

**HAZARDOUS BROWNFIELDS ASSESSMENT  
COOPERATIVE AGREEMENT  
FINAL CLOSE-OUT REPORT**

**Cooperative Agreement Number:** BF-97188601 (Hazardous)

**Reporting Period:** July 22, 2008-September 30, 2012

**Date Submitted:** December 28, 2012

**Prepared for:**

Town of Framingham  
150 Concord Street  
Framingham, Massachusetts 01702

**Prepared by:**

Eugene Kennedy, Framingham Community and Economic Development  
150 Concord Street  
Framingham, Massachusetts 01702

**Submitted to:**

Brownfields Data Manager  
EPA – New England, Region 1  
5 Post Office Square, Suite 100  
Mail Code OSRR07-2  
Boston, MA 02109-3912  
[r1bf\\_forms@epa.gov](mailto:r1bf_forms@epa.gov)

Jerry Minor-Gordon  
EPA New England, Region 1  
5 Post Office Square, Suite 100  
Mail Code OSRR07-3  
Boston, MA 02109-3912  
[Minor-Gordon.Jerry@epamail.epa.gov](mailto:Minor-Gordon.Jerry@epamail.epa.gov)

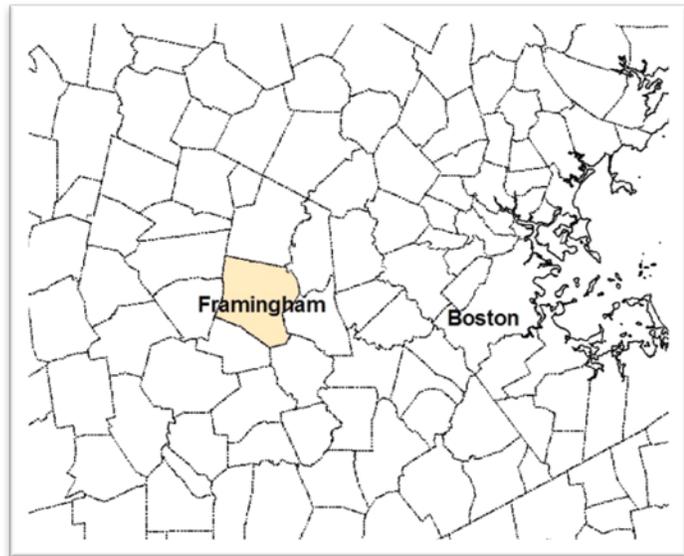


## 1. PROJECT PROGRESS -Cumulative

### Description of the Community

The Town of Framingham lies twenty miles due west of Boston in the MetroWest region of Massachusetts. MetroWest, which consists of ten communities located in the arc between I-95 and I-495, is predominantly comprised of small suburban cities and towns that have historically served as bedroom communities for the region's professional workforce. As employers have been increasingly drawn to its relative affordability and excellent highway access, MetroWest has become a node for high-end office park development thus driving up land values and housing costs.

Framingham, with a population of 68,318 is the largest Town in Massachusetts and the geographic center of MetroWest. Framingham has benefited to some degree from the region's growth. The property values in the northern, historically agricultural part of town have grown substantially. However, Framingham's south side, the heart of the Town's industrial legacy, has not kept pace. Two adjacent neighborhoods on the south side, Downtown and Southeast Framingham, have been identified as our target area for this grant; both have largely been left out of the region's economic growth and because they are home to Framingham's most vulnerable populations.



Low-income families and individuals, including the majority of Framingham's immigrant and minority populations, which have been growing rapidly over the last ten years, are concentrated in Downtown and Southeast Framingham. These neighborhoods are designated as Environmental Justice areas by the Massachusetts Executive Office of Environmental Affairs—only 4.78% of the land area in the state is so classified so those living in these neighborhoods live with an inequitable distribution of the environmental contamination in Framingham.

