

**COMMUNITY RELATIONS PLAN  
PARCELS A AND B  
0 MAPPLE STREET AND 6 RUBBER AVENUE  
NAUGATUCK, CONNECTICUT**

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**FOR:**

Naugatuck Economic Development Corp.  
270 Church Street  
Naugatuck, CT

**DRAFT**

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**BY:**

Nobis Engineering, Inc.  
122 Church Street  
Naugatuck, CT 06770

**NOBIS ENGINEERING, INC.**

(800) 394-4182  
[www.nobiseng.com](http://www.nobiseng.com)

**Nobis Project No. 90300.02  
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## 1.0 SCOPE AND PURPOSE

The purpose of the Community Relations Plan (CRP) is to describe the strategy to address the needs and concerns of the Borough of Naugatuck residents potentially affected by the proposed cleanup of removal of asbestos containing materials (ACM) at Parcels A and B located at 0 Maple Street and 6 Rubber Avenue in Naugatuck, Connecticut. The CRP outlines how the Borough of Naugatuck will continue to involve affected residents, Town officials, and local organizations in the decision-making process regarding the environmental cleanup at the site.

Involved residents are essential to the success of this project. Their comprehensive understanding of the Site area will inform the project strategy and outcomes, ensuring the efficacy of environmental cleanup and redevelopment of the Site for future development.

## 2.0 SPOKESPERSON AND INFORMATION REPOSITORY

The spokesperson for this project is:

Mr. Ron Pugliese  
CEO  
Naugatuck Economic Development Corporation  
270 Church Street  
Naugatuck, Connecticut 06770

The Information Repository is located at the Borough of Naugatuck Town Hall located at 229 Church Street in Naugatuck, Connecticut 06770. Documents are available for public viewing Monday through Friday 8:30 am to 4:00 pm. All public meetings will be held at the Borough of Naugatuck Town Hall, unless otherwise noted.

## 3.0 SITE DESCRIPTION AND HISTORY

The southern portion of the Site, Parcel A, is approximately 3.9-acres in size and occupied by a 375,000-square foot, four-story warehouse. The large masonry and synthetic stucco covered structure is currently unoccupied and used for storage including office furniture and equipment from former GDC operations. Additionally, the Naugatuck Historical Society and Naugatuck school system use the building for storage.

The building was originally constructed in the 1950's as a rubber and canvas shoe warehouse and retail sales storefront operated by the United States Rubber Company and then Uniroyal, Inc. In 1986, GDC moved to the Site. GDC designed, tested and manufactured electronic equipment used in data communications until vacating the property in June 2016.

The northern parcel, a 7.75-acre lot referred to as Parcel B, consists of a paved parking and driveway area extending from Rubber Avenue north to Maple Street. The only remaining structure is a 400-square foot brick building formerly used as a pump house. The pump house building stands 20 feet above grade and extends an additional 15 feet below grade. The piping system of



the pump house connects to a nearby underground canal/raceway system. The pump house was constructed in 1956 to provide flood control but is no longer operational.

An active Metro North Railroad right-of-way abuts the eastern Site boundary, Maple Street borders the Site to the north, Old Firehouse Road borders the western portion of Parcel B, and Elm Street forms the western boundary of Parcel A. Rubber Avenue separates Parcel A from Parcel B. The Site is located within a mixed commercial and residential area of Naugatuck.

### 3.3 NATURE OF THE THREAT TO PUBLIC HEALTH AND ENVIRONMENT

The current threat to public health is the exposure to asbestos by individuals entering the buildings on-Site. Certain ACM are in poor condition that could cause the release of asbestos fibers to the air.

## **4.0 COMMUNITY BACKGROUND**

The City of Bristol has a long history of manufacturing including clock making, brass products, primary and fabricated metals, machinery, and automotive parts. By 1995, the majority of significant manufacturing businesses left the area which resulted in vacant, underutilized, and contaminated properties throughout the City.

### 4.1 COMMUNITY PROFILE

The Borough of Naugatuck is included on the Connecticut Department of Economic and Community Development's list of "Distressed Municipalities" in 2017. As such, the community is in the fourth quartile of the state in terms of 1) per capita income, 2) adjusted equalized net grand list per capita, 3) equalized mill rate, 4) per capita aid to children receiving Temporary Family Assistance Program benefits and 5) unemployment rate.

The total population of Bristol was approximately 31,700 people between 2011 and 2015 according to the Connecticut Economic Resource Center. The poverty rate is 8.8%. The median household income is \$58,078. The unemployment rate is 6.6%.

### 4.2 CHRONOLOGY OF COMMUNITY INVOLVEMENT

The Naugatuck Economic Development Corporation (NEDC) has engaged Nobis Engineering to complete Hazardous Building Materials Assessments (HBMA) of the former GDC Building and Pump House located on-site. The results from these reports have been used to propose abatement of ACM on-Site. These reports are available for review at the Information Repository listed above. An "Analysis of Brownfield Clean-up Alternatives" (ABCA) was prepared by Nobis and is available for review.

### 4.3 KEY COMMUNITY CONCERNS

To date, there have been no direct public comments to the NEDC or the Borough of Naugatuck concerning the proposed cleanup. NEDC will continue to provide information and seek public comment, and will address any concerns and requests for information in a timely manner. Public information meetings will be held to discuss the abatement plan and the final results. Notification of the meetings will be posted on the Borough of Naugatuck website and via press release.



#### 4.4 BENEFIT TO TARGETED COMMUNITY

The Naugatuck community will benefit from this Brownfield Grant in the following ways:

- Removal of ACM from the buildings will halt the release of these materials within the buildings;
- The removal of ACM will reduce the threats to human health in that the threat of exposure to individuals entering the building by authorized or illegal means will be eliminated;
- The abatement of ACM will facilitate renovations and redevelopment of the Site as it will lower the cost threshold and financing requirements; and,
- Abatement and renovation of the Site will advance conversion of the Site from underused into a community asset.

#### **5.0 CONTINUED COMMUNITY INVOLVEMENT**

The Analysis of Brownfield Cleanup Alternatives (ABCA) will be available for review at the Information Repository in November 2017. NEDC will accept public comment on the draft ABCA for a period of 30 days from the date of availability. All written comments received within the 30 day comment period as well as those received during public meetings will be considered by the NEDC and its environmental consultant for inclusion into the final ABCA. A final public meeting will be held at the conclusion of abatement. Meetings will be scheduled in the early evening to accommodate the needs of working families. The meetings will be held at the Borough of Naugatuck Town Hall.

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**6.0 PROPOSED PROJECT SCHEDULE**

The following presents the proposed project schedule:

- December 2017 Public Information Meeting Regarding ABCA
- January 2018 – Contractor Bidding
- February 2018 – Contractor Mobilization
- March 2018 – Contractor Demobilization
- April 2018 – Post-Abatement Clearance Report