

BROWNFIELD SITE REUSE ASSESSMENT SUMMARY



FORMER AMBARGIS MILL



Proposed Riverside Multi-Purpose Outdoor Recreation Space

SPRING 2024 MUNICIPAL ASSISTANCE PROGRAM

PROPERTY INFORMATION

Address: 8 Greenwood Road, Newport, NH
Property Size: 2.8 acres
Current Zoning: Rural

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Site History

The site on was formerly the Hartford/Ambargis Mill, where wool was manufactured until 1960. After the mill closed, the site was used for fuel blending. It is now vacant and derelict. environmental assessments have identified contaminants in soil and groundwater . The Town of Newport acquired the site in 2000 to facilitate redevelopment.

Considerations

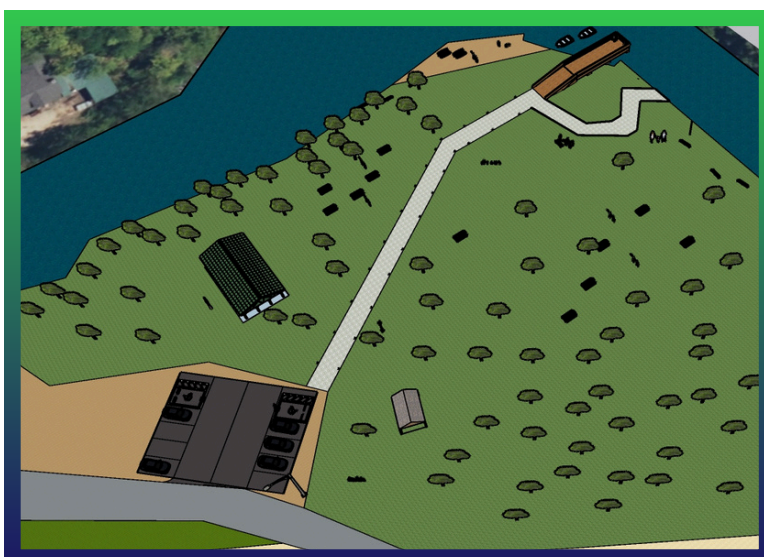
Local and regional planning studies support conservation and recreational uses, with the goal to make Newport a tourist destination attracting new businesses while preserving existing small local businesses. Pedestrian and handicap-accessible development is a guiding principle for the community.

Reuse Alternative

The reuse alternative for this site is a riverside recreational space with pedestrian access to a dock and fishing area, a kayak launch and 'beach' area, a pavilion, historical signage, access to the adjacent Sugar River Recreational Rail Trail, and picnic areas. All features were designed to be handicap accessible.



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UConn TAB worked with the Town of Newport to develop a conceptual reuse plan for this brownfield site.



uconn-tab@uconn.edu



tab.program.uconn.edu