

Central MA Regional Brownfields Roundtable

MassDEP

David Foss, CPG, LSP, Statewide Brownfields Coord.

Abby Anderson, Brownfields –
Environmental Justice Coordinator



US EPA

Chris Lombard, Project Officer

Katy Deng, Project Officer

Meena Mortazavi, Project Officer



MassDevelopment

David Bancroft, SVP Community Development

UConn Technical Assistance for Brownfields

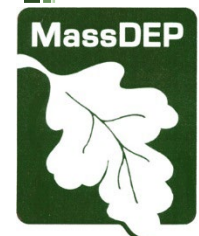
Randi Mendes, Program Director

Demian A. Sorrentino, Project Manager



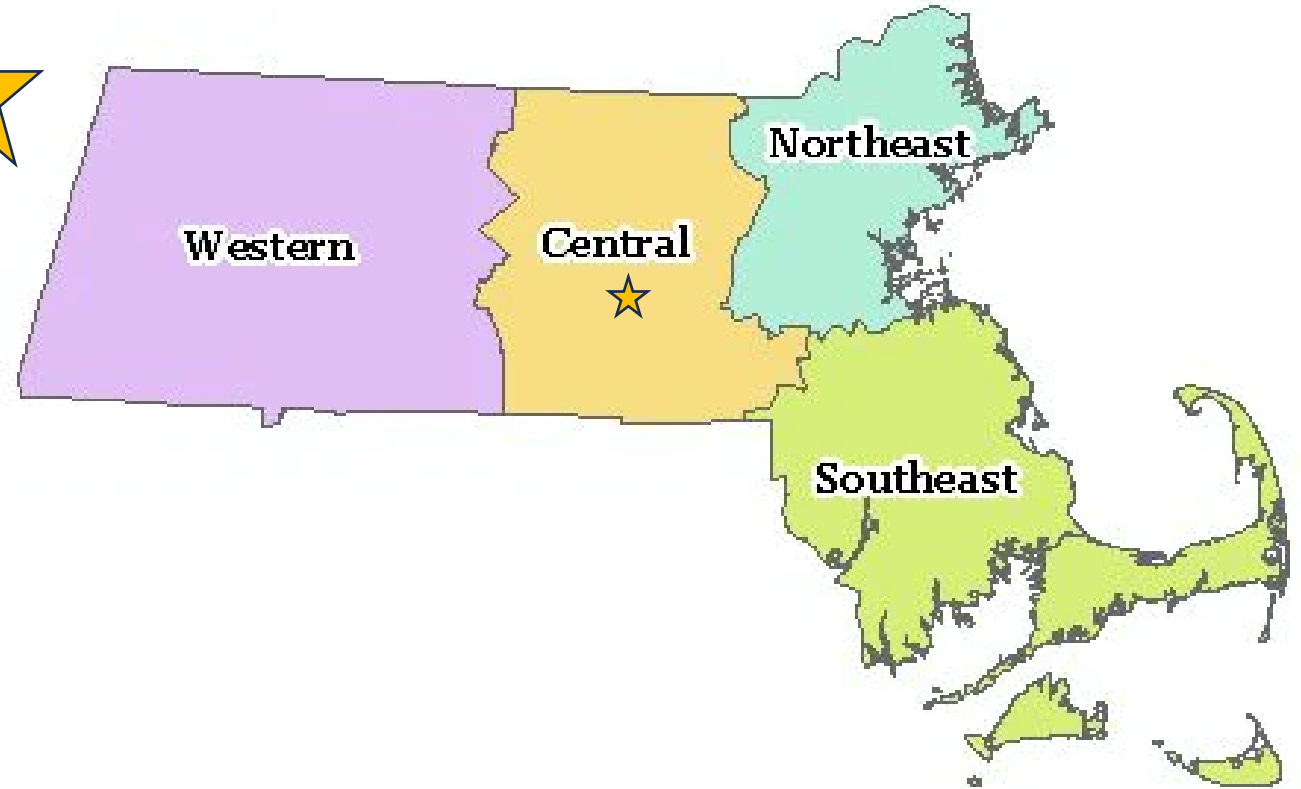
CMRPC

Kerrie Salwa, Director of Economic Development



MassDEP BWSC Brownfields Team

- CERO Kevin Daoust
- NERO Joanne Fagan
- SERO Kait Carvalho
- WERO Caprice Shaw



David Foss, CPG, LSP

Statewide Brownfields Coordinator
MassDEP | Bureau of Waste Site Cleanup
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Abby Anderson

Brownfields Environmental Justice Coordinator
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Abigail.E.Anderson@Mass.Gov

MassDEP



Opportunities



Opportunities



MassDEP



What is a Brownfields?

