

Former Beaton & Corbin Site

Cleanup of 318 North Main Street, Southington, CT

Community Relations Plan

1.0 Overview

Overview of the Community Relations Plan – the purpose of the Community Relations Plan (CRP) is to describe the 318 North Main Street LLC strategy to address the needs and concerns of the Town of Southington residents potentially affected by the proposed cleanup of environmental contamination present at 318 North Main Street, Southington, Connecticut. The CRP outlines how the Naugatuck Valley Council of Governments (NVCOG), on behalf of the 318 North Main Street LLC, has involved and will continue to involve, affected residents, Town officials and local organizations in the decision-making process regarding the environmental cleanup at the site. This CRP is funded by the NVCOG via EPA Brownfields Revolving Loan fund grant BF 97128501-2.

Active residents involved in neighborhood issues are essential resources for the success of this project because they have a comprehensive understanding of the North Main Street area and they hold positions of responsibility within the community. The success of the environmental cleanup and subsequent redevelopment of the 318 North Main Street site hinges on informed citizen involvement in each step of the cleanup process. The proposed reuse of the site is as commercial office / medical office space.

2.0 Spokesperson and Information Repository

The spokesperson for this project is

Rick Dunne
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The Information Repository will be located online at www.nvcogct.gov. The Information Repository could also be found at the Southington Town Hall, at 75 Main Street, Southington, CT 06489 and is available for public viewing Mondays through Fridays, 8:00 am - 4:00 pm. All public meetings will be held at the Southington Town Hall, unless otherwise noted.

3.0 Site Description –

A full description of the site and the history of use are contained in the Phase I environmental study. A Phase I is a report that details the past uses of a site. It contains maps from different periods that indicate when and where buildings may have been constructed. It also helps to define areas where hazardous substances may have been used and where current conditions raise concerns. The data was used as a basis for the sampling of soil and ground water for contamination that was done under the Phase II study. These studies, and other pertinent documents, are available for public review at the Information Repository.

3.1 Site Location:

The site is located at 318 North Main Street, Southington CT. The parcel occupies approximately 1.65 acres. The building was formerly used for manufacturing. The parcel is bounded by commercial businesses to the north and south, by North Main Street to the east, Southington Fire Department to the South, and the Farmington Canal Heritage Trail (Rails to Trails) and Quinnipiac River to the west.

NVCOG staff will continue to support 318 North Main Street LLC throughout the cleanup activities on the site.

3.2 History of site use and ownership:

The Site was occupied by Aetna Match Company, a match manufacturer during the late 1800s. Beaton & Corbin occupied the Site from approximately 1900 through 1989. The Site has been vacant since 1989. The Site consisted of a former 25,000-square-foot building that was in the northern portion of the Site and was destroyed in a September 22, 2003 fire. The original building of the Site was located on the northernmost rectangular footprint, which is to date covered with construction debris (mainly brick and metal) that presumably remains from demolition. The southern portion of the main building was added on to the original building between 1934 and 1951.

A building foundation currently remains on the Site as well as three small dilapidated sheds, a concrete bunker with a 10,000-gallon fuel oil tank, and a 500-gallon gasoline underground storage tank (UST). The boiler room and boiler are the only remaining parts of the original main facility building.

Beaton & Corbin manufactured ceiling and floor plates and plumbing fittings and fixtures. Operations included metal machining and metal plating. Wastes formerly generated during Beaton & Corbin occupancy include metal hydroxide plating sludge, plating wastes, and degreasing and machining oils. These wastes were disposed of in two lagoons in the southwest portion of the Site. Five storage tanks which reportedly contained oil, gasoline, liquid wastes, and chemical raw materials were historically used on-site. All were reportedly above-ground storage tanks (ASTs), except for a gasoline UST. Plating shop operations were in the western portion of the former site building and degreasing operations were in the southern portion of the former site building.

The Phase I reports and other pertinent documents are available for viewing at the Town Hall, Economic Development office.

3.3 Nature of the threat to public health and environment:

The assessments on the site indicate the concerns, which include the following: These areas include former metal plating areas, a vapor decreasing area, former solvent and waste storage areas, a former metal hydroxide sludge lagoon, and existing petroleum storage tanks (a gasoline UST and #4 fuel oil AST). Constituents of concern include Volatile Organic Compounds (VOCs), semi-volatile organic compounds (SVOCs), total petroleum hydrocarbons (TPH), and metals including chromium, lead, and nickel in subsurface soil and groundwater. The EPA Brownfields cleanup loan funding will be used to fund cleanup activities such as site clearing, removal of former concrete slab and brick material, the removal of contaminated soil, post remediation monitoring well install, long term groundwater monitoring, site paving and filing an environmental land use restriction (ELUR) after CT DEEP and EPA approval. Additional funding from the Town of Southington (via a state DECD grant and town funding) and the developer (318 North Main Street LLC) will also be used for remediation of development of the site.

EPA indicates that some possible effects of VOCs are: Eye, nose, and throat irritation; headaches, loss of coordination, nausea; damage to liver, kidney, and central nervous system. Some organics can cause cancer in animals; some are suspected or known to cause cancer in humans. Key signs or symptoms associated with exposure to VOCs include conjunctival irritation, nose and throat discomfort, headache, allergic skin reaction, dyspnea, declines in serum cholinesterase levels, nausea, emesis, epistaxis, fatigue, dizziness.

