

# Technical Assistance for Brownfields Program EPA Region 1

## Brownfield Inventories: A practical guide on how to build one

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[Tab.program.uconn.edu](http://Tab.program.uconn.edu)

**UCONN**

# Webinar Outline

Introduction to UConn TAB

Overview of Services

Methodology for Developing Brownfields  
Inventories

Q&A



# UConn TAB

## What is UConn TAB?

Supported by the US EPA Technical Assistance for Brownfields Program, the UConn TAB supports New England communities to advance investigation, cleanup and redevelopment of abandoned, potentially contaminated sites, protect public health and promote environmental justice.

# Our Services at a glance



[Tab.program.uconn.edu](mailto:Tab.program.uconn.edu)  
[uconn-tab@uconn.edu](mailto:uconn-tab@uconn.edu)

# Equitable Representation

STATES & TRIBES



**Equal Distribution of Resources in all 6 New England States and Tribes**

**Geographic Diversity**

Rural & Urban Communities

Small and Larger Towns, Cities

Environmental Justice Communities

COMMUNITIES

REGIONAL PLANNING  
ORGANIZATIONS



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# Introduction to Brownfield Inventories

# BF inventories – What are they?

Digitized lists of brownfield sites in a community, town, or state in different formats:

- Spreadsheets (or web-based)
- Reports
- GIS maps

## Former Frick-Gallagher Property



### Property

**Former Frick-Gallagher Property**  
330 South Ewing Street  
Property Size: 5.08 acres  
Past Use: Industrial  
Current Zoning: Industrial  
Current Occupancy: Vacant

### Contact

Michael Pettit  
City of Lancaster  
1424 Campground Road  
Lancaster, Ohio 43130-9503  
740-687-6670 x. 10  
mpettit@ci.lancaster.oh.us  
www.ci.lancaster.oh.us

### Additional Information

- This property is one and one-half miles from State Route 33, one-fourth mile from State Route 37 and one-fourth mile from U.S. Highway 22.
- The property is five and one-half miles from Fairfield County Airport and 35 miles from Port Columbus International Airport.
- An Indiana & Ohio Rail is adjacent to the property.
- The property is located less than a mile from the Hocking River and 55 miles from the Ohio River.
- The property is accessible to pedestrians and Lancaster public transportation is available.
- For more details, go to [www.epa.ohio.gov/portals/30/SABR/docs/133FrickLancaster.pdf](http://www.epa.ohio.gov/portals/30/SABR/docs/133FrickLancaster.pdf)



**Address:** 475 Putnam Avenue Hamden, CT 06518

**Description:** Pine Swamp Powder Farm, owned by the Olin Corp. Large swampy property, formerly a munitions depot for testing war munitions in the 1940's. Confirmed to be contaminated all along perimeter. It is an ongoing project with an end goal set forth by the town to split up the site for redevelopment and open green space. Although current on taxes this site is an area of concern as the entire site needs to be cleaned up before any of it can be split apart and redeveloped.

**Current Owner:** Olin Corporation

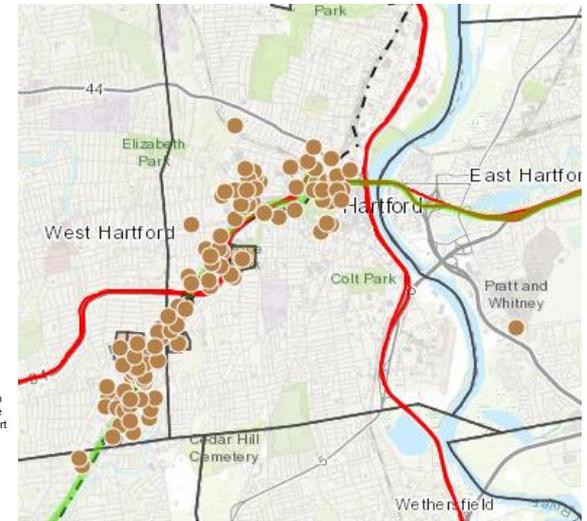
**Zoning:** T4

**Acreage:** 3.47 acres

**Tax Status:** Current

**CTDEEP findings:**

- None, there were no files at the CTDEEP file room listed under this address



From Metro Hartford Brownfields Program, CRCOG

Inventory for Hamden, CT prepared by UConn students

Example Inventory Report



UConn

# BF Inventories – Goals and Benefits

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Identifying properties and areas eligible for special financing programs

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Tracking property activities (including risks associated with brownfields)

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Community plan & stewardship activities (increase awareness and encourage dialogue)

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Helping measure and meet state and local environmental goals

