

EPA Community Relations Plan  
Long Falls Paperboard  
161 Wellington Road  
Brattleboro, Vermont 05301

EPA RFA 19093  
Vermont DEC Site #2018-4828

March 15, 2021

Prepared For:



76 Cotton Mill Hill  
Brattleboro VT 05301  
[www.brattleborodevelopment.com](http://www.brattleborodevelopment.com)

Prepared by:



21 North Main Street  
Waterbury, Vermont 05676  
(802) 917-2001  
[www.leenv.net](http://www.leenv.net)

LEE #18-122



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## **A. Overview and Background**

This document is a Community Relations Plan (CRP) for Long Falls Paperboard, 161 Wellington Road, Brattleboro, Vermont (Site, Brattleboro Town Parcel ID# 00080026.000, Vermont Department of Environmental Conservation (DEC) Site #2018-4828). The property consists of a 39.52-acre parcel with an active paperboard manufacturing facility, at the north end of Wellington Road in Brattleboro, Vermont (see Appendix A). Brattleboro Development Credit Corporation (BDCC) owns the Site. Long Falls Paperboard began operating on the Site in late 2018, and continues to operate as of the date of this CRP.

### *Nature of Threat to Health and Environment*

Contaminated soil and other environmental media are present at the Site, including wastewater holding basin sludge, shallow and deep soils. The holding basin sludge will be disposed of at an off Site licensed facility. Cleanup of the unused lagoon will eliminate environmental exposure to waste paper sludge. Additionally, the area currently occupied by the holding basin lagoon will be available to Long Falls Paper for other purposes, potentially making the Site more usable.

Prior releases included fuel oil released to deep soils from underground storage tanks, and releases to shallow soils from the nearby railway line. The shallow and deep contaminated soils do not impact sensitive receptors, and will be addressed via institutional controls.

### *Previous Reports*

Several previous reports are on file with the Vermont DEC and at BDCC's on line repository: <https://brattleborodevelopment.com/development-services/long-falls-paperboard-epa>

A Phase I Environmental Site Assessment (ESA), a Phase II ESA, and a Corrective Action Investigation were completed in the last 24 months. The Phase II ESA included soil, groundwater and sludge sampling and testing. The Corrective Action Investigation included holding basin sludge and soil sampling and testing, and groundwater sampling and testing. An Evaluation of Corrective Action Alternatives (ECAA) was approved by the DEC on December 14, 2020 and a Corrective Action Plan (CAP) was approved by DEC on February 2, 2021. The current estimate for the cleanup work is approximately \$480,000. The work is planned for the spring of 2021.



## **B. Community Relations Plan**

This CRP is a requirement for utilizing EPA Brownfields Cleanup Grant funding for the cleanup. The CRP is necessary because BDCC has a \$500,000 EPA Brownfields Cleanup Grant that will be used to decommission the unused holding basin lagoon. The CRP outlines the public process to date and forthcoming, and how the Town has involved, and will continue to involve, local residents and organizations in the decision-making process regarding the environmental cleanup at the Site. The successful environmental cleanup and subsequent reuse hinges on informed citizen and local government involvement.

## **C. Spokesperson and Information Repository**

The spokesperson for this project is Bobbi Kilburn, Director of Finance and Grant Management for BDCC. BDCC has been working with LE Environmental (LEE) on the environmental cleanup. Contact information is as follows:

Bobbi Kilburn  
Brattleboro Development Credit Corporation  
76 Cotton Mill Hill  
Brattleboro VT 05301  
(802) 257-7731  
[bkilburn@brattleborodevelopment.com](mailto:bkilburn@brattleborodevelopment.com)

## **D. Chronology of Community Involvement**

In support of BDCC's EPA Brownfields Cleanup Grant application, a public meeting to discuss the cleanup funding was held at BDCC's offices at 76 Cotton Mill Hill on January 15, 2019. A Notice of Application was published in the Brattleboro Reformer on January 7, 2019. No comments were received during the application process.

The CAP was subject to a regulatory 30 day public notice via the DEC's Environmental Notice Bulletin Web Site <https://enb.vermont.gov>. The public notice period began on December 30, 2020 and ran through January 30, 2021. Additionally, BDCC notified all of the abutting landowners of the availability of the CAP and the ability to review and comment on January 4, 2021. No public comments were received during the public comment period. During a project status call on February 2, 2021, LFP representatives provided comments and design input to the cleanup plan including the final site configuration. These suggested changes were not implemented because the CAP had already been approved; however, the suggested changes could be implemented in the future.