### Description of Hazardous Sites

- **Cochituate Rail Trail**
  - **Branch Library Site-Water St.**
  - **Rugg Gates-Worcester Rd.**
  - **186 Union Avenue**
  - **48 Pratt Street Community Garden**
  - **612 Waverly Street Silton Glass**
- Preliminary Environmental Summaries:**
- **530 Union Ave Quality Cleaners**
  - **770 Water Street Nobscot Plaza**

### **Cochituate Rail Trail**

The Cochituate Rail Trail (CRT) is a former railroad right-of-way that is slated to become an approximately four mile pedestrian and bicycle trail through the Towns of Framingham and Natick, Massachusetts. The Framingham portion consists of an approximately 1.5 mile segment of the CRT, beginning at the intersection of School Street and Concord Street in the Saxonville section of Framingham, Massachusetts and extending southeast to the Natick town line.

The portion of the site between School Street and the Massachusetts Turnpike was owned by the Massachusetts Bay Transportation Authority (MBTA). The remainder of the site, from the Massachusetts Turnpike to the Natick town line, was owed by the Massachusetts Turnpike Authority (MTA). In 2011 the Town acquired the entire right of way and initiated construction of a new sewer line along portions of the right of way. This work is almost completed (see photo) and the final construction of rail trail elements such as roadway crossings, sidewalks, fences, final pavement, landscaping and pavement markings is expected in 2013.



### **Branch Library Site – 736 – 746 Water Street**

The site consists of five irregularly-shaped parcels totaling 3.72 acres. The site is mostly wooded and overgrown with vegetation except for the landscaped grounds around the house at 746 Water Street, at the northwest corner of the site. Four of the parcels are contiguous,



each with frontage on Water Street. The 746 RR Water Street parcel is separated from the other four parcels by a narrow parcel containing the Weston Aqueduct. Structures located on the site included an approximately 1,500-square foot, two-story house and detached garage, both located on the 746 Water Street parcel and constructed circa 1900. The remaining area of the site was wooded.

The site was selected by the Framingham Board of Library Trustees in 2010 as the location for a new branch library. The site offers excellent access for north side residents and is adjacent to several passive recreational amenities – the Weston Aqueduct and the proposed Bruce Freeman Rail Trail. The Trustees secured a state grant for construction in 2012 and hope to complete the project by 2014.

### Rugg Gates - 1672 Worcester Road

Current use of the site is for overflow parking for a MassDOT parking lot. The two buildings are currently vacant. Historic use includes the Rugg-Dennet house built circa 1774. The Dennett Workshop is an early 1900's stone building that housed a commercial work area. The Mass Turnpike took the property by eminent domain in 1994. In 1996 they commissioned a Historic Structures Report prepared by McGinley Hart and Assoc, architects. That report states that the Workshop was occupied by a commercial restaurant in the late 1960s through the 1980s, and that both buildings were last occupied around 1991. In the early 1990s the owner prior to MassDOT unsuccessfully attempted to develop a strip shopping mall – the workshop building was used as a temporary office for the developer and a caretaker lived in the residence. Environmental studies were completed as part of the Town's due diligence in determining whether or not to accept the property from MassDOT. After the Town rejected MassDOT's offer, the buildings were demolished in late 2012.

### Community Garden - 48 Pratt Street

The site of the Town's urban community garden, 48 Pratt Street, is located on the southeast side of Pratt Street in a General Residence zone of Framingham. The site is a 1.24-acre irregularly-shaped parcel owned by the Town of Framingham Parks and Recreation Department. The site was vacant with no structures located on the property. The site was mostly overgrown with vegetation except for a small landscaped area and a small patch of land that was cleared of vegetation located on the eastern portion of the site. Former uses of the property included a truck storage facility in a large garage that was located on the site. The property was purchased in 1973 by the Framingham Parks and Recreation Department. The property had sat vacant since that

**Information**

The goal of the South Framingham Community Garden Initiative is to create a community garden in a South Framingham neighborhood that has documented poverty, health issues, and food-insecure problems. The project's benefits include improving the health and nutrition of residents, serving as a learning vehicle for students interested in farming, and building a stronger sense of community through neighborhood investment and pride of ownership. The project will change the vacant land, currently poised against rezoning, into a vital community resource, a green heart for its neighborhood.