EPA Definition

US EPA: “Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”

Contamination may
not be confirmed!



Examples

Vacant or underutilized:
commercial/industrial buildings or
former commercial/industrial sites;
warehouses; gas/service stations;
public/institutional facilities; agricultural
sites, rail yards/rail corridors



MGL 21E Ch 2. Brownfields Liability Relief

The Brownfields Act established statutory liability relief for certain parties undertaking brownfields projects. Parties interested in determining if they are eligible for this protection should refer to MGL 21E Chapter 2, and consult with an attorney with expertise in liability relating to OHM releases.

- Eligible Person
 - “Eligible” Owners & Operators
 - Downgradient Property Owners
 - Tenants
 - Redevelopment Authorities & CDCs
 - Secured Lenders

Relief After Meeting Cleanup Standards

- No Significant Risk
- Permanent Solution or ROS

[Link to the MCP](#)



ASTM Phase I Environmental Site Assessment

- Conduct environmental due diligence prior to acquisition of property; less than 180 days before acquisition
- Evaluate the property's environmental conditions and assesses potential liability for contamination
- Satisfy EPA's "All Appropriate Inquiries" standard
- [AAI Final Rule – EPA Fact Sheet](#)





Pre-purchase due diligence

(Other) State Resources

- DOER - SMART Program →
- DOR - Brownfields Tax Credits
- AG - BF Covenant not to Sue
- MassDevelopment - Brownfields Redevelopment Fund

ATTACHMENT A: Pre-Determination Request Form

 Massachusetts Department of Energy Resources (DOER) and Massachusetts Department of Environmental Protection (MassDEP)
"Brownfield Pre-Determination Request Form" (225 CMR 20.00) 

A. Name of Entity that will Apply For Statement of Qualifications under 225 CMR 14.06(1) (please print)



Name of Applicant _____

Company Name (if applicable) _____

Type of Entity: ☐ Corp. ☐ Trust ☐ Partnership ☐ LLC ☐ Nonprofit ☐ Other: _____

Mailing Address _____ City/Town _____ State/Zip _____

Email Address _____ Telephone Number _____ Cell ☐ Home ☐ Office ☐

 Search Mass.gov SEARCH 

[Home](#) > [Executive Office of Housing and Economic Development](#) > [EOHED Programs and Grants](#)

OFFERED BY [Executive Office of Housing and Economic Development](#)

Community One Stop for Growth

The Community One Stop for Growth is a single application portal and collaborative review process of grant programs that make targeted investments based on a Development Continuum.


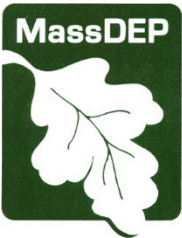


TABLE OF CONTENTS

- ✓ About the One Stop
- ✓ How to Apply
- ✓ One Stop Resources

[Feedback](#)



DOR Brownfields Tax Credit

MGL 21E Section 2. “Eligible Person”

“Eligible person,” an owner or operator of a site or a portion thereof from or at which there is or has been a release of oil or hazardous material who:

- (i) would be liable under this chapter solely pursuant to clause (1) of paragraph (a) of section 5; and
- (ii) did not cause or contribute to the release of oil or hazardous material from or at the site and did not own or operate the site at the time of the release.

**PRP solely due to being
current Owner or Operator**



DOR Brownfields Tax Credit

830 CMR 63.38Q.1 and Administrative Procedure 636

<https://www.mass.gov/info-details/massachusetts-brownfields-tax-credit-btc>

- MassDOR may contact MassDEP with questions
 - Was soil removed for construction or for remediation purposes?
 - Was risk documented prior to soil removal
 - ***Have a good plan in place prior to soil removal activities.***

50% for PSNC
25% for AUL

Questions?