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Collecting information to help meet EPA grantee reporting requirements

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Marketing available properties to private interests (attract developers)

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Demonstrations economic returns to redevelopment of brownfields

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For CT: Credit for SustainableCT

Sources: Meyer, 2002. Closing the Brownfield Information Gap: Practical Methods for Identifying Brownfields  
EPA Petroleum substances: Developing Inventories



Key  
considerations

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Public vs not public (beware the stigma)

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Format & degree of detail

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Identify priority sites to pursue  
Community Wide EPA Assessment  
Grants

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Maintenance – A good inventory  
needs to be updated continuously



# Brownfields definition

## EPA's definition

***“A brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”*** (Brownfields Revitalization Act of 2002)

## State Definitions

MA, ME, NH, RI: Follow EPA's definition

VT (Statute 10 V.S.A. § 664): *“A property on which expansion, redevelopment, or reuse may be complicated by the release or threatened release of a hazardous material.”*

<https://legislature.vermont.gov/statutes/section/10/159/06642>

For CT (Connecticut General Statutes §32-760): *“any abandoned or underutilized site where redevelopment, reuse or expansion has not occurred due to the presence or potential presence of pollution in the buildings, soil or groundwater that requires investigation or remediation before or in conjunction with the restoration, redevelopment, reuse and expansion of the property.”*



# Identify properties - What are you looking for?

- Abandoned property
- Active site but underutilized
- Suspected contamination (usually industrial or commercial uses)
- Tax delinquent property is often an indicator
- Property blighted that significantly conflicts with the Master Plan of the community



...Which of the two sites is a brownfield?



- ✓ Real property?
- ✓ Potential contamination?
- ✓ Abandoned or underutilized?



# Where to start from?

Available sources to identify brownfield sites:

- Previous brownfield lists in the town
- State Inventories and other State Lists: [MA BF State Inventory](#); [CT BF State Inventory](#); [ME Remediation Sites](#); [RI Land Revitalization & Sustainable Materials Management Site Inventories](#); [VT Environmental Research Tool](#); [NH OneStop Data Mapper](#)

Not all sites are brownfields:

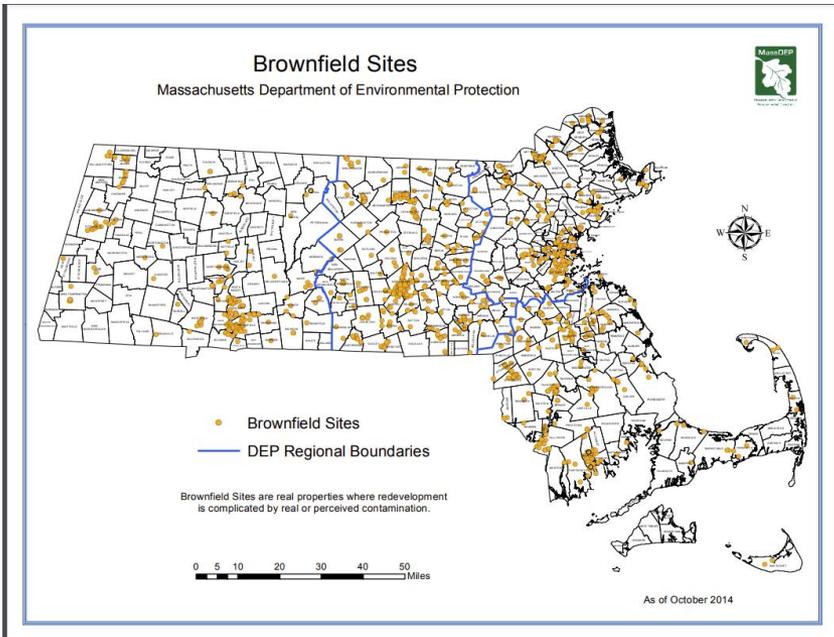
- Residential (excluded, not brownfields)
- National Priorities List (NPL) Superfund sites (excluded, not brownfields)
- Private sites with reported releases still in use where liable party responsible for cleanup
- Redeveloped properties



