant and affordable community in the Town of Stonington.



ACRONYM/ABBREVIATION LIST

<u>Abbreviation</u>	<u>Meaning</u>
ACRES	Assessment, Cleanup and Redevelopment Exchange System
ATSDR	Agency for Toxic Substances and Disease Registry
BI	Brownfield Inventory
CDC	Center for Disease Control
CEJST	Climate and Economic Justice Screening Tool
CEQ	Council on Economic Quality
CIMC	Cleanups in My Community
EJ	Environmental Justice
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FY	Fiscal Year
GIS	Geographic Information System
ICMA	International City/County Management Association
ID	Identification
LUST	Leaking Underground Storage Tank
NDDDB	Natural Diversity Database
NFIP	National Flood Insurance Program
SVI	Social Vulnerability Index
UConn TAB	University of Connecticut EPA Region 1 Technical Assistance to Brownfields Program
US EPA	United States Environmental Protection Agency



1. BACKGROUND

1.1 COMMUNITY DESCRIPTION

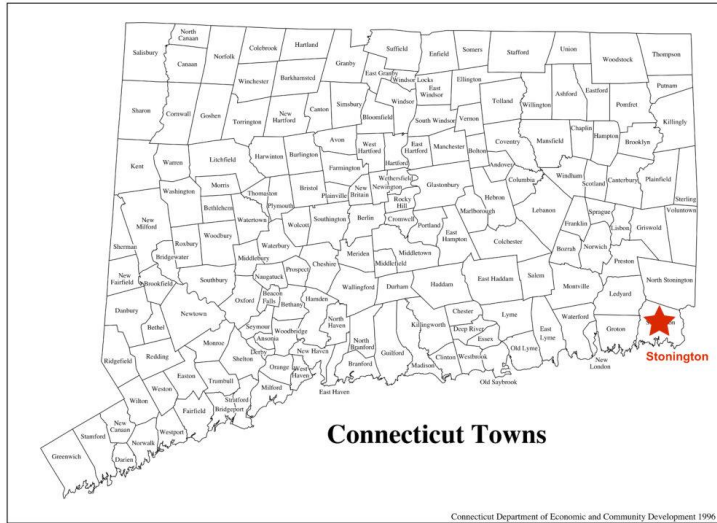


Figure 1. Map of Stonington, CT

Stonington is a coastal community of 18,432 (2023 estimate) consisting of four separate villages: Old Mystic, Mystic, Pawcatuck, and Stonington Borough. The town is located in New London County and is a part of the Southeastern CT Council of Governments (SCCOG). The town is 49mi² and officially became a part of CT in 1662. Previously the land belonged to the Pequot people. Stonington has a rich history of nautical industry as one of the first coastal communities settled in Connecticut by colonists from the Plymouth colony. In the late 1700s, Stonington’s economy was largely based

in merchant ship operations and whaling. Since then, the community has remained in touch with its naval roots and sports a rich community of sailors. Stonington is known for its beautiful coast and idyllic New England town atmosphere. The town sports a rich history of nautical achievement, being the first port of entry in the state of Connecticut, leading to it becoming a hub of commercial fishing and immigration. Notably a large influx of Portuguese immigrants arrived in Connecticut through the port in Stonington. The demographics of Stonington include a majority white makeup, about 85%, and a home ownership rate of 71.6%. The town has an average per capita income level of \$69,829, with an unemployment rate of %4. Stonington boasts an impressive life expectancy of 84 years and average percentages for health complications like heart disease (6.2%), asthma (10.6%), and cancer (8.6%).

1.2 SUMMARY OF EXISTING DATA

To formulate an initial list of known and/or potential brownfield sites in the Town of Stonington, 7 primary data sources were utilized, as summarized below. It is noted that, depending on: (1) the type of business that was/is conducted at the site; (2) the environmental reporting requirements of said business; (3) the known environmental condition(s) at the site; and/or (4) whether the site has been the subject of a State or Federal brownfield program grant, some of the same sites appear in multiple data sources. For the purposes of this BI, duplicate site listings are included in the inventory only once, and the multiple data sources are noted in Column G “Found On”.



