



COMMUNITY RELATIONS PLAN
New England Youth Theatre Building Demolition, Brattleboro Vt.
March 2021

Overview

The purpose of the Community Relations Plan (CRP) is to describe the New England Youth Theatre's (NEYT) strategy to address the needs and concerns of NEYT parents, patrons and Brattleboro residents potentially affected by the proposed demolition of the cinder block building at 48 Elm Street, Brattleboro, Vermont, the site of its current theater. The cinder block building is in poor condition and is structurally unsound. It is contaminated with polychlorinated biphenyls (PCBs) in its interior painted surfaces. Demolition is pending, and will result in removal of the contaminated painted surfaces and disposal at a licensed facility.

The CRP outlines how NEYT has involved, and will continue to involve, affected residents, Town officials and local organizations in the decision-making process regarding the environmental cleanup at the site. The public is invited to be part of the cleanup process throughout the Public Comment Period (starting April 12, 2021 through April 23, 2021) and by virtually attending a Public Meeting at 6 pm on Thursday April 15, 2021. Interested persons can attend the Zoom meeting by sending an e-mail message to or calling David Dunn before 6 pm on Thursday April 15 to obtain the zoom link.

Spokesperson and Information Repository

The spokesperson for this project is David Dunn, Treasurer, New England Youth Theatre. Contact information is as follows:

David Dunn, Treasurer
New England Youth Theatre
100 Flat St
Brattleboro Vt, 05301
802-579-6420
ddunn@pdsclaw.com

The Windham Regional Commission is sponsoring this project, utilizing Brownfields Revolving Loan funding provided by the USEPA Region 1 Brownfields Program. Staff from the Windham Regional Commission have been coordinating environmental site assessment and remediation planning at the site and will assist with communicating the results of these studies to the public. Contact information for the Windham Regional Commission is as follows:

Susan Westa
Senior Planner
Windham Regional Commission
139 Main Street, Suite 505
Brattleboro, VT 05301
802.257.4547 x108
swesta@windhamregional.org

Copies of all environmental assessment reports and corrective action plan are located at the New England Youth Theatre and at the Windham Regional Commission offices and can be supplied via e-mail. All public meetings will be held virtually, originating at New England Youth Theatre in Brattleboro.

Site Description and History

The New England Youth Theatre owns three contiguous parcels in downtown Brattleboro, 100 Flat St., on which its operational theatre is located, 56 Elm St., on which its outdoor classroom is located (f.k.a. The Livery Building) and 48 Elm St. which hosts an unused former industrial building.

The Brick building was originally part of a tissue manufacturer and was later occupied for decades by C.E. Bradley Company to produce paint. More recently, the building housed Tri State Automotive and was used for truck and engine maintenance. The 48 Elm Street building has been boarded up and unused for approximately 12 years.

Nature of Threat to Public Health and Environment

Historic use of the corrective action area as a paint factory and automotive repair shop led to current contaminants. Given the nature of NEYT's work with children, the organization is taking every precaution to remove the contaminants and prevent any possible exposure. Currently, access to 48 Elm St is restricted due to the high levels of PCB in the building.

Proposed Remediation

The work includes demolition of the cinder block building addition at 48 Elm Street. The cinder block building was an office annex to the factory building. It is in poor condition and is structurally unsafe. Paint was tested and some of the paint was found to contain PCBs at concentrations above the EPA and Vermont DEC concentrations for designation as "Bulk Product Waste" and "Hazardous Waste", respectively. During the demolition, the contractor will segregate the Bulk Product Waste/Hazardous Waste from the rest of the building materials. The contractor will minimize the potential for human exposure to contamination during the demolition by providing traffic control, dust control, pedestrian control, and access restrictions to the site. Once the demolition is complete and wastes are removed, NEYT will build a plaza area for seating and small performances.

NEYT is working with Steven's & Associates, a Brattleboro based engineering firm, to finalize engineering and landscape design and with LE Environmental, a Waterbury based environmental firm, to address environmental and waste related issues. The final result will be a newly designed

and landscaped area safe for client use. The design will increase campus and pedestrian safety and make the entire campus more accessible.

Chronology of Community Involvement

The Brattleboro Community has been involved through many phases of this projects development, including local fundraising and past public meetings. The overall site plan was approved in August 2014 by the Brattleboro Development Review Board.

A public meeting was announced to the public to discuss the cleanup plan and funding. A notice was placed in the Brattleboro Reformer and a letter was sent to all adjacent landowners on February 25, 2015. The meeting was held on Wednesday, March 11th at 5:30pm at the New England Youth Theatre.

Regarding the demolition of the cinder block building, a Public Comment Period will take place from April 12, 2021 through April 23, 2021 to allow interested persons to review the demolition plan and to provide input. A virtual public meeting will take place at 6 pm on Thursday April 15, 2021. Interested persons can attend the Zoom meeting by sending an e-mail message to or calling David Dunn before 6 pm on Thursday April 15 to obtain the zoom link.

Copies of the proposed demolition plan are available for review via New England Youth Theatre and the Windham Regional Commission.

Key Community Concerns:

There have been no expressed community concerns previous portions of the clean-up. Community members have expressed gratitude that a youth theatre has taken this project on and the work is being done. The campus will be closed for a portion of the demolition to ensure that there is no safety or health risk. Access will be limited for the duration of the demolition and guests will receive instructions about how and when to safely enter the building.

To keep the public updated to any changes on site, NEYT has built a project-specific web page. (<http://www.neyt.org/index.php/campus-cleanup>). Information will also be available by calling NEYT's main phone, (802) 246-6398, and through e-mail notifications. Information will be posted on-site for pedestrians.

Continued Community Involvement

NEYT will continue to work with WRC and present updates through public notices, e-mail blasts, and on-site meetings until the project has been completed.

Public Comment Period Start Date: April 12, 2021

Virtual Public Meeting: April 15, 2021 NEYT, 100 Flat St Brattleboro, VT 05301

Public Comment Period Ends: April 23, 2021

Cleanup Start Date: July 1, 2021 (Estimated)

Cleanup Completion Date: July 30, 2021 (Estimated)