Call DOR

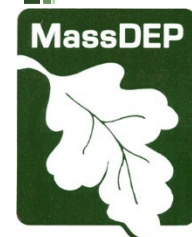
617-887-6786

Eligible Costs Under the Brownfields Tax Credit

What You Should Know Before You Perform Response Actions

Eligibility for the Brownfields Tax Credit (BTC) is predicated on a number of eligibility criteria. Please refer to regulation 830 CMR 63.38Q.1(5) for eligible expenses allowed under this credit. Note that the enabling statute only allows expenses incurred for Response Actions that are for *the purposes of achieving a Permanent Solution or Remedy Operation Status (ROS)* in compliance with chapter 21E.

The BTC applicant has the burden of proof that the Response Actions identified for the BTC were undertaken for the purposes of achieving a Permanent Solution or ROS. If you are planning on applying for the Brownfields Tax



Brownfields – 128a IJA Funding

Lynn & Framingham

Subgrants: Remediation

Worcester 60+ Drums

Source Removal

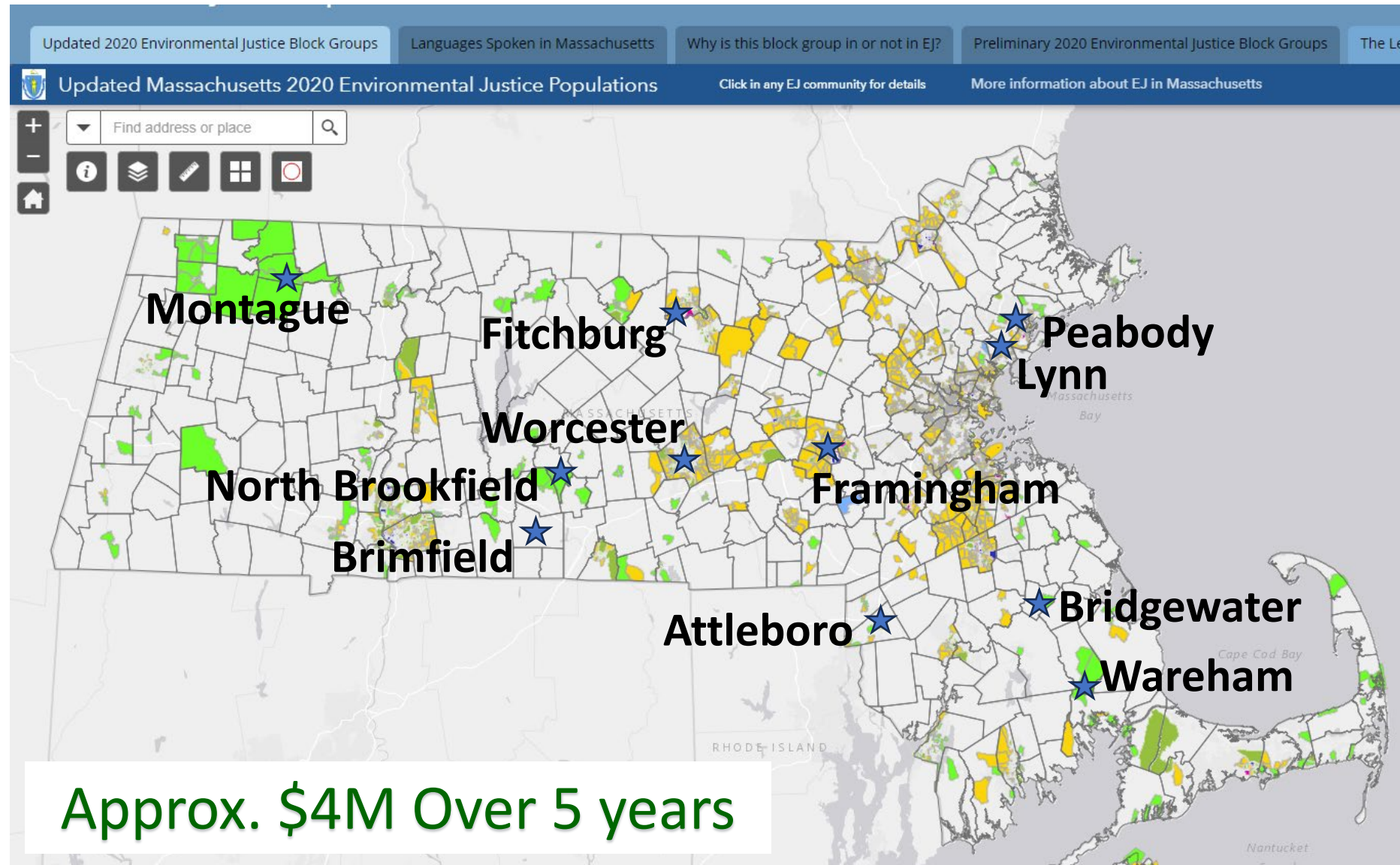
Attleboro & Montague:

