



TOWN OF WINCHESTER - CITY OF WINSTED

November 10, 2004

Don West, Environmental Management Support Inc.
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Dear Mr. West:

Enclosed you will find the Town of Winchester's application for the Brownfield Assessment Grant. In August of 1999 the Town received a \$200,000 Brownfields Assessment Demonstration Pilot Grant. In 2001, the Town received a \$650,000 BCRLF grant. In 2002, the Town received a \$150,000 Supplemental Assessment grant. In an effort to sustain our economic revitalization and redevelopment efforts, we are now currently seeking \$200,000 in additional Assessment funds.

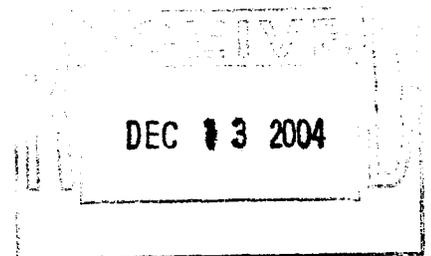
As you can see, the Town of Winchester is committed to removing environmental hazards and downtown revitalization. Additional Assessment funding is key in turning our distressed community back into a vibrant regional economic hub for northwestern Connecticut.

If you have any questions regarding this application, please do not hesitate to contact me.

Sincerely,

Raymond A. Carpentino
Director of Community Planning & Development

c: file



Community Planning and Development

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Winsted CT 06098

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THRESHOLD CRITERIA FOR ASSESSMENT GRANTS

A. Applicant Eligibility

The Town of Winchester, CT is a municipal government incorporated in the State of Connecticut and operating according to a municipal charter under the laws of the State of Connecticut. The Town is legally empowered to accept funds, enter into contracts and sign cooperative agreements with State and Federal agencies.

B. Community Notification

The Town Manager notified the general public about the assessment grant application at a televised public meeting of the Board of Selectmen. The application is on file in the Office of Community Planning & Development and the Town Clerk's office. Also, the application is posted on the Town's web page with a comment page.

C. Letter from the State Department of Environmental Protection

A letter from the CT Department of Environmental Protection has been obtained and is attached to this application.

D. Site Eligibility and Property Ownership Eligibility

Not applicable. This is community-wide grant request

RANKING CRITERIA FOR ASSESSMENT GRANTS

A. Assessment Grant Proposal Budget

The Town intends to complete (at a minimum) four tasks under this program: 1. Conduct brownfield Phase I and II site assessments for priority sites; 2. Complete cleanup feasibility studies/Phase III assessments for priority sites; 3. Expand brownfields redevelopment awareness initiative program (up-date Fact Sheet and web page; sponsor additional public workshops); 4. Perform program management activities related to successful implementation of the program.

The following section provides a detailed description of the Town's plans for each of these project tasks.

Task 1: Brownfield Phase I and II Site Assessment Program

The primary goal of the Phase I assessments is to gather all available information to support subsequent investigation phases by identifying potential areas of environmental concern. A secondary objective of Phase I is to determine if the site meets the definition of an Establishment, as defined by the Connecticut Transfer Act.

The Phase II assessments will evaluate actual subsurface conditions to determine if a release has occurred to the environment. Data from Phase II will be compared to criteria in the CT Remediation Standard Regulations (RSRs) for soil, ground water, and soil vapor. A Quality Assurance Project Plan (QAPP) will be prepared for the project for submittal to EPA for review. The project QAPPs will be designed to meet all pertinent QA (quality control) components

specified in the most current US Environmental Protection (EPA) guidance for QAPP format and contents, most recently specified in EPA 540-R-98-038, Quality Assurance Guidance for conducting brownfields site assessments, September 1998. Following approval of the QAPP, it will be made available for review by the public.

Task 2: Cleanup Feasibility Study/Phase III

Once the Town determines which properties will require remediation and a viable redevelopment plan exists, the Town will conduct Phase III studies. Following completion of the Phase III, a Remediation Feasibility Study (RFS) will be performed to determine the remediation technologies applicable to the site as well as costs. The RFS will take into consideration the future development plans for the site.

Remediation Feasibility Study

Once contamination at a site has been characterized and quantified, and a decision has been made to proceed with evaluation of development options for the site, remedial alternatives will be evaluated. Strategies to overcoming the chemical and physical barriers to redevelopment will be designed to work in conjunction with the site's intended use. A five-step process will be utilized to evaluate potential remedial options. These steps include: Identification of potential site redevelopment scenarios; Identification of remedial alternatives; Screening of remedial alternatives; Detailed analysis of remedial alternatives; Selection of preferred remedial alternatives

Task 3: Expand Brownfields Redevelopment Awareness Initiative

Winsted will continue to educate the public about brownfields and how the redevelopment of brownfields within the Town will have an overall positive effect on the community, and create a vehicle through which suggestions and concerns from the public domain can be voiced. In expanding our current program, we will provide/sponsor: 1. Database development up-date; 2. Televised public informational meetings on brownfield activities; 3. Update our Brownfields Fact Sheet with current information on each site; 4. Update the Town's brownfield web site with current information on brownfield activities; 5. Environmental Justice Plan

Database Development

Winsted will continue to update our database of community groups, businesses, government officials, citizen activists, and other interested parties to be used in dissemination information. This database will include names, mailing addresses, e-mail addresses, phone numbers, and facsimile numbers and will be used by Winsted to distribute information throughout the project.

Public Meetings

Winsted will conduct public meetings to educate the public about brownfields, inform the public about redevelopment plans, and hear public concerns about the brownfield sites. For each meeting the necessary presentation materials will be prepared, such as oral presentations, videos, slides, graphical displays, poster board displays and hand-outs for an effective presentation of information. We will have these materials tailored for the overall program, as well as for each of the sites identified in this grant application. Multilingual programs can be provided, if required.

Winsted will conduct meetings during the project to update the public on project activities and address questions or concerns. The meetings will consist of a revisitation of the benefits of site assessment and clean-up plans under the brownfields program, presentation of the results of the assessments, and discussions of site redevelopment scenarios, if appropriate.

Brownfields Fact Sheets and Website

Winsted will continue to update our Fact Sheet(s) and brownfields web page in an effort to inform the community and stakeholders about brownfields programs and the work being conducted by the Town. Materials will be developed throughout the project to inform interested parties about the progress of the Town's brownfields program, site testing results, and potential site redevelopment plans. Fact sheets will be developed to blend with information presented at the public meetings. The specific content of these materials will be developed by Winsted with input from our LEP.

Environmental Justice Plan

Many of Winsted's brownfield sites are located within residential and mixed use neighborhoods. These neighborhoods are primarily occupied by low-income residents, most of which are renters. The Town will make strong efforts in our clean-up program, as discussed above, to inform and educate these residents.

Task 4: Program Management

This program will be managed and supervised locally by the Town's Director of Community Planning & Development. Programmatic costs under Program Management include public participation tasks, community out-reach, search and review of sites, general management and intake of applications. A small percentage of funds (1.75%) will be utilized for attendance at brownfield conferences and publications. The Director of Finance and Town Manager will assist in redevelopment financial analysis and planning. The Purchasing Agent will manage all invoicing tasks. The Town Attorney will provide legal assistance on an as-needed contractual basis.

LEP services will be provided in accordance with applicable Federal Regulations, OMB Circulars and CT General Statutes. Quarterly progress reports will be prepared and submitted to EPA throughout the extent of the program together with invoices for reimbursement of costs.

Budget Categories	Project Tasks				Total
	Task I Phase I & II Environmental Assessments	Task II Phase III Environmental Assessments	Task 3 Community Involvement	Task 4 Programmatic	
Personnel				0	
Fringe Benefits				0	
Travel				\$ 3,000	
Equipment				0	
Supplies				\$ 500	
Contractual	\$38,500	\$150,000	\$8,000		
Other					
Total	\$38,500	\$150,000	\$8,000	\$3,500	\$200,000

Provide Responses to the following assessment ranking criteria:

B. Community Need

1. Detailed Description of Target Community

Winsted typifies the traditional New England mill-town, and was incorporated in 1771. Located in the northwest corner of Connecticut, Winsted has a predominantly blue-collar workforce, with a population of approximately 10,600.

Winsted's early success in manufacturing was primarily due to its abundant water supply and ample labor force. However, this early success has not come about without extreme environmental degradation, due to the large quantities of contaminants utilized in many of the industrial plants. To complicate matters, the majority of these original factories were located along the riverbanks. Today, many of the original factory buildings remain, however, the structures are generally in a blighted condition (vacant, boarded-up and in deteriorated condition) and could pose health risks to the community.

The Town of Winchester is classified as a "distressed community" by the Connecticut Department of Community and Economic Development. When placed in the context of the overall State of Connecticut, the following stand out (and not in a positive light):

- Winchester's May 2003 unemployment rate was calculated at 6.5% as compared to the State average of 5.0%.
- Winsted's 2002 per capita income was \$28,130 compared to the State average of \$33,974.
- Winsted's projected 1998-2003 overall growth rate to also lose ground, and to be minus 0.6%. As a direct comparison during the same time period, the county in which Winsted is located (Litchfield County) is projected to have a positive growth rate of 1.8%.
- Winchester's percent change in per capita equalized net grand list between 1991-2001 *fell* 10.2% compared to the State's 11.7 *increase*.
- Winsted's permanent population has remained relatively flat over time except over the last 10 years. The latest U.S. Census information in 2000 indicates a population of 10,600. This represents a 924 (or an 8%) decrease from the 1990 a population of 11,524.
- The 2003 average wage in Winchester was \$30,921 compared with the State's \$45,406.

Sources for the above statistics: CT Department of Labor; 2000 U.S. Census; CT Policy and Economic Council; CT Office of Policy and Management; Scillia, Dowling Natarelli Advisors

While this application is a community-wide request, most of the eligible parcels are located immediately adjacent to the Mad & Still Rivers and the shops and businesses located on Main Street; an area which receives heavy pedestrian traffic. Within this context, The Town has identified priority sites within the following priority planning areas.

Northwestern Community College Redevelopment Area: The former Union Pin Co. (currently being developed by the Rory Corporation LLC for the Inn at Highland Lake, 65 room Holiday Inn hotel and conference center), and the CTS (aka "The Waring Property"), are located in this area. The CTS site has been used for industrial manufacturing since the 1800's. The site is currently unoccupied and is situated along side a stream. CTS, has performed a Phase II assessment, however this document is not yet public. CTS also owns a parcel of vacant land on

the corner of West Lake Street and Woodland Street which is adjacent to the Inn at Highland Lake redevelopment project (aka Union Pin). No information is available concerning environmental conditions at the site. This site is well suited for mixed use residential/recreation/parking in connection with the abutting hotel redevelopment project. The Town is currently negotiating with CTS to gain access to the Lake Street property to perform additional testing to determine if it is feasible for the Town to take title for redevelopment purposes.

Main Street Enhancement Project Area: This area includes six properties including four commercial sites and two residential dwellings. One of the sites (former lumber yard) has lead impact to the soil; adjacent properties are potentially affected by this condition. One of the sites (Barrett) historically contained an auto body shop. Hazardous chemicals are related to this commercial activity and may have impacted the environment. This site is currently for sale.

The former Carnell Lumber property (119 Willow Street) was recently purchased and is being renovated as a result of a Phase II funded by the Town's previous Assessment grant. A Phase III may be needed for further mixed-use redevelopment. This site has priority.

There are five other key redevelopment potential parcels located on Willow Street. Two (Capitol Products, Sterling Name Tape) are currently occupied by businesses, two (Burwill Lumber) are vacant and on the market and one (10 Bridge Street) is in the initial phase of redevelopment.

Commercial Redevelopment Area: This area includes two major commercial redevelopment areas within Winsted on Rowley Street. The first area is the location of the former town landfill which is a CERCLIS site. This site accepted many industrial wastes in the past as determined by previous limited investigations. Due to the numerous industries historically in the area, the potential exists for hazardous chemical disposal at the landfill. Four properties are slated for redevelopment by the Town in this area. One property (the Dino property) is currently being redeveloped with the assistance of EPA Assessment funds.