# State Inventories

MUNICIPALITY	ADDRESS	SITE NAME
ANSONIA	497 EAST MAIN STREET	PALMER BROTHERS BUILDINGS
ANSONIA	24-26 BEAVER STREET	COOK INDUSTRIAL PARK
ANSONIA	75 LIBERTY STREET & 7 RIVERSIDE	ANSONIA COPPER & BRASS
ANSONIA	500 MAIN STREET, 17 & 19 HENRY	ROAD READY USED CARS, INC.
ASHFORD/ WILLINGTON	BOSTON TURNPIKE/ SQUAW HOLLOW	CADLE ROCK PROPERTY
BEACON FALLS	BREAULT ROAD	NUTMEG BAKERY PROPERTY
BEACON FALLS	164 PINESBRIDGE ROAD	PINES BRIDGE
BEACON FALLS	100 RAILROAD AVENUE	FORMER INDUSTRIAL SITE
BERLIN	44 WASHINGTON BOULEVARD	NATIONAL AUTOMATIC PRODUCTS
BERLIN	319 MAIN STREET	319 MAIN ST
BERLIN	0 CHAMBERLAIN HIGHWAY	BERLIN KENSINGTON ORCHARD
BERLIN	889 FARMINGTON AVENUE	PIONEER PRECISION PRODUCTS
BERLIN	586 DEMING ROAD	MICRON COMPANY
BERLIN	73 WOODLAWN ROAD	DEBURRING LABORATORIES, INC.
BERLIN	303 NEW BRITAIN ROAD	CONNECTICUT SAND & STONE
BETHANY	43 ATWATER ROAD	FORMER GUN CLUB

CT DEEP Brownfields State Inventory



MA Brownfields Sites



## Additional Resources

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Tax delinquent properties (List from tax assessor or mytaxbill.org for each tow) -> look for sites in industrial zones or past commercial uses)

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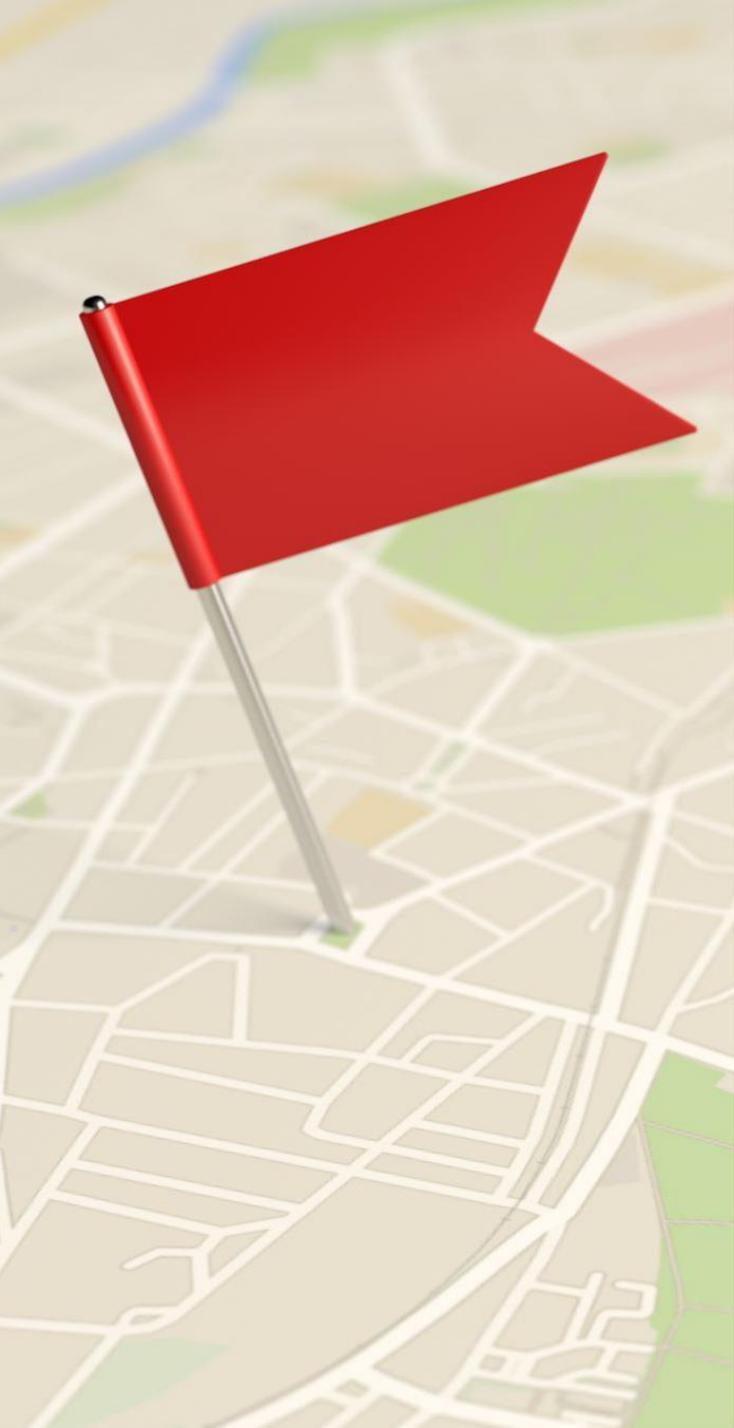
Vacant properties

