

# *Town of Colchester*

Land Use Department  
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**Date:** August 30, 2023  
**To:** Colchester Board of Selectmen  
**From:** Demian A. Sorrentino, Planning Director  
Jay Gigliotti, Norton Park Project Consultant  
**RE:** Authorization for DECD & DEEP Grant Applications - Norton Paper Mill, 139 Westchester Road

The Town of Colchester acquired title to the former Norton Paper Mill located at 139 Westchester Road from the prior owner, Norton Paper Mill, LLC in April of 2016 (Reference Vol. 1283, Pg. 30) with the vision of converting the defunct factory into a passive recreation facility to be known as "Norton Park". In June of 2016, the Town was awarded \$518,000 under Round 9 of the Connecticut Department of Economic and Community Development (DECD) Remedial Action & Redevelopment Municipal Grant Program for assessment and remediation of environmental contamination that was known to exist on the subject property.

From the time the DECD Round 9 funds were awarded through early 2020, extensive environmental assessments were completed, and a Remedial Action Plan (RAP) was prepared. A parallel project under direction of The Nature Conservancy (TNC) of Connecticut saw the dam in the Jeremy River removed and the former Norton Paper Mill Building demolished.

With the onset of the COVID-19 pandemic and the economic conditions that followed, progress on the project stalled and costs dramatically escalated, rendering the \$240,000 that remains of the DECD Round 9 funds insufficient to complete the required remediation. The most recent remediation cost estimate prepared by Langan Engineering & Environmental Services, Inc. (the Town's environmental consultants) values the complete scope of remediation work in advance of redevelopment at \$2,115,700, representing a \$1,875,700 funding deficit.

The Land Use (Planning & Zoning) Department assumed responsibility for this effort in 2021 and since that time have been working to address the remediation funding shortfall while coordinating with DECD to keep the remaining Round 9 funds active. Applications submitted for DECD's Municipal Brownfield Grant Program for Round 16 in September 2022 and Round 17 in April 2023 proved unsuccessful, as program requirements shifted scoring criteria in favor of projects that result in the creation of jobs or construction of affordable housing.

On September 22, 2023, staff intends to submit applications to the following grant programs in hopes of obtaining additional funds for remediation: CT DECD Municipal Brownfield Grant Program Round 18 and CT DEEP CERCLA 128(a) Brownfield Grant Program Round 1. With a total \$25M available and a maximum award of \$4M, our request from the DECD program will be \$1.626M. With a total \$485K available and a maximum award of \$250K, our request from the DEEP program will be \$250K. While match funding is encouraged, it is not required to submit either grant application. Awards from the two (2) programs would cover the entire anticipated remediation cost, clearing the way for the much-anticipated development of "Norton Park".

**Recommended Motion:** The Board of Selectmen move to adopt a resolution allowing the First Selectman to execute all required documentation associated with the CT DECD Municipal Brownfield Grant Program Round 18 and CT DEEP CERCLA 128(a) Brownfield Grant Program Round 1 applications for funding in support of environmental remediation of the former Norton Paper Mill located at 139 Westchester Road.

Attach: CT DECD Municipal Brownfield Grant Program Round 18 Announcement Letter  
CT DEEP CERCLA 128(a) Brownfield Grant Program Round 1 Announcement Letter  
8/28/23 Remediation Estimate as prepared by Langan Engineering & Environmental Services, Inc.

July 26, 2023

The **Connecticut Department of Economic and Community Development’s (DECD) Office of Brownfield Remediation and Development (OBRD)** is pleased to make the following announcement of funding availability under **Round 18** – Notices of Funding Availability (NOFA) links below:

- [Municipal Grant Program – Remediation & Limited-Assessment](#) (max. of \$4 million)
- [Municipal Grant Program – Assessment-Only](#) (max. of \$200K OR \$500K for Land Banks/COGs)
- [Targeted Brownfield Development Loan Program](#) (max. of \$4 million)

The total funding available for all Round 18 notices is up to \$25 million. Funding awards will not be distributed until the State Bond Commission approves bond funds for the program for FY 2024. DECD’s review and decision process for all programs will occur simultaneously. The NOFA includes details on funding amounts, how to access application material, process, award criteria, announcement schedule, etc. Follow this link to see [what’s new in this round](#).

