

Integrated Site Assessment and Revitalization Planning Approach

Town of East Hampton, CT
Village Center
EPA Brownfields Assessment Program

Project Wrap-up
East Hampton Community Center
January 25, 2007





- **Part I EPA-Approved Workplan**
- **Part II Historic Overview**
- **Part III Site Assessment**
- **Part IV Revitalization Planning**



*Growing and Prospering
Since 1767*

Tighe&Bond

Part I EPA-Approved Work Plan

The Town of East Hampton was awarded a \$175,000 assessment grant by the EPA

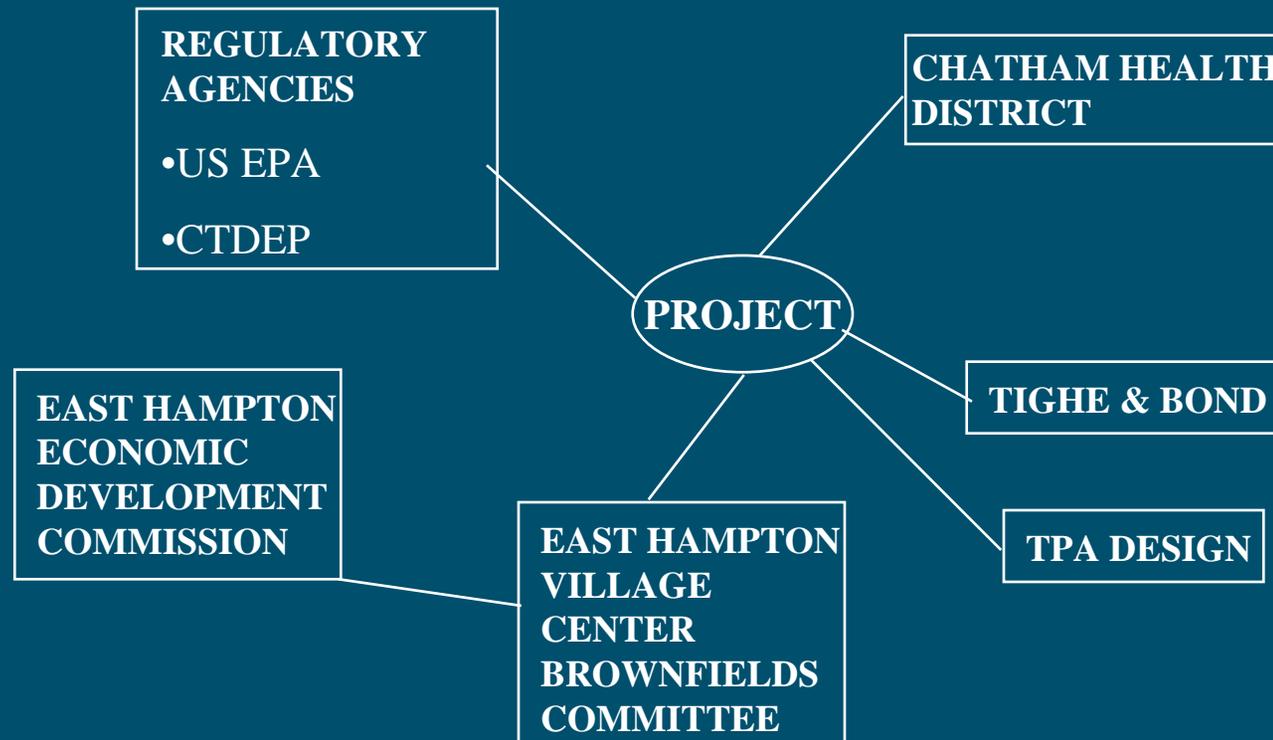
The work plan addressed the following issues:

Quality Assurance Project Plan
(QAPP)
Phase I ESAs
Hazardous Building Material
Surveys
Phase II ESAs
Remediation Feasibility Studies
Confirm Brownfield Sites

Develop Database and GIS
Mapping
Community Outreach
Economic and Market
Assessment
Village Center Revitalization
Assessment
Prioritization Criteria
Apply Criteria and Rank Sites



EPA-Approved Work Plan



Part II Historic Overview

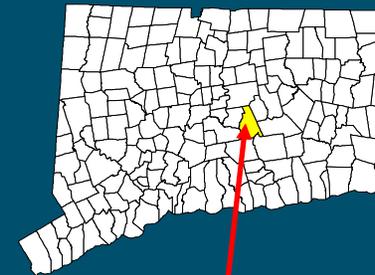
Demographic Trends

- East Hampton has witnessed rapid population growth in past five years (10.8%) representing the fastest growing community in the immediate region and far exceeding the 5% increase of last decade.
- Projections through 2010 indicate some moderation but still above the rate of growth for Middlesex County and State.
- Household expansion has increased at even faster rate of 12.5%

Area	1990 Pop.	2000 Pop.	2005 Pop.	% Annual Change 90-00	% Annual Change 00-05
E. Hampton	10,428	10,956	12,141	0.50%	2.21%
Middlesex County	129,017	143,196	155,071	0.80%	0.51%
State	3,287,116	3,405,565	3,510,998	0.36%	0.65%