The second commercial redevelopment area contains several commercial/industrial businesses. One of the businesses, which use to house a furniture stripping company and a waste hauling company is currently being redeveloped into 42 elderly housing units with the assistance of EPA Assessment funds.

Three other sites are key redevelopment sites identified for redevelopment by the Redevelopment Agency. Two of these sites currently contain marginal businesses. One is vacant and was utilized for transformer storage. All are flanked by multi-family dwellings and offices and may have impacted the environment and neighboring property with hazardous chemicals.

2. Explain how the Targeted Community will benefit from this Grant:

The negative growth rate of the town, the high unemployment rate, the low per capita income, etc., are all indicative of the demographic trends in the community. Within this context, Winchester's overall goals for our brownfields redevelopment plan are to: identify and prioritize sites, perform site assessments, remediate contaminated sites, identify redevelopment strategies and plans for sites, develop linkages to our other revitalization plans, attract private investment dollars, create jobs, increase property values, remove blight, increase the tax base and remove health hazards not only on community-wide basis, but also on a neighborhood level.

After the environmental assessments are completed and the remedial costs are known, the Town will evaluate the redevelopment possibilities for each site and the different options for transferring ownership. For sites that end up on the Town's foreclosure list, the Town could

acquire these sites through foreclosure. Sites offered to the Town could be acquired directly for redevelopment. For other sites, the Town could acquire them by the process of eminent domain. The Town will also offer marketing services for sites to potential developers possibly resulting in direct transfer from the site owner to the developer. Winchester will strive to develop an effective flow of ownership plan through partnership with stakeholders and involvement of the local Chamber of Commerce, business groups and institutions, and lending institutions. The direct benefits will result in the following: 1. Identify and prioritize sites; 2. Perform site assessments; 3. Remediate contaminated sites; 4. Identify redevelopment strategies and plans for sites; 5. Develop linkages to our other revitalization plans ; 6. Attract private investment dollars; 7. Create jobs; 8. Increase property values; 9. Increase the tax base

3. Characterize the impact of brownfields on your community:

The number of brownfield sites in our community is extremely high for a town of only 10,600 residents. We have identified 16 key Brownfield sites. All 16 of these sites are located within the municipality of the City of Winsted-Town of Winchester. Further, all are centrally located within the commercial and residential core of the town, and many of the sites are contiguous to each other.

The direct impact of the brownfields upon our community is evident by the demographic statistics provided in previous section of this application. The negative growth rate of the town, the high unemployment rate, the low per capita income, neighborhood blight, dilapidated structures, degraded ground water and low real estate values are all indicative of the presence of brownfield properties within our downtown neighborhoods. The majority of these neighborhoods contain residents with very low to moderate incomes. As such, the preponderance of individuals being directly impacted by the presence of brownfield properties are those earning very low to moderate incomes.

C. Site Selection Process

1. Site Selection and Criteria

In 1999 , the Town had identified 16 key brownfield sites located within the municipality. These sites are considered “key” because all are centrally located within the commercial and residential core of the Town. All of the Town’s redevelopment plans and revitalization projects include all of these “key” sites. Many of the sites are contiguous to each other. In order for the Town to proceed to the implementation stages of our revitalization/redevelopment plans, it is imperative that the Town has a clear understanding of the levels of contamination on the parcels, how they will fit into the overall revitalization efforts discussed herein, provide for their redevelopment by facilitating remediation efforts as well as the elimination of public health hazards to residents living in brownfield neighborhoods. All brownfield assessments will be selected based upon the site’s contribution to the Town’s redevelopment and revitalization efforts described herein and, more importantly, the site’s long term benefits and sustainable re-use.

2. Previous Inventory Activities, Prioritization efforts or Other Activities

The Town of Winchester is requesting \$200,000 of assessment funds in an effort to continue our successful brownfields assessment program. The Town has been awarded \$350,000 in brownfield site assessment grant funds and \$650,000 in BCRLF grant funds since 1999 resulting in the completion of eleven Phase II and four Phase III assessments. In January of 2000, the Town contracted with TRC Consultants for LEP services . All assessments are properties listed

in 1999 as priority sites. The These properties all located in downtown and are key redevelopment properties.

3. Access Issues

The Town of Winchester has received two EPA Brownfield Site Assessment grants: \$200,000 in 1999 and \$150,000 in 2002. The Town contracted with TRC Environmental consultants for LEP services for both grants. TRC, through the Town, has completed environmental assessments on eleven privately owned properties and one Housing Authority property. In all instances, TRC and the Town was given complete access to all properties. In fact, the Town was contacted by property owners to perform assessments on these properties.

Due to the location of the majority of brownfield sites and the Town's redevelopment and marketing efforts, together with the current active market for downtown redevelopment projects, the Town fully anticipates continued cooperation and interest from owners and redevelopers of brownfield properties (as in the past). However, as last resort, the Town has the option to take title of brownfield properties through tax foreclosure and by eminent domain powers if determined necessary by the Town.

D. Sustainable Reuse of Brownfields

1. Pollution Prevention/Reduce Resource consumption

The very foundation of the Town's Brownfield Assessment Program and the BCRLF Program is to remediate contaminated sites and to employ the Smart Growth principles of reuse, infill development and guiding development to areas of Town that are currently served by municipal water and sewer. The redevelopment of brownfield buildings and the construction of new buildings on vacant brownfield sites will necessarily require code up-dates and code compliance with energy saving construction measures. Additionally, the Town will encourage (and require when able) "green" building construction design and environmentally compatible site design. The Town currently requires alternative methods of storm water management when reviewing all development proposals.

The Town will consult with CT Department of Environmental Protection (DEP) when undertaking assessment activities and participate in one of the State's voluntary remediation programs pursuant to CT General Statutes 22a-133x or 22a-133y.

2. Promote Economic Benefits

The Brownfields Assessment Program will have lasting, positive impacts not only on the Town, but also on the entire regional economy. Winchester is the second largest community, in both population and commercial base, in the Litchfield Hills region. Remediation and redevelopment of the Town's highly visible brownfield sites along Main Street (US Route 44 with an ADT of 21,000 vehicles) will benefit socially, aesthetically and economically the Town and the region in the following ways: 1. Attract private investment dollars; 2. Create jobs; 3. Increase the tax base; 4. Increase property values; 5. Reduce blight; 6. Remove environmental hazards

The Assessment Program is a catalyst needed to accomplish the above tasks and will serve to sustain the benefits gain by remediation under the Town's Assessment and BCRLF Programs.

3. Promote a Vibrant Community

Winsted's goals for its overall redevelopment include construction of the **Main Street Enhancement Plan**, the **Still River Greenway** project (which will be physically connected to downtown), implementation of the **Brownfields Pilot Assessment Program**, implementation of the Town's **BCRLF Program**, implementation of the April 2000 **Economic Development Strategic Marketing Plan** (which prioritizes the inventory and redevelopment of the region's brownfields) and the 1998 **Strategic Plan of Redevelopment**, maintenance of the Town's **CT Main Street Program**, continuance of the Town's **Façade Improvement Program**, implementation of the **2004 Litchfield Hills Comprehensive Economic Development Strategy** and the **rezoning** of the Town's industrial section which parallels Main Street into a **mixed use arts and entertainment district**. These key documents and accomplishments include the redevelopment of numerous parcels of property which potentially contain hazardous contamination. All of the parcels are located downtown, immediately adjacent to the Mad River, Main Street businesses and apartments, and downtown residential neighborhoods. The growth and enhancement of this diverse mix of buildings, businesses and housing stock located downtown (and within the target area) is the primary goal of *all* of the Town's revitalization and redevelopment efforts.

4 & 5. Reuse of Existing Infrastructure/Promote Transportation Choices

The Smart Growth principles of reuse, infill development and guiding development to areas of Town that are currently served by municipal water and sewer will apply to every potential brownfield site located within the Town. Most of the brownfield sites are located within walking distance to the Town's existing rail-trail paralleling Main Street for 1500 feet and the future Sue Grossman-Still River Greenway Project, as well as the downtown district. Most of the sites are located within the future Arts and Entertainment District cited above, which is located parallel to Main Street and will take advantage of the Federally funded Main Street Enhancement Project. All sites are located on (or within walking distances of) the Northwest CT Transit District service routes.

6. Prevent Future Brownfields

The Town's Office of Community Planning & Development manages the planning and development activities of the Town. Through the initiative of the Fire Marshal's Office, the Building Department and the Office of Community Planning & Development, the Town has been able to assist owners of brownfield properties and direct prospective redevelopers of brownfield properties to focus their efforts in accordance with the Town's revitalization and redevelopment efforts. The result of the Town's efforts are the twelve sites chronicled in Section C2.

Monitoring is a key element in measuring the success of the Town's brownfield initiative and thus, preventing future brownfields. The Town will use specific benchmarks to measure progress and success within the two-year project period. The following measures of success are currently utilized by the Town to track the success of our current demonstration pilot and are submitted to EPA quarterly: 1. Number of properties with brownfields assessments started; 2. Number of properties with brownfields assessments completed with pilot funding; 3. Number of properties with brownfields assessments completed with other funding; 4. Number of properties with brownfields assessments that do not require cleanup; 5. Number of properties with brownfields redevelopment activities underway; 6. Number of cleanup/construction jobs leveraged; 7. Number of cleanup dollars leveraged; 8. Number of redevelopment jobs leveraged; 9. Number of redevelopment/construction dollars leveraged; 10. Number of properties with brownfields

cleanup activities started; 11. Number of properties with brownfields cleanup activities completed.

E. Creation and/or Preservation of Greenspace/Open Space or Nonprofit Purpose

Most of the eligible parcels are located immediately adjacent to the Mad and Still Rivers, the seven foot wide, landscaped median located down the center of Main Street and the Town's recreational field and playground facilities (all located downtown). Future development proposals will be required to provide for public linkages to these location and facilities.

F. Community Involvement

1. Targeted Community Involvement Plans for Clean-up/Reuse Decisions

Upon receipt of the signed cooperative agreement from EPA and upon completion of final procedures and loan guidelines, the Town will publicly announce the availability of Assessment funds. Announcements will be in the form(s) of the following: 1. Public announcement at a regularly scheduled Board of Selectmen meeting; 2. Press releases to the *Register Citizen*, the *Waterbury Republican*, the *Hartford Courant* newspapers and the local newspaper, *The Winsted Journal*; 3. Development of a brownfields marketing brochure which will be available at Town Hall, the Northwest Chamber of Commerce and the Litchfield Hills Council of Elected Officials office; 4. Maintenance of the brownfield's web site within the Town's web page; 5. Public announcements on the local cable access TV

2 & 4. Partnership Efforts with Local, State and Other Stakeholders & Community-based organizations supporting this Project

There is very strong community interest and support in resolving Winsted's Brownfields problems. Local interest in the assessment, clean-up of the environmental contamination and reuse of our brownfields sites is a direct result of the work completed by local organizations and land-use commissions and through the adoption of the **Main Street Enhancement Plan**, the **Strategic Plan of Redevelopment**, the local Main Street organization, Friends of Main Street's **Action Plan for the Revitalization of Downtown Winsted** and the Northwest Chamber of Commerce via the **Litchfield Hills Comprehensive Economic Development Strategy**.

Through the direct efforts of our community-based organizations and volunteer commissions, Winsted has developed creative solutions in master-planning and sustainable development. These organizations have focused on economic development and redevelopment and have not only raised concerns about brownfields redevelopment, but have initiated solutions to solve brownfields related problems and capitalize on the opportunities they present. A brief description of the organizations is as follows:

Friends of Main Street – a 300 member 501c3 nonprofit organization formed under the guidelines of the National Main Street Program, consisting of primarily commercial property owners, local business owners elected officials and citizens. The focus of Friends is downtown revitalization through historic preservation utilization a comprehensive, four prong approach consisting of: Organization, Economic Restructuring, Promotion and Design. Barb DeBellis, Executive Director. Phone: 860/738-3351).