(1) CT DEEP- List of Contaminated or Potentially Contaminated Sites - Remediation Division

The database included 12 sites across Stonington, 3 of which were included in the final inventory.

(2) US EPA Regulated Areas in the Community

This database yielded only one result for a site, which was not included in the final inventory.

(3) US EPA Cleanups in My Community (CIMC)

Utilizing the Stonington as the Geographic Area of Interest and the “All Cleanups” basic filter to show all potential sites, the database identifies 9 sites, of which none are included in the final inventory.

(4) Connecticut Mills

Database identifies 12 brownfield sites, 4 of which are included in the Inventory.

(5) CT DEEP Brownfield Inventory

Database identifies 1 site, which was included in the final inventory.

(6) Site Visit/Reconnaissance

The site visit conducted by UConn TAB staff with Selectwoman Debbie Downie on 3/28/25 identified 1 potential brownfield site that was not included in any of the data sources listed above, which is included in the Inventory. Another site was observed to be three separate sites as a part of this visit as well.

(7) [Town/City] Assessor’s Tax Delinquency List

This has not been given by the municipality.

2. PROJECT SCOPE AND OBJECTIVE

Subject to the limitations identified in Section 3.2 of this report, the geographic scope of the Stonington, Connecticut BI Project is municipal-wide, analyzing all relevant and available information for real property within the corporate limits of the town. The primary objective of the Stonington, Connecticut BI Project is to create a comprehensive catalog of sites for which current conditions are consistent with the U.S. EPA definition of a brownfield, which is “a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant”. This information is intended to aid local government agencies, stakeholders, and the broader public in making informed decisions about prioritization, assessment, remediation and redevelopment of brownfields in the community. By identifying and inventorying these sites, the town can better manage future brownfield efforts and guide capital investment to promote redevelopment with the primary goal(s) of fostering a safer, healthier, and more vibrant and affordable community.



2.1 REGULATORY GUIDANCE

The main guideline that was used to identify the brownfields in the Town of Stonington was the U.S. EPA's definition of a brownfield which is stated as follows: "A brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant." In addition to the U.S. EPA's definition of a brownfield, the State of Connecticut's definition was also considered and is as follows: "any abandoned or underutilized site where redevelopment, reuse, or expansion has not occurred due to the presence or potential presence of pollution in the buildings, soil or groundwater that requires investigation or remediation before or in conjunction with the restoration, redevelopment, reuse and expansion of the property." Beyond this, guidance is more practical in terms of whether an individual brownfield inventory candidate has the apparent hallmarks of a brownfield, which include being un- or under-utilized, and having a history of usage likely to indicate presence or potential presence of contamination.

3. METHODOLOGY

3.1 DEVELOPMENT OF THE INVENTORY

In order to identify brownfield sites for this BI, multiple data sources were utilized to compile the initial list of properties as previously described in Section 1.2. Generally, these sources are databases of properties for which one or more specific environmental condition is known to exist, either through prior study and documentation or having been registered with or reported to a State or Federal regulatory program. The range of environmental conditions causing a property to be included in one or more of these databases may be the result of: (1) historic employment of a specific land use; (2) employment of processes that utilize or produce hazardous materials; (3) required registration and/or reporting for storage, use, and disposition of certain hazardous materials; (4) required registration and/or permitting for hazardous or potentially hazardous discharges to land, air or water; (5) a single isolated event such as a spill or accidental release; or (6) having received State/Federal grant funding for environmental assessment, cleanup or reuse planning.

A site visit to Stonington was coordinated to review a list of preliminary sites for the BI and discuss any additional potential sites. UConn Tab staff then visited a number of properties on the initial list, and noted other sites of interest that did not appear on the list. This site visit culminated in the identification of 1 more potential brownfield site that did not appear in any of the databases discussed in Section 1.2.