Sources: US Census & ESRI, Inc., State Dept. of Public Health

Prepared by AMS Consulting



East Hampton

Income

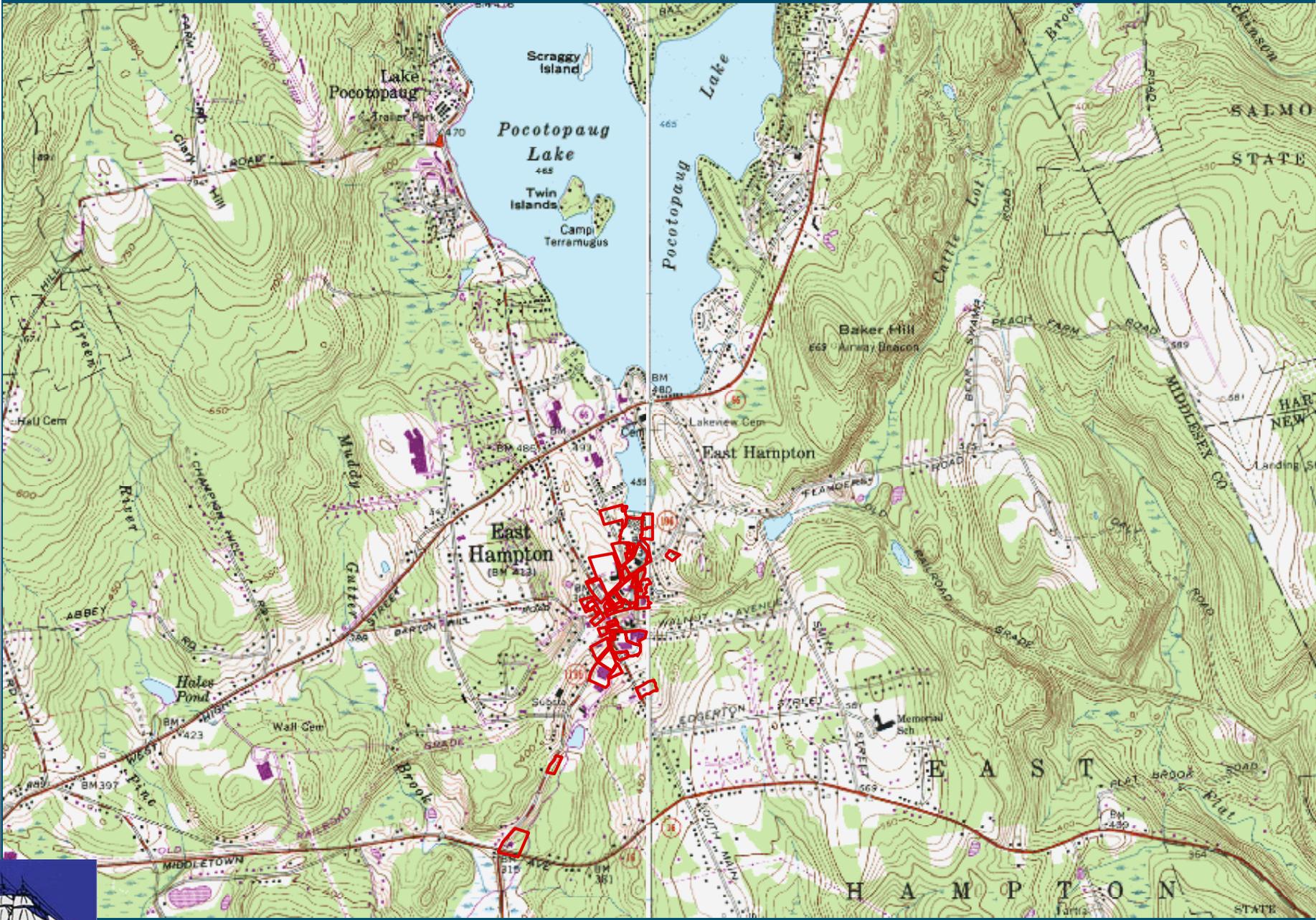
Median HH Income - Year	East Hampton	Middlesex County	State of CT
1990	\$48,000	\$43,212	\$41,721
2000	\$65,496	\$59,175	\$53,915
2005	\$78,236	\$69,127	\$63,462
2010	\$91,339	\$79,645	\$74,938

Source: US Census, ESRI

Prepared by AMS Consulting

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Historic Overview



William Barton is credited with the start of East Hampton's bell making in 1808. When the first bell hit the market, East Hampton was 65 years old.

William Bevin learned the art of bell making while working as indentured servant to William Barton.



30 bell manufactures have at one time flourished in East Hampton

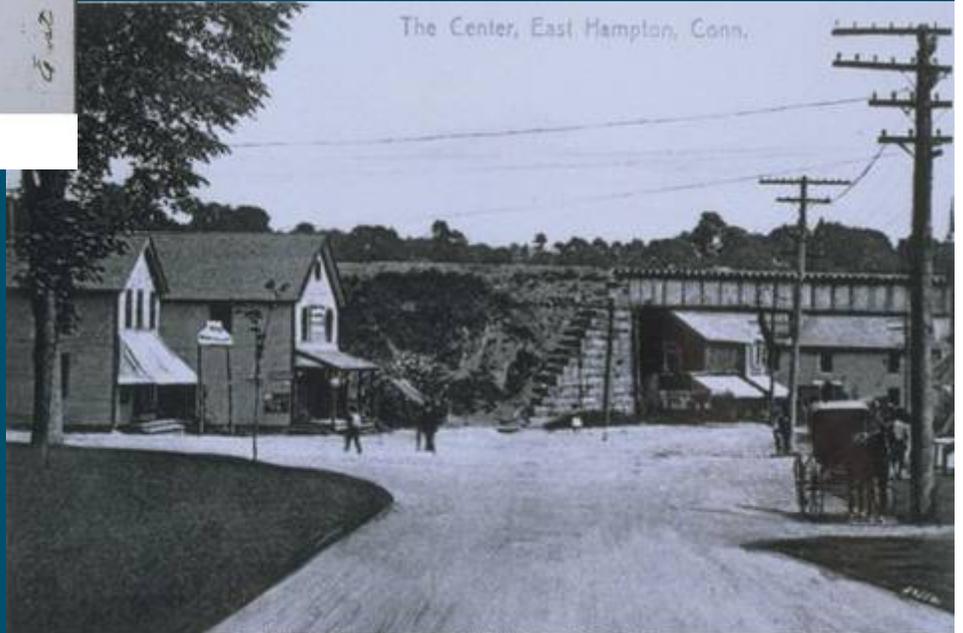
Gong Bell Manufacturing Company is credited with inventing the first toy telephone and the first foot bell ever used.

Bevin Brothers was the second bell company in East Hampton and now the oldest bell manufacturer in the country.

Historic Overview



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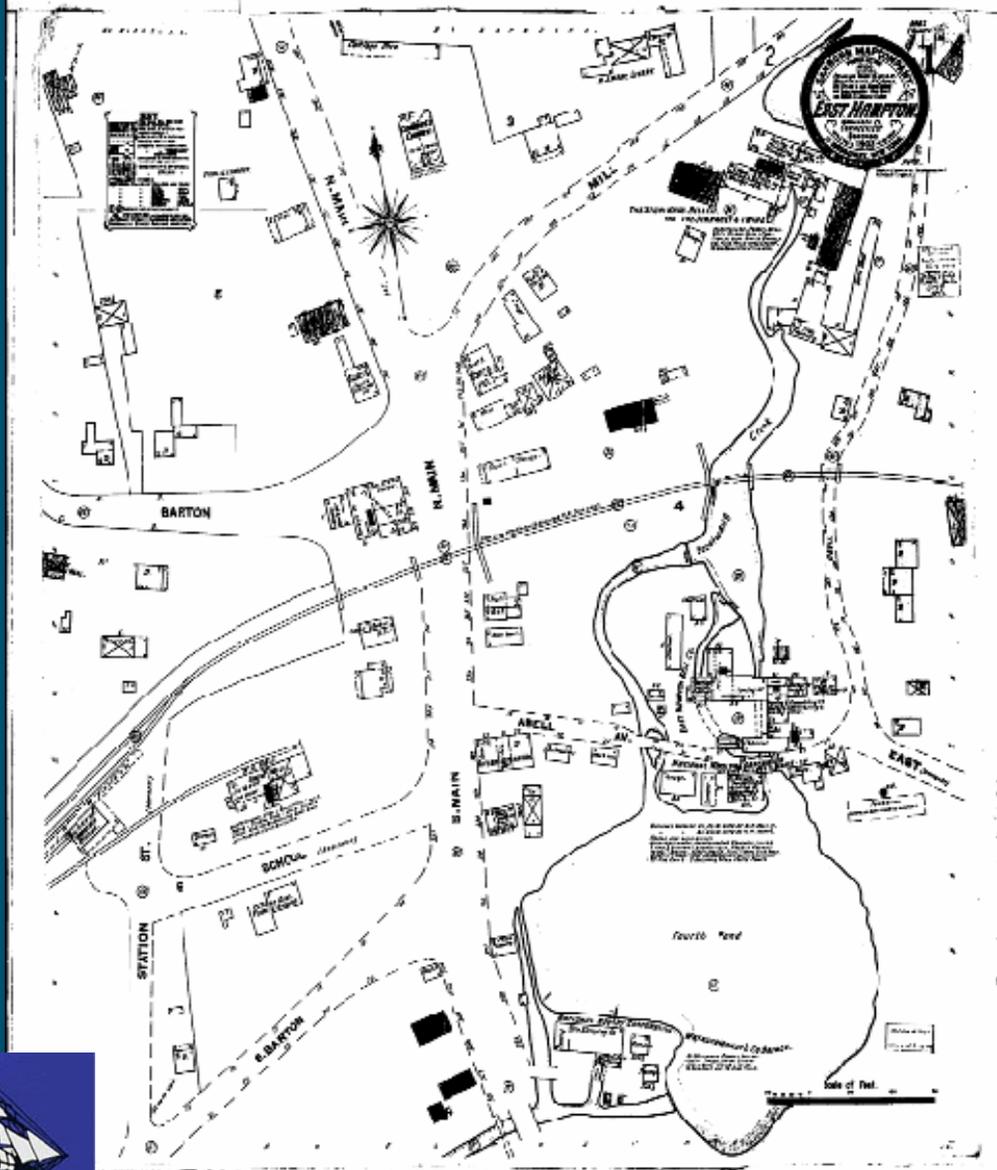


