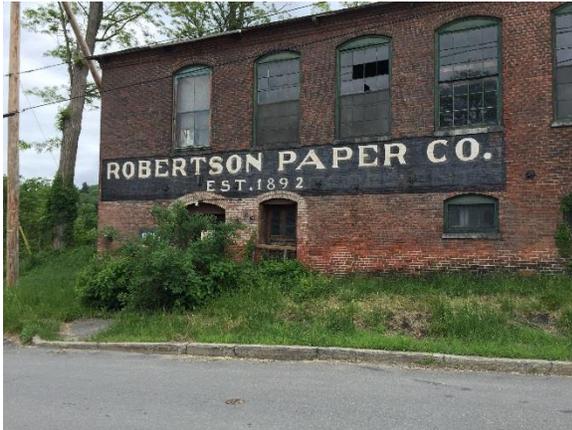


## Robertson Paper Mill



**Property Owner:** Island Holdings, LLC

**BERA Team Partners:** DEC, ACCD (Housing and Community Development, Historic Preservation, Economic Development), VTrans, BDCC, WRC, Town of Rockingham, Rockingham Planning Commission, USEPA

**Property History:** The Robertson Papermill resides on a 30-acre island east of the Bellows Falls Canal and west of the Connecticut River. The 45,550 square foot structure sits at the crest of the land, the parcel measures 1.7-acres. The Robertson Paper Company occupied the Site from 1907 through 1987 for the primary purpose of manufacturing wax paper products, including florist tissue and printed wrapping paper.

**Proposed Redevelopment:** The proposed redevelopment for Robertson paper was to return the property to active manufacturing space. The BERA team believes that to attract a tenant, the structure will have to be demolished; the site cleared and cleansed of containments before a tenant can be enticed to develop the property. Notably, the Bellows Falls Island Growth Plan is underway. One of the initial phases of the project included the construction of the Waypoint Center. The Waypoint Center is

a welcome center that displays local history and provides amenities for visitors to the island. It also serves as a community center for local activities such as farmers markets. The completed welcome center sits below the Robertson Papermill.

**BERA Team Initiative:** The BERA team convened on April 12<sup>th</sup>; the group discussed the environmental planning and testing that has been conducted to date. The stakeholders are aware of the issues that remain outstanding. The team has identified several hurdles associated with this property that needed to be overcome before a developer would be interested in developing this property.

**BERA Project Completion/Current Status:** Environmental assessment work on the Paper Mill Property has been completed, and a Corrective Action Plan to remediate the property has been developed and approved. Almost \$1.2 million in funding commitments have been secured, including grants of approximately \$150,000 from the ACCD brownfields program, \$150,000 in CDBG from ACCD, \$300,000 from Windham Regional Commission and \$300,000 from WCEDP. Historic preservation activity began in Spring 2018 and building demolition and site remediation is slated to begin in early 2019.