Each site was researched using Google Street View, Google Earth Pro, historical aerial photographs, historic Sanborn maps, Clinton's GIS database, and property cards. Online GIS tools made publicly available by the State of Connecticut, Federal Emergency Management Agency (FEMA), and U.S. Fish & Wildlife Service (USFWS) were used to collect information on EJ-designated Communities, Opportunity



Zones, FEMA Flood Zones, and wetlands. The methodology used to refine the list and identify brownfield sites included various factors:

- Sites that were abandoned or underutilized, with presence or potential presence of contamination were considered brownfields per the U.S. EPA’s definition.
- Abandoned/underutilized buildings that were built prior to the 1970s with no indication of renovation were considered brownfields due to potential presence of hazardous building materials (HBMs) given the age of the buildings.
- Sites with previous uses as residences (built after 1970s) were not considered brownfields.
- Full in-use sites with active businesses were not considered brownfields.
- Sites with no suspected contamination (no record in release database, no indication of previous industrial uses on property card, no suspected HBMs based on age of building) were not considered brownfields.

Based on this analysis, several sites were eliminated from the inventory, leaving 10 brownfield sites included in the final inventory.

Property-specific information derived from these data sources and included in the Inventory is summarized in Table 2, below:

Table 1. Site-Specific Data Included in the Brownfield Inventory

Found on (source)	Current Zoning	Parking Space
Descriptive Comments	Current Owner	Tax Payment Status
Site Name (if applicable)	Site Size (acres)	FEMA Flood Zone
Address	Current Zoning	Wetlands
ZIP Code	Current Owner	Opportunity Zone
GIS Parcel Number	# of Buildings	TOD Zone
Status	Sq. Ft. of Buildings	EJ Community (CT-Designated)
Site Type	Year Built	Federal or State Program
Contaminants (if known)	Public Utilities	

3.2 LIMITATIONS

This Inventory may not be an all-inclusive list of brownfield sites in Stonington, as it primarily contains sites for which some information regarding environmental condition(s) currently exists and is discoverable. Other sites not listed in the Inventory may be present in Stonington, that: (a) have unknown environmental conditions that have not yet been identified or reported; (b) were developed or redeveloped without knowledge of environmental conditions; or (c) were developed or redeveloped with knowledge of environmental conditions but for which State or Federal grant funding was not utilized (with or without Environmental Use Restrictions (EURs) in place). Additionally, this Inventory represents a



“snapshot” in time, being current only up to the date upon which UConn TAB’s property research was concluded.