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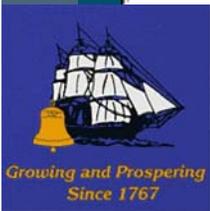
Historic Overview

1903

- Bevin Bell Manufacturing
- Starr Bell Manufacturing
- East Hampton Bell Manufacturing
- Gong Bell Manufacturing
- Watrous Manufacturing



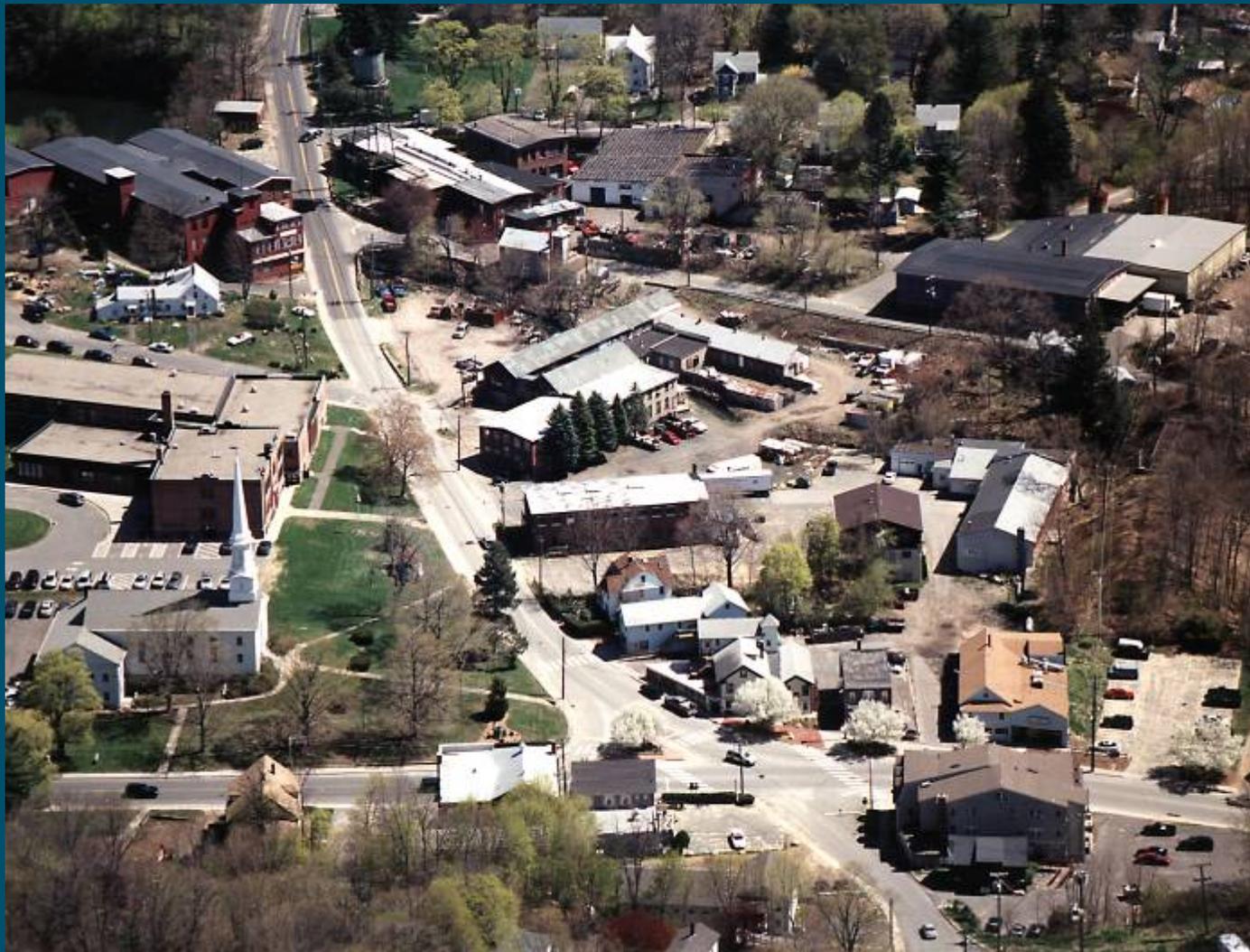
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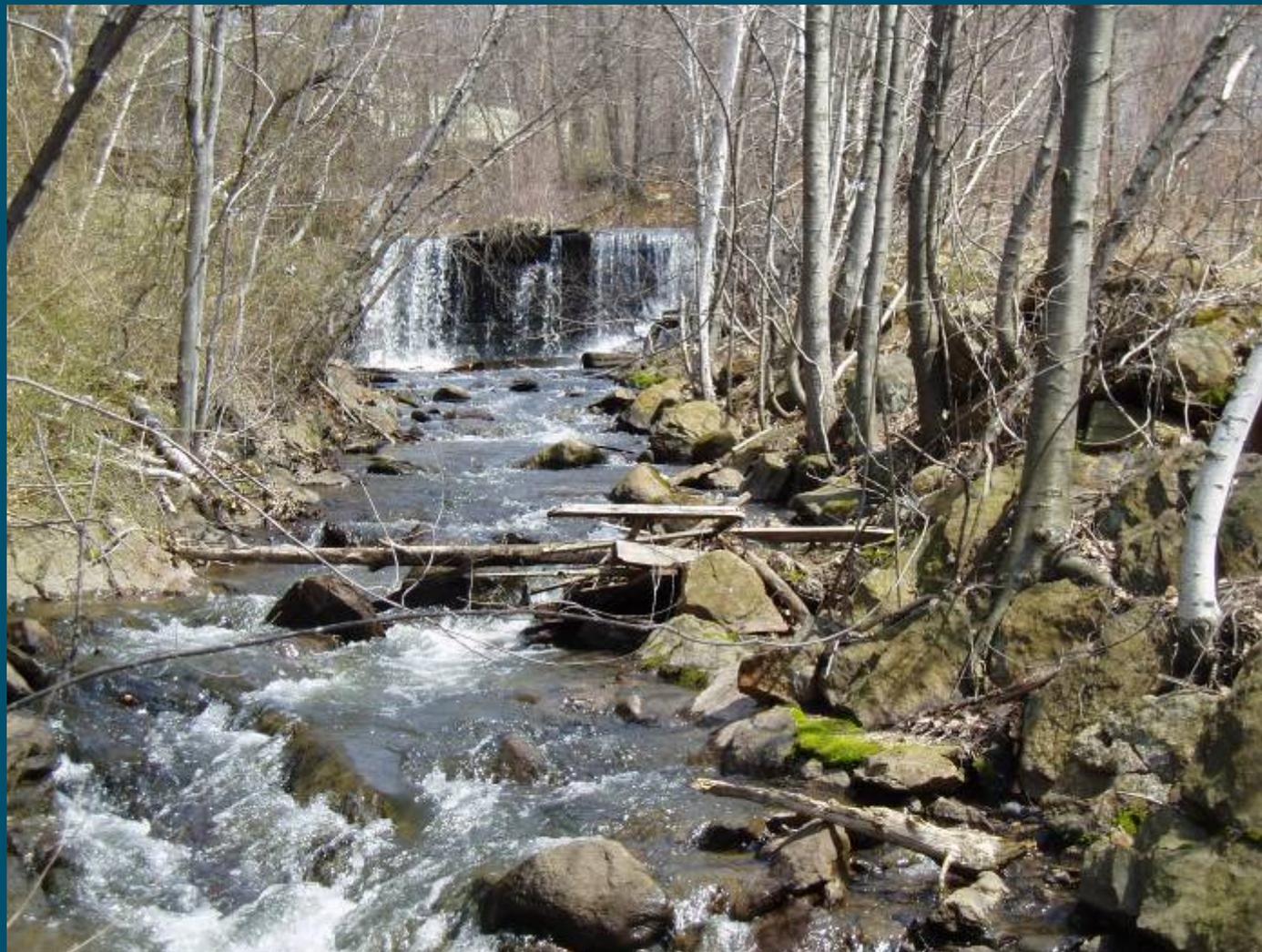
Historic Overview

