



**US Army Corps
of Engineers®**
New England District

696 Virginia Road
Concord, MA 01742-2751

Public Notice

In Reply Refer to: Mr. Marcos Paiva
Marcos.A.Paiva@usace.army.mil

Planning Division

Date: 4/18/2022

Comment Period Closes: 5/24/2022

**32-DAY PUBLIC NOTICE
INTENT TO DEMOLISH WITH
ACCEPTANCE OF PROPOSALS TO PURCHASE AND RELOCATE
THE MANSFIELD HOLLOW OPERATOR'S QUARTERS
MANSFIELD, CONNECTICUT**

Interested parties are hereby notified that the U.S. Army Corps of Engineers (USACE), New England District, is planning to demolish the Mansfield Hollow Dam Operator's Quarters, found at 141 Mansfield Hollow Road, Mansfield, Connecticut 06250. Mansfield Hollow Dam, including the Operator's Quarters, was formally listed on the National Register of Historic Places (NRHP) on April 12, 2003, as one of six flood control reservoirs and one local protection project in the Thames River Basin constructed in 1948 in response to the devastating floods in 1936 and 1938. This notice is being prepared in accordance with the National Historic Preservation Act (NHPA) and 36 CFR 800.2(d)(1 and 2). The USACE is providing the public with an opportunity to comment and provide feedback upon the proposed undertaking and its effects upon historic properties. Additionally, USACE is providing any interested parties with the opportunity to purchase and relocate the Operator's Quarters.

The proposed undertaking is to demolish the former Operator's Quarters. However, public interest in the Mansfield Hollow Dam Operator's Quarters warrants a consideration of offers from anyone interested in purchasing and relocating the building. Interested parties must submit a proposal by the end of the public comment period with a general plan to relocate the building prior to the acceptance of a final offer. USACE encourages anyone who is interested in purchasing and relocating the Operator's Quarters to reach out, even if assistance is needed from the project team to help develop a suitable proposal. If no acceptable offers are received during the public comment period for purchase and relocation of the building, the USACE will move forward with the proposed demolition. The USACE welcomes all comments on the proposed demolition to be submitted within the public comment period. Attachment No. 1 lists pertinent laws, regulations, and directives.

Site Description: Mansfield Hollow Dam is a flood damage mitigation project situated on the Natchaug River, 5.3 miles above its confluence with the Willimantic River in the Towns of Windham (Tolland County) and Chaplin (Windham County), Connecticut. The former Operator's

Quarters building is located near the dam and has not been occupied since 2012. The building is two stories high, approximately 1,500 square feet (SF), and has three bedrooms and two bathrooms. Unfortunately, this building is no longer habitable without significant renovation. There is also a garage adjacent to the Operator's Quarters, but this is scheduled to remain in place. Images of the property can be found in Attachment No. 2.

Hazardous Materials and Damages Inventory: A hazardous materials survey of the Operator's Quarters identified the presence of asbestos in the kitchen linoleum (approximately 170 SF), but this is scheduled to be removed by a certified contractor on April 28, 2022. The survey also noted that there is approximately 0.50 mg/L of lead paint present in the house, but it is below the United States Environmental Protection Agency's (EPA) threshold of 5.0 mg/L. The basement contains existing mechanical/electrical equipment typical to a residential home. Outside of the hazardous materials survey, it should be noted that there is black mold existing on the second floor and that the second-floor bathroom has sustained significant water damage, which has caused the ceiling to cave in.

Proposed Project Description: Should no acceptable offers be made to purchase and relocate the former Operator's Quarters by the end of the public comment period, the USACE will proceed with demolition of the building in accordance with a Memorandum of Agreement (MOA) currently under development with the Connecticut State Historic Preservation Officer. This MOA includes conditions that mitigate for the adverse effect on this historic property. All water, sewer, and electrical utilities will be removed from the building by the USACE prior to the disposal or demolition of the building.

Purpose of Work: Due to the state of disrepair, safety concerns, and the substantial funding that would be required to rehabilitate the structure, the purpose of this project is to demolish the former Operator's Quarters.

Additional Information: Additional information, including site plans and project specifications, may be obtained from the Planning Division of the U.S. Army Corps of Engineers, Marcos Paiva, Archaeologist, at the address shown above. Mr. Paiva may also be reached by phone at (978) 318-8796 or email at Marcos.A.Paiva@usace.army.mil.

Coordination: The proposed work has, or will be, coordinated with the following agencies:

Federal:

Advisory Council on Historic Preservation

State of Connecticut:

Connecticut State Historic Preservation Officer

State Representative Gregory Haddad

State Representative Brian Smith

State Senator Mae Flexer

Local:

Mansfield Historic District Commission

Mansfield Historic Society

Environmental Impacts: The work associated with this project, individually and cumulatively does not have significant effects on the quality of the human environment, and therefore is categorically excluded from National Environmental Policy Act (NEPA) documentation in accordance with 33 CFR 230.9(p), Disposal of existing buildings and improvements for offsite removal.

Other Information:

- a. Floodplain Management: In accordance with Executive Order 11988, USACE has determined that the proposed work will not contribute to negative impacts or damages caused by floods.
- b. Endangered Species: This project has been determined to have no effect on any threatened or endangered species listed under the Endangered Species Act of 1973, as amended.
- c. Cultural Resources: USACE has coordinated with the Advisory Council on Historic Preservation and the State Historic Preservation Office in accordance with the National Historic Preservation Act of 1966, as amended.

Please bring this notice to the attention of anyone you know to be interested in this project. Offers, questions, and comments are invited from all interested parties and should be directed to the U.S. Army Corps of Engineers, New England District, 696 Virginia Road, Concord, MA 01742-2751, ATTN: Marcos Paiva; or emailed to Marcos.A.Paiva@usace.army.mil within 32 days of this notice.

14 April 2022

Date



John A. Atilano II
Colonel, Corps of Engineers
District Engineer

Attachments:

Attachment 1: Pertinent Laws, Regulations, and Directives

Attachment 2: Property Photos

Attachment 1

PERTINENT LAWS, REGULATIONS, AND DIRECTIVES

Clean Air Act, as amended (42 U.S.C. 7401 et seq.)

Endangered Species Act of 1973 as amended (16 U.S.C. 1531 et seq.)

Executive Order 11988, Floodplain Management, 24 May 1977

National Environmental Policy Act of 1969, as amended (42 U.S.C. 4321 et seq.)

National Historic Preservation Act of 1966, as amended (54 U.S.C. 100101 et seq.)

Attachment 2
PROPERTY IMAGES



Aerial View – 141 Mansfield Hollow Road, Mansfield, Connecticut 06450



Front Exterior – SW Facing



Rear Exterior – NE facing



Side Exterior – West Facing



Side Exterior – East Facing



Water Damage 2nd Floor Bathroom



Typical Mold – 2nd Floor Bedroom