4. RESULTS/FINDINGS

4.1 INVENTORIED SITES

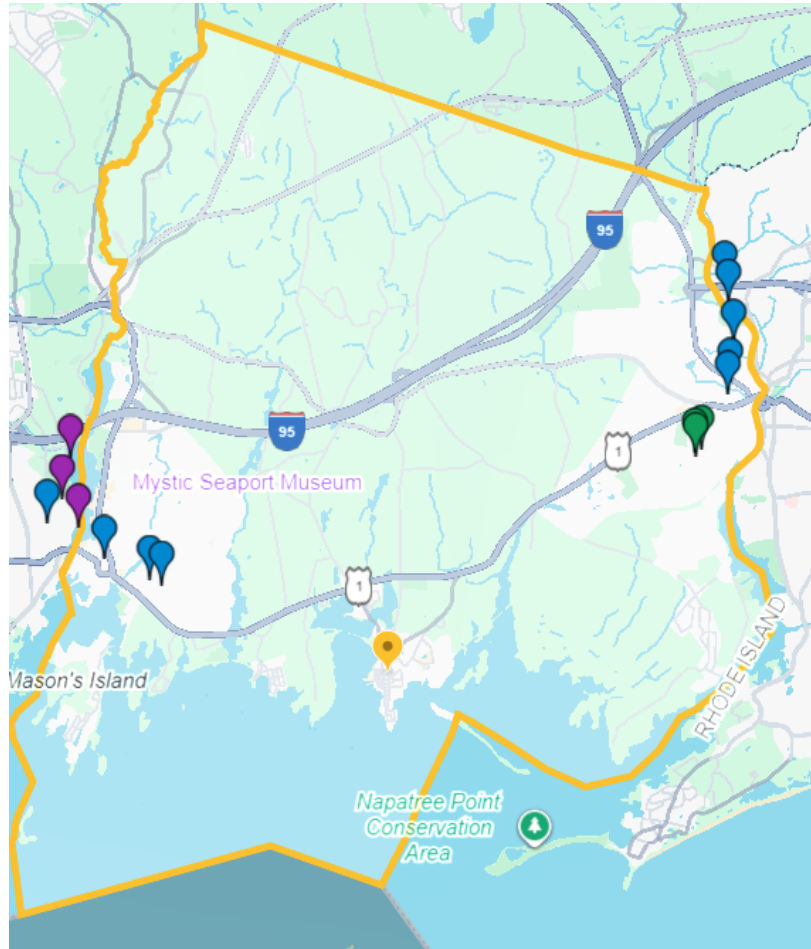


Figure 2. Map of Stonington, CT 2025 Brownfield Inventory (12 sites: Purple are sites that are likely brownfields but their status is unknown, and green are the priority sites.)



Table 2. Inventoried Brownfield Sites for Stonington CT

	<p>SITE NAME: Threadmill ADDRESS: 12 River Rd DESCRIPTION: Former Mill Site 1/3 ZONING: M-1 ACREAGE: 2.53</p>
	<p>SITE NAME: Threadmill ADDRESS: 22 River Road DESCRIPTION: Former Mill Site 1/3 ZONING: MC-80 ACREAGE: 0.55</p>
	<p>SITE NAME: Threadmill ADDRESS: 7 River Road DESCRIPTION: Former Mill Site 1/3 ZONING: MC -80 ACREAGE: 4</p>
	<p>SITE NAME: Willow Point ADDRESS: 16-20 Stonington Rd DESCRIPTION: Commercial Site ZONING: GC - 60 ACREAGE: 7.23</p>



	<p>SITE NAME: Mystic Color Lab ADDRESS: 2 Harry Austin Dr DESCRIPTION: Former Industrial Site ZONING: M-1 ACREAGE: 5.52</p>
	<p>SITE NAME: C. W. Campbell Co. ADDRESS: 27 West Broad Street DESCRIPTION: Former Mill Site ZONING: PV-5 ACREAGE: 1.74</p>
	<p>SITE NAME: C.B. Cottrell and Sons. Co. ADDRESS: 100 Mechanic Street DESCRIPTION: Former Industrial Site ZONING: HM ACREAGE: 16.6</p>
	<p>SITE NAME: ADDRESS: 82 Mechanic Street, DESCRIPTION: Former Industrial Site ZONING: HM ACREAGE: 8.9</p>
	<p>SITE NAME: Stillmanville Woolen Mill ADDRESS: 75 Stillman Avenue DESCRIPTION: Former Mill; Demo'd in 2019 ZONING: I ACREAGE: 1.28</p>



	<p>SITE NAME: N/A ADDRESS: 21 River Street DESCRIPTION: Empty Lot – 3 parcels all owned by an LLC ZONING: PV-5 ACREAGE: 0.2</p>
	<p>SITE NAME: Atwood Machine Factory ADDRESS: 8 Stonington Commons DESCRIPTION: Former Mill Site ZONING: RH-10 ACREAGE: UNKN</p>
	<p>SITE NAME: Allen Spool and Printing ADDRESS: 60 Willow Street DESCRIPTION: Former Mill Site ZONING: IHRD - 4 ACREAGE: 0.76</p>

Note that three of the sites fall outside of the Stonington geographic boundary (shown in yellow). However, all three sites were identified using CT Mills with addresses identified as Stonington, CT. If this is in error then they should be removed from the inventory. Sites include:

- Allen Spool Printing – 60 Willow St
- J. Rossie Velvet Co. - 112 Greenmanville Ave
- Lathrop Engine Co.

Additionally, three sites were identified as possible brownfields. These sites are or were mill sites and are registered on the CT Mill list. These sites appear to be in use and/or redeveloped but it's unclear if remediation from previous use was ever completed. Therefore, these sites (listed in purple on Figure 2), are pointed out as potential sites.