Current Conditions

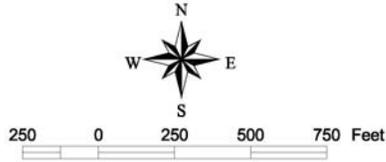


Historic Overview

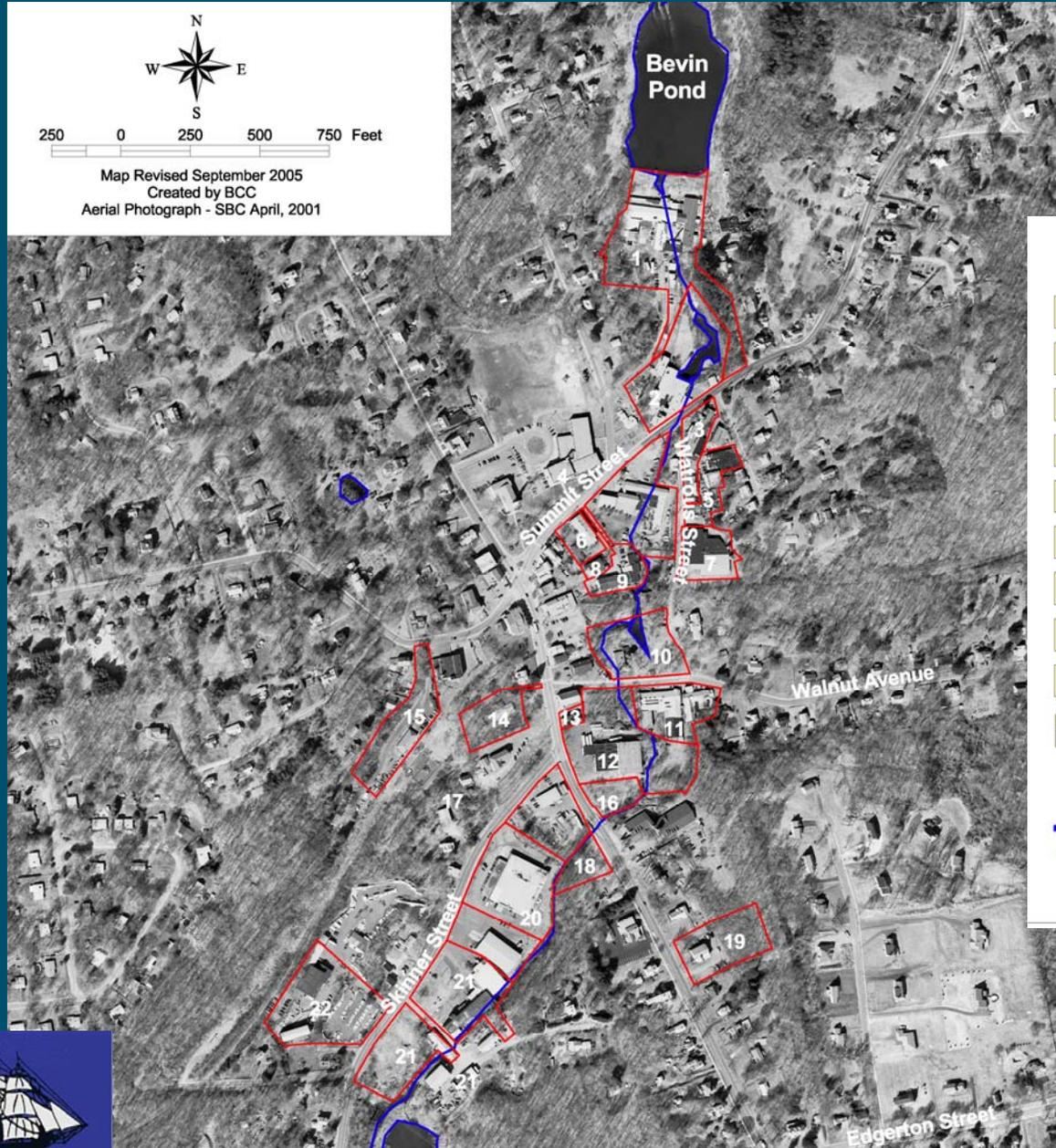
Current Conditions



Part III Site Assessment



Map Revised September 2005
Created by BCC
Aerial Photograph - SBC April, 2001



Legend

- | | |
|-------------------------------------|----------------------------------|
| 1 Bevin Bros. Manufacturing | 11 Carpenter-Hayes Paper Box |
| 2 Former Summit Thread | 12 GMA3 LLC |
| 3 Former Clark and Watrous Company | 13 Bell Town Cleaner and Laundry |
| 4 Nesci Enterprises | 14 90 Main Street |
| 5 Former Ghezzi Motors | 15 Train Station Motors |
| 6 Former Metal Allied Finishing | 16 103 Main Street |
| 7 J.C. Products | 17 G & S Service Inc. |
| 8 8 Summit Street | 18 102 Main Street |
| 9 EMS Mailing | 19 SNET |
| 10 Former East Hampton Bell Company | 20 J.C. Barton Machine Shop |
| | 21 Brookside Industrial Complex |
| | 22 The Lyon and Billard Company |
| | 23 Skinner Grist and Sawmill |