Remediation

Peabody Assess to
support Cleanup Grant
Application

Bridgewater Assess &
Remediation to achieve
regulatory closure

No. Brookfield Assess to
support EPA Removal
Action



MassDEP



Seeking Requests for Assistance!

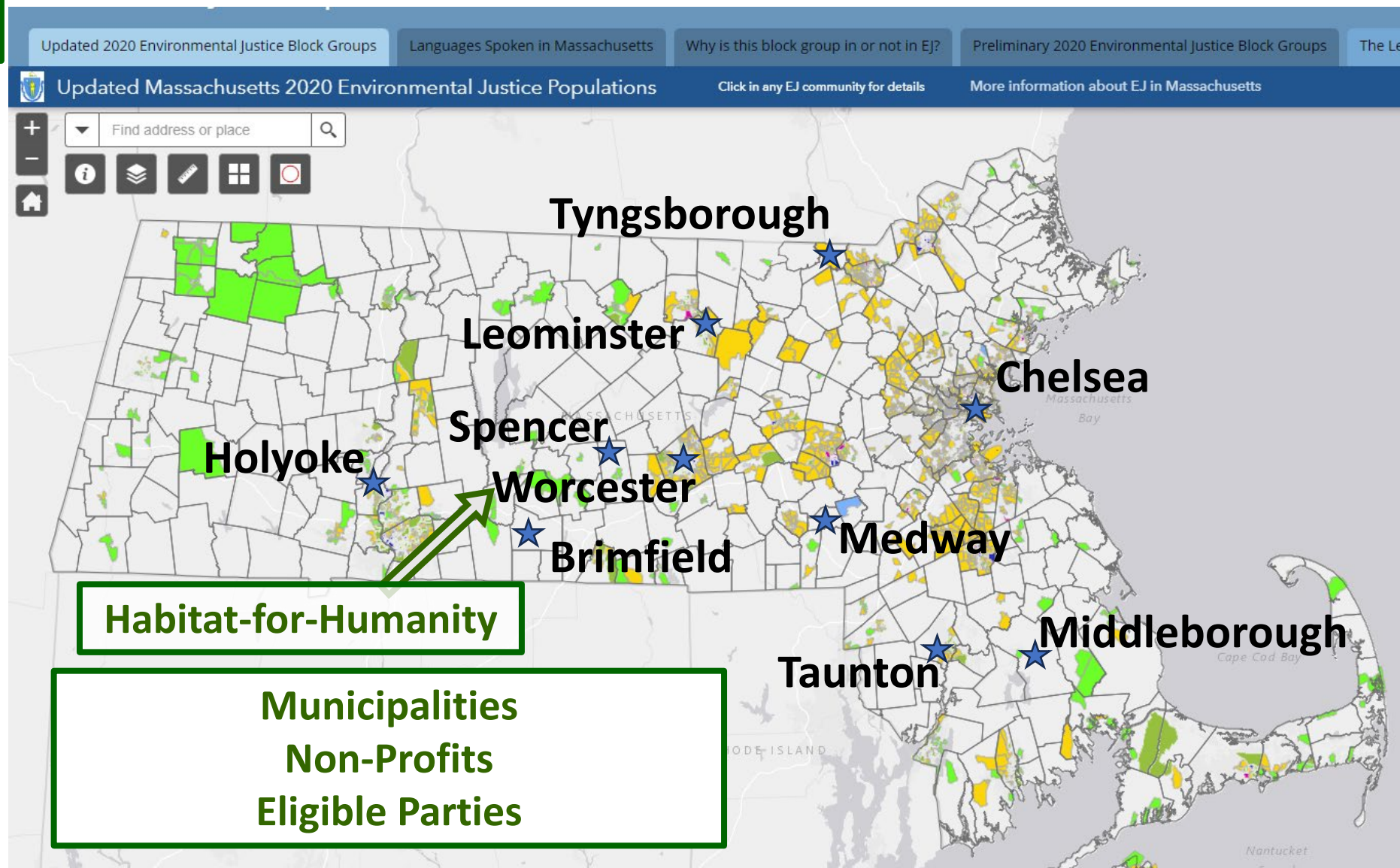
Massachusetts Community Wide (Statewide) Assessment Grant