## **E. Key Community Concerns**

No community concerns have been expressed in connection with the approved cleanup plan. One comment was received from LFP staff indicating a preference for final design configuration after the cleanup is completed.

## **F. Continued Community Involvement**

BDCC will provide additional public notice in advance of the cleanup including web site postings of relevant documentation and status updates, as they become available.



Community Relations Plan  
Long Falls Paperboard, Brattleboro, VT

## APPENDIX A

### MAPS



**Long Falls Paperboard**  
161 Wellington Road, Brattleboro, Vermont

2018 USGS Map



LE #: 18-122  
Date: March 16, 2020  
Source: USGS Store

ALTERNATIVE #3: GRADE ACCESS WINDOW INTO THE HOLDING BASIN AS SHOWN TO GAIN ACCESS AND REMOVE 13,040 CF OF SLUDGE. ASSUMED SLUDGE EXTENDS TO 295' CONTOUR AND AVERAGE OF 2' DEPTH. REMOVE MATERIALS FROM SITE AND REGRADE THE AREA TO BE UTILIZED BY THE PAPER MILL AS PROCESS STORAGE SPACE.

WASTEWATER TREATMENT LAGOON

ALTERNATIVE 3 PROPOSED GRADING

ASSUMED AREA OF SLUDGE  
6520 SF X 2' = 13,040 CF (481 CY) OF SLUDGE  
TO BE REMOVED FROM THE SITE

HOLDING BASIN

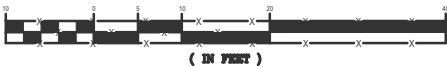
PROCESS WASTE PIPE

ALTERNATIVE 3 SITE PLAN  
SCALE: 1"=10'

Holding Basin Lagoon Remedial  
Plan and Cross Section

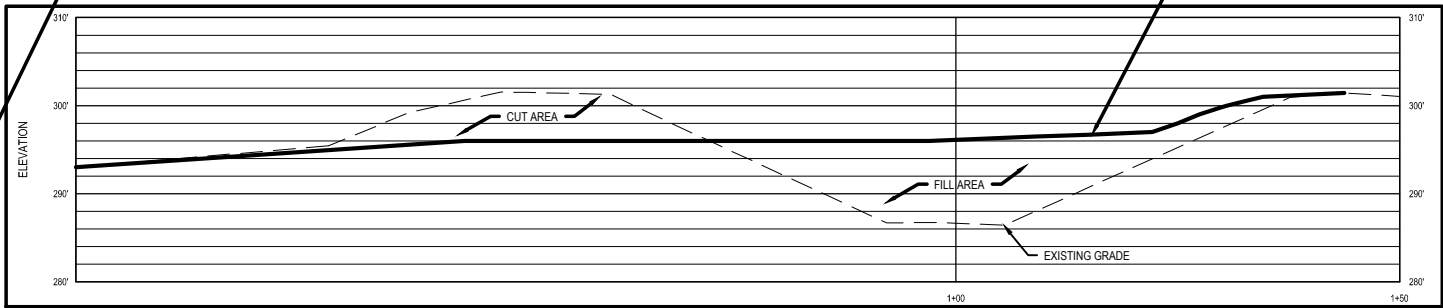
- INDEX CONTOUR  
MINOR CONTOUR  
RAILROAD TRACKS  
PAVED ROAD/DRIVE  
GRAVEL ROAD/DRIVE  
WATER  
DRAIN  
UNDERGROUND ELECTRIC  
GAS  
HYDRANT  
MONITOR WELL

GRAPHIC SCALE



REGRADED FLAT AREA (USE TO BE DETERMINED)

ALTERNATIVE 3 PROPOSED GRADING



ALTERNATIVE 3- SITE SECTION  
H: 1"=10'  
V: 1"=10'

REV.	DATE	DESCRIPTION	BY

1438 SOUTH BROWNELL ROAD  
WILLSVILLE, NC 28689  
PHONE: (802) 852-5580  
FAX: (802) 852-7598

**GREEN MOUNTAIN ENGINEERING**  
CIVIL WATER WASTEWATER


ALTERNATIVE 3	LONG FALL PAPER MILL LAGOON	LE ENVIRONMENTAL
DESIGNED: AH	PROJECT: 25-005.18	PROJECT NO. 25-005.18
DRAWN: JJB	SCALE: 1"=20'	DRAWING NO. 3
CHECKED: AH	DATE: SEP. 2020	





Community Relations Plan  
Long Falls Paperboard, Brattleboro, VT

## APPENDIX B

### PUBLIC MEETING INFORMATION AND MINUTES



FY19 EPA BROWNFIELDS CLEANUP APPLICATION

PUBLIC INFORMATIONAL MEETING

January 15, 2019

5:30 p.m.