The garden will benefit approximately 50 households that live in the 44 plots, and friends and neighbors with whom they share the surplus. Impact will be extended to an additional 50 persons through the library. Unlimited project based on the garden. Sustainable outcomes will be the quantities of fresh produce grown in the garden, distances walked to and from the garden by the gardeners, and analysis of health planning outcomes conducted by the Framingham Board of Health following up on its Obesity Planning Grant.

**Contact**

MARIA MARTINEZ  
 (774) 279-1054  
 maria@sfcommunitygarden.com

**South Framingham Community Garden**

**GARDEN PLOTS AVAILABLE NOW!**  
 FREE: Flat-Water-Plots  
 CONTACT: 774-279-1054  
 maria@sfcommunitygarden.com

*Fresh. Healthy. Fun.*

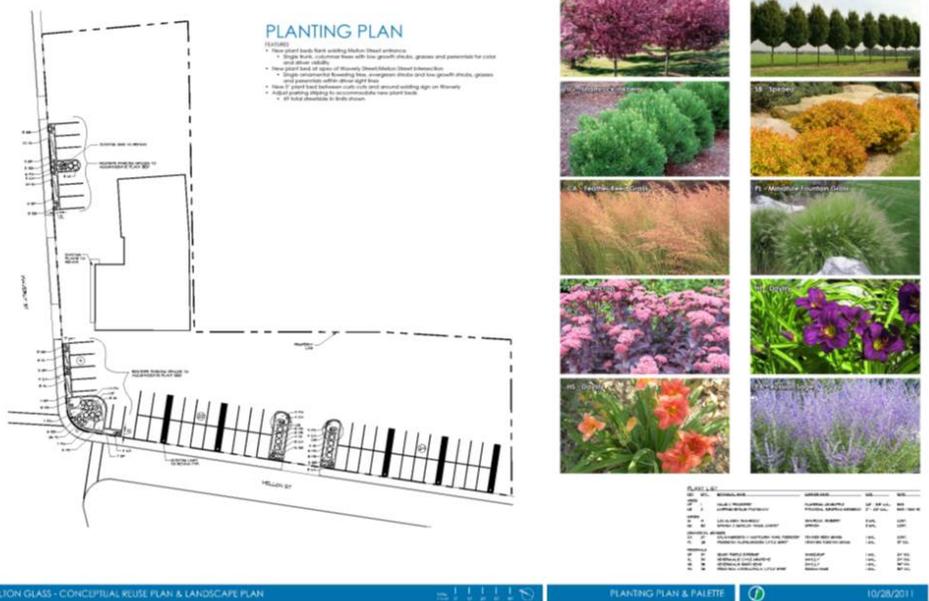
time, occasionally being used to store Parks and Recreation equipment and materials. After being approached by the Town’s Agricultural Committee, the Parks and Recreation Department indicated its receptiveness to establishing a community garden. After conducting the necessary environmental studies, the community garden opened in June 2011. Thanks to a dedicated group of volunteers and continuing support from the Agricultural Committee and Parks and Recreation Department, the garden is again up and running in 2012.

**186 Union Avenue**

This small commercial building is located in the downtown area. The property owner was evaluating his options for using the property and the phase I assessment assisted him in that evaluation.

**Silton Glass Company - 612 Waverly Street**

The Silton Glass Property site is located on the south side of Waverly Street in a Business (B) and General Residence (G) zone. According to Town records, the site consists of two parcels with a total area of 1.19 acres, owned by Frank Teschner. A two-story, 7,723 - square foot commercial building is the only structure located on the site. The site is occupied by the Silton Glass Company which is a glass installation company. Brownfields funding was used to conduct phase I and phase II services to characterize the property which has a history of automotive uses. A Response Action Outcome (RAO) statement and AUL were the final documentation for the property. The Brownfields program’s support has enabled the property



owner to refinance his property and physically update and improve the appearance of the premises. A site landscaping plan was prepared to support the project.

