

CADLEROCK PROPERTIES



DECD Brownfield Assessment Grant Environmental Investigations Ashford/Willington, Connecticut

OVERVIEW

In one of the latest rounds of State of Connecticut Brownfields funding administered by the Department of Economic and Community Development (DECD), the towns of Ashford and Willington received a \$200,000 Assessment grant from the Remedial Action and Redevelopment Municipal Grant Program to study 12 parcels referred to as the “Cadlerock Property”. The Cadlerock Property is located between 392 and 460 Squaw Hollow Road (Route 44) in Willington and Ashford, CT.

This roughly 350-acre now-vacant area straddles the Willington-Ashford line, with nearly 300 acres in Ashford. The properties are privately owned by one of two entities that have been the subject of numerous legal battles and environmental pollution penalties. With nearly \$900,000 in back taxes owed in Ashford, \$92,000 in Willington, and US Environmental Protection Agency (USEPA) and Connecticut Department of Energy & Environmental Protection (DEEP) liens attached to the properties, both towns are eager to determine a course of action that will ultimately put the properties back in productive use.

The Cadlerock properties were first used for agricultural purposes. Since the mid-20th century, the properties served as the location of a variety of uses. Lot 11 in Willington appears to have been subjected to most of the contamination. It is believed that between 1969 and 1972, a 1-acre portion of Lot 11 was used to burn plastic insulated wire in order to reclaim valuable copper for resale. Demolition debris from buildings destroyed by a 1980 fire along with motor vehicle parts and appliances also have been found buried on the property. Concerns were raised to determine if other portions of the property have been used for burial of waste of unknown type and origin.

In 1991, DEEP initiated what became a 20-plus-year effort by state and federal agencies to identify and remove contamination. Several waste disposal areas were identified and contaminated waste and soil were removed. Private residential wells were tested due to a potential ground water concern, but all were found not to be affected.

A PUBLIC CHALLENGE

The current owners are responsible for investigation and clean-up. Through court proceedings and regulatory actions, the owner's obligation to complete the investigation and remediation has been established but they have failed to complete these obligations and back taxes continue to mount. As a result, the Towns have initiated this work with DECD funding.



The properties fit perfectly within the definition of a brownfield: *A property where future use is complicated by real or perceived contamination.*

The challenge for both towns is: Does contamination still exist?

If so, how much would it cost to clean-up the properties? How do we pay for clean-up? Should we take title to all of the properties, and if we do, how do we avoid liability? What could the property be used for? Are developers interested in property of this size and in this location?

Liability to the Towns and their tax base has been and is of prime concern. Fortunately by working with DEEP and USEPA, there are now mechanisms and regulations in place to protect the municipalities such that municipal ownership may one day be possible.

BROWNFIELD:

A property where future use is complicated by real or perceived contamination.

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TAKING THE FIRST STEP

After receiving the DECD grant, the towns jointly issued a Request for Proposal to hire a Licensed Environmental Professional (LEP) to review the work performed to date and establish a clear path forward. BL Companies of Meriden, Connecticut, along with Good Earth Advisors have been retained to carry out several inter-related tasks:

- Review over 20 years of historical environmental documents, including DEEP and USEPA investigations and clean-up actions
- Conduct a Phase I Environmental Site Assessment of all 12 properties to determine if the probability of encountering contamination remains
- Identify potential areas requiring additional testing and carry out Phase II and III Environmental Site Assessments to evaluate the presence and extent of suspected contaminants in the soil, ground water, sediment and surface water
- Identify risks, if any, to human health and the environment
- Recommend options for remediation and estimate probable costs for clean-up, if needed
- Distinguish the type of clean-up needed under future residential and industrial reuse and identify the differences in cost and timing
- Provide recommendations for next steps

SCHEDULE

Field investigations, including testing, are expected to be completed by the end of February, with the final reports submitted to the towns for review by the end of March.

HOW TO STAY INFORMED

BL Companies will be working very closely with both towns to provide routine updates on progress and findings. Each town will have information posted on its respective websites. Residents and interested parties are encouraged to attend two public meetings:

① Anticipated for December 2018

- Informal session prior to the opening of the formal presentation will allow attendees to examine maps and meet the consultants
- Formal presentation will include an overview of the investigation and remediation efforts completed to date and the scope of work for additional investigation, as well as an educational overview of the Connecticut environmental regulations

② Anticipated for May 2019

- Presentation of results and cost estimates
- Options for municipalities to consider
- Outline of the redevelopment process



LOOKING FOR MORE INFORMATION?

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