- J. Rossie Velvet Co. - 112 Greenmanville Ave
- Lathrop Engine Co.
- Packer Manufacturing Co - 12 Roosevelt Ave



4.2 PRIORITY INVENTORIED SITES

Typically, as part of the inventory process, prioritization criterion is created in efforts with the municipality. The criteria is then used to score the sites and determine a set of priority sites. In the instance of this inventory, there were not scoring criteria determined due to instruction by the Town of Stonington. Instead, the town chose to prioritize the former Threadmill site which is made up of 3 separate parcels located on 12, 22, and 7 River Road(see Figures 3-5). The site is partially remediated with plans for redevelopment into apartments.

The Threadmill was constructed in 1899 and sits on a 5.5-acre site. After a partial roof collapse in 2022, the town’s officials and First Selectman began work on establishing a plan for revitalizing the mill. This initiated the 2023 Master Plan for the “Mill at the Marina” which included redeveloping the site into 50 apartments. In 2024, CT Department of Economic and Community Development (CT DECD) awarded the Town of Stonington a \$4 million dollar grant to support efforts to remediate and redevelop the site. Remediation began in 2024 and the project is expected to be completed by late 2027.

Detailed Parcel Information

Parcel ID
5-5-2
Account
00680800
Unique ID
1115
Owner
PAWCATUCK RIVERVIEW
LLC
Location
21 PAWCATUCK AVE
MAILING ADDRESS
155 ORCHARD HILL RD
HAVERHILL MA 01835-7660



Figure 3. Parcel 1 of Threadmill Property - 21 Pawcatuck Ave/12 River Road



Detailed Parcel Information

Parcel ID

5-5-1

Account

00848000

Unique ID

1114

Owner

NWM PROPERTY GROUP

LLC

Location

22 RIVER RD

MAILING ADDRESS

7 RIVER RD

PAWCATUCK CT 06379-2034



Figure 4. Parcel 2 of Threadmill Property - 22 River Road



Figure 5. Parcel 3 of Threadmill property - 7 River Road

5. CONCLUSIONS AND RECOMMENDATIONS

The Stonington, Connecticut Brownfield Inventory project aimed to create a comprehensive catalog of 12 brownfield sites and 3 potentially completed brownfield sites within the town's boundary to support the local government, stakeholders, and the community in making informed decisions about redevelopment, environmental protection, and revitalization. This inventory provides detailed



information about each site, including property type, size, and zoning, source of site information, ownership status, tax status, and other important environmental and social characteristics such as presence within a FEMA Flood Zone, Opportunity Zone, and EJ-designated community. By compiling the data presented in the inventory, it serves as a crucial resource for guiding brownfield redevelopment and environmental management strategies, helping to prioritize sites that pose environmental and public health risks with the greatest potential for redevelopment that meets the town’s current needs and future goals.

It should be noted that as sites within the Town of Stonington are assessed, remediated and redeveloped in a competitive real estate market, town leaders must remain vigilant in their commitment to anti-displacement efforts, particularly of those residents of lower socioeconomic status. Emphasis should certainly continue to be placed on development of housing to address housing needs in the Town of Stonington, and implementation specifically of affordable housing should be carefully considered to meet the needs of residents of varying income levels, which is already a priority for the town.



REFERENCES & LINKS

CDC/ATSDR SVI

<https://www.atsdr.cdc.gov/placeandhealth/svi/index.html>

CEJST

<https://screeningtool.geoplatform.gov/en/#12.66/42.39915/-71.03187>

Connecticut Mills

<https://connecticutmills.org/>

EJScreen

<https://ejscreen.epa.gov/mapper/index.html?wherestr=CHelsea+MA>

US EPA Brownfields Grant Fact Sheet Tool

<https://java.epa.gov/acrespub/gfs/>

US EPA Cleanups in My Community (CIMC)

<https://cimc.epa.gov/ords/cimc/f?p=CIMC:LIST>

US EPA EnviroFacts

<https://www.epa.gov/enviro/topic-searches#toxics>

US EPA Regional Facilities & Sites Subject to Environmental Regulation

<https://www.epa.gov/frs/epa-regional-kml-download>

Amend this list with additional sources of information (including hyperlinks) cited or utilized in the preparation of this Report, delete any not relevant.

APPENDICES

Appendix "A" – PDF copy of Brownfield Inventory Excel Workbook