Still River Greenway Committee – a 50 plus member organization, focused on creating a 5-mile long recreational trail, which would connect Winsted with the neighboring City of Torrington. Art Borla, Winsted Chairman (Phone: 860/379-3882).

Planning & Zoning Commission – a seven member volunteer commission charged with creating and adopting the town's Plan of Development, as well as reviewing all land use applications. Anthony Cannavo, Chairman (Phone: 860/379-7030).

Economic Development Commission – a seven member volunteer commission which is focused on improving the economic viability of the community (both industrial and retail development). Dan Williams, Chairman (Phone: 860/738-6593).

Redevelopment Commission – a five member volunteer commission charged with creating and implementing a Strategic Plan of Redevelopment (i.e. redevelopment of abandoned and/or blighted areas and structures). Natalie Attianese, Chairman (Phone: 860/435-2000).

Northwestern Connecticut Community College - a two year college with a student enrollment of approximately 1900. The Town has a recent partnership history working on a "Town-Gown" revitalization project with Educational Alliance. Also, the continues to foster a working relationship the College's Business & Industry program. College President, Barbara Douglass. Phone: 860-738-6406. Director of Business & Industry, John Lewis. Phone: 860-738-6423.

Northwest Connecticut Chamber of Commerce – a ___ member business association representing the northwestern CT business community. Through a partnership formed with the **Litchfield Hills Council of Elected Officials**, the Chamber, through the formation of the **Northwest CT Economic Development Corporation**, a 50 plus member non-profit corporation comprised of the business community and government officials, is assisting the Town inventory and market brownfield sites throughout the Region to bring about a heightened awareness of brownfield sites and challenges. President, JoAnn Ryan. Phone: 860-482-6586

Litchfield Hills of Elected Officials (LHCEO) – is comprised of the elected officials of the eleven regional Towns (Winchester being one the towns). LHCEO is the legal regional planning organization formed pursuant to the CT General Statutes. The two TEA-21 projects cited earlier in this document required review and authorization by LHCEO prior to being considered by the CT Department of Transportation for funding. Town officials sit on LHCEO's board and have a very cooperative working relationship. LHCEO is the agency that initiated and managed and approved the **Litchfield Hills Comprehensive Economic Development Strategy**. Planning Director, Rick Lynn. Phone: 860-491-9884.

State of CT Department of Environmental Protection (DEP) & the Department of Economic & Community Development (DECD) - Town officials have been working together on the Union Pin redevelopment project, a joint public/private Holiday Inn hotel/conference center, since 1999. The Town will consult with CT Department of Environmental Protection (DEP) when undertaking assessment activities and participate in one of the State's voluntary remediation programs pursuant to CT General Statutes 22a-133x or 22a-133y).

3. Plan for Communicating the Progress of the Program to citizens

The Town, through the environmental consultant hired under the Pilot Demonstration Program, has developed and implemented a Community Involvement Plan. The Town, under this proposal will continue these community involvement efforts.

The plan utilizes a **data base** of community groups, businesses, government officials, citizen activists and other interested citizens and parties in order disseminate information regarding brownfield assessments and redevelopment. **Public Hearings** will be conducted to inform the public about redevelopment plans. **Fact sheets** will be generated to inform the community and

stakeholders about redevelopment plans and brownfield remediation efforts. A web site has been added (and will be up-dated) to the Town's web page displaying information regarding assessment, remediation and redevelopment plans for various sites. Finally, the Town's Board of Selectmen sponsored a local access cable televised public meeting at which the town's LEP, TRC, presented a power point presentation on the Town's brownfield efforts. Under this proposal, the Town will include another televised brownfield up-date presentation.

G. Reduction of Threats to Human Health and the Environment

1. Fund Utilization to Address Identification and Reduction of Threats

In October 2004, the Town received a \$10,000 grant from the CT Office of Rural Health to hire a qualified health care consultant to collect data and information which will provide a basis for Winchester being designated as a Health Professional Shortage Area (HPSA) and a Medically Underserved Population (MUP). The medical data collected from this study and from the CT Department of Health will be utilized to analyze correlations between the presence of brownfield sites and cancer rates. Once grant funds have been awarded, Town staff will coordinate efforts with the Steering Committee of the Rural Health initiative to identify suspect brownfield sites and provide education regarding brownfield sites and remediation.

2. Describe How You are Working with State/local environmental and/or health agencies/authorities during the clean-up and redevelopment process

The Town has agreed to consult with CT Department of Environmental Protection (DEP) when undertaking assessment activities and participate in one of the State's voluntary remediation programs pursuant to CT General Statutes 22a-133x or 22a-133y. All assessments will be forwarded to CT DEP. All clean-up and redevelopment will be monitored by the Town's LEP, the Army Corps of Engineer's (through an executed Cooperative Agreement) and the CT DEP. The fully supports this multi-tiered approach to assure that remediation and redevelopment is performed correctly so as to assure that environmental hazards are eliminated or effectively contained.

H. Leveraging of Additional Resources

1. Describe the Financial Needs for each phase of the Project

While the Town has budgeted \$3,500 for travel and supplies, it probable, based on the Town's past usage of assessment grant funds, that the full \$200,000 will be utilized to perform assessments and public participation activities.

2. Identify the Funds that Your Agency has Committed or will Commit to meet the needs described above

Funding for the Demonstration Pilot comes from the EPA Demonstration Pilot Grant (\$200,000). However, salaries for the Director of Community Planning & Development, Purchasing Agent, Director of Finance and Town Manager will be funded by the Town. The Town will also receive assistance with all legal matters from the Town Attorney (per contractual agreement). Costs for the Town Attorney are absorbed by the Town.

3. Describe all other Funding Sources

The Town currently has \$515,000 in BCRLF funds to assist in clean-up efforts of redevelopers. The Town will supplement Assessment and BCRLF funds by aggressively seeking other financing tools including the following: CT SCPRIF (Special Contaminated Properties

Remediation Insurance Fund) Program funds; CT Brownfields Redevelopment Development Authority (tax increment financing); SBA funds, including the SBA Microloan Demonstration Program, "New Haven Community Investment Corporation; CT Dry Cleaning Establishment Fund; CT Urban Sites Remediation Program; Litchfield Hills Council of Elected Officials Micro-loan Program; CDBG Grants (**currently packaging a downtown revitalization grant request for \$500,000**); Small Cities Residential Rehabilitation funds (**currently funded at \$257,000**);

All redevelopment applicants will have the opportunity to implement the Town's adopted **Tax Incentive Policy**. The Policy applies to all real estate improvements and personal property additions. The Town will work closely with all local banks, venture capital companies, and real estate brokers. Town officials will forge professional relationships these entities to assure that redevelopers are exposed to all financial opportunities currently available.

I. Ability to Manage Grants

1. Ability to Manage this Grant and Oversee all phases of work

The Town has existing professional full-time staff consisting of the following: Town Manager, Director of Community Planning & Development, Director of Finance, Purchasing Agent, Fire Marshal, Building Official and Director of Public Works. Our full-time professional staff has the expertise required to fulfill the grant management requirements.

The Director of Community Planning & Development is the lead municipal official responsible for overseeing the program and ensuring that the Town fulfills all administrative obligations under the program. The Director has over 18 years of municipal planning and development experience. The Director will receive site-specific technical assistance from their LEP. The Director receives financial management and oversight assistance from the Purchasing Department, Finance Director and Town Manager. Quality Assurance Plans and quarterly reporting will be performed by the Town's LEP with oversight by the Director of Community Planning & Development.

The Town has sufficient record-keeping expertise to ensure that use of Assessment grant funds are tracked, recorded and reported to EPA. The Office of Community Planning & Development and the Department of Finance, comprised of three, full-time employees, will keep records of use of all Assessment funds. The Town's Finance Department will ensure proper fiscal management and reporting and processing of all Assessment funds. The Purchasing Agent has over 12 years of experience in public purchasing procedures and contract administration (including EPA brownfield funds). The Director of Finance has over 25 years of municipal financial management experience and will assure proper fiscal management accountability for all Assessment funds.

2. History of Managing Federal Funds

The Town of Winchester has the legal authority to manage federal funds. Section 104 of the Town Charter provides that the Town possesses all powers specifically granted by Section 7-148 of the CT General Statutes. Federal grants administered by the Town include CDBG, federal Highway grants administered through the CT Department of Transportation, CT DEP grant funds, TEA-21 grant funds and EPA BCRLF and Assessment grant funds. There is no evidence found indicating that the is considered "high risk" under OMB Circular A-102.

3. Compliance with EPA Quarterly Reporting

The Town of Winchester is current with all quarterly reporting requirements and brownfields reporting measures.

4. EPA Awards

The Town of Winchester received a Brownfield Assessment grant for \$200,000 in 1999 (expended) , a \$650,000 BCRLF grant in 2001 (\$515,000) and a \$150,000 Supplemental Brownfield Assessment grant in 2002 (less than \$3,000).

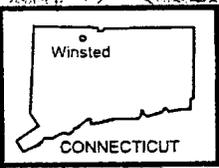
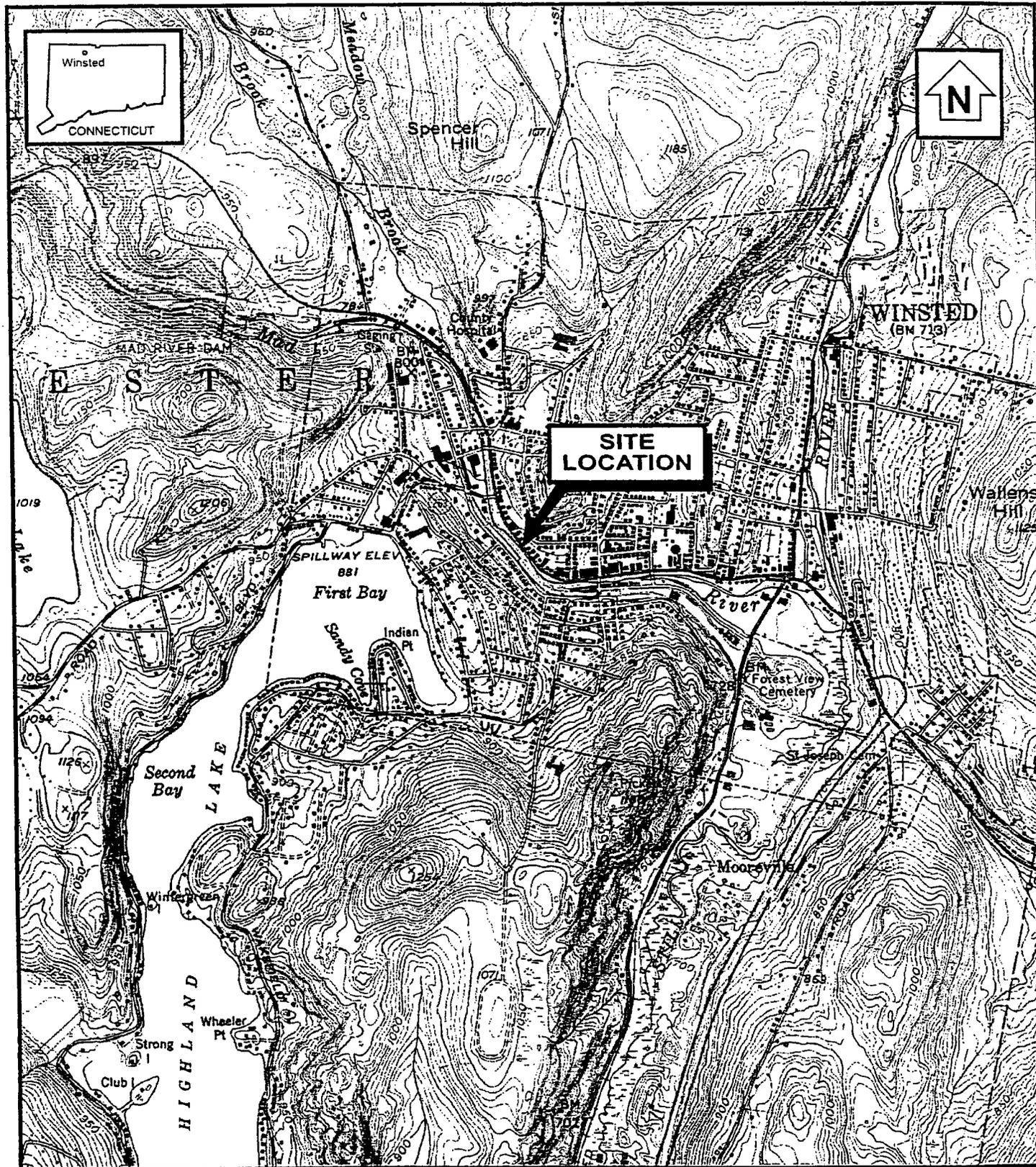
5. Significant Accomplishments Generated with EPA Brownfield Funds