The OBRD is also announcing funding availability on behalf of the **CT Dept. of Energy and Environmental Protection** through the **DEEP CERCLA 128 (a) Brownfield Grant Program (Round 1)**. Funding available in Round 1 is \$485,000 and is open to municipalities or non-profit entities. Please follow this [link](#) for more details on the program.

- Deadline to submit applications: **Friday, September 22, 2023 by Noon**
- Tentative dates for award announcements: **December (1<sup>st</sup> or 2<sup>nd</sup> week) 2023**

Questions regarding this announcement must be directed to [brownfields@ct.gov](mailto:brownfields@ct.gov) or 1.860.500.2395 by August 23, 2023. Additionally, OBRD will be conducting online **Presentations and Walk-in Question/Answer Hours over Microsoft Teams** between 9 and 10 AM on the days indicated below. The sessions will include brief topical presentations (see topics below) followed by time for Q&A.

August 9, 2023	What’s New in Round 18?
August 23, 2023	Application Form Budget Tables
September 6, 2023	Public-private Partnerships

**Microsoft Teams meeting info:** [Click here to join the meeting](#)  
**or call in (audio only)** 1.860.840.2075; **Phone Conference ID:** 435-012-966#

For the latest updates and tentative schedule of future rounds, visit our website, [www.ctbrownfields.gov](http://www.ctbrownfields.gov), or sign up to [join our mailing list](#).

Thank you for your interest in our CT DECD-OBRD Programs,

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# DEEP CERCLA 128(a) Brownfield Grant Program – Round 1

(Announced in tandem with DECD-OBRD Round 18)

July 26, 2023 (DEEP Update July 27, 2023)\*

(\*includes municipalities as eligible entities)

## **Program Description and Announcement**

The Department of Energy and Environmental Protection (DEEP) would like to announce the availability of funding under DEEP’s CERCLA 128(a) Grant Program and is inviting applicants that are **municipalities** or non-profit entities to apply. Funding is available through the U.S. Environmental Protection Agency’s (EPA) CERCLA 128(a) State and Tribal Response Program. DEEP was awarded this funding from the EPA under the Infrastructure Investment and Jobs Act (IIJA) to administer to brownfield sites in Connecticut to perform environmental assessment and cleanup activities. DEEP encourages applicants whose projects will enable the creation, preservation, or addition of park space, greenways or other recreational space, or other property used for nonprofit **or municipal** purposes, to apply for this pool of funding. Applicants will be evaluated for eligibility as non-profit **or municipal** entities whose redevelopment plans are most aligned with DEEP’s Mission: *to conserve, improve and protect the natural resources and the environment of the State of Connecticut, and to protect human health through the assessment and cleanup of polluted properties.*

DEEP is also committed to promoting the remediation and redevelopment of brownfield sites located in Environmental Justice (EJ) communities. The EPA describes EJ as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation and enforcement of environmental laws, regulations, and policies. For example, an “underserved community” refers to a community with environmental justice concerns and/or vulnerable populations, including low-income citizens, communities of color, and tribal and Indigenous peoples. Additional consideration will be given to proposed projects located in EJ communities.

## **Round 1 Availability**

The total funding pool available for this program is \$485,000.

**Maximum Request Per Application:** Grants of up to \$250,000 for assessment and \$250,000 for cleanup per CERCLA Section 128(a)(2)(C)(iii). No minimum requested grant amount. Applicants are welcome to submit applications for multiple projects/sites.