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[EPA EJSCREEN](#) & [EnvironAtlas](#) have brownfield sites that received EPA funds -> Sites reporting to EPA -> Brownfields

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Direct communication with stakeholders



# How to determine if a site is a BF

- Google search & Google maps are your best friends!
- Google Earth (you can view previous photos of the site)
- Property cards and tax information
- Ask the town officials if they know about it
- Drive around the area (if necessary)
- Combine information from all previous sources/lists – not always straight forward

# What information should be included?

## Example Categories

- Site Name
- Address and parcel number
- Owner
- Property size
- Site status
- Site type (industrial, former landfill)
- Zoning regulations
- Tax Status (if not tax delinquent, owner's consent is necessary)
- Existing buildings in the property (sq ft)
- Site photos
- Site documents



# BF inventory template example

Site Name	Address	Zip code	Parcel Number	Status	Site Type	Site size (acres)	Current Zoning
				Inactive In Phase I In Phase II In Phase III Under Remediation Under Redevelopment Complete	Mixed Use Mine-Scarred Land Junk Yard Industrial site Dump/Landfill Petroleum Site Vacant lot Mill site School Other		

Drop down menus



# BF inventory template example

Current Owner	Tax Payment Status	Existing Buildings	If yes, sq ft of buildings	Site photos available?	Site documents available?	Comments
	Current Delinquent	Yes No		Yes No	Yes No	

