

FARMER'S MARKET SITE SHELTON, CONNECTICUT



Property Details

Property Address:	100 E. Canal Street, Shelton, CT 06484
Property Size:	0.33 acres
Former Uses:	Canal, parking lot
Contaminants Found:	Petroleum, lead and other heavy metals, PAHs
Current Use:	Public Market for local farmers
Current Owner:	City of Shelton

Project Partners

Shelton Economic Development Corporation, Connecticut Department of Environmental Protection (CT DEP), Shelton Citizens Advisory Group, CT Department of Economic and Community Development (DECD), Federal Economic Development Administration (EDA)

Motivation for Development: This property had been part of the city's revitalization plan from the time it was acquired by the city in 1997. The city's plan called for the cleanup and restoration of targeted brownfields to enhance Shelton economically and aesthetically and provide new open space, commerce, and housing. The Shelton Economic Development Corporation, with feedback from local organizations such as the Shelton Citizens' Advisory Group, identified a Farmer's Market as a viable and appropriate reuse for this property.

Property History: From the early 1900s until the 1940s, the site was used as a section of the state's canal system, which was eventually filled in with ash and soil. The property was purchased by a private company and used as a parking lot until the early 1990s. By the late 1990s, the site had become part of the city's plan to revitalize the area. With the site's long-idle status and uncertain contamination, the city reached a sales agreement with the owner for \$1. Initial assessments funded by DECD suggested that redevelopment could proceed, and construction began in

Project Timeline

Early 1900s	Used as a section of the state's canal system
1950s	Purchased by private company for use as a parking lot
1997	City of Shelton obtains ownership of the property
2003	Redevelopment begins; additional contaminants discovered
2005	Interim cleanup solution found; Farmer's Market opens; cleanup completed

Funding Details

EPA Brownfields Cleanup Grant:	\$200,000
EPA Region 1 Targeted Brownfields Assessment (TBA) Grant:	\$10,000
City of Shelton, DECD, EDA (divided roughly three ways):	\$940,000

Project Highlights

- When additional areas of contaminated soil were discovered during construction, the city's collaboration with the CT DEP and U.S. EPA enabled the project to proceed.
- The Farmer's Market operated safely for two years with interim protections in place.
- Redevelopment created 15 jobs.
- Generated further momentum for Shelton's area-wide revitalization efforts.

2003. However, with work underway, contaminants were discovered in the soil including petroleum, lead and other heavy metals, and polyaromatic hydrocarbons (PAHs), at levels high enough to prevent the site's reuse without remedial actions to eliminate health risks. In early 2005, with the project in limbo, the city worked with the CT DEP to find an interim solution that would allow development and reuse to proceed while remaining protective of human health and the environment. That solution was a temporary liner and shallow gravel cap on affected areas; this barrier allowed construction and opening of the Market to proceed even as the city applied for EPA Brownfields Cleanup funds. A \$10,000 TBA grant from EPA Region 1 was used to prepare the remedial action plan to implement the final cleanup remedy. A \$200,000 Brownfields Cleanup grant was awarded by EPA in May 2005, and a final, remedial action plan was approved by the CT DEP soon afterward.

Project Results: Using the EPA Brownfields Cleanup grant and \$40,000 from the city, more than 1,200 tons of contaminated soil were removed from the property, and clean fill put in place above a permanent cap to isolate the deeper contaminated soils in accordance with state regulations. By capping these soils, the city saved more than \$1 million that would have been needed for the excavation and disposal of thousands of tons of additional soil. With its new building and outdoor merchant space, the site is now a place for local and regional farms to sell their produce. This project has become a valued component of Shelton's area-wide revitalization plan.