Tighe&Bond
Consulting Engineers
Environmental Specialists



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Part III Site Assessment

- 23 properties were identified and entered into a GIS database
- Individual “fact sheets” were developed for each property
- Fact sheets included basic Phase I ESA searches without site reconnaissance
- Environmental Overview Report was produced
- Proved to be a more efficient process for Phase I ESAs





Original Mill Powerhouse

-Powerhouse (1900-1940), wire manufacturing and industrial storage (1940-1970), automobile body and repair shop (1970-2000)

- Potential redevelopment by adjacent wire manufacturing facility

-Areas of Concern identified during the Phase I included:

-Floor drains

-ASTs

-Former coal pocket storage area

-Interior and exterior stained areas



Phase II ESA results:

Several site-wide contaminant exceedences:

Soil

VOCs (TCE and PCE)

PCBs

ETPH

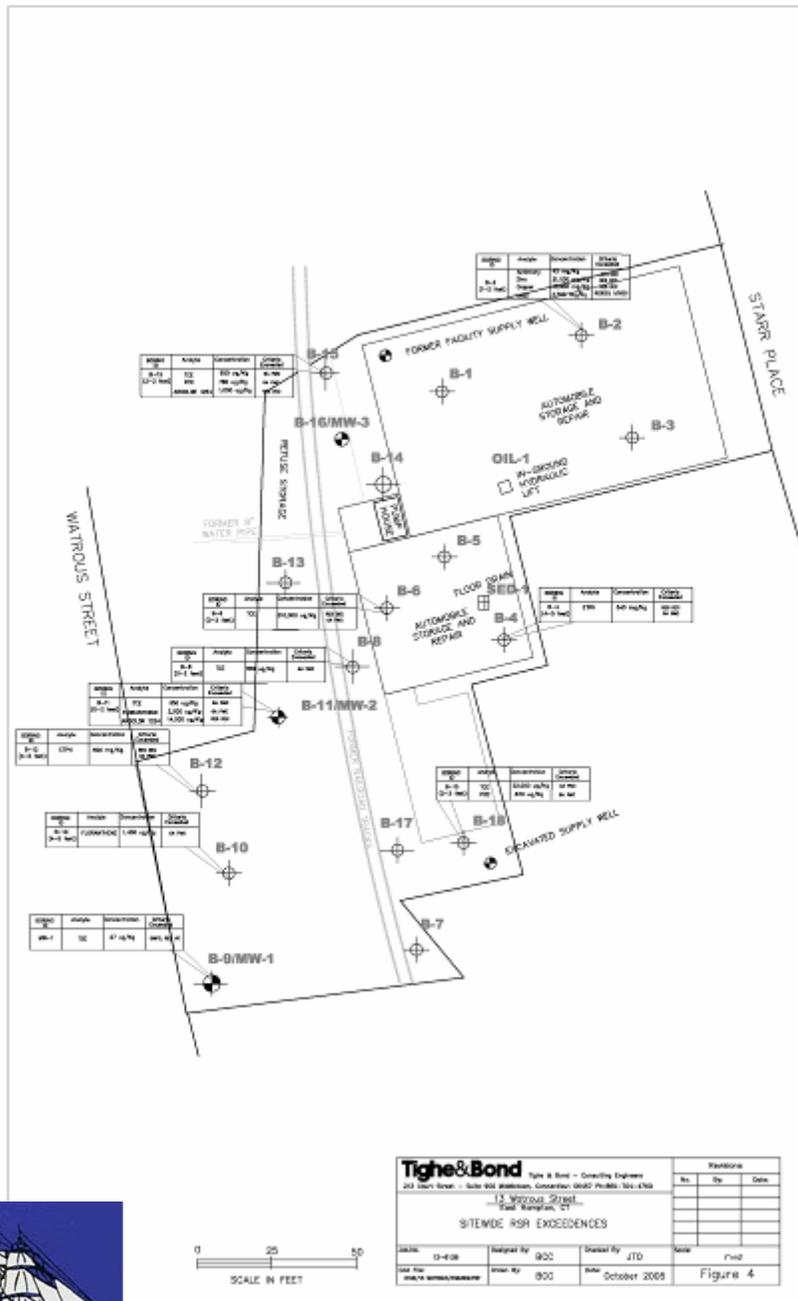
Metals (antimony, lead, and zinc)

Groundwater

VOCs (TCE)

Dieldrin

The TCE and Dieldrin detection triggered CTDEP Hazard Notification



Part III Site Assessment



-Former uses included a paint shop for a toy manufacturer and industrial storage

-Potential redevelopment for municipal parking and greenway

-Areas of Concern identified during the Phase I included:

- Potential USTs

- Historic Fill

- Former Industrial Building

- Former Wastewater Disposal System

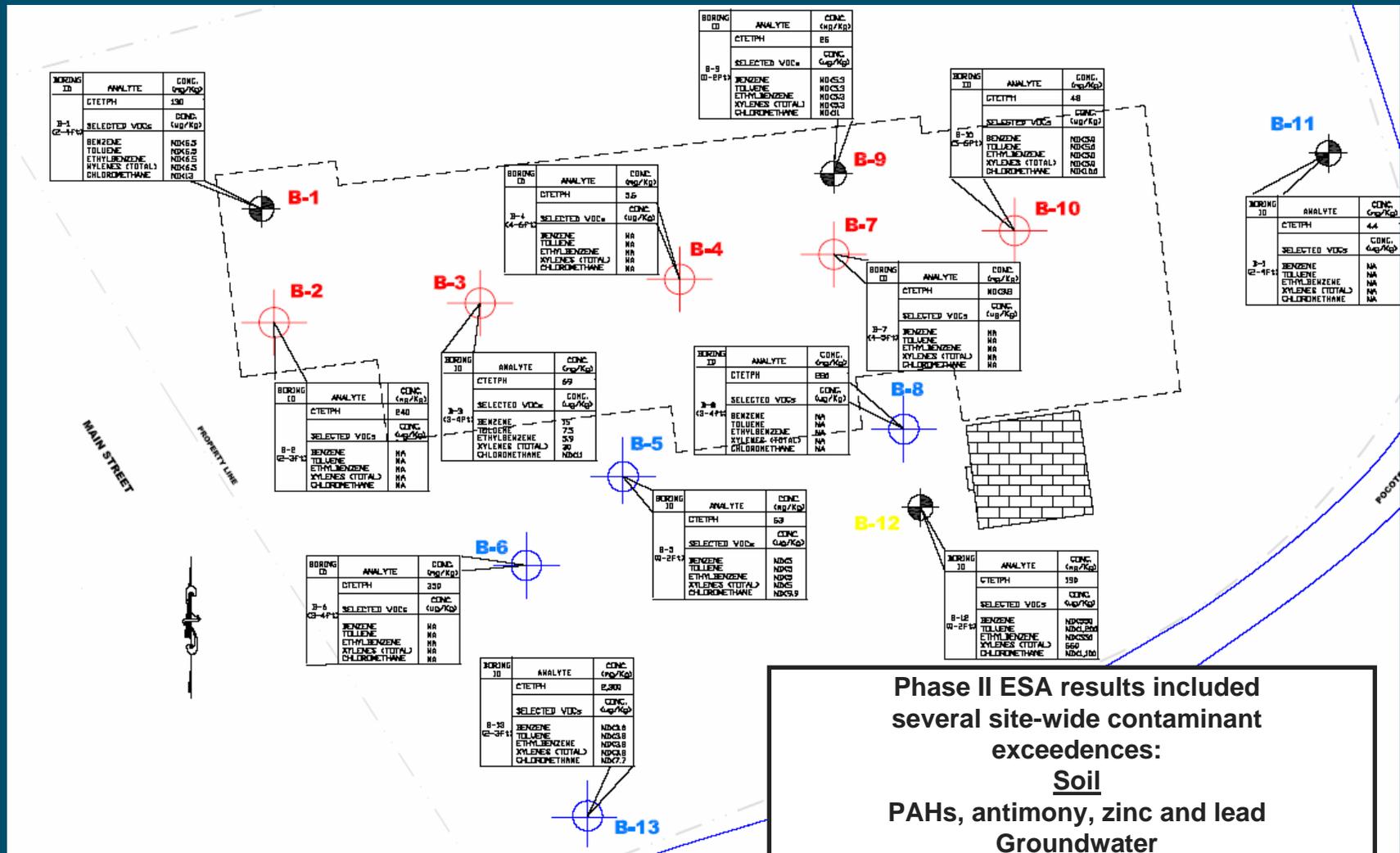


Former Paint Shop for Toy Company



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Phase II ESA results included several site-wide contaminant exceedences:

Soil
PAHs, antimony, zinc and lead

Groundwater
Antimony and lead

The antimony and lead detections triggered the CTDEP hazard reporting requirements



Site Assessment



- Property owned privately by the direct descendant of the first bell manufacturer

- Potential redevelopment for performing arts center and greenway

- Barton properties include seven individual parcels

- Previous site uses included toy and bell manufacturing, water tower, pressure cylinder manufacturing, silversmiths

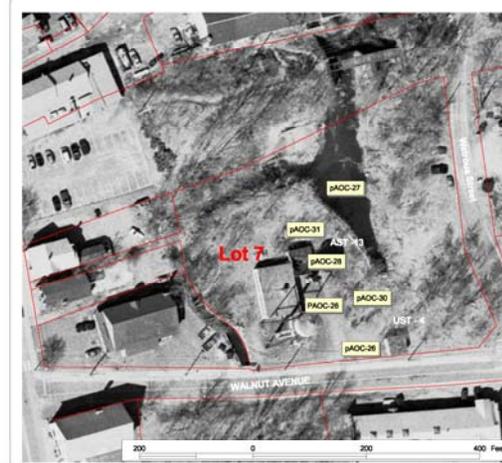
- 31 Areas of Concern identified within the seven parcels

Barton properties



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Lot	Address	Year Developed	Map/Block/Lot	Size (Acres)
Lot 1	11 Skinner Street	1967	2A/49/1-1	2.24
Lot 2	25 Skinner Street	~1900	2A/49/1-3	1.85
Lot 3	12 Niles Street	1947	2A/49/1-4	0.29
Lot 4	Skinner Street	1947	2A/49/1-5	1.18
Lot 5	13 Niles Street	1978	2A/49/1-6	1.48
Lot 6	Skinner Street	Not Applicable	2A/50/1-OS	5.36
Lot 7	3 Walnut Avenue	1946	06A/60/2	1.53

NOTES:
 Information contained in the table above was derived from Town of East Hampton property cards.
 Property boundaries represented on the map are approximate.
 Aerial photograph provided by SBC, 2001.



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 Consulting Engineers
 Environmental Specialists

Figure 3 - Aerial View of Brookside Industrial Complex



Barton properties

Phase II ESA
performed on the
water tower
property:

Several site-wide
contaminant
exceedences:

Soil

PAHs, antimony,
copper, nickel,
thallium and lead

Groundwater

ETPH and Lead

The ETPH and lead
detections triggered
the CTDEP hazard
reporting
requirements



Water tower property



Receptor Survey

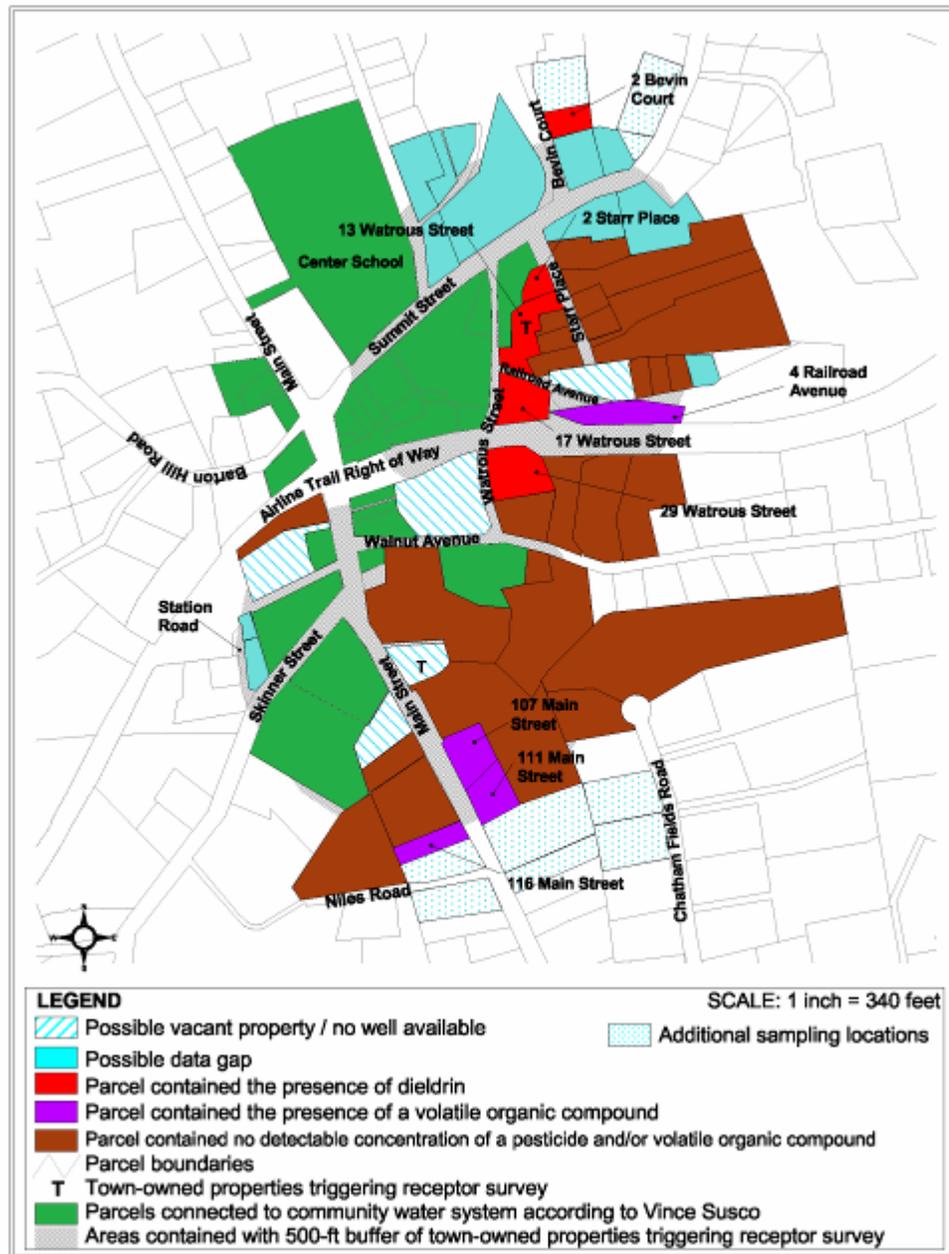
Tighe and Bond developed GIS database

- TCE detected at two locations
- Dieldrin detected in five locations
- MTBE detected in four locations

The Chatham Health Department conducted all of the sampling

Town developing a water system

Additional sampling to further delineate contaminant plume is currently being performed



Part IV Revitalization Planning

Economic and Market Assessment

- Demographics
- Industrial Market Trends
- Office Market Trends
- Retail Trends
- Housing
- Market Summary
- Market Considerations



Part IV Revitalization Planning

■ Market Summary

- East Hampton seeing positive demographic and economic trends
- Individual growth in immediate region is limited by low building supply
- Retail market is high but mostly for Route 66
- Office market is limited



Part IV Revitalization Planning

■ Market Considerations

- East Hampton's limited access to markets and major transportation corridors plus issues with providing public water is a constraining element
- Population growth and income is expected to rise faster in East Hampton
- Village Center lacks critical mass and is not well defined
- Small business growth contributes to the bulk of growth in the region and state, representing an ideal opportunity for East Hampton



Part IV Revitalization Planning

Assets and Challenges

■ Assets

- Historic context
- Physical configuration
- Civic/institutional presence
- Walkable human scale
- Neighborhood commercial opportunities
- Strong demographics
- Community support
- Town ownership of several properties

■ Challenges

- Visible clutter/junk
- Functionally obsolete buildings
- Lack of definable borders
- Dominance of warehousing
- Site control/reluctant owners
- Lack of public water
- Lack of visibility
- Zoning compliance
- Need for funding



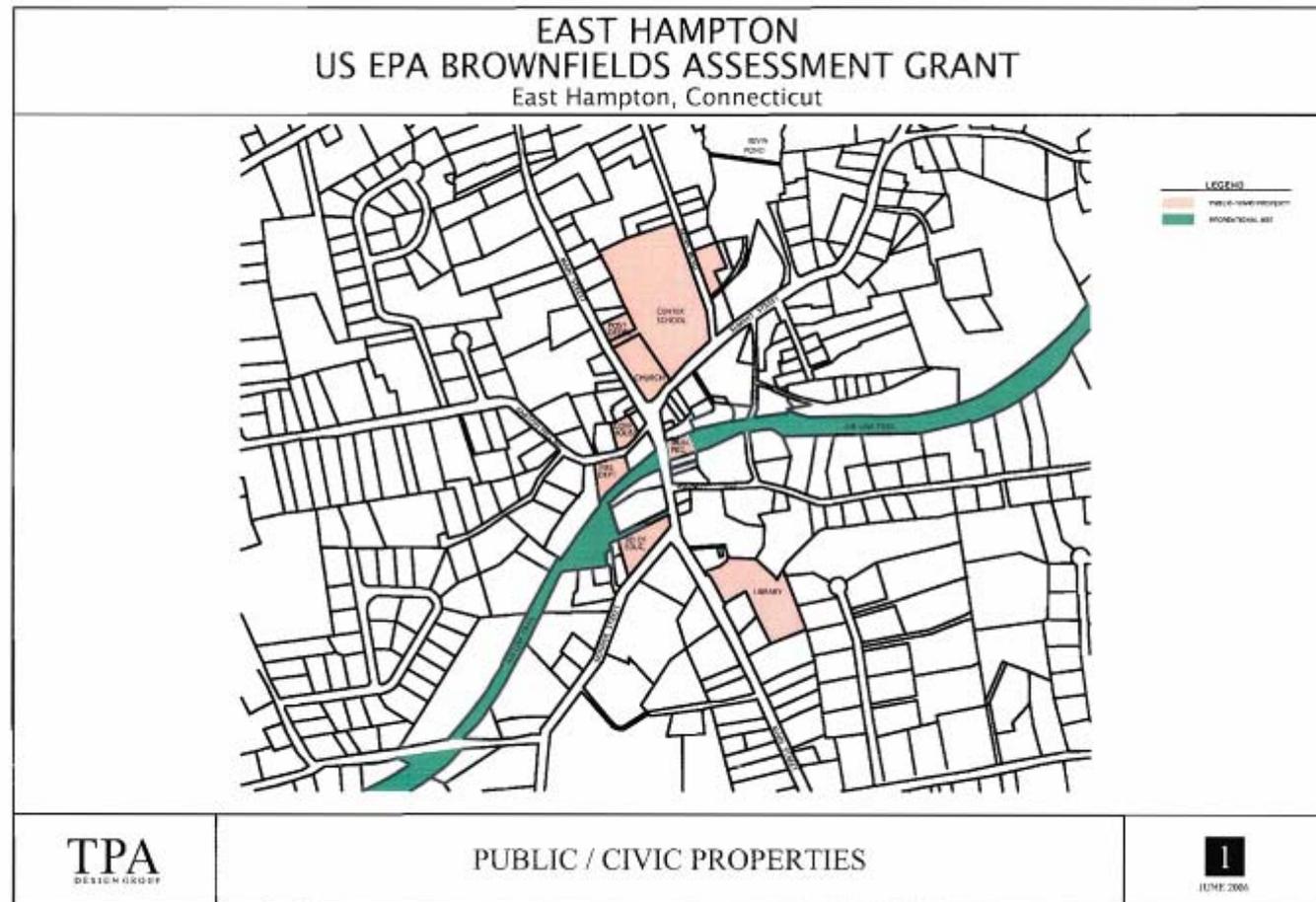
Part IV Revitalization Planning

Ten Steps to Revitalization

1. Find water
2. Balance uses
3. Seek state assistance
4. Nurture small business
5. Explore non-profit status
6. Examine zoning
7. Assemble land
8. Engage developers
9. Get cleaner-get greener
10. Attract attention



Part IV Revitalization Planning



Part IV Revitalization Planning

STEERING COMMITTEE SITE SCREENING RESULTS

Map Number	Site Name	Address	Tax Assessor's Code	The Year the Main Building was Built	Acres	Owners Name	Current Use	Sustainability	Public Space	Willing Owner	Economic Potential	Other Considerations	Environmental Risk
								1 = Most Positive 3 = Negative				Overall VC Considerations: Water System key to revitalization; Town Hall Picked as VC	
1	Bevin Brothers Manufacturing	2 Bevin Boulevard	05A50A14E	1880	4.81	Gordon D. Bevin	Belt manufacturer	2	1	2	1	Potential to extend Greenway. Bright, security	H
2	Summit Thread	13 Summit Street	06A6022A	1900	2.1	Artistic Mill LLC	Music studio/ Open industrial space	2	3	3	1	Building has character. Structural integrity questionable	H
3	Clark and Watrous Company	1 Watrous Street	06A5812A	1927	0.51	Keith Erbe	Unknown; appears to be vacant	3	3	3	2	Slight, non-conforming residential use	H
4	Nesol Enterprises	12 Summit Street	06A6111	1900	1.8	R + D Enterprises	Multiple tenants: Machine shops, welding operations	2	3	2	2		H
5	Ghezzi Motors	13 Watrous Street	06A58112	1900	1.36	Town of East Hampton	Auto repair	3	3	1	3	Building reuse or demolition?	H
6	Former Metal Allics Finishing	10 Summit Street	06A6112	1914	0.43	Cerivale Properties LLC	Recently sold and undergoing remodeling	3	3	1	1		M
7	J.C. Products	17 Watrous Street	06A5818	1910	0.84	Phenoxix Redevelopment LLC	Manufacturer of Wire and Wire Products	1	2	3	2		M
8	8 Summit Street	8 Summit Street	06A6112A	1938	0.21	Lionel Valluzzo	Precision machining	1	2	3	2	Non-conforming residential use	L
9	FMS Mating	85 Main Street	06A7117A	1918	0.57	GSPLUED Nearby LLC	Industrial and commercial storage	1	2	2	2		M
10	Former East Hampton Bell Company	Walnut Avenue	06A6012	1851	0.63	Town of East Hampton	Water suppression and industrial storage	3	1	1	2	Possible Park	M
11	Former Carpenter-Hayes Paper Box	8 Walnut Avenue	06A5722A	1875	1.09	Walnut Creek Properties, LLC	Industrial and commercial storage	3	1	2	2	Possible Town Hall Site	H
12	GMA3 LLC	101 Main Street	06A5722	1900	2.52	GMA3 Enterprises	Industrial and commercial storage	3	1	3	2	Possible Park or Town Hall Site	H
13	Self Town Cleaners and Laundry	87 Main Street	06A5711A	1890	.11	Rulito Llena	Residential apartment on the second floor unknown use on first floor	3	3	2	1	Future Bakery Use?	H
14	90 Main Street	90 Main Street	02A48A2	1920	0.80	Alcor and John Patricios	Vacant. Formerly a restaurant	3	3	2	1	Can be linked	L
15	True Station Motors	5 Barton Hill Road	02A4830A	1902	1.4	Blaire Singer	Automotive repair and sales	2	1	2	2	Possible refreshment stand/town information center linked to Antine Trail extension	L
16	103 Main Street	103 Main Street	06A5722	burned down in 1994	0.45	Town of East Hampton	Vacant lot	3	1	1	2	Parking lot for community center - High Rise	H
17	G & S Service Inc	100 Main Street	02A482	1959	1.43	Leroy J. Goff Jr.	Gas station	2	2	2	1		L
18	102 Main Street	102 Main Street	02A483-1	Vacant	0.48	Leroy J. Goff Jr.	Vacant lot	3	2	2	1		L
19	SHET	115 Main Street	06A575A	1952	1.34	Southern New England Telephone Company	SEC offices	1	3	3	3		L
20	J.C. Barton Machine Shop	11 Skinner Street	02A481-1	1957	2.24	JCB Real Estate LLC	Brookside Industrial Complex. Office space.	3	2	1	1	Possible Town Hall Site	M
21	25,29 Skinner Street	25, 29 Skinner Street	02A481-2,3,5	1900's	1.28	JCB Real Estate LLC	Brookside Industrial Complex. East Hampton Powder Coating LLC	3	2	1	1		H
22	Lyon and Sibard Company	28 Skinner Road	02A48A9	1930	2.48	Creamer Associates	Lumber yard	1	3	3	1		L
23	Skinner Grist and Sawmill	65 Skinner Street	205023-1	1880	3.00	Recently sold, online database list previous owners	Unknown; appears to be vacant	3	3	2	2		M

Screening Criteria

Sustainability - Existing use is sustainable and consistent with the goal of revitalizing the Village Center and would not have the potential to create a future brownfield

Public Space - Creates or preserves a park, greenway or linkage to public or civic-related destination(s)

Willing Owner - Property owner is willing to participate in potential redevelopment planning or a Phase I has been completed

Economic Potential - Building or site presents an opportunity to capture current or future market demand in a manner consistent with the vision of the future Village Center

Environmental Risk Values: High (H), Medium (M), Low (L)



We have been able to accomplish the task items contained within the grant ...

- ✓ Quality Assurance Project Plan (QAPP) (1 Plan - 3 Addendums)
- ✓ Phase I ESAs (3 Total)
- ✓ Hazardous Building Material Surveys (2 Total)
- ✓ Phase II ESAs (3 Total)
- ✓ Confirm Brownfield Sites
- ✓ Develop Database and GIS Mapping
- ✓ Community Outreach Economic and Market Assessment
- ✓ Village Center Revitalization Assessment
- ✓ Prioritization Criteria
- ✓ Apply Criteria and Rank Sites

In addition, we accomplished...

- ✓ Receptor Survey
- ✓ Environmental Site Overview

NEXT STEPS...

- **\$250k cleanup grant for Former Mill Powerhouse (13 Watrous St.)**
- **Additional Funding**
 - » a. Applied for \$250k cleanup grant for former Paint Shop (103 Main St)
 - » b. Applied for \$250k assessment grant to continue evaluations in Village Center

EAST HAMPTON US EPA BROWNFIELDS ASSESSMENT GRANT

East Hampton, Connecticut



TPA
DESIGN GROUP