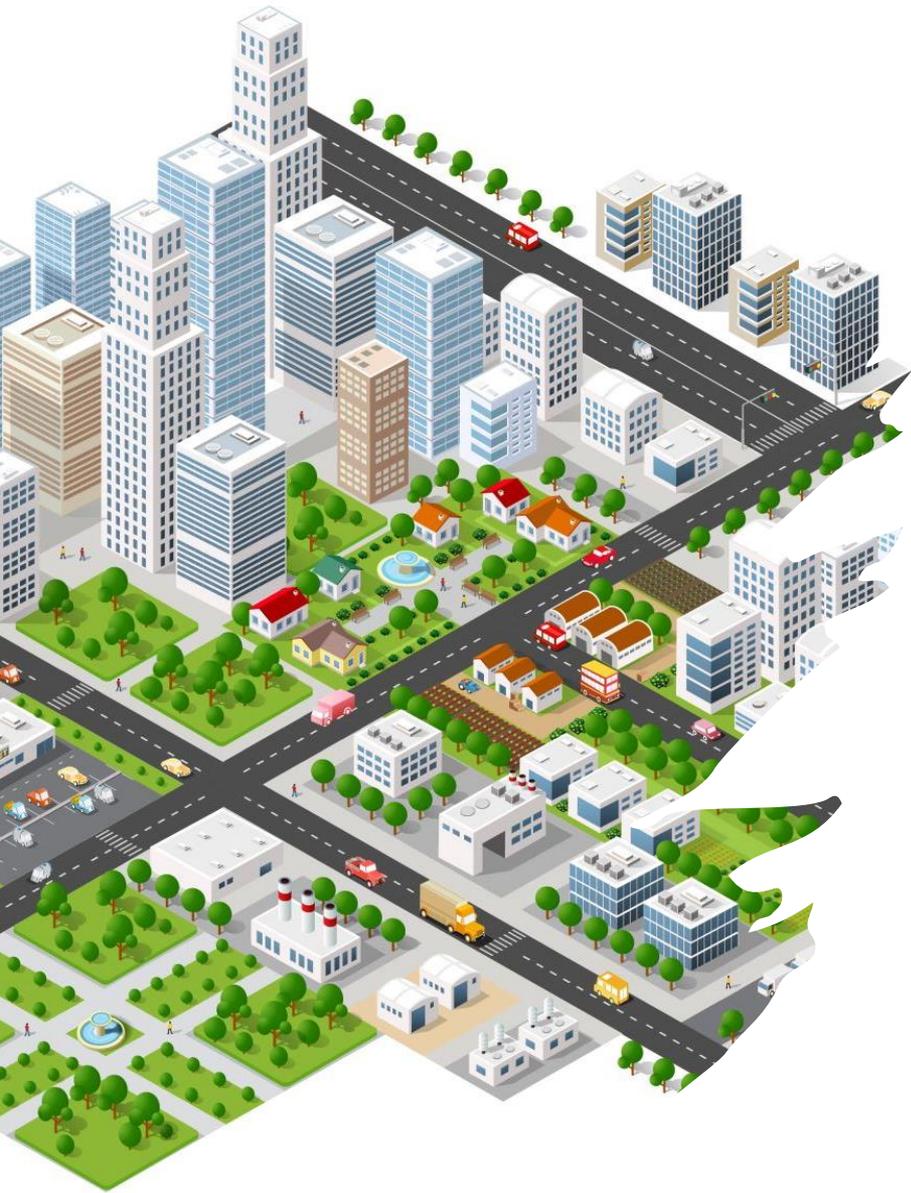


# What information should be included?

## Additional Information

- Past uses
- Floodplain
- Opportunity zones
- EJ Communities
- Transit Oriented Development Zones (TOD)
- Parking space
- Under federal or state program
- Environmental Status & LEP/LSP involvement (i.e., environmental assessment started)
- Other details (age and condition of the buildings, etc.)





# How to gather information

- Owner & other details: Property card (Town or City website)
- Zoning: Town zoning and GIS maps (Town or City website)
- FEMA floodplains  
<https://msc.fema.gov/portal/home>
- Status of the site (occupied or vacant), current and past uses, existing buildings, photos: Google maps, site visits

# How to gather information



EJ Communities (if State Designation): [MA EJ](#); [CT EJ](#); [RI EJ](#)



Tax Delinquency (From tax assessor's office or online from town's website)



Environmental documents: State Environmental Authority Databases

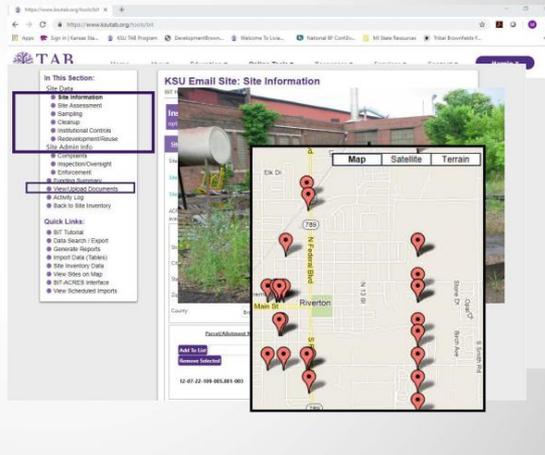


# Online Trackers & Tools



## Stores & Manages Site Data:

- Site survey & inventory
- Structured to mirror the brownfields redevelopment process
  - Site details
  - Assessment, cleanup, institutional controls
  - Redevelopment
- Upload photos and documents
- Generate maps



## Kansas State University TAB [Brownfield Inventory Tool](#)

### Brownfield Tracker v1.43

An observation tool to identify, track, and monitor condition and utilization of sites of environmental concern in your neighborhood.

#### Have you enabled GPS Location Services on your mobile device?\*

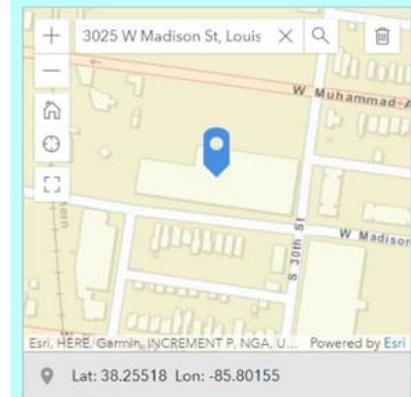
On your device, please turn on "Location Services" and also ensure that "Cellular Data" is ON.

YES

NO - Then please switch on

#### Site Location\*

Please identify the site location for this Brownfield site review. Please ensure you are as near to subject site as possible when answering. **NOTE: Please check to make sure map identifies your correct site of interest and move map with finger or use + button to zoom and match site if it does not appear correct on the map.** HINT: The round button will take you back to where the auto location presumes you are!



## University of Louisville [Brownfields Tracker](#)

# UConn



# We can help!

## UConn TAB MAP



**Fall  
Semester**

**EPA Brownfields Grant  
Proposal**

**Review of EPA Brownfield Grants**  
Assistance with research and  
technical components of the grant



**Spring  
Semester  
& Summer**

**Technical Support**

Support of technical brownfield  
projects and community  
engagement activities



# UCONN TAB MAP (Spring & Summer)

Summary of environmental site conditions



Redevelopment options for priority sites

Summaries & data gap analysis of previous environmental assessments



**Brownfields Inventories**

Phase II Scope of Work and Budget Estimates



Community Engagement and Outreach Materials



# Contacts



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# Q&A

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