\$2,000,000

over 5 years

- Municipal Benefit
- Historically Disadvantaged Communities
- Low population towns

MassDEP – CWAG-ST



MassDEP



Assistance Request Form



Massachusetts Department of Environmental Protection
Bureau of Waste Site Cleanup

REQUEST FOR BROWNFIELDS ASSISTANCE

Brownfields are abandoned or underutilized properties where redevelopment or reuse is complicated by the presence of real or perceived environmental contamination in environmental media (e.g. soil or groundwater). With the support of US EPA funding, the MassDEP Brownfields Program is making resources available to conduct brownfields assessments on behalf of municipalities and other eligible entities. All applicants must meet EPA eligibility for brownfields funding under CERCLA 104(k).

To determine eligibility, please complete the following form and if necessary, attach additional pages. MassDEP will review requests on an on-going basis while funding is available.

I. Requestor Information

Name: _____
Street Address: _____
City/Town: _____ State: _____ Zip Code: _____
Primary Contact: _____ Title: _____
Telephone No.: _____ E-mail: _____

Check all that apply:

- | | |
|---|--|
| <input type="checkbox"/> Prospective Purchaser | <input type="checkbox"/> Current Mortgage Holder |
| <input type="checkbox"/> Current Owner | <input type="checkbox"/> Current tenant, lessee, or licensee |
| <input type="checkbox"/> Municipality with tax lien | <input type="checkbox"/> Other, describe: _____ |

Does applicant have permission to access the property and grant access to others?
☐ Yes ☐ No

II. Property Description – Brownfield Site

Property/Site Name: _____
Former Business Name (if applicable): _____
MassDEP Release Tracking No. (RTN): _____
Street Address (Brownfield site): _____
City/Town: _____ Assessor's Parcel ID: _____
Tax Map / Lot No.: _____
Approximate Property Acreage (attach site map, if available): _____

Is the property in a community with Environmental Justice criteria: ☐ Yes ☐ No
Link: MassMapper [EJ Map](#)

Property Owner (if not currently owned by applicant)

Name: _____
Street Address: _____
City/Town: _____ State: _____ Zip Code: _____
Telephone No.: _____ E-mail: _____

III. Property Information (Attach supporting information, if necessary)

Property History:

Past Ownership:

Current Use(s):

☐ Yes ☐ No Are there any buildings or structures on the property? If yes, describe:

☐ Yes ☐ No Are any previous Environmental Assessment reports available?
If yes, please attach an executive summary or copy of findings and conclusions.

☐ Yes ☐ No ☐ Unknown If the property is an MCP disposal site, is there documentation of regulatory compliance and enforcement [e.g. a Notice of Noncompliance (NON)]?

Types of contaminants found (if known, check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Petroleum products | <input type="checkbox"/> PCBs (Polychlorinated Biphenyls) |
| <input type="checkbox"/> Asbestos | <input type="checkbox"/> Lead |
| <input type="checkbox"/> Volatile Organic Compounds | <input type="checkbox"/> Other metals _____ |
| <input type="checkbox"/> Polycyclic Aromatic Hydrocarbons | |
| <input type="checkbox"/> Other _____ | |

Media affected (if known, check all that apply):

- | | |
|--|---|
| <input type="checkbox"/> Soil | <input type="checkbox"/> Drinking Water |
| <input type="checkbox"/> Air | <input type="checkbox"/> Sediments |
| <input type="checkbox"/> Surface Water | <input type="checkbox"/> Unknown |
| <input type="checkbox"/> Groundwater | |

IV. Assistance Requested

Describe the scope of the assistance being requested:

- ☐ ASTM Phase I Environmental Site Assessment
☐ Hazardous Building Material Survey
☐ ASTM Phase II Environmental Site Assessment (Limited sampling)