**1.1 Status of Activities During the Reporting Period**

**Procure Qualified Environmental Professional:**

On October 21, 2008, the Town issued an RFP to secure environmental consulting services. Responses were due on November 14, 2008. The RFP was posted on the state’s Central Register for Goods and Services and advertised in the MetroWest Daily News. Notice of its availability was also e-mailed to consultants who requested to be placed on the bidders list.

A total of ten consultants submitted proposals. All were rated and ranked by a review team consisting of the following individuals:

- Alison Steinfeld, Framingham Dept. of Community and Economic Development, Director
- Eugene Kennedy, Framingham Dept. of Community and Economic Development, Assistant Director
- Erika Jerram, Framingham Dept. of Community and Economic Development, Senior Planner
- Katherine Weeks, Framingham Department of Public Works, Environmental Engineer
- Jerry Minor-Gordon, Environmental Scientist with the U.S. Environmental Protection

The top four firms were interviewed by the review team on December 2 and 3, 2008.

After checking three references for each finalist, staff selected Fuss and O'Neill Associates, Providence, Rhode Island as their partner for the Framingham Brownfields Assessment Program.

The Brownfields program was managed by Eugene Kennedy, Framingham's Assistant Director, Dept. of Community and Economic Development with staff support from Erika Jerram, Senior Planner. David Foss served as the Town's Project Manager from Fuss and O'Neill.

### **Task 1: Conduct Site Inventory and Phase I Assessments**

#### **Site Inventory:**

As one of the grant's first tasks, the environmental consultant prepared a database inventory system. This resulted in a fully documented set of data of 134 sites that provided the basis for identifying areas and parcels that would benefit from environmental investigations. Preparation of the inventory was completed in August 2009 and included a ranking exercise that allowed staff to evaluate properties and identify priority sites for purposes of our marketing efforts and outreach program for the grant. The more highly ranked sites became the focus of our efforts to implement the program. Subsequently, a GIS mapping system was prepared and delivered by the consultant. This system included all the previously identified sites as well as pertinent town wide environmental data that allowed our reviews to be conducted in a larger context. The GIS deliverable was submitted in November 2010 and has been useful to our brownfields program ever since.

The total contractual Phase I Environmental Site Assessment work completed during the performance



period was \$20,736. A total of 13.1 acres were assessed. The following sites were subject to this work:

- Cochituate Rail Trail: \$5,400/ 8.5 ac.
- Library parcels 732 Water Street: \$6,095/ 3.72 ac.
- Rugg-Gates Property Route 9: \$4,683/ .73 ac.
- 186 Union Avenue: \$4,558/ .19 ac.

Phase I activities included the following tasks:

- Hosting meeting with consultant, property owner, and/or municipal officials to discuss priority sites
- Obtaining access agreement from property owner
- Preparing eligibility determination form
- Performing Phase I investigation
- Preparing draft Phase I report
- Submitting draft Phase I report to project team for review and comments
- Revising draft Phase I report based on comments
- Preparing final Phase I report
- Distributing final Phase I report to EPA and other project stakeholders
- Meeting with property owner, developer, and/or municipal officials to review Phase I results

### **Preliminary Environmental Assessments**

There are several parcels in Framingham that are highly visible and for which questions as to their status were being asked. Because they were known to be in the assessment/clean up process, only preliminary research was needed report their status to Town officials and residents. Those studies (totaling 6.46 acres) funded with the Hazardous Grant totaled \$2,049 and include:

- 530 Union Avenue: \$976/ .32 ac.
- Nobscot Plaza, Water Street: \$1,073/ 6.14 ac.

### **Task 2: Conduct Phase II Assessments and Reuse Planning**

The total contractual Phase II Environmental Site Assessment work completed during the performance period was \$80,895. A total of 7 acres were assessed. The following sites were subject to this work:

- Library parcels 732 Water Street: \$26,465/ 3.72 ac.
- Rugg-Gates Property Route 9: \$27,059/ .73 ac.
- Silton Glass 612 Waverly Street: \$7,156\* / 1.28 ac.
- Community Garden 48 Pratt Street: \$20,215\* / 1.24 ac.