1. **Lippincott Moving & Storage, Rowley Street;** A Phase II & III assessments have been completed for this location to determine expansion feasibility of corporate offices and 16,000 square feet of warehouse;
2. **Dino Corporation, Rowley Street:** This vacant parcel abutting the above-referenced Lippincott facility received a Phase III assessments because the abutting Lippincott site was not feasible for expansion. The Dino property, however, has proven feasible for the corporate office expansion and 40,000 square feet of warehouse space needed for Lippincott Moving & Storage. Lippincott Moving & Storage currently has an option to purchase the Dino property. The Town is in the process of considering extending sewers to this site to facilitate Lippincott's expansion plans;
3. **Union Pin brownfield redevelopment project, "The Inn on Highland Lake."** This multi-million dollar project is currently under way. The original Union Pin building has been demolished, Phase II and III assessments have been completed (utilizing the Town's EPA Assessment Pilot grant) and the State Department of Economic & Community Development (DECD) has recently obligated up to \$500,000 for site clean-up costs. This project is unique in that it represents a cooperative effort between a private, local developer, a large international hotel franchise, Northwestern Connecticut Community College, the State DECD and the Town of Winchester;
4. **Lambert-Kay Building, 32 Lake Street.** The Town has completed Phase II and III assessments for this site. The Town is currently accepting redevelopment bid packages for mixed use redevelopment;
5. **Railroad bed located on Prospect Street.** Phase II assessment has been completed using Pilot funds. This property is part of a Federally funded road-widening/street restoration project currently under way;
6. **115 Prospect Street.** Phase II assessment has been completed using Pilot funds. The property is part of a Federally funded road-widening/street restoration project currently under way;
7. **135 Prospect Street.** Phase II assessment has been completed using Pilot funds. Federally funded road-widening/street restoration project currently under way;

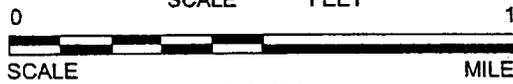
8. **79 Gay Street.** A Phase I has been completed. The Winchester Housing Authority abuts this property and is currently constructing 42 units of elderly housing on this site;
9. **119 Willow Street.** A phase II was performed on this former vacant & blighted building. The new owner is in the process on restoration and has occupied a portion of the building with retail;
10. **95 Main Street.** A phase II was performed on this former manufacturing facility. The building is currently in the design phase for conversion into a law museum;
11. **115 Spencer Street.** A Phase II was performed at this site of the Winsted Health Center in anticipation of an elderly care/housing project. Funding has recently been acquired by the Foundation for planning & development of a low income elderly housing & care development.
12. **1 Lake Street:** A phase II was performed on this former gas station/auto parts store/bar to allow Winsted Area Child Care (a non-profit organization) to redevelop the parcel into a day care center. Plans are currently pending action by the Planning & Zoning Commission.

ATTACHMENT 1

Town Of Winchester - Site Location Map



**SITE
LOCATION**



1:24000

BASE CREATED WITH TOPO™ © 1996 WILDFLOWERS PRODUCTIONS, www.topo.com
WINSTED, CT - 7.5' USGS TOPOGRAPHIC MAP

**TRC Environmental
Corporation**

5 Waterside Crossing
Windsor, Ct 06095
(860) 289-8631

TOWN OF WINCHESTER
WINSTED, CONNECTICUT

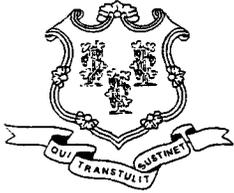
**FIGURE 1
SITE LOCATION MAP**

Date: 02/00

Project No. 27394

ATTACHMENT 2

State Letter



STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION



November 4, 2004

Mr. Ray Carpentino,
Director of Community Planning & Development
City of Winsted
338 Main Street
Winsted CT 06098

Subject: City of Winsted (Town of Winchester) State Letter for Brownfields Grant Application

Dear Mr. Carpentino,

The Remediation Section of the Connecticut Department of Environmental Protection acknowledges that the City of Winsted (in the Town of Winchester) has stated its intent to conduct and/or oversee site assessment activities if Brownfields grant funds for assessment, as authorized by the Small Business Liability Relief and Brownfields Revitalization Act, signed into law on January 11, 2002, are awarded by EPA.

If the if the City of Winsted receives assessment grant funding for hazardous substances, pollutants or contaminants (including substances co-mingled with petroleum), it intends to conduct assessment activities at yet to be identified sites in the City of Winsted.

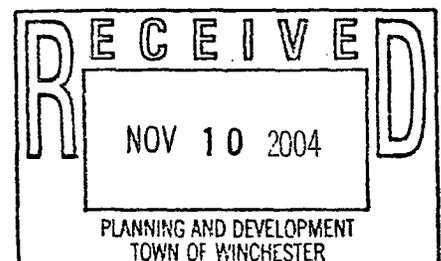
DEP strongly encourages the City of Winsted to consult with DEP as soon as possible when undertaking assessment activities, or undertake assessment by participating in one of the State's voluntary remediation programs (pursuant to CGS § 22a-133x or 22a-133y) if assessment grant funds are awarded by EPA. Fact sheets describing the voluntary remediation programs are available from the DEP website at <http://www.dep.state.ct.us/wtr/remediation/index.htm>.

If you have any questions about this letter, please contact me at (860) 424-3766 or by e-mail at christine.lacas@po.state.ct.us. Good luck with your application.

Sincerely,

Christine Lacas
Remediation Section
Bureau of Waste Management
CT Department of Environmental Protection

EP:CAL:cl



ATTACHMENT 3

Brownfields Fact Sheet



Town of Winchester & City of Winsted Connecticut



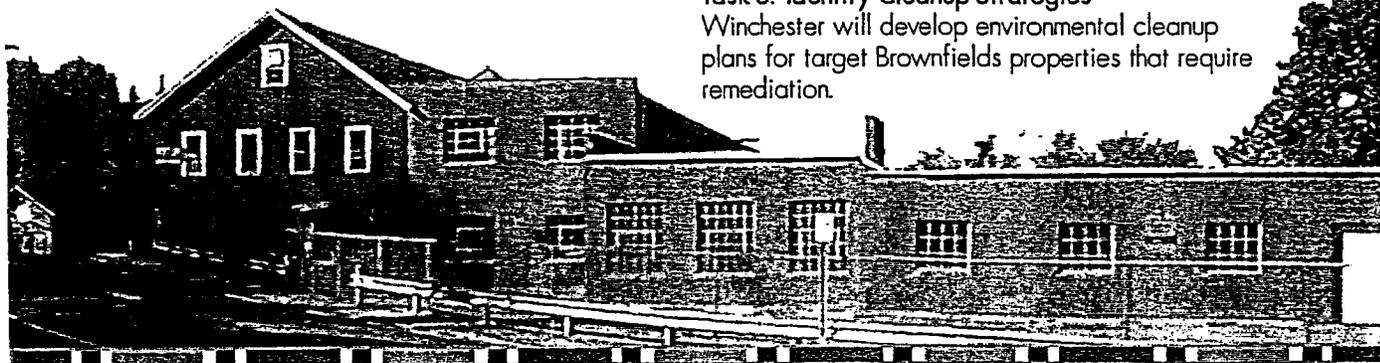
Fact Sheet *BrownFields Pilot Program*

JUNE 2000

Winsted typifies the traditional New England mill town, and was incorporated in 1771. Winsted had an early success in manufacturing that was primarily due to its abundant water supply and ample labor force. However, this early success has not come about without environmental degradation, due to the contaminants utilized for many years in the industrial plants. To complicate matters, the majority of these original factories were located along the riverbanks. Today, many of the original factory buildings remain; however, the structures are generally in a blighted condition (vacant, boarded-up and in deteriorated condition) and could pose health risks to the community.

Winsted's broad goals for the future include the implementation of the recently completed Main Street Enhancement Plan. This plan is essentially a blueprint for the revitalization of Winsted's downtown commercial core. The plan includes a landscaped center median for Main Street, expanded sidewalks, a five-mile long recreational trail (connecting Winsted to Torrington), attractive pedestrian scale lighting, street furnishings, signage and site landscaping. The Main Street Enhancement Plan and the recreational greenway, also known as the Still River Greenway, have both received federal funding through the Transportation Enhancement Program (TEA21) for a total of \$2.36 million. Winsted's Redevelopment Commission has just completed a Strategic Plan of Redevelopment and a Relocation Plan for the redevelopment area. This redevelopment plan summarizes the economic and physical potential for the commercial and residential areas in the downtown center of Winsted.

Carter-Wallace, Lambert-Kay Division Site



Within this context, Winchester's overall goals for our brownfields are:

- Identify and prioritize sites,
- Perform site assessments,
- Remediate contaminated sites,
- Identify redevelopment strategies and plans for sites,
- Develop linkages to our other revitalization plans,
- Attract private investment dollars,
- Create jobs,
- Increase property values, and
- Increase the tax base.

EPA Brownfields Demonstration Pilot Grant Program

The EPA Brownfields Demonstration Pilot Grant, under the U.S. EPA's Brownfields Redevelopment Initiative is a program that provides a \$200,000 grant and other government resources to assess environmental conditions at targeted sites. The primary goal of the program is to assist Winchester in overcoming environmental barriers to the redevelopment of Brownfields sites, and attract new development to the area.

Winchester plans to conduct several tasks under this EPA program, as described below.

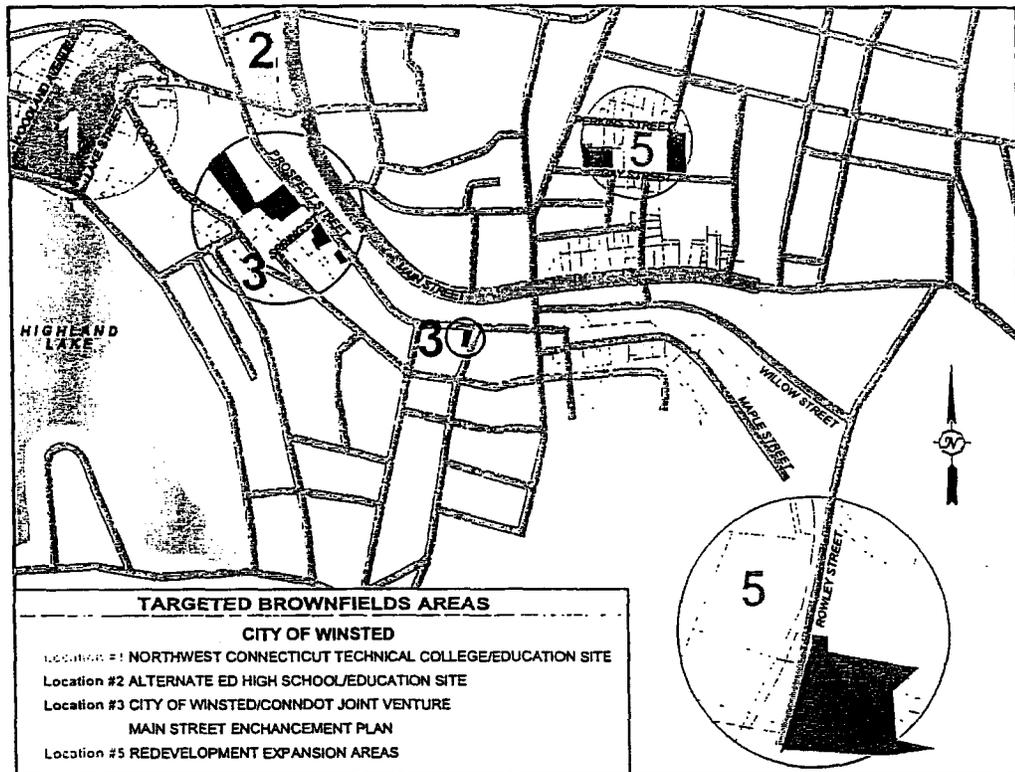
Task 1. Assess and Test Potential Brownfields Properties
Winchester will perform Phase I, Phase II, and Phase III Environmental Assessments of targeted Brownfields Sites, as approved by EPA.