## Application Process:

To be considered for this dedicated funding, please provide the following responses:

1. Demonstrate that the applicant is a non-profit **or municipal** entity and explain the extent, if any, of the community partnerships involved with the project:
2. Describe how the assessment and/or cleanup is aligned with DEEP's mission:
3. Describe how the assessment and/or cleanup will enable the creation, preservation, or addition of park space, greenways or other recreational space, or other property used for nonprofit **or municipal** purposes:
4. Provide a detailed timeline for the environmental assessment and/or cleanup of the site. Such plan shall include any relevant information regarding whether such activities anticipated or otherwise considered the impacts of climate change and/or benefits a community with EJ concerns:
5. Please specify the total funding request for assessment and/or cleanup:

Total number of pages should not exceed 10. Include attachments as applicable.

## Application Submission Process

All application submittals (along with attachments) shall either be:

1. Uploaded to a CT Dept. of Economic and Community Development (DECD) SharePoint folder [PREFERRED METHOD]

- a. Applicants must request a SharePoint link by emailing [brownfields@ct.gov](mailto:brownfields@ct.gov)
- b. Include Applicant & Project Name and Program Code (DEEP1) in subject line.
- c. **Recommended** to make folder request by noon on Wednesday, September 20, 2023;

OR

2. Emailed to [Brownfields@ct.gov](mailto:Brownfields@ct.gov)
  - a. Include Applicant & Project Name and Program Code (DEEP1) in subject line.

**Application Due Date:** The Application Form will be accepted until noon on Friday, September 22, 2023. An email will be sent to applicants to confirm receipt of the form and application package.

**Selection Process:** Applications will be reviewed and selected for award by the DEEP. DEEP will be administering the projects as per the EPA guidelines.

**Note:** DECD is only advertising this opportunity and using the Office of Brownfield Remediation and Development (OBRD) competitive funding setup to receive applications on behalf of DEEP.

**Schedule Summary:**

<b>Walk-in Teams Meeting<sup>1</sup> (see below for call-in info)</b>	
<a href="#">Wed, August 9, 2023 (9 – 10AM)</a>	Special Topic: What’s new in Round 18? Will include a summary of DEEP’s CERCLA 128(a) Grant Program (Round 1).
<b>Application Deadline</b>	
Wed, September 20, 2023 @ <b>noon</b>	Request for SharePoint folder (see <i>Application Process</i> )
Friday, September 22, 2023 @ <b>noon</b>	Deadline to submit or upload Application Package
<b>Round 1 Award Announcement</b>	
December 2023 1 <sup>st</sup> or 2 <sup>nd</sup> week	Award Announcements (tentative)

<sup>1</sup>**Microsoft Teams Walk-in Meetings:** The session will begin with a brief topical presentation followed by time for questions and answers.

[Click here to join the Teams meeting](#) on your computer or mobile app.

**Or call in (audio only)** 1.860.840.2075; **Phone Conference ID:** 435-012-966#

**For questions:** Please contact **Meena Mortazavi** at [meena.mortazavi@ct.gov](mailto:meena.mortazavi@ct.gov) for further information on program requirements **at any time prior to the deadline.**

**OBRD Website:** For info on DECD brownfield opportunities (Round 18) and programs, visit, [www.ctbrownfields.gov](http://www.ctbrownfields.gov).

# Former Norton Paper Mill Remediation Estimate

Remedial Contractor Estimate			
	Langan	Laboratory	Contractor
AOC-1 ~3,000-CY Petroleum Soils	\$ -	\$ -	\$ 1,500,000
AOC-2 ~55-CY Petroleum Soil	\$ -	\$ -	\$ 40,000
AOC-3/SB-3 ~23-CY TSCA PCB Soil	\$ -	\$ -	\$ 35,000
AOC-4 ~50-CY Petroleum Soil	\$ -	\$ -	\$ 35,000
AOC-5 ~30-CY Petroleum Soil	\$ -	\$ -	\$ 24,000
AOC-7 ~5-CY Petroleum Concrete	\$ -	\$ -	\$ 7,000
AOC-9 ~10-CY ACM Soil	\$ -	\$ -	\$ 10,000
<b>Subtotal</b>	\$ -	\$ -	\$ 1,651,000
<b>Total:</b>	<b>\$1,651,000</b>		

