

# COMMUNITY RELATIONS PLAN

U. S. EPA Brownfields Connecticut Department of Energy and Environmental Protection (CTDEEP)  
Abandoned Brownfields Cleanup (ABC) Program | 0 Andrew Avenue | Remediation RFA #21086

April 5<sup>th</sup>, 2023  
SLR #12129.00039

## OVERVIEW

SLR International Consulting (SLR), on behalf of the Borough of Naugatuck (BON) through the Naugatuck Valley Council of Governments (NVCOG) has prepared this Community Relations Plan (CRP) to inform the public about the cleanup of 0 Andrew Avenue (the Site) located in Naugatuck, Connecticut. The CRP explains how the BON has involved and will continue to involve potentially affected residents, local organizations, and city officials in the decision-making process regarding environmental remediation at the Site.

The success of the remediation activities and redevelopment is based on a process that is open and transparent to all affected citizens. The NVCOG is the BON designated economic and community development agency.

The BON will continue to be primarily responsible for community notification and involvement during the redevelopment project regarding response actions and federal funding for Site activities on behalf of the NVCOG as the grant recipient.

## SPOKESPERSON FOR INFORMATION REPOSITORY

The spokesperson for this project is James McGrath, Executive Assistant to the Mayor of the BON. He may be contacted at the following:

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## SITE DESCRIPTION AND HISTORY

The Site is comprised of one, rectangular-shaped parcel identified by the BON Assessor as Map Block Lot 6.5-40W4, with a land area of approximately 11.96 acres. The lot is in a commercial and residential-mixed area of central Naugatuck bordered by Andrew Avenue to the west, Scott Street to the south, Arch Street to the east, and Long Meadow Pond Brook then Rubber Avenue to the north. The Site was acquired by the BON in 2019.

Currently, the Site is being used by the BON for a transfer and recycling center operated by the Borough Public Works Department. The Site was historically occupied by the former Risdon Corporation (Risdon), a company of which utilized the Site from at least 1915 to 1989. Risdon was a deep draw metalworking company that conducted operations such as degreasing, transfer press machining, secondary press work, lathe work, soldering, and cleaning. In 1989, Risdon Corporation sold its Fabricated Metal Products (FMP) business to First Hartford Capital Corp., including the entire property and facility. FMP operations included degreasing, lacquering, transfer press machining, secondary press work, lathe work, soldering, and cleaning. Approximately 70,000 square feet of office and manufacturing space was leased by Risdon's Metal Cosmetics Division.



The former main building was demolished between 2006 and 2008. Former secondary buildings were subsequently demolished, and the structures at the Site are currently limited to a small wooden pump house located in the eastern parking area.

Former manufacturing operations on-Site utilized various oils, solvents, metals, and cleaners, including the following: heating oil, solvents (trichloroethylene [TCE], tetrachloroethylene [PCE], and 1,1,1-trichloroethane [1,1,1-TCA]), water soluble oils, cutting oils, cleaning detergents, raw metal stock, and cyanide-based metal cleaning solution. These materials were stored in either bulk tanks or drums.

Contaminated soil and groundwater associated with releases have been documented in several previous Site investigation reports. The extent of these impacts was evaluated through previous remedial activities and investigations from its sale in 1989 and continued use of the facility by FMP through 2002. Work at the Site was not completed prior to the BON acquiring the property in 2019 through foreclosure.

Based on a 2021 Environmental Site Investigation that included the collection and analysis of soil and groundwater samples at the Site, it is apparent that the site has impacted soil down to approximately 10 feet below grade. Constituents detected at varying concentrations include metals, petroleum hydrocarbons, and select polycyclic aromatic hydrocarbons (PAHs). Select PAHs, PCBs, solvents, and lead and arsenic were detected above cleanup standards in the Connecticut Department of Energy & Environmental Protection's Remediation Standard Regulations in samples collected from depths ranging from the upper foot of soil down to ten feet below grade at the Site.