Brattleboro Development Credit Corporation

76 Cotton Mill Hill

Brattleboro, Vermont 05301

Brattleboro Development Credit Corporation (BDCC) will hold a public informational meeting on the date and time above regarding its draft FY'19 EPA Brownfields Cleanup Grant Application for funding to remediate the Long Falls Paperboard, LLC paper facility located at 161 Wellington Road, Brattleboro, Vermont.

All are welcome to attend the meeting. Copies of the draft grant application for the Long Falls Paperboard, LLC paper facility located at 161 Wellington Road will be available for review beginning January 8, 2019. Please visit BDCC at 76 Cotton Mill Hill, Brattleboro, Vermont 05301 during normal business hours or call Bobbi Kilburn at 802-257-7731 Ext. 220 to request a copy or to submit comments. A copy of the draft grant application will also be available at [www.brattleborodevelopment.com](http://www.brattleborodevelopment.com).

76 Cotton Mill Hill, Brattleboro, Vermont is wheelchair accessible. To request an ASL interpreter, please call or email Bobbi Kilburn at 802-257-7731 Ext. 220, [bkilburn@brattleborodevelopment.com](mailto:bkilburn@brattleborodevelopment.com) by January 9, 2019.

# Classifieds

To place your ad,  
call 1-800-234-7404

## Public Notices

**FY19 EPA BROWNFIELD  
CLEANUP APPLICATION  
PUBLIC INFORMATIONAL  
MEETING**  
January 15, 2019  
1:30 PM

Brattleboro Development  
Credit Corporation  
76 Cotton Hill Rd  
Brattleboro, Vermont 05301

Brattleboro Development Credit Corporation (BDCC) will hold a public informational meeting on the date and time above regarding its draft FY19 EPA Brownfield Cleanup Grant Application for funding to remediate the Long Falls Farmstead LLC Superfund Facility located at 161 Wellington Road, Brattleboro, Vermont.

All are welcome to attend the meeting. Copies of the draft grant application for the Long Falls Farmstead LLC Superfund Facility located at 161 Wellington Road will be available to review beginning January 8, 2019. Please visit BDCC at 76 Cotton Hill Rd, Brattleboro, Vermont 05301 during normal business hours or call Bobbi Kilburn at 802-257-7731 Ext. 225 to request a copy or to submit comments. A copy of the draft grant application will also be available at [www.battleborodevelopment.com](http://www.battleborodevelopment.com).

76 Cotton Hill Rd, Brattleboro, Vermont is wheelchair accessible. To request an ASL interpreter, please call or email Bobbi Kilburn at 802-257-7731 Ext. 225.

[brattleborodevelopment@brattleboro-vermont.gov](mailto:brattleborodevelopment@brattleboro-vermont.gov)  
by January 9, 2019  
01/07/19

**STATE OF VERMONT  
VERMONT SUPERIOR COURT  
WINDHAM UNIT  
CIVIL DIVISION  
DOCKET NO. 15-64-15 WMCV**  
U.S. BANK TRUST, N.A. AS  
TRUSTEE FOR LISA L. MASTER  
PARTICIPATION, "PLS"

BARRY B. HILTON, DOROTHY S.  
HILTON AND CHRISTOPHER D.  
HILTON  
DEFENDANTS, "DS"

466 Route 30, Newfane VT

## EMERGENCY WATER CONSERVATION

North Branch Fire District #1 has been providing wastewater treatment service to the area since 1972. The aging facility is in the middle of a complete upgrade project which will modernize and replace the facilities. Key elements will not be a viable this winter due to construction delays. In order to maintain the high standard of treatment, the sewage flows in the plant need to be reduced, especially during holiday periods. Minimize flushing and water usage which contributes to sewage flows.