Engineering Oversight and Sampling			
	Langan	Laboratory	Contractor
Pre-Remediation Survey	\$ 5,000	\$ -	\$ -
AOC-1 ~3,000-CY Petroleum Soils <i>(Oversight costs for AOC-1 will also cover AOC-3)</i>	\$ 52,500	\$ 4,000	\$ -
AOC-2 ~55-CY Petroleum Soil	\$ 5,500	\$ -	\$ -
AOC-4 ~50-CY Petroleum Soil	\$ 5,500	\$ 4,000	\$ -
AOC-5 ~30-CY Petroleum Soil	\$ 5,500	\$ 700	\$ -
AOC-7 ~5-CY Petroleum Concrete	\$ 3,500	\$ -	\$ -
AOC-9 ~10-CY ACM Soil	\$ 3,500	\$ -	\$ -
First Round Remediation Survey	\$ 5,000		
As-Built Survey	\$ 5,000	\$ -	\$ -
<b>Subtotal:</b>	\$ 91,000	\$ 8,700	\$ -
<b>Total:</b>	<b>\$99,700</b>		

Administrative, Regulatory, and Future Monitoring Costs			
	Langan	Laboratory	Contractor
Remedial Implementation (First Round) <i>(Costs include spec revisions, bid package prep, permitting)</i>	\$ 15,000	\$ -	\$ -
Contractor Coordination (First Round) <i>(Costs include bid support, site walk, RFI responses)</i>	\$ 25,000	\$ -	\$ -
Disposal Package (First Round) <i>(Costs include in-situ sampling program and facility package)</i>	\$ 7,000	\$ 12,000	\$ 7,000
Construction Stormwater Permit (First Round)	\$ 7,000	\$ -	\$ -
Draft Remedial Action Report (RAR)	\$ 15,000	\$ -	\$ -
Remedial Implementation (Second Round)	\$ 10,000	\$ -	\$ -
Contractor Coordination (Second Round)	\$ 10,000	\$ -	\$ -
Disposal Package (Second Round)	\$ 3,000	\$ 13,000	\$ 6,000
Construction Stormwater Permit (Second Round)	\$ 6,000	\$ -	\$ -
Final Remedial Action Report (RAR)	\$ 20,000	\$ -	\$ -
Groundwater Monitoring Plan (GWMP)	\$ 10,000	\$ -	\$ -
Well Installation	\$ 20,000	\$ -	\$ 40,000
Interim Verification Report	\$ 20,000	\$ -	\$ -
Post-Remediation Groundwater Monitoring (2-Years)	\$ 80,000	\$ 24,000	\$ -
Final Verification	\$ 15,000	\$ -	\$ -
<b>Subtotal:</b>	<b>\$ 263,000</b>	<b>\$ 49,000</b>	<b>\$ 53,000</b>
<b>Total:</b>	<b>\$365,000</b>		

<b>Limited Remediation Scope Total:</b>	<b>\$242,200</b>
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<b>Next Steps Remediation Scope Total:</b>	<b>\$1,873,500</b>
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<b>Total Remediation Scope Cost:</b>	<b>\$2,115,700</b>
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**Notes:**

1. Green shading indicates remedial items that can be accomplished under the remaining grant.
2. Costs are estimated and based on 2023 dollars.
3. Costs assume that additional groundwater and soil remediation will not be necessary.
4. Costs exclude transportation surcharges.
5. Costs associated with redevelopment of the site are not included.
6. Costs assume that the total remediation scope will require two rounds of remedial implementation.
7. Actual costs will be based on contractor bids.