## **NATURE OF THREAT TO PUBLIC HEALTH AND ENVIRONMENT**

During the environmental investigations at the Site, contaminated soil was identified in the underlying ten feet of soil. The following environmental investigations have been conducted at the Site:

- Phase I Environmental Site Assessment (ESA), HRP, December 1989
- Phase II Environmental Subsurface Investigation (ESI), HRP, December 1989
- Site Assessment Letter Report, Advanced Environmental Interface (AEI), March 2003
- Environmental Conditions Assessment Form (ECAF) and Form III, November 13, 2013
- ECAF and Form III, Geoquest, Inc., 2016
- Resource Conservation and Recovery Act (RCRA) Closure Plan, February 25, 2001



The following areas of concern (AOCs) were identified and investigated:

- AOC-1: Former Underground Storage Tank (UST)
- AOC-2: Covered Scrap Dock
- AOC-3: Risdon Chemical Storage Area
- AOC-4: FMP Chemical Storage Area
- AOC-5: FMP Trichloroethene (TCE) Tank
- AOC-6: Finishing Department Degreasers and Under-Slab Drains
- AOC-7: FMP Degreaser Area
- AOC-8: Former Drum Storage Area (Waste Treatment Area)
- AOC-9: Crawl Space
- AOC-10: Former 1,1,1-Trichloroethane (1,1,1-TCA) Storage Building/Raw Material Goods Storage
- AOC-11: Former Transformers
- AOC-12: Two Abandoned Tanks
- AOC-13: Building Debris

Based on the conclusions of the latest subsurface investigation, AOC-4, AOC-6, AOC-7, AOC-9, AOC-11, and AOC-13 are necessary. No further remediation was necessary for the remaining AOCs, as results of the investigations conducted in those areas indicated exceedances of RSR criteria.

For the aforementioned six AOCs, necessary remediation may include the removal of soil and some additional groundwater assessment.

## COMMUNITY BACKGROUND

According to the 2020 United States Census Bureau estimates, the BON has a total population of approximately 31,519 and a population density of approximately 1,934 people per square mile. The area, Census Tract 3453 within the Borough of Naugatuck, has 2,251 households per the 2019 5 year ACS estimates, about 7% of which are single-parent households with children under the age of 18. As of 2019, 20% of the population identifies as Hispanic or Latino, 65% identifies as non-Hispanic White, and 8% identifies as Black or African American. About 6% of the neighborhood speaks Spanish at home.

The area is economically stable and has a median household income of \$67,000 per year which is slightly lower than the Borough median income of \$75,000. The unemployment rate is 3%, and 18% of persons live below the 185% of the federal poverty line. The area unemployment rate is slightly lower than the Borough rate of 4.5% and the poverty status of this area is in line with the Borough overall. The project area has 2,631 housing units. About 54% of occupied housing units are renter occupied. About 38% of housing units in the neighborhood were built prior to 1940. The age of the housing stock in the area may contribute to a vacancy rate of 8.6% which is slightly higher than the Borough overall which is 6%.

### **CONTINUED COMMUNITY INVOLVEMENT**

The BON is committed to maintaining community involvement through the neighborhood association for the duration of the redevelopment of the project. Public notices are issued in the local newspaper, BON website, and the NVCOG website when applicable. The BON has dedicated and will continue to dedicate necessary staff time to complete such administrative requirements. A public engagement meeting is scheduled at the Naugatuck Town Hall located at 229 Church Street, Naugatuck on April 27<sup>th</sup> at 6:30 pm. Translation services are available upon request.

### **CRP IMPLEMENTATION AND UPDATES**

The BON will be responsible for implementation of this CRP. This plan will be consulted during the course of the cleanup program at 0 Andrew Avenue to ensure appropriate community involvement and stakeholder engagement. This plan and associated contacts and information will be updated as necessary during the project.

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