The Prudential Committee requests your cooperation to conserve water usage during this crisis. Significant savings will result to everyone's contribution.  
12/24/18 - 12/29/18, 12/31/18, 01/01/19-01/05/19, 01/07/19, 01/08/19, 01/09/19, 01/10/19, 01/11/19, 01/12/19

## Data Entry Operator Downtown Brattleboro

Are you a people person with solid computer and organizational skills?

**Sam's Outdoor Outfitters**  
is looking for a full-time data entry specialist to work in our Merchandising Office.  
(Mon-Fri) 8:00-4:30pm  
Generous Benefit Package

email resume to:  
[bborofsky@samsoutfitters.com](mailto:bborofsky@samsoutfitters.com)  
please put "Data Entry Position"  
in the subject line  
(No phone calls please).

**Sam's  
OUTDOOR  
OUTFITTERS**

## Public Notices

**MORTGAGEE'S NOTICE OF  
FORECLOSURE SALE OF LAND  
PROPERTY UNDER 17 V.S.A. c.4c  
4952 et seq.**

In accordance with the judgment of the Superior Court of the State of Vermont, dated May 16, 2018 in the above captioned action brought to foreclose that certain mortgage given by Barry B. Hilton, Dorothy S. Hilton and Christopher D. Hilton to the Plaintiff, U.S. Bank Trust, N.A., dated April 23, 2014 and recorded in Book 104 Page 243 of the land records of the Town of Newfane, Vermont, the Plaintiff, U.S. Bank Trust, N.A., is the present holder of said mortgage. The mortgage is being sold by the Plaintiff, U.S. Bank Trust, N.A., as Master Participation Trust, dated January 14, 2018 and recorded in Book 136 Page 402 of the land records of the Town of Newfane, Vermont, for the benefit of the creditors of said mortgage and for the purpose of foreclosing the same. The mortgage is being sold at public auction at 466 Route 30, Newfane, Vermont on January 17, 2019 at 12:10 PM.

Reference is hereby made to the above mortgage and to the records and references contained therein in further aid of this description.

Terms of sale: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax liens, municipal liens and assessments. If any, such tax proceeds over the said mortgage above specified.

TEN THOUSAND, \$10,000.00. Bidders of the purchase price must be paid by a certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid by a certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

The mortgagee is entitled to redeem the premises at any time prior to the sale by paying the full amount due under the mortgage, including the costs and expenses of the sale. Other terms to be discussed at the sale.

DATED December 17, 2018  
By: /s/ Lorraine L. Moore, Esq.  
Lorraine L. Moore, Esq.  
Bender and Monaghan, PC  
210 Farmington Ave., Ste. 101  
Farmington, CT 06031  
1/22/2018, 1/23/18, 01/02/19

01/07/19, 01/08/19, 01/09/19, 01/10/19, 01/11/19, 01/12/19

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## Public Notices

**WARRANTY DEED OF RUTH G.  
BUTTERY AND J. CHESTER  
BUTTERY, HUSBAND AND WIFE,  
DATED 30 NOVEMBER 1970 AND  
RECORDED 1 DECEMBER 1970,  
APPEARING IN NEWFANE LAND  
RECORDS IN BOOK # PAGE 272,  
AND THEREIN DESCRIBED AS  
FOLLOWS:**

BEING ALL AND THE SAME LAND AND PREMISES AS CONVEYED TO THE SAID RUTH G. BUTTERY BY ADMINISTRATRIX OF THE ESTATE OF LEONARD B. BROWN, DATED NOVEMBER 30, 1963 AND RECORDED IN BOOK 38 PAGE 228 OF NEWFANE LAND RECORDS, AND IN SAID DEED DESCRIBED AS FOLLOWS:

BOUNDED NORTHERLY BY LANDS OF ONE HOARD AND ONE WHITNEY, WESTERLY BY ROUTE 30, EASTERLY BY THE SO-CALLED OLD ROAD, SOUTHERLY BY THE JUNCTION OF ROUTE 30 AND THE SO-CALLED OLD ROAD, TOGETHER WITH HOUSE THEREON.

Reference is hereby made to the above plat maps and to the records and references contained therein in further aid of this description.

Terms of sale: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax liens, municipal liens and assessments. If any, such tax proceeds over the said mortgage above specified.