\*The Hazardous Grant provided partial funding for these sites. See Petroleum Grant Close Out Report (2B-96112301) for additional tasks.

Phase II activities included the following tasks:

- Obtaining EPA approval to proceed with Phase II
- Meeting with property owner, developer, and/or town officials to discuss Phase II
- Submitting EPA approved generic QAPP with updated organization chart
- Submitting draft site-specific QAPP addendum to project team for review and comments
- Obtaining EPA approval
- Submitting final site-specific QAPP addendum to project team
- Monitoring site work and communicating concerns with EPA
- Preparing draft Phase II report
- Submitting draft Phase II report to project team for review and comments
- Revising draft Phase II report based on comments
- Preparing final Phase II report
- Distributing final Phase II report to EPA and other project stakeholders
- Meeting with property owner, developer, and/or municipal officials to evaluate Phase II findings
- Implement additional investigations as appropriate to delineate extent of contamination

### **Task 3: Public Outreach/Community Involvement**

The following summarizes the implementation of the town's outreach strategy for the hazardous grant:

#### **Pre Grant –**

- 2006 – Outreach letter to Owners about Transaction Forum opportunity
- March 29, 2007 – 2007 NALGEP (National Association of Local Government Environmental Professionals) Conference hosted by the Town of Framingham brought people from all over the region into Framingham

(Note: These activities were not funded by the EPA Grant)

#### **2008 EPA Hazardous Assessment Grant**

- Pre Award Public Meeting – June 21, 2008 including postcard mailing to all commercial property owners townwide
- Established Brownfields Website – August 2008
- Updates to Brownfields Advisory Committee/Community Partners:
  - September 17, 2009 – meeting with BAC
  - October 2009 – update letter to Community Partners
  - September 29, 2010 – update letter to Community Partners
  - November 2011 – update meetings with Community Partners
  - July 9, 2012 – update letter sent to Community Partners

- Individual letters and follow up calls to owners of high-priority sites
  - *October 5, 2009* (initial calls)
  - *November 5, 2009* (follow-up calls)
  - *March 1, 2010* (letter)
  - *March 15, 2010* (letter)
  - *April 1, 2010* (follow up calls)
- Updates to website
  - *Pre-award – July 29, 2009*
  - *May 22, 2010*
  - *September 29, 2010*
- Update at Town Meeting – *May 4, 2010*
- Updates to 495/Metrowest Partnership – *May 11 & June 25, 2010*
- Update Meeting with Town Manager – *June 2010*
- Update to Board of Selectmen – *September 28, 2010* (also updated selectmen before each grant submittal, usually in the fall)
- Update to Framingham Economic Development & Industrial Corporation (EDIC)– *September 28, 2010* and periodically thereafter
- Article about the Brownfields program appeared in the Metrowest Daily News - *October 19, 2010*
- Finalize Brownfield Program Brochure – *December 2010*

### **Ongoing**

- Regular updates at periodic EDIC meetings
- Regular updates at internal staff infrastructure meetings
- Annual program updates in the Annual Town Report
- Regular updates to Brownfields Advisory Committee and Community Partners
- Regular Updates to the Website

### **Effectiveness:**

The most effective outreach has been direct outreach to property owners (letters and follow-up calls) as well as updates at EDIC and selectman’s meetings. Most of our projects have been either referrals as a direct result of updates to internal and external groups or Town properties where we have been able to educate involved Town staff about the benefits of the program in a very direct way.

## Develop Marketing Materials:

A website was established under the grant and updated regularly. It has a section with basic information in Portuguese and a web redirect that is memorable: [www.framinghamma.gov/brownfields](http://www.framinghamma.gov/brownfields). A color brochure was created for property owners, lenders, and developers. In addition, the Brownfields program was regularly highlighted in the annual Town Report.

