

RETURN TO USE INITIATIVE

2006 Demonstration Project

NUTMEG VALLEY ROAD:

Wolcott, Connecticut

THE SITE: The 28-acre Nutmeg Valley Road site has been home to metalworking and finishing shops since the 1940s. Two machine shops with a known history of dumping waste oil and solvents on the ground became the focus of attention when private drinking water wells in the area were found to be contaminated. EPA listed the site on the National Priorities List (NPL) in 1989. In 1992, during an emergency removal action, approximately 1,150 tons of sludge waste and contaminated soil were removed from two unlined lagoons. This action addressed surface soil contamination and removed a potential source of ground water contamination. Studies have revealed no evidence of a wide-spread contaminated ground water plume, and contaminant levels are naturally decreasing over time. EPA determined that existing state law and a local ground water ordinance adopted by the Town of Wolcott in 2004 prohibiting the use of ground water at the site, when considered together, will prevent exposures. EPA's 2004 Record of Decision stated that no further action was necessary to make the site protective of human health and the environment. Because EPA's determination of no further action relies in part on laws already in place, EPA will review the protectiveness of this remedy every five years.

THE OPPORTUNITY: Some commercial and light industrial businesses continued to operate, but some of the Nutmeg Valley Road site remained vacant. Town officials have targeted the area for revitalization efforts intended to stimulate commercial and industrial growth in the area and raise the tax base for the Town of Wolcott.

THE BARRIERS: According to business owners, the site's Superfund designation made it difficult to secure loans to maintain and improve properties on



PICTURED: Aerial view of the Nutmeg Valley Road site. (source: EPA)

BARRIER:
Superfund site stigma.


SOLUTION:
Deletion of site from National Priorities List; clear communication about the Site in a site reuse profile.



PICTURED: A map of the Nutmeg Valley Road site showing industrial and general commercial zoning. (source: EPA)

BEFORE:
Partially vacant industrial facility, protective for commercial and industrial uses; some buildings in disrepair.

AFTER:
Expected revitalization of a commercial and industrial park.



the site. Other owners were unable to sell their businesses because of perceived stigma. Buildings were abandoned and fell into disrepair.

THE SOLUTION: EPA Region 1 deleted the Nutmeg Valley Road site from the NPL in September 2005 and issued a site reuse profile shortly thereafter. This document provides site history, an environmental summary, and reuse status. The Town of Wolcott also made infrastructure improvements to area roads, and has offered visual enhancement incentives, such as debris pickup and free paint for property owners.

THE SITE NOW: With more readily available site information and the recent NPL deletion, the Town expects consumer confidence to improve and the commercial/industrial park to thrive. In 2009, town officials applied to the state of Connecticut through its Small Town Economic Assistance Program to make further improvements to improve drainage and resurface roads in and around the site, and to extend the public water line to the residential properties immediately upgradient of the site. In addition, a \$2 million state-of-the-art greenhouse is being built on a parcel that abuts the site, a development that local officials attribute in part to the site's delisting in 2005.

FOR MORE INFORMATION, PLEASE CONTACT: Karen Lumino, Remedial Project Manager, at (617) 918-1348 or lumino.karen@epa.gov; or John Podgurski, Region 1 Superfund Redevelopment Coordinator, at (617) 918-1296 or podgurski.john@epa.gov.