TEN THOUSAND, \$10,000.00. Bidders of the purchase price must be paid by a certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid by a certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

The mortgagee is entitled to redeem the premises at any time prior to the sale by paying the full amount due under the mortgage, including the costs and expenses of the sale. Other terms to be discussed at the sale.

DATED December 17, 2018  
By: /s/ Lorraine L. Moore, Esq.  
Lorraine L. Moore, Esq.  
Bender and Monaghan, PC  
210 Farmington Ave., Ste. 101  
Farmington, CT 06031  
1/22/2018, 1/23/18, 01/02/19

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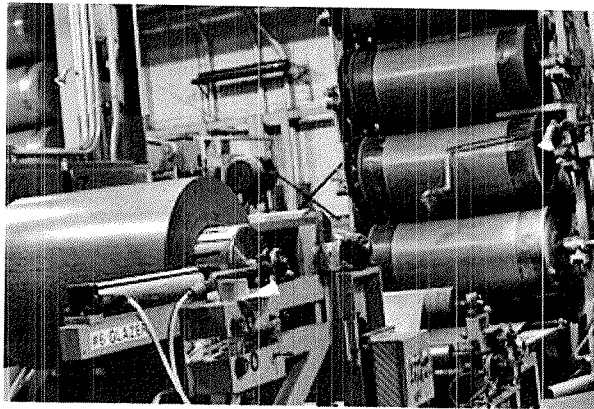
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## Long Falls Paperboard EPA

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BRATTLEBORO, VT – Long Falls Paperboard (LFP) and Brattleboro Development Credit Corporation (BDCC) announce the sale of the Brattleboro, VT paperboard plant, formerly owned and operated by Neenah Paper, Inc. (Neenah Paper). On December 31, 2018 LFP completed a complex financial transaction to acquire the business. This project has had support from numerous local, regional, and statewide partners ... [Read More](#)

### Public Meeting Official Notice:

FY19 EPA BROWNFIELDS CLEANUP APPLICATION PUBLIC  
INFORMATIONAL MEETING

January 15, 2019, 5:30 p.m. Brattleboro Development Credit  
Corporation

76 Cotton Mill Hill

Brattleboro, Vermont 05301

More information can be found [here](#).

