



Draft

westonandsampson.com

98 South Main Street, Suite 2
Waterbury, VT 05676
tel: 802.244.5051

REPORT

May 23, 2019

Community Relations Plan
GOODYEAR INDUSTRIAL CAMPUS
(SMS# 2000-2797)
28 River Street
Windsor, Vermont

Prepared for:
Southern Windsor County Regional Planning
Commission

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1.0 INTRODUCTION

1.1 Overview

This Community Relations Plan (CRP) has been prepared by Weston & Sampson Engineers, Inc. (Weston & Sampson) on behalf of Southern Windsor County Regional Planning Commission (SWCRPC). The CRP addresses how the local community will be involved in the decision-making process regarding environmental cleanup at a portion of the former Goodyear Industrial Campus Site SMS#200-2797 (the "Site") located at 28 River Street in Windsor, Vermont.

The Windsor Investment Corporation (WIC), with support from Springfield Regional Development Corporation (SRDC), is under contract to purchase the Site. They are proposing to lease one portion of the Site, known as the concrete slab area (the "project area"), for a solar array development. As part of redevelopment efforts, WIC intends to abate several piles of asbestos containing material (ACM) present in building demolition debris within the project area. The cleanup of this Site will eliminate the threat to sensitive receptors posed by these hazardous building materials.

The purpose of the CRP is to describe the strategy to be taken to address the needs and concerns of residents of the Town of Windsor who may be affected by the proposed cleanup activities. The CRP outlines how residents, Town officials, local organizations, and other parties will be involved in the decision-making process.

1.2 Spokesperson and Information Repository

The spokesperson for this project is Mr. Robert Flint, the Executive Director of SRDC, who may be contacted at:

Springfield Regional Development
14 Clinton Street, Suite 7
Springfield VT 05156
802-885-3061, Fax - 802-885-3027
bobf@springfielddevelopment.org

The Information Repository will be located in the Windsor Town Clerk's office, located at:

Town Clerks Office
Windsor Town Hall
29 Union Street
Windsor, VT 05089
802-674-6786
townclerk@windsorvt.org

Select documents prepared as part of this project will be available in the Information Repository. To conduct a review of the Information Repository, the Town Clerks office should be contacted to make an appointment during normal Municipal Building business hours:

Monday-Thursday: 9 AM to 4 PM or by appointment

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2.0 SITE DESCRIPTION

2.1 Site Location

The Site, currently owned by Connecticut River Development Corporation (CRDC), is located at 28 River Street and occupies approximately 126,000 square feet (sq. ft.). The Site currently consists of five buildings: the Quonset Building; the Maintenance Building; the Bateman Building, the Banbury Building, and Hills Garage. All but the Banbury Building have tenants; it is presently unfit for occupation. There is a large concrete slab remaining in the center of the parcel left following the demolition of a portion of the rubber manufacturing plant previously occupying the Site. This is the location of the proposed solar array (“project area”).

Current uses by tenants include woodworking, light manufacturing, storage, and warehousing. The area surrounding the Site is developed for residential, commercial, and light industrial uses.

2.2 History of Site Use and Ownership

The Site is located in the “Riverfront Area,” adjacent to the Connecticut River near the center of downtown Windsor. The earliest known development of the Site was for agricultural uses in 1886. By 1917, the Site was developed as a machine shop by the National Acme Company, which operated at the Site until 1936. National Acme Company sold the Site to the Windsor Manufacturing Corporation (a division of Goodyear Tire and Rubber Company) in 1936. The Site was used for rubber manufacture until CRDC acquired the Site in 1986.

Since 1987 tenants of CRDC include a variety of commercial and industrial entities including: cable manufacturing, tool shops, frame shops, woodworking, auto and truck repair, and warehousing.

2.3 Nature of Threat to Public Health and the Environment

The former use of the Site for manufacturing led to several environmental issues that have been investigated and addressed to the satisfaction of the VTDEC Sites Management Section (SMS). However, several piles of building materials that include asbestos containing material (ACM) are presently located within the project area. This area can be easily accessed by Site users or trespassers and is not secured. If the material is disturbed, asbestos could become airborne and present a risk of exposure through inhalation of asbestos.

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3.0 COMMUNITY BACKGROUND

3.1 Community Profile

The Site is located in a traditional working class neighborhood of the Town of Windsor, Vermont. Windsor has a long history of machine and technical manufacturing and for many years the local economy was tied to the Cone Automatic Machine Company and the Goodyear Tire and Rubber Company.

The population of Windsor is estimated at 3,439 people as of 2017. There are an estimated 1,492 housing units in the Town which are predominantly single-family homes built in 1939 or earlier. Twelve percent of the population falls below the poverty level.

The "Riverfront Area" of Windsor where the Site is located has been the focus of several improvements in the past few years. With Town funding, WIC completed a pilot housing project on one of the nearby residential streets, purchasing and renovating a residential property (including raising it out of the floodway) so that it could be reoccupied.

Recently, the Town completed a state-funded plan focusing on aesthetic and economic improvements in the Riverfront Area. The acquisition of the Goodyear Site by WIC, and the proposed solar project, are important components of this plan.

3.2 Chronology of Community Involvement

On January 17, 2017, the project was brought before the Windsor Design Review Board (DRB). As a solar array, this project would be reviewed by the Vermont Public Utility Commission (PUC) and is not subject to any official local review. However, the board was supportive of the project and indicated that they would write in support of the application when it went before the PUC.

3.3 Continued Community Involvement

A legal notice will be placed in the local newspaper announcing the proposed cleanup activities at the Site. In conformance with Brownfields Cleanup Revolving Loan Fund requirements, the legal notice will also announce that the information repository on this project, including the environmental assessments, risk assessments and other environmental information is located at the Town offices and is available for viewing during normal business hours and/or by appointment. The notice will also announce the start of a thirty-day comment period on the draft Analysis of Brownfields Cleanup Alternatives (ABCA). SWCRPC will accept comments on the ABCA during the comment period and will provide written responses which will become part of the administrative record. The information repository will be updated with the inclusion of all meeting minutes, status reports, and other communications.

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