There is no cost to you.

Nationally, EPA-funded Brownfields programs have leveraged over 14 billion dollars to support the re-use and redevelopment of thousands of properties across the country.

**PROGRAM OBJECTIVES**

- Focus on South Framingham and the Downtown Central Business District.
- Support redevelopment in neighborhoods with defined Environmental Justice needs.
- Promote long-term planning goals.
- Maximize land redevelopment value.
- Remove uncertainty.

**Town of Framingham Brownfields Assessment Program**  
EPA Grant #8330-01-001 EL  
Framingham, MA 01702

**Town of Framingham Brownfields Assessment Program**

The Town of Framingham, Office of Community & Economic Development has federal Environmental Protection Agency Brownfields Assessment grant funding available to conduct environmental assessments in support of property re-use.

**What is a Brownfield?**  
A Brownfield Site is real property that has or may have a hazardous substance, pollutant, or contaminant that is keeping the site from being expanded, redeveloped, re-financed, or reused. These sites are typically abandoned, vacant or underutilized because potential developers do not want to assume the liabilities associated with any unknown environmental conditions.

## Task 4: Program Development/Cooperative Agreement Oversight

The Town maintained quality assurance throughout the performance period through periodic phone calls and regular meetings with Fuss and O'Neill. In addition, the Town hosted a kick off meeting and seven monitoring site visits with EPA staff:

- March 12, 2009: Program kick off meeting with EPA representatives, Town staff and environmental consultant
- September 15, 2010 – Project status meeting with Jerry Minor-Gordon EPA Project Officer
- November 3, 2010 – Project status meeting with Jerry Minor-Gordon EPA Project Officer
- March 29, 2011 – Project status meeting with Jerry Minor-Gordon and Carol Tucker EPA Project Officers
- July 28, 2011 - Project status meeting with Jerry Minor-Gordon EPA Project Officer
- November 8, 2011 – Project status meeting with Jerry Minor-Gordon to review status of the Brownfields program
- May 9, 2012 – Project status meeting with Jerry Minor-Gordon EPA Project Officer
- September 6, 2012 - Project status meeting with Jerry Minor-Gordon EPA Project Officer

**Auditing:**

- Town received an audit questionnaire from the EPA's auditing consultant on March 25, 2009
- Staff prepared for EPA Audit on April 20, 2009
- Staff meetings with Auditor who visited Town Hall on April 28, 2009
- Auditor submitted results of Audit - no issues identified - on May, 2009
- The Town's EPA Project Officer, Jerry Minor-Gordon, conducted a desk audit via telephone conference call on December 2, 2010. There were no findings

**Reporting:**

Reports for the EPA were filed on a quarterly basis. MBE/WBE forms were filed semiannually.

Property profiles in the ACRES database were updated on a continuous basis.

The EPA conducted an "advanced post award monitoring review" on October 7, 2009. The EPA reported that, based on that review, "... there are no corrective actions that need to be addressed at this time."

**Records:**

Separate charge codes, invoices, and reporting forms were developed to differentiate work funded under the hazardous substances grant awarded in 2008 and the petroleum grant that Framingham received in 2009. Where both pools of funds supported activity on one parcel, the cost to develop the Phase II reports was divided according to the type of conditions identified in the Phase I assessment. In the case of other activities such as outreach or presentations, the cost was divided evenly between the two grants.

**Training:**

During the period of performance, Eugene Kennedy, the Town of Framingham's Brownfields program manager and Erika Jerram, Brownfields staff planner, either together or individually, participated in a variety of state and national training events:

- The Big Deal Brownfields Conference in Phoenix, Arizona on March 23-25, 2009
- New Grantee Workshop at the EPA Region 1 Office in Boston on May 28, 2009
- National Brownfields Conference in New Orleans on November 16-18, 2009
- State Brownfields Conference in Auburn, Maine on April 6, 2010
- National Brownfields Conference in Philadelphia on April 3-5, 2011
- American Planning Association National Conference, Boston, Ma on April 10-12, 2011
- Brownfields conference in Haverhill, Ma. on October 11, 2011
- NJIT brownfields conference on Mill Redevelopment on June 12, 2012

## **1.2 Modifications to the Workplan**

Modifications to the workplan included a request for an extension of time to complete the tasks associated with the grant. The request was submitted by the Town on August 9, 2011. The one-year extension through September 30, 2012 was approved by the EPA on August 25, 2011.