Long Falls Paperboard LLC, Brattleboro, Vermont

Cleanup Grant Application – Hazardous Substances – January  
2019

Analysis of Brownfields Cleanup Alternatives – Preliminary  
Evaluation

Long Falls Paperboard, 161 Wellington Road, Brattleboro,  
Vermont 05301

Vermont DEC Site Number 2010-4028

Prepared by Brattleboro Development Credit Corporation

BDCC Brownfields Cleanup draft ABCA





# BRATTLEBORO EVENTS CALENDAR



# Brattleboro Events Calendar


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**Tuesday, Jan**  
15

Brattleboro, VT   
20 mi

 Add Event

## Yoga & Chocolate for Planned Parenthood

118 Elliot | Brattleboro, VT 13.8 mi

5:00 pm

## Knit Night

Windham Movement Apparel | Brattleboro, VT 13.9 mi

5:00 pm

## Public Hearing on Long Falls EPA Grant

Brattleboro Development Credit Corporation | Brattleboro, VT 14.6 mi

5:30 pm

## Old Time Session

McNeill's Brewery | Brattleboro, VT 13.9 mi

6:00 pm

## Windham County Organizing Committee for Vermont Worker...

The Root Social Justice Center | Brattleboro, VT 13.5 mi

6:00 pm

## SEVT Audubon Society

Brooks Memorial Library | Brattleboro, VT 13.8 mi

7:00 pm

**Wednesday, Jan 16**

## Winter Group 2019

Mitchell Giddings Fine Arts | Brattleboro, VT 13.9 mi

11:00 am

## The Nurse is In

Millstream Community Center | Hinsdale, NH 19.5 mi

11:30 am



### **Cooking Class: Food as Medicine, for an anti-inflammatory ...**

The River Garden | Brattleboro, VT 13.9 mi

5:30 pm

### **Families United**

The Root Social Justice Center | Brattleboro, VT 13.5 mi

6:00 pm

### **Workshop: Savvy Social Security Planning for Women**

Brooks Memorial Library | Brattleboro, VT 13.8 mi

7:00 pm

### **Savvy Social Security Planning for Women**

Brooks Memorial Library | Brattleboro, VT 13.8 mi

7:00 pm

## **Thursday, Jan 17**

### **NAEP Assessment Meeting of Assessment Coordinators an...**

Brooks Memorial Library | Brattleboro, VT 13.8 mi

10:00 am

### **11AM--Preschool Story Time with Susan Hessey**

Putney Public Library | Putney, VT 14.3 mi

11:00 am

### **Winter Group 2019**

Mitchell Giddings Fine Arts | Brattleboro, VT 13.9 mi

11:00 am

### **LEGO-palooza**

Brooks Memorial Library | Brattleboro, VT 13.8 mi

3:00 pm

### **Brattleboro Co-op Producer of the Month: Bravo CBD**

Brattleboro Food Co-Op | Brattleboro, VT 14.0 mi

4:00 pm

### **NAACP- Windham County Monthly Meeting**

The Root Social Justice Center | Brattleboro, VT 13.5 mi

5:30 pm

### **OPEN MIC 6pm - 9pm**

The Marina | Brattleboro, VT 13.5 mi

6:00 pm

### **Traditional Ashtanga Yoga as taught in India**

Se-tu | West Brattleboro, VT 11.3 mi

6:30 pm

### **Baker Street Readers present "The Adventure of the Speckl...**

Hooker-Dunham Theatre | Brattleboro, VT 13.9 mi

7:00 pm

### **Panel: Food as Artistic Expression**

Brattleboro Museum & Art Center | Brattleboro, VT 14.0 mi

7:00 pm

### **LGBTQ AA MEETING**

St. Michael's Episcopal Church | Brattleboro, VT 13.7 mi


8:00 pm



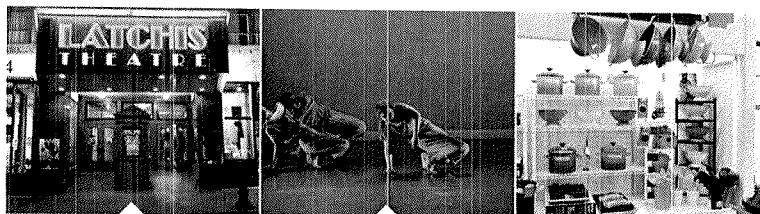


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School of Dance

Kitchen Sync

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**BRATTLEBORO  
DEVELOPMENT**  
CREDIT CORPORATION

Meeting Minutes

Brattleboro Development Credit Corporation

76 Cotton Mill Hill; Brattleboro, Vermont 05301

Public Informational Meeting: U.S. Environmental Protection Agency; Vermont EPA Brownfields Cleanup Grant

January 18, 2019

Meeting Date: January 15, 2019

Called to order at 5:30 PM.

Brattleboro Development Credit Corporation (BDCC) will be applying for a FY19 \$500,000 hazardous substances EPA Brownfields Cleanup Grant, grant due date is January 31, 2019. This funding request is for a single site cleanup of 161 Wellington Road; Brattleboro, Vermont, \$500,000 with a 20% cost share match, and to address cleanup of hazardous substances.

Awaiting the arrival of any members of the public, attendees, including Ms. Bobbi Kilburn, BDCCs Director of Finance & Grant Manager, Mr. Adam Grinold, BDCCs Executive Director, Ms. Jennifer Stromsten, BDCCs Director of Programs, and Mr. Alan Liptak, LE Environmental reviewed the draft grant application dated January 31, 2019, during which Mr. Liptak responded to questions, and accepted comments on the draft as currently written.

With no members of the public joining, Ms. Kilburn noted that inquiries for information had been received prior to the evening's public information meeting from Mr. Jeff Potter, Editor-in-Chief, The Commons, and Mr. Bob Audette, Brattleboro Reformer, each directed to <https://brattleborodevelopment.com/development-services/long-falls-paperboard-epa/> providing them information on the public information meeting, cleanup grant application, and BDCC Brownfields Cleanup draft ABCA. No further questions were received.

Additionally, the public information meeting notice was posted on the Downtown Brattleboro Alliance Events Calendar, at the Town of Brattleboro and Windham Regional Commission offices, with copies of the grant application and draft ABCA made available for interested parties at both office locations.

With no members of the public joining as of 6:00 PM, the public informational meeting was adjourned.

Respectfully submitted,



Bobbi Kilburn

Director of Finance  
Brattleboro Development Credit Corporation