The Baltic Mills Complex, covering 16.58 acres, was at one time the largest textile mill in the United States. Initiated in 1890 and owned by the former Governor of Rhode Island, it consisted of several buildings, the last of which was constructed in the 1920s. The buildings were destroyed by fire in 1999, with the exception of Building #10, which covers 54,000sf on 4 floors and is constructed of granite block. Utilities are not on site at this time, but are on adjacent properties and readily connected. The entire site and surrounding Village/mill housing is listed on the National Register of Historic Places. It lies in the heart of downtown, and has several hundred feet of frontage on the Shetucket River, which is classified as a Class B trophy salmon fishing river. Post-fire asbestos removal was conducted by USEPA in 1999; after turnover to DEP and then Sprague, no liens remained. The Town acquired the property through tax foreclosure in May 2007. It is the Town’s desire to turn the property over to an investor who will develop a mixed-use design for the site that is in keeping with the appearance of a downtown turn-of-the-century mill village and contributes to the economic and social growth of the surrounding community and businesses. A complete informational repository on the site is available at the town’s website: www.ctsprague.org.
1. ALL LOCATIONS ARE TO BE CONSIDERED APPROXIMATE.
2. PLAN BUT TO BE USED FOR DESIGN.

FIGURE NUMBER 2-1

SOIL BORING & MONITORING WELL LOCATIONS
BALTIC MILLS SITE
SPRAGUE, CONNECTICUT

- BUSHNELL HOLLOW ROAD
- HEAD RACE
- NO. 6 PUMP ROOM
- FOREVER PUM PROD PUMP HOUSE
- OLD FOUNDATION AND REMAINS
- TAIL RACE
- NUTMEG WIRE COMPANY
- FILL
- NO. 7 BOILER HOUSE
- OLD FOUNDATION SLAB
- WORCESTER RAILROAD
- SCOTLAND ROAD (ROUTE 97)
- FOREVER WIRE WIRE ROAD FOUNDATION SLAB
- FILL
- PART OF SITE PLAN, BALTIC MILL'S SITE, GTE CONSULTANTS, FEBRUARY 2005.
Location: 29 Bushnell Hollow Rd. (Rte. 138), Baltic, CT 06330

Map ID: 26/6/1, 26/5/4
Property Size: 15.58 acres
Buildings: Mill #10, 58,464 s.f. on four floors
Zone: Village District #1 (Mixed Use Commercial/Residential)
Boundary Survey Completed: December 2002 by CME/CPK Design group, Norwich, CT
Phase I Environmental Analysis Completed: February 2005 by GEI Consultants, Glastonbury, CT
Phase II Sampling Analysis Completed: January 2006 by Tetra Tech NUS, Inc of Wilmington, MA
EPA Brownfields Cleanup Award: $200,000 to eliminate asbestos from Mill #10 and render that section of the site clean. Estimated completion date: March 2009
Targeted Brownfields Assessment: testing conducted on peninsula and additional site-wide testing by AES Environmental, 2007-ongoing.
Current Ownership: Town of Sprague, taken in foreclosure in May 2007, with $277,024.24 owed in back taxes

Brief Description of the Property:

The Baltic Mills Complex was at one time the largest textile mill in the United States. Initiated in 1890 and owned by the former Governor of Rhode Island, it consisted of several buildings, the last of which was constructed in the 1920’s. All buildings were destroyed by fire in 1999, except for Building #10, referenced above. The entire site and surrounding Village/mill housing is listed on the National Register of Historic Places. The US EPA conducted Extensive asbestos removal in 1999 and the property was turned over to the Connecticut DEP for follow-up in 2002. That file has since been closed; no liens remain.

The Mill Complex is the center if the downtown area and is the focus of the Town’s 2005 Master Plan for Baltic Village. The Town hopes to attract mixed-use development to Baltic Village, which lies strategically between the growing casino/entertainment industry 15 miles to the south and the New York – Boston Corridor directly to the east.

The Connecticut Economic Resource Center (CERC) is finalizing an economic feasibility analysis of the Mill’s potential through a Rural Business Development Opportunity grant from the USDA.

Many redevelopment experts have notes that the absence of the majority of the mill represents an opportunity for an investor with vision to create from the ground up a complex that responds visually to the Town’s desire to maintain its historic and industrial heritage, while eliminating the costly need for renovations that existing structures would demand. The one remaining granite structure would be preserved as a testament to the town’s industrial heritage.

An On-Line Repository of information including photos, all environmental analyses and testing/remediation reports can be found on the town’s web page (www.ctsprague.org) under the Baltic Mill sidebar.

For further information contact: Catherine Osten, First Selectman, Town of Sprague, (860) 822-3000, ext. 202, or grants@ctsprague.org.