## **1.3 Site-Specific Products**

The following Site-Specific Products were developed:

- 4 Phase I Environmental Site Assessments
  - Cochituate Rail Trail
  - Library Parcels - Water Street
  - Rugg-Gates – Worcester Road
  - 186 Union Ave
- 4 Phase II Environmental Site Assessments (2 partially funded)
  - Library Parcels - Water Street
  - Rugg-Gates – Worcester Road
  - Silton Glass – 612 Waverly Street (partially funded)
  - Community Garden – 48 Pratt Street (partially funded)
- 2 Preliminary Environmental Summaries
  - 530 Union Ave
  - Nobscot Plaza - 770 Water Street
- Landscape plan for Silton Glass site
- Community Garden Concept Design Services
- Response Action Outcome (RAO) filing with Mass DEP for the Library parcels on Water Street

These Site-Specific Products were provided to the EPA Project Officer immediately upon completion.

## **1.4 Other Deliverables/Work Products**

A CD-Rom with deliverables and work products will be mailed to the EPA Project Officer.

## 2. PROJECT FUNDS EXPENDED

Table 1 summarizes the overall expenses for the project.

Table 1

Object Class	Current Approved Budget	Cumulative Costs Incurred to Date	Total Remaining Funds
Personnel	\$20,000.00	\$19,719.36	\$280.64
Fringe Benefits	\$0	\$0	\$0
Travel	\$6,094.58	\$5,094.36	\$1,000.22
Supplies	\$4,080.42	\$4,080.42	\$0
Contractual	\$168,524	\$168,027.12	\$496.88
Other: Specify	\$1,301	\$731.06	\$569.94
Total	\$200,000	\$197,652.32	\$2,347.68

## 3. BUDGET AND OVERALL PROJECT STATUS

- September 23, 2009: Budget modification processed and approved by EPA. Funds shifted from “Consultant” to ‘Supplies’ in order to purchase a new printer.
- December 3, 2009: Budget modification processed and approved by EPA. Funds shifted from “Fringe Benefits” to ‘Personnel’ in order to more accurately track staff salary reimbursements in support of the Town’s Brownfields Program.
- February 2, 2012: Budget modification processed and approved by EPA to re-assign \$9,095 in unexpended funds to the ‘Consultant’ category to allow additional assessment work to be completed.

## 5. KEY MILESTONES

			Outputs			
Property Name Address	Haz/Petro	Eligibility Approval Date	Phase I - Draft & Final Date	QAPP Addenda Approval Date	Phase II Report - Draft & Final Date	Cleanup Planning - Draft & Final Date
<b>Cochituate Rail Trail</b>	Haz	April 27, 2009	July 1, 2009	n/a	n/a	n/a
<b>736-746 Water Street</b>	Haz	Dec 7, 2010	Dec 30, 2010	April 18, 2011	July 2012	n/a
<b>1672 Worcester Road Route 9 Rugg-Gates</b>	Haz	March 2, 2011	April, 2011	July 20, 2011	Jan 2012	n/a
<b>Silton Glass 612 Waverly Street</b>	Haz/Petro	Dec 9, 2009	Feb 1, 2010	July 27, 2010	Sept 23, 2010	Landsc. Plan - Oct 2011
<b>Community Garden 48 Pratt Street</b>	Haz/Petro	May 21, 2010	July 27, 2010	Aug 3, 2010	Sept 2010	Opening Day - June 2011
<b>186 Union Ave</b>	Haz	August 8, 2011	Sept 27, 2011	n/a	n/a	n/a