Task 2. Increase Community Involvement and Environmental Awareness

Periodic community meetings will be held to solicit input from residents and local business owners about Brownfields redevelopment and environmental awareness issues. Other tools, including the Internet, will also be used to help educate the Winsted Community about Brownfields.

Task 3. Identify Cleanup Strategies

Winchester will develop environmental cleanup plans for target Brownfields properties that require remediation.



Winsted's Brownfields Redevelopment Program includes several targeted sites:

Northwest Connecticut Technical College Site: Brownfields grant funds will be used to investigate the former Union Pin Factory Site for future redevelopment as a mixed use, educational and recreational facility.

Alternate Education High School Site: Assessments will be performed at the former Carter-Wallace, Lambert Kay Division factory located along the Mad River. This investigation is being completed in anticipation of its future use as an alternate education high school site.

City of Winsted/CONNDOT Joint Venture: Phase I and II site assessments have already been performed at selected sites along Prospect Street. These sites were evaluated prior to the road-widening project to be completed along Prospect Street.

Main Street Enhancement Plan: Targeted sites in the Main Street area will be assessed for the possible presence of contamination as part of the redevelopment and improvement of the downtown Winsted area.

Redevelopment Expansion Areas: Several sites in two areas of Winsted will be targeted for site assessment work during the Brownfields program.

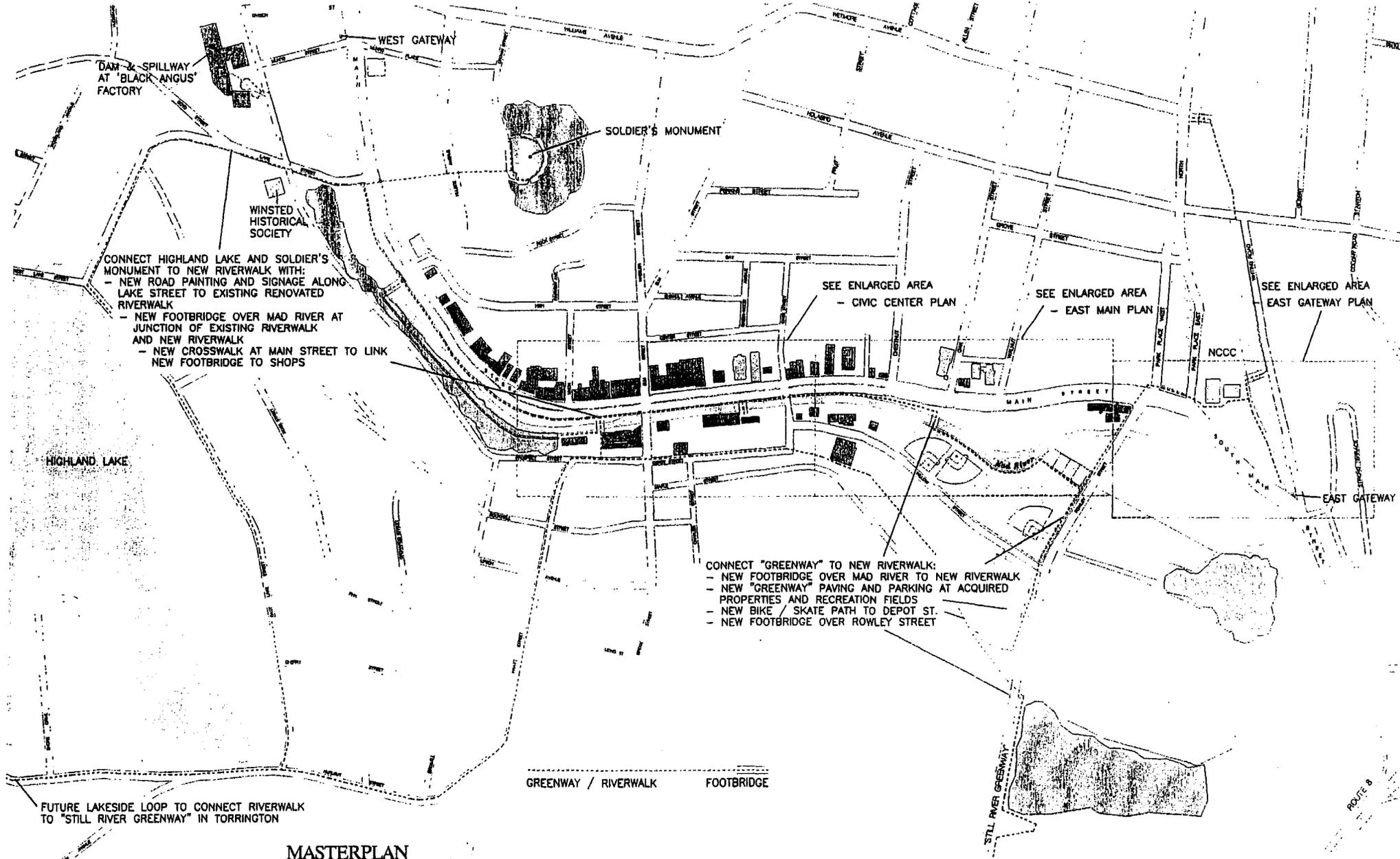
**For More
Information
Contact:**

Raymond A. Carpentino
Town Planner - Town of Winchester
338 Main Street
Winsted, CT 06098
(860) 379-2713 ext. 311



ATTACHMENT 4

Downtown Revitalization Plan



DAM & SPILLWAY
AT 'BLACK ANGUS'
FACTORY

WEST GATEWAY

SOLDIER'S MONUMENT

WINSTED
HISTORICAL
SOCIETY

CONNECT HIGHLAND LAKE AND SOLDIER'S
MONUMENT TO NEW RIVERWALK WITH:
- NEW ROAD PAINTING AND SIGNAGE ALONG
LAKE STREET TO EXISTING RENOVATED
RIVERWALK
- NEW FOOTBRIDGE OVER MAD RIVER AT
JUNCTION OF EXISTING RIVERWALK
AND NEW RIVERWALK
- NEW CROSSWALK AT MAIN STREET TO LINK
NEW FOOTBRIDGE TO SHOPS

SEE ENLARGED AREA
- CIVIC CENTER PLAN

SEE ENLARGED AREA
- EAST MAIN PLAN

SEE ENLARGED AREA
EAST GATEWAY PLAN

NCCC

HIGHLAND LAKE

EAST GATEWAY

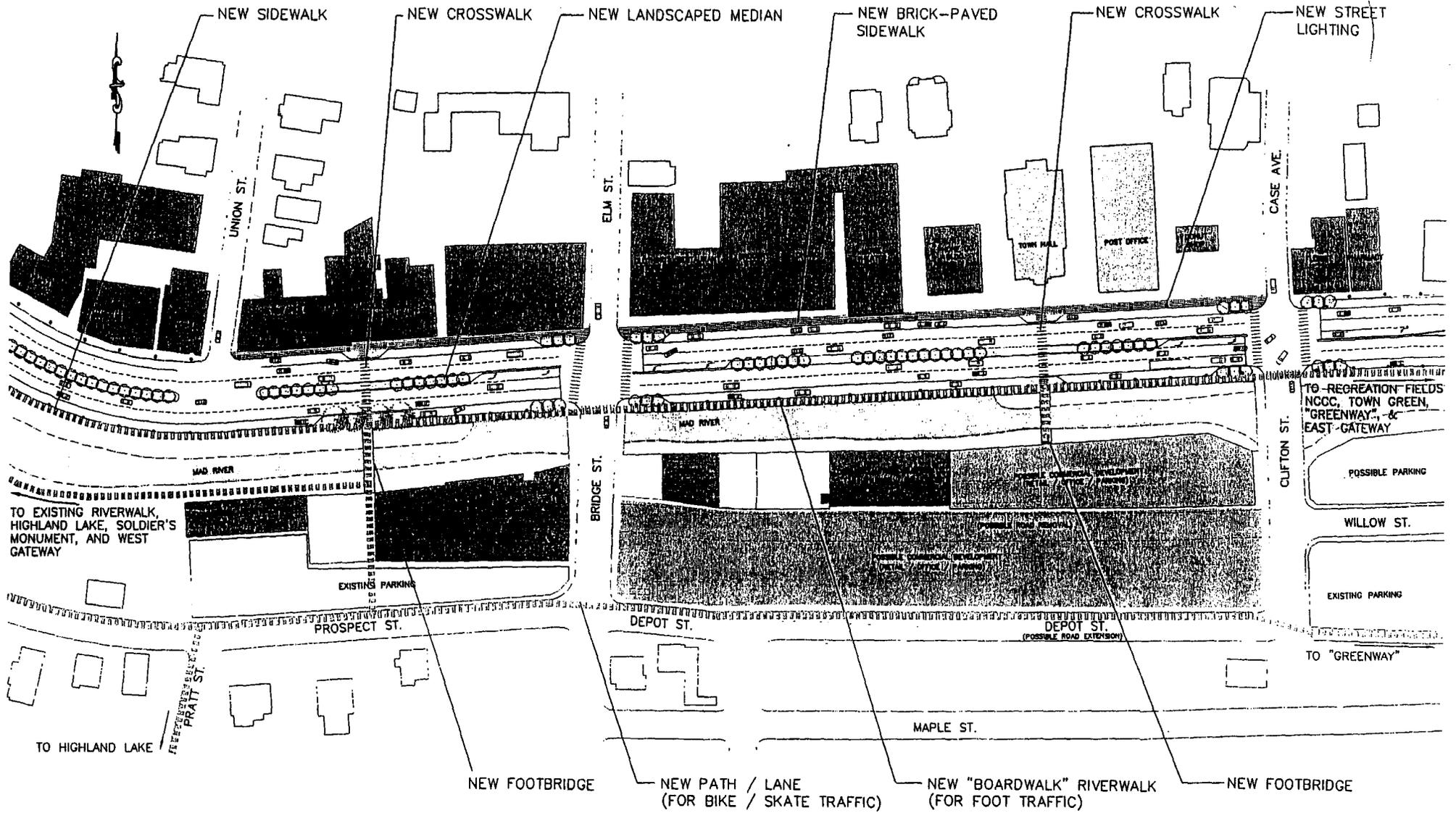
CONNECT "GREENWAY" TO NEW RIVERWALK:
- NEW FOOTBRIDGE OVER MAD RIVER TO NEW RIVERWALK
- NEW "GREENWAY" PAVING AND PARKING AT ACQUIRED
PROPERTIES AND RECREATION FIELDS
- NEW BIKE / SKATE PATH TO DEPOT ST.
- NEW FOOTBRIDGE OVER ROWLEY STREET