4.0 Community Background

4.1 Community Profile:

The following is information on the Town website:

Although Southington was formally established as a town separate from Farmington in 1779, its roots go back to a much earlier time. Samuel Woodruff moved from Farmington to the area then known as "Panthorne." The settlement grew, prospered, and came to be known as "South Farmington" and then later, the shortened version, "Southington."

A meeting house, independent of the Farmington parish, was first constructed here in 1726 and was used until 1757. Its location on the site of the present Oak Hill Cemetery is commemorated by the First Meeting House stone and plaque.

Southington became a thriving community with the construction of dwellings, taverns, and stores. Industry flourished rapidly. In 1767, Atwater's grist mill was established and by 1790, Southington had a button factory, saw mills, a brass foundry, and potash works. In addition, the first machines to make carriage bolts were developed in Southington.

Southington played a part in this country's military heritage. Important town visitors during the Revolutionary War include Washington, Lafayette, and Count Rochambeau.

Southington today is a growing community, once described as "A Microcosm of America." The town is located in Hartford County, within 20 miles of Hartford and 9 miles of Waterbury, and includes the sections of Plantsville, Milldale, and Marion.

The geographic area of the town is 36.8 square miles, ranking it 40th out of 169 Connecticut towns and its population is approximately 43,000. While today it is a modern residential, commercial, and industrial community, Southington is proud of its history.

4.2 Chronology of Community Involvement:

In a memo from 2016, the Southington Office of Economic Development supported the application by the developer for a Brownfields Revolving Loan from an EPA grant to the Naugatuck Valley Council of Governments, which host the Regional Brownfields Partnership to which Southington belongs. The developer's application was followed by the submission to EPA of an Eligibility Determination in 2016, which was approved. The developer's application was subsequently approved by the NVCOG Board of Directors in 2016. The developer has appeared before the Inlands Wetlands Board and is scheduled to appear before the Zoning board in April and May 2020.

4.3 Key Community Concerns:

To date, there have been no direct comments to the NVCOG from the public concerning the proposed cleanup. However, NVCOG staff and the Licensed Environmental Professional engaged by the developer have been in contact with the Connecticut Department of Energy and Environmental Protection about the cleanup.

The VCOG will continue to seek public comment and will seek to address any concerns in a timely manner. An Analysis of Brownfields Cleanup Alternatives/Remedial Action Plan (ABCA/RAP) is being prepared by the Licensed Environmental Professional. It will be presented, along with the Community Relations Plan, at a public meeting. Flyers about the public meeting will be available to area residents and businesses. A news release will be issued when the cleanup has begun. The Town Office of Economic Development and the NVCOG Board of Directors and the WDC Board of Directors will be notified of the progress. The materials in the Information Repository will be updated periodically. The public meeting to discuss the cleanup will be held at the Southington Town Hall. Notification of the meeting will be by legal notice and press release.

4.4 . Benefit to Targeted Community:

The greatest benefit to this project is the remediation, redevelopment, and productive reuse of a blighted and abandoned industrial site that has been vacant since 1987. In addition, the community will no longer be exposed to the risk of on-site contact with the contaminants associated with prior manufacturing activities. The investment by EPA in the Brownfields cleanup grants with the developer is making it possible to

clean up the site. The area residents will have a reduction of the health risk from the former conditions. Another Brownfield site will have been returned to productive reuse. The long-standing commitment by the Town and the NVCOG to reuse brownfields will have resulted in the complete turnaround of the site.

5.0 Continued Community Involvement:

NVCOG staff will schedule a public meeting at the Town Hall to coincide with the 30-day public comment period on the ABCA/RAP, which is being prepared by a Licensed Environmental Professional to be approved by EPA. Among the items on the agenda for this public meeting will be the findings of the ABCA/RAP, the proposed cleanup plan, EPA's Green Remediation Policy, and the redevelopment plan for the site.

Notice of the meetings will be posted at the Town Hall, 75 Main Street, Southington, CT 06489, where the meetings will be held and on the NVCOG website (www.nvcog.gov), and in a newspaper legal notice in the Southington Observer. There will be updates, as needed, of the progress of the cleanup. The VCOG website will have updates of the progress of the project. A news release will be issued when the cleanup is complete.

6.0 Proposed Project:

The project consists of removing and encapsulating contaminated soil and the installation of new paving of the lot and construction of a new commercial office building to isolate any remaining concerns with regards to the soil. This will be a positive outcome for the neighborhood and the environment. The clean up of the site will allow the redevelopment to proceed.

Schedule: The proposed timeline is as follows:

Completion of the CRP and ABCA, RAP documents – August 2020

Public meeting on proposed clean-up plan – September 2020

30-day public comment period on the CRP/ABCA/RAP – September-October 2020

Developer secures LEP/contractor for cleanup project – June 2020

Meeting at Town Hall to announce the start of the project – 2020

Beginning of site cleanup work, excavation of contaminated soils – August 2020

Environmental Land Use Restriction (after redevelopment) – 2021

Completion of long-term monitoring - 2023