



Town of Stafford

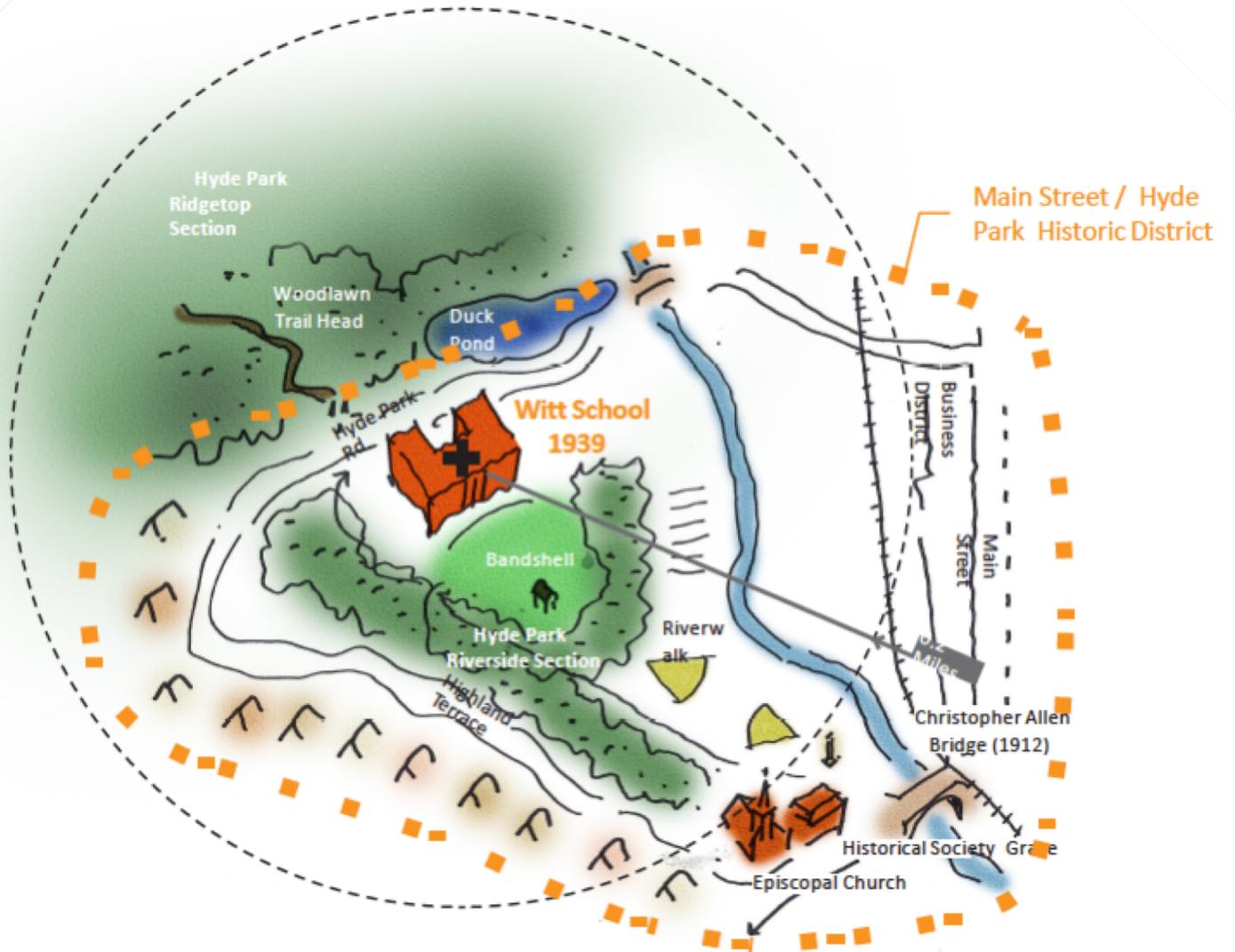
EPA Brownfield Cleanup Proposal Presentation

Former Earl M. Witt Intermediate School

20 Hyde Park Road, Stafford, Connecticut

Project Description & Goals

- Return underutilized properties towards productive reuse
- Protect human and environmental health
- Spur job growth
- Preserve the attractiveness of the community
- Increase growth of employment and tax base
- Improve the overall quality of life of residents



Site History

- The property was initially Isaac P. Hyde's mansion and then was transferred to the Town of Stafford in 1911.
- Two-story plus basement building was constructed in 1939.
- Renovations and/or additions to the structure occurring in 1953 and 1991.
- Decommissioned by the Board of Education in 2007 and ownership was transferred to the Town of Stafford in 2007.



Contaminants of Concern

Asbestos Containing Materials

Lead Paint

Polychlorinated Biphenyls (PCBs)

Indoor Air Quality

Vandalism



DRAFT Analysis of Brownfields Cleanup Alternatives (ABCA)

Cleanup Alternative	Effectiveness	Implementability	Cost Estimate
Alternative #1: No Action	“No Action” is not effective in controlling or preventing the exposure of potential receptors to contamination at the Site.	Easy to implement, as no actions will be conducted.	There are no costs associated with this alternative; however the building would not be viable for redevelopment until HBM were abated.
Alternative #2: Abatement and Renovation	Abatement and disposal of hazardous building materials is an effective option, since the contaminant source is removed, and redevelopment may be accomplished. This alternative also offers long term sustainability.	Abatement and disposal of hazardous building materials as part of redevelopment is a feasible remedial option, but will require additional design and planning, and is therefore moderately easy to implement.	With an average cost of approximately \$780,000
Alternative #3: Abatement and Demolition	Abatement, demolition and disposal of hazardous building materials is an effective option since the contaminant source is removed.	Abatement, demolition and disposal of hazardous building materials is a feasible remedial option since removal of contaminated building materials must be accomplished prior to demolition. However, this option is moderately difficult to implement. This alternative requires coordination to maintain environmental controls during cleanup, and demolition activities and greater short-term disturbance to the community. For these reasons, this alternative is considered the most difficult to implement with the highest impact to the neighborhood. Additionally, this alternative does not line up with EPA's green cleanup goals and objectives.	\$1,725,000.



Recommended Cleanup Alternative
Alternative #2

Abatement and Renovation is the most cost effective alternative capable of reducing risk while having the smallest impact on the surrounding community and the environment. For these reasons, the recommended cleanup alternative is Alternative #2: Abatement and Renovation.

Reuse Strategy

**Mixed-use, mixed
income building**

**Farmers/Cooperative
Market with
indoor/outdoor dining**

**Retain gymnasium and
kitchen for community
and recreational use.**

**Affordable Senior
Housing**





Questions & Comments

Further comments and questions?

Contact: Amber Wakley, Town of Stafford Grants & Marketing Specialist,
at amberw@staffordct.org or call 860-851-8102.

Please use the subject line "EPA Brownfields Cleanup Comment." All comments must be submitted by Monday, November 29, 2021, at 1:00 p.m. Submissions will be attached to the application.



thank you!