GREENWAY / RIVERWALK FOOTBRIDGE

FUTURE LAKESIDE LOOP TO CONNECT RIVERWALK
TO "STILL RIVER GREENWAY" IN TORRINGTON

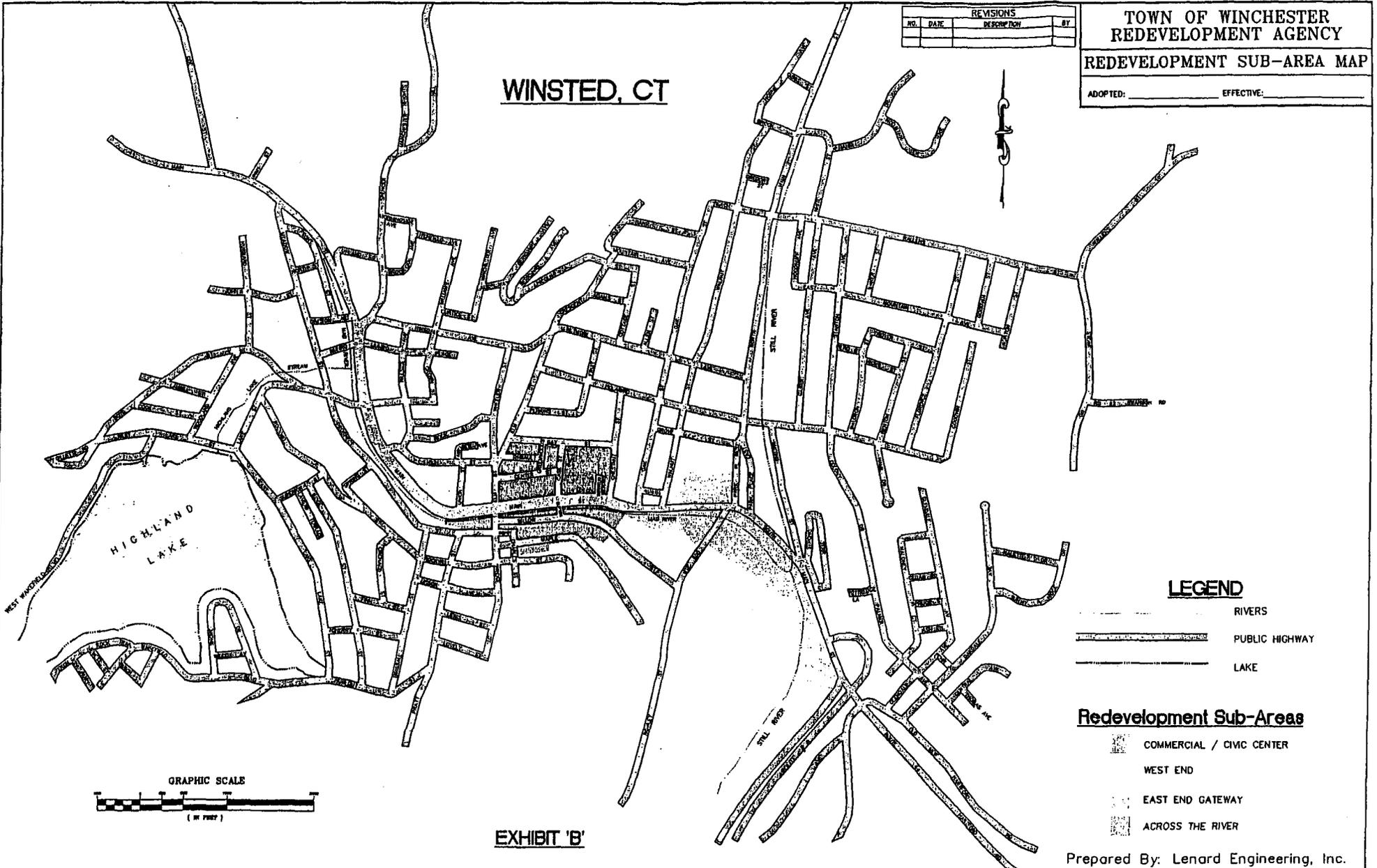
**MASTERPLAN
MAIN STREET ENHANCEMENT PLAN
WINSTED, CONNECTICUT**

1
500
KIM



CIVIC CENTER PLAN
 MAIN STREET ENHANCEMENT PLAN
 WINSTED, CONNECTICUT

Town of Winchester Redevelopment Agency Redevelopment Sub-Area Map



REVISIONS		
NO.	DATE	DESCRIPTION

**TOWN OF WINCHESTER
REDEVELOPMENT AGENCY**
REDEVELOPMENT SUB-AREA MAP
ADOPTED: _____ EFFECTIVE: _____

WINSTED, CT

LEGEND

-  RIVERS
-  PUBLIC HIGHWAY
-  LAKE

Redevelopment Sub-Areas

-  COMMERCIAL / CIVIC CENTER
-  WEST END
-  EAST END GATEWAY
-  ACROSS THE RIVER

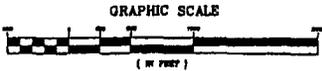
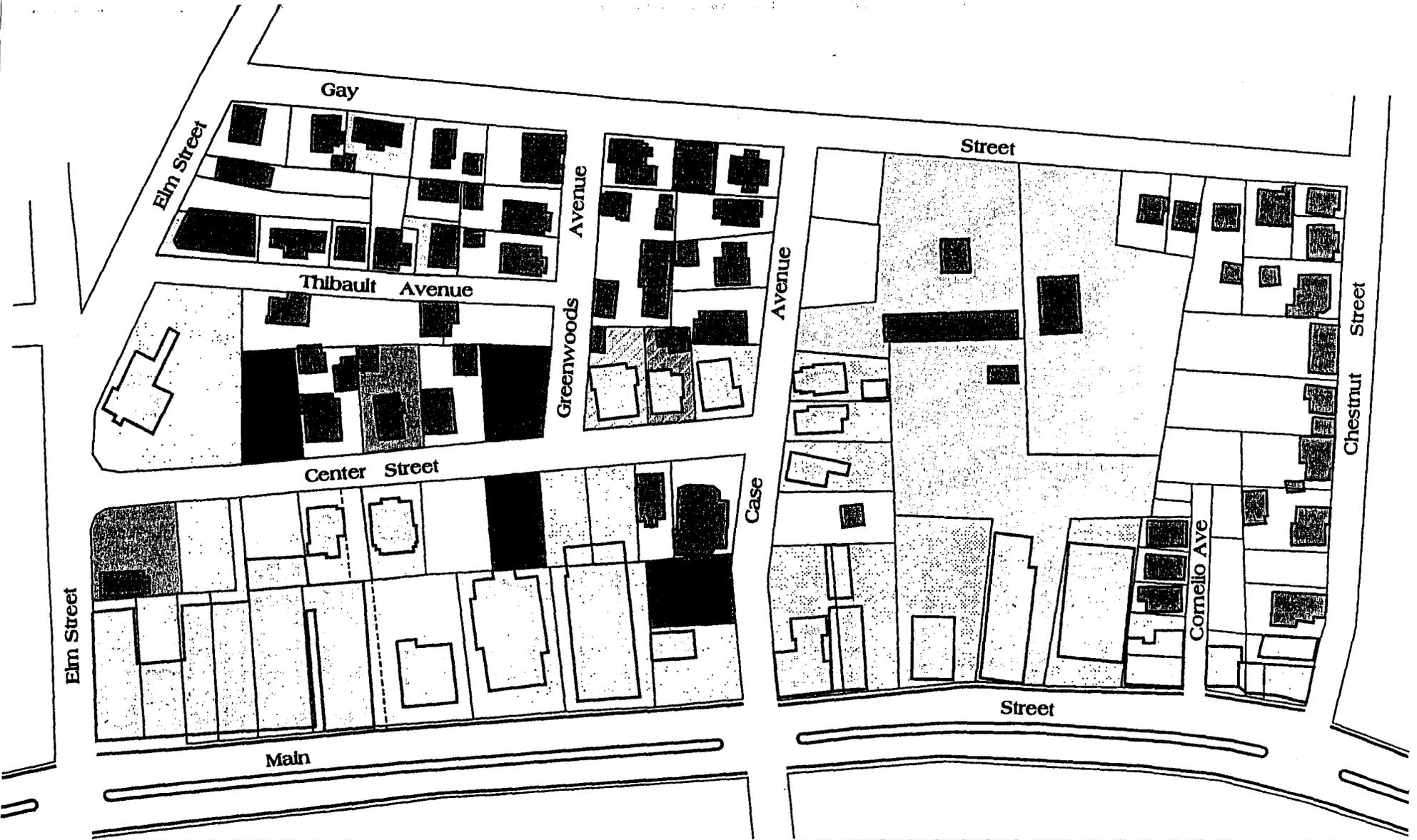


EXHIBIT 'B'

Winchester Redevelopment Area-Existing Land Use



Legend

-  Office
-  Office/Residential
-  Residential 1-3
-  Service/Residential
-  Residential 4+
-  Parking Lot
-  Service
-  Not to Be Acquired
-  Vacant Land
-  Buildings To Be Removed
-  Existing Buildings To Remain

**Existing Land Use
Winchester
Redevelopment Area**



**HARRALL-MICHALOWSKI
ASSOCIATES, Incorporated**

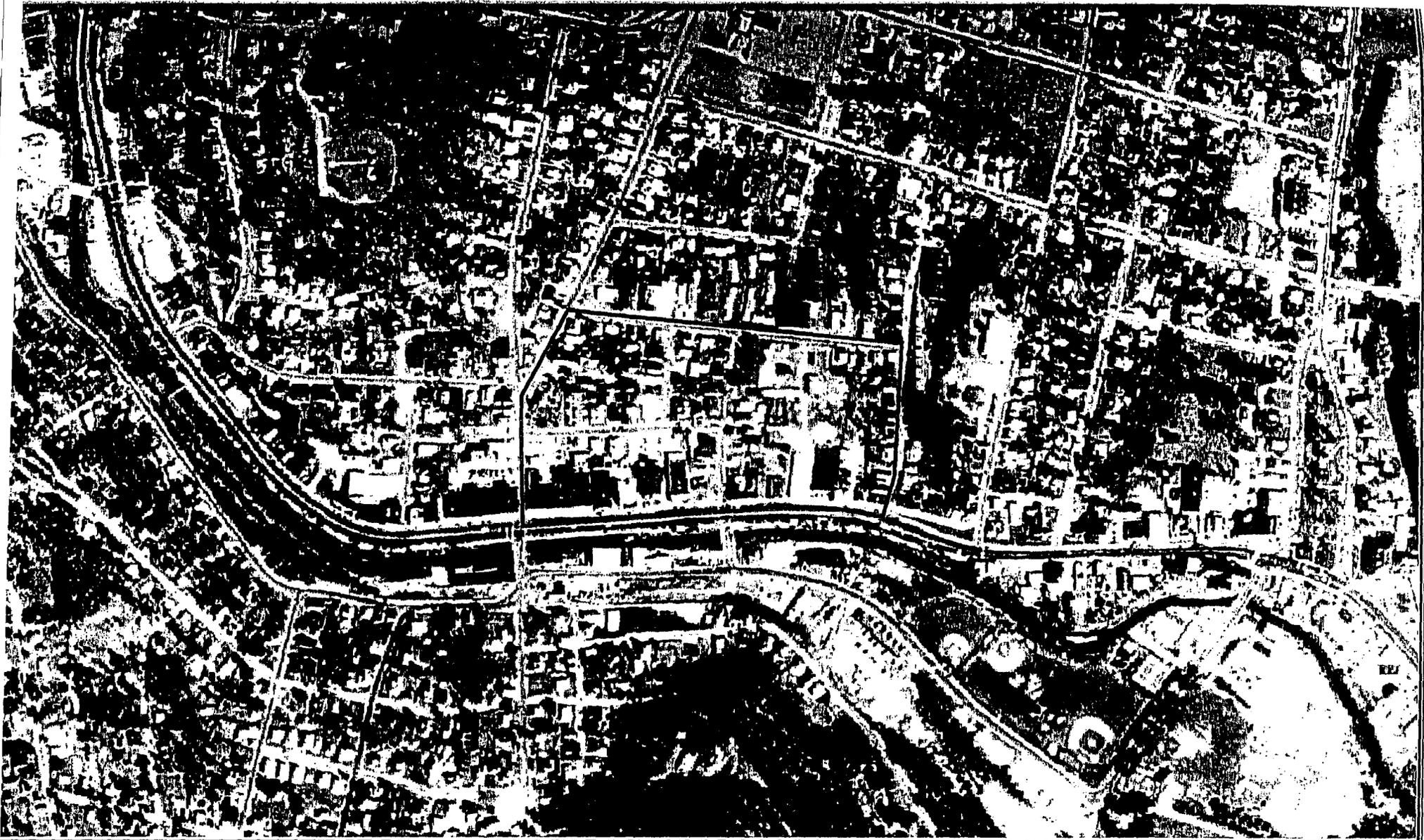
Hamden, Connecticut

February 2000

Data Source:
Town of Winchester tax maps digitized by
Harrall-Michalowski Associates, Inc.

Land use data provided by the Town of Winchester
Tax Assessors office, 1999.

**THIS MAP WAS DEVELOPED FOR USE AS A
PLANNING DOCUMENT. DELINEATIONS MAY
NOT BE EXACT.**



Legend

 Study Area

Aerial View
Winchester
Redevelopment Area



HARRALL-MICHALOWSKI
ASSOCIATES, Incorporated

Hamden, Connecticut

February 2000

ATTACHMENT 7

Newspaper Article

POLICE BLOTTER

ce blotter are from information provided by area police.

LIQUOR VIOLATIONS

Brandon of 36 Felicity St. was arrested by police after he was found in possession of liquor prior to minors. He was charged with a second-degree breach of peace. A non-surety bond was set at \$500 and Damis was scheduled to appear in Bantam Superior Court Nov. 2.

THREATENING

TORRINGTON — Robert Richard Woiten, 39, of 26 Highview Dr., Torrington, was arrested Tuesday by city police after turning himself in to police custody on an active warrant stemming from an Oct. 11 incident at the Nidec America Corp. in Torrington. Woiten was charged with second-degree threatening and second-degree unlawful restraint. He was released on \$500 bond and is scheduled to appear in Bantam Superior Court Nov. 15.

DUI

TORRINGTON — Austen Weir, 19, of 50 Northridge Dr., Torrington, was arrested Wednesday by city police following a motor vehicle accident at the intersection of Visconti and Wadhams avenues.

Weir was charged with driving under the influence of drugs or alcohol and unsafe movement.

He was released on \$500 bond and is scheduled to appear in Bantam Superior Court Nov. 15.

ARREST

RESPONSIBILITY

Eric of 63 Old Town Farm Road was arrested by police and charged with responsibility and safe left turn. He was released on \$500 bond and is scheduled to appear in Bantam Superior Court Nov. 2.

VEHICLE ORDER VIOLATION

Alycia M. of 9 East Canaan St. was arrested by police after she was charged with violating a protective order. She was released on \$500 bond and is scheduled to appear in Bantam Superior Court Nov. 2.

Winsted applying for \$200,000 in aid

By RICK KLIMANOWSKI
Register Citizen Staff

WINSTED — To help assist with the revitalization of many of the old mill buildings around town, Town Planner Ray Carpentino is applying for more federal aid through the Brownfields Assessment program.

The town has received \$350,000 in assessment grants since 1999 and Carpentino is hoping to secure an additional \$200,000 by this time next year. He said the application is due by the end of next week, and by the time the process is over, Winsted would most likely have the funds within a year.

These grants are part of the federal Environmental Protection Agency's Small Business Liability Relief

and Brownfields Revitalization Act that help states and municipalities around the country clean up and revitalize Brownfields sites, according to the agency's Web site. A Brownfields site is an area that has been contaminated by a hazardous waste.

"We want to continue using the Brownfields money," Carpentino said.

Since the grant's availability, many property owners and the town have taken advantage of the money that is used to conduct four-phase assessments. Lippincott Moving & Storage on Rowley Street, the Union Pin and Lambert Kay properties both on Lake Street, Gay Street's Laurel Commons and the Carnell building on Willow Street, are just some of the properties

within town that have taken advantage of the grants.

With the Lambert Kay property, Brownfields grant money was used to clean up the site, allowing the town to market the property at a better price.

When property owners take advantage of the funds, they could potentially save over \$70,000 in assessment costs.

"It also may help with the financing package they have to obtain," Carpentino said about potential buyers of these properties.

Town officials like the grant money because it helps eliminate the blighted areas in many of the old mill towns as they try to return the once booming economies to their glory days.

Winsted, like many other towns that follow the

Route 8 corridor south, has begun acting on cleaning blighted areas throughout the town.

Since the 1955 flood, the town has not reached its full economic potential, despite attempts to revitalize. Although revitalization has beautified many buildings, the constant budget battles have worn people out. But things like the Brownfields grant are tools that can help the revitalization efforts, Carpentino said.

"In my mind the Brownfields grant is probably the most important smart growth strategies available today," Carpentino said. "It's a priceless benefit an ex-mill town can have."

Rick Klimanowski can be reached by e-mail at winsted@registercitizen.com.

Pregnant Torrington woman held on \$25,000 bond for probation violation

By TRACY KENNEDY
Register Citizen Staff

BANTAM — A Torrington

woman was held on \$25,000 bond and is scheduled to appear again Dec. 10.

Mason received five years of probation as part of a sen-

Officer Rolanda Mitchell reported Mason failed to report to the probation office and other treatment agencies

drug treatment program, Mason left after eight days, the officer said.

Tracy Kennedy can be

ATTACHMENT 8

Letters of Support



TOWN OF WINCHESTER - CITY OF WINSTED

Town Hall - 338 Main Street
WINSTED, CONNECTICUT 06098

November 2, 2004

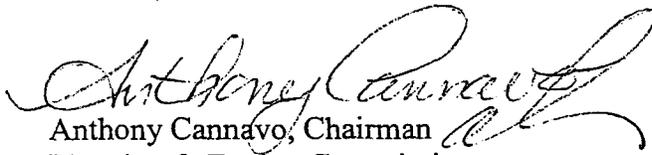
Steven Angelo
Town Manager
338 Main Street
Winsted, CT 06098

Dear Mr. Angelo:

This letter is intended to inform you that the Planning & Zoning Commission fully supports the Town's efforts to restore, and revitalize any and all properties within the Town that may have, or are perceived to have, environmental contamination. As you know, this Commission's membership is community-based and voluntary.

Further, the Commission encourages you to apply for the Environmental Protection Agency for consideration of funding for their Brownfield's Economic Development Initiative. Please let me know if the Planning & Zoning Commission can be of assistance.

Sincerely,


Anthony Cannavo, Chairman
Planning & Zoning Commission



TOWN OF WINCHESTER - CITY OF WINSTED

Town Hall - 338 Main Street
WINSTED, CONNECTICUT 06098

November 2, 2004

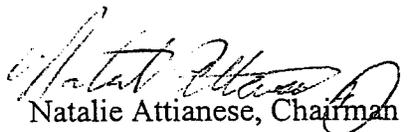
Steven Angelo
Town Manager
338 Main Street
Winsted, CT 06098

Dear Mr. Angelo:

This letter is intended to inform you that the Redevelopment Commission fully supports the Town's efforts to restore, and revitalize any and all properties within the Town that may have, or are perceived to have, environmental contamination. As you know, this Commission's membership is community-based and voluntary.

Further, the Commission encourages you to apply for the Environmental Protection Agency for consideration of funding for their Brownfield's Economic Development Initiative. Please let me know if the Redevelopment Commission can be of assistance.

Sincerely,


Natalie Attianese, Chairman
Redevelopment Commission

FRIENDS OF MAIN STREET
BARBARA DeBELLIS
40 PARK PLACE EAST
P.O. BOX 18
WINSTED, CT 06098

November 2, 2004

Steven Angelo
Town Manager
338 Main Street
Winsted, CT 06098

Dear Mr. Angelo:

This letter is intended to inform you that the Friends of Main Street fully supports the Town's efforts to restore, and revitalize any and all properties within the Town that may have, or are perceived to have, environmental contamination. As you know, the Friends of Main Street organization consists of commercial property owners and business owners within the Town of Winchester.

Further, the organization encourages you to apply for the Environmental Protection Agency for consideration of funding for their Brownfield's Economic Development Initiative. Please let me know if the Friends of Main Street can be of assistance.

Sincerely,



Barbara DeBellis
Executive Director



TOWN OF WINCHESTER - CITY OF WINSTED

Town Hall - 338 Main Street
WINSTED, CONNECTICUT 06098

November 2, 2004

Steven Angelo
Town Manager
338 Main Street
Winsted, CT 06098

Dear Mr. Angelo:

This letter is intended to inform you that the Economic Development Commission fully supports the Town's efforts to restore, and revitalize any and all properties within the Town that may have, or are perceived to have, environmental contamination. As you know, this Commission's membership is community-based and voluntary.

Further, the Commission encourages you to apply for the Environmental Protection Agency for consideration of funding for their Brownfield's Economic Development Initiative. Please let me know if the Economic Development Commission can be of assistance.

Sincerely,

Daniel Williams, Chairman
Economic Development Commission

ATTACHMENT 9

**Brownfields Assessment & BCRLF
Program Presentation - TRC**



Town of Winchester City of Winsted



Brownfields Assessment and Revolving Loan Fund Programs

TRC

Customer Focused Solutions

TRC Environmental Corporation

Sarah J. Trombetta, CPG, LEP

Marya B. Mahoney

TRC

**Town of Winchester/
City of Winsted
Brownfields Programs**



- Brownfields Assessment Pilot Program (1999)
\$200,000
- Supplemental Assessment Program (2002)
Another \$150,000
- Cleanup Revolving Loan Fund Pilot Program (2001)
\$650,000
- Total \$1,000,000

TRC



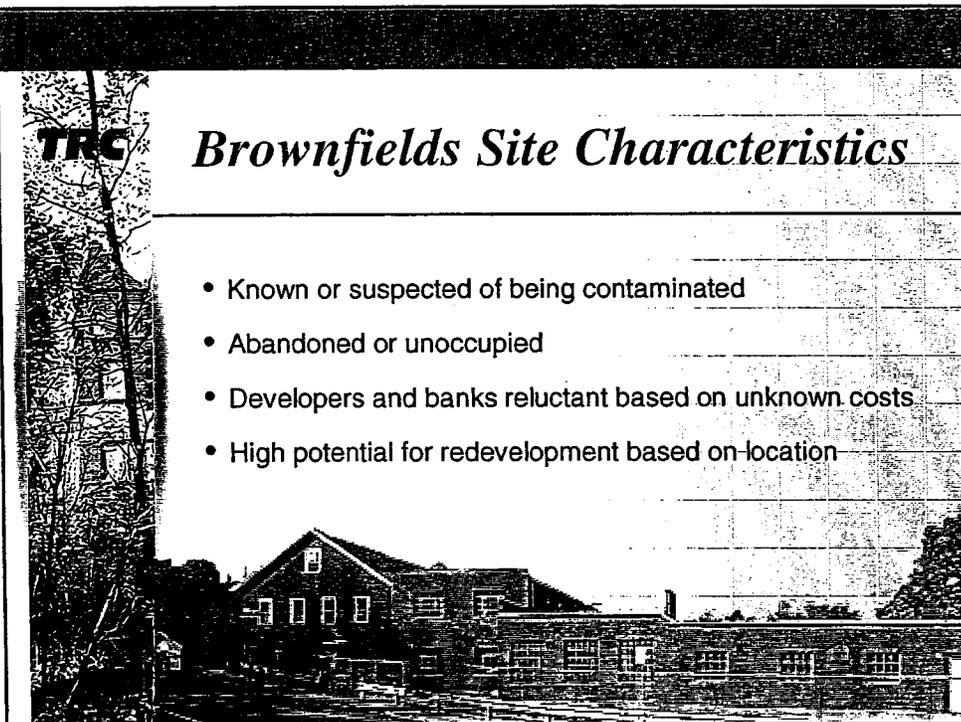
EPA Brownfields

Real 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 TRC logo is positioned in the top left corner of the slide. It consists of the letters 'TRC' in a bold, sans-serif font, with a stylized tree graphic to its right.

Brownfields Site Characteristics

- Known or suspected of being contaminated
- Abandoned or unoccupied
- Developers and banks reluctant based on unknown costs
- High potential for redevelopment based on location

The TRC logo is positioned in the top left corner of the slide. It consists of the letters 'TRC' in a bold, sans-serif font, with a stylized tree graphic to its right.

Assessment Pilot Program

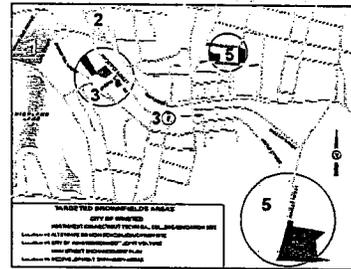
Provide funds to municipalities:

- To investigate identified brownfields properties
 - Phase I, II, III Investigations
 - Remedial Action Plans
- To educate residents and business community about brownfields redevelopment

Typical Process at Brownfields Sites

- Phase I Site Assessment

- An inspection of the property and a review of town, state and federal records to determine if a property has any actual or potential environmental concerns.
- A decision to continue to a Phase II investigation



Typical Process at Brownfields Sites

(continued)

- Quality Assurance Project Plan (QAPP)

- Defines scope of work for EPA review and approval

- Phase II Site Assessment

- Soil and ground water sampling and analysis
- Confirm presence or absence of contamination
- Decision to continue on to a Phase III investigation

Typical Process at Brownfields Sites

(continued)

- Phase III Site Assessment
 - Completion of sampling to vertically and horizontally define contamination
 - Preliminary evaluation of remedial approaches
- Remedial Action Plan
 - Defines selected remediation
 - Presents cleanup goals and standards

8

Connecticut Regulatory Standards

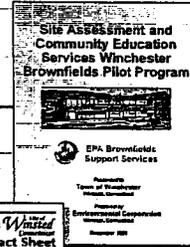
- Transfer Act requirements
 - Applies to certain types of properties and certain types of transfers
- Remediation Standard Regulations
 - Defines maximum allowable soil and ground water concentrations for pollutants
 - Presents alternatives based on ground water classification, the presence of buildings, and the use of deed restrictions

9

TRC

Public Outreach and Community Education

- Presentations, Public Hearings and Meetings
- Fact Sheets and Brochures
- Web site

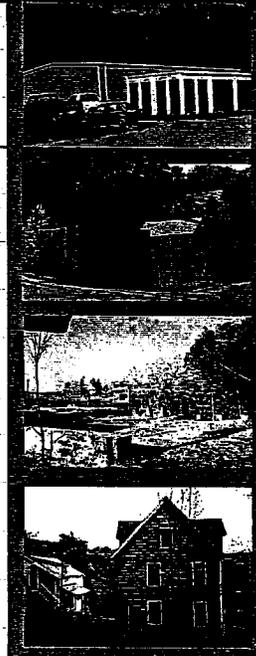


10

TRC

Winchester Brownfields Sites

- Prospect Street Properties
- 32 Lake Street
- Former Union Pin Property
- Lippincott Moving & Storage
- 79 Gay Street
- Former Carnell Lumber Property
- 115 Spencer Street

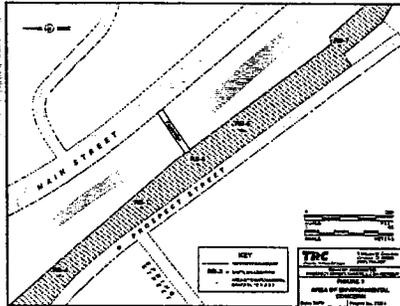


TTC

Prospect Street Properties

Why Brownfields?

- Precipitated by ConnDOT road widening project



What was the outcome?

- Impacts were found to be minimal
- Project was completed without having to remove soils

12

TTC

32 Lake Street



Why Brownfields?

- Property was investigated as a potential site for Winsted's Alternative High School

What was the outcome?

- Phase II/III investigation results confirmed that a LUST had impacted the site
- Subsequent to remediation, the site will be attractive to a developer

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TRC

Former Union Pin Property

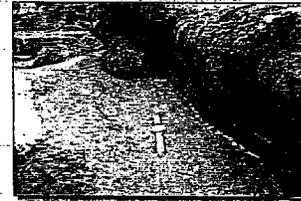
Why Brownfields?

- Despite perceived contamination and the discovery of impacted soil, a developer actively pursued redevelopment of the site as a hotel



What was the outcome?

- A PRP has been identified, cleanup efforts are underway and are expected to be completed in late August

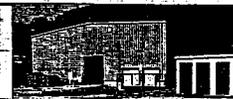


TRC

Lippincott Moving & Storage

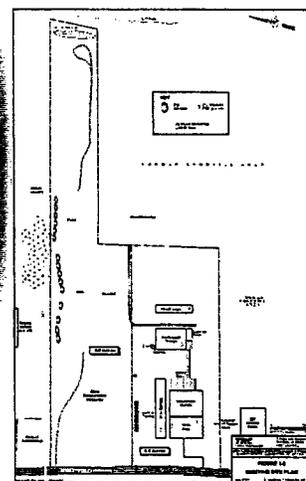
Why Brownfields?

- Site owner wanted to expand business
- Town landfill had been located on the property



What was the outcome?

- Lippincott parcel and a portion of the adjacent parcel had been impacted by the presence of the landfill
- Additional work focused on adjacent parcel to highlight the potential area for expansion



15

TRC

79 Gay Street



Why Brownfields?

- Potential site for elderly housing

What was the outcome?

- Housing Authority is awaiting the final plan approval
- Construction of 48 elderly housing units to commence in the fall

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TRC

Former Carnell Lumber

Why Brownfields?

- Property highlighted as part of Main Street Enhancement Program

What was the outcome?

- Phase II results indicated shallow soil impacts (metals) that require remediation
- Property has been purchased by a developer and the first stages of redevelopment have begun



TRC

115 Spencer Street

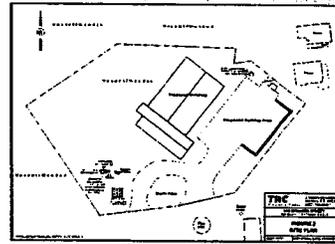
Why Brownfields?

- Winsted Health Center is looking to expand its current operations



What was the outcome?

- Limited Phase II results indicate petroleum impacts to the shallow subsurface
- AST and piping has been removed



18

TRC

Winchester Brownfields Successes

- Prospect Street Properties
- 32 Lake Street
- Former Union Pin Property
- Lippincott Moving & Storage
- 79 Gay Street
- Former Carnell Lumber Property
- 115 Spencer Street

19

The TRC logo is positioned in the top left corner of the slide, overlaid on a vertical black and white photograph of a wooded area with trees and a building in the background.

Cleanup Revolving Loan Fund Pilot Program

- Purpose of the pilot is to enable a municipality to make low or no interest loans to carryout cleanup activities at brownfields sites
- Funds complete the Brownfields Program by providing both assessment and remediation funding

20

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Loan Fund Process

- Obtain a Fund Manager
 - GHBDC
- Obtain a Brownfields Site Manager
 - Army Corps of Engineers
- Form Loan Fund Team
 - Winsted/Winchester, GHBDC, ACOE and TRC
- Develop Loan Implementation Plan
- Market Loans

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Eligible Borrowers

- Borrowers must:
 - Be able to repay the loan,
 - Have adequate collateralization of the loan, and
 - Meet the technical requirements of the BCRLF program.
- Town may lend money to itself

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Application Requirements

- The Loan Fund Team considers
 - The redevelopment potential of the site
 - The experience of the applicant (environmental remediation, brownfields reuse, real estate and redevelopment),
 - The schedule of the proposed completion and
 - The consistency of the proposed reuse with town plans.

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“Revolving” Loan Fund

The repayment of loans reimburses the fund and allows additional lending to other parties.

The Fund provides a “neverending” source of monies available for brownfields site cleanup.

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Other CT Brownfields Grant Recipients

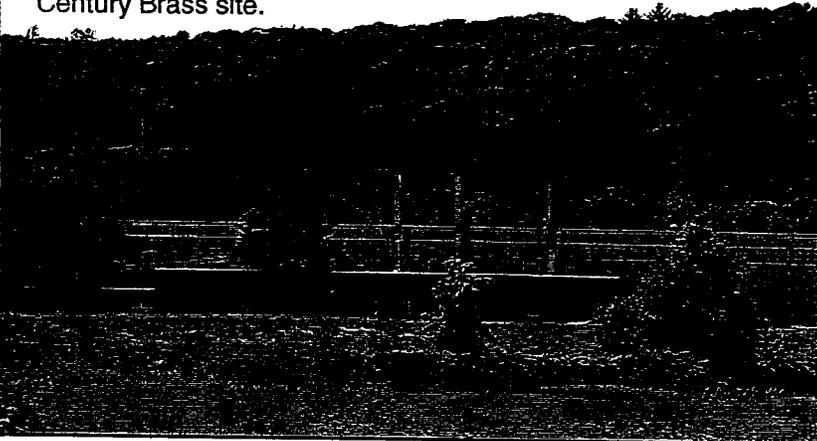
- Berlin
- Bridgeport
- Bristol
- Naugatuck Valley
- Danbury
- East Hampton
- Haddam
- Hartford
- Middletown
- New Britain
- New Haven
- New London
- New Milford
- Norwich and Griswold
- Regional Growth Partnership
- Stamford

25

TRC

Brownfields Success Stories

In October 2002, the Town of New Milford signed a \$700,000 loan agreement to fund the cleanup of the 72-acre Century Brass site.



TRC

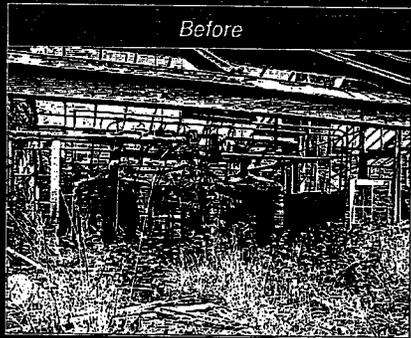
Brownfields Success Stories

City of New Britain

Urban Oaks Farm - Certified Organic Farm



Before



Asbestos, Fuel Oil, and Napthalene Contamination

After



Certified Organic Farm

The logo consists of the letters 'TRC' in a bold, sans-serif font, positioned over a vertical black and white illustration of a tree trunk and branches.

Why does Winchester/Winsted have these funds?

- 1) To perform Phase I, II, and III environmental site assessments at sites within the city's Northwestern Community College Redevelopment Area, the Main Street Enhancement Project Area, and the Commercial Redevelopment Area.

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The logo consists of the letters 'TRC' in a bold, sans-serif font, positioned over a vertical black and white illustration of a tree trunk and branches.

Why does Winchester/Winsted have these funds?

- 2) To remove uncertainty about environmental contamination of these sites and clear the way for subsequent cleanup and redevelopment of these parcels.
- 3) To attract private investment, create jobs, increase property values, and increase the tax base.

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What has Winchester/Winsted been able to do with these funds?

- 1) Instantaneously funded environmental investigations on sites that otherwise were without resources.
- 2) Leveraged Brownfields Program into CTDEP assistance and CTDOT improvements.

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What can Winchester/Winsted do in the future?

- Begin lending to itself and developers for brownfields cleanups.
- Exhaust remaining supplemental assessment funds at current and future sites
- Apply for additional assessment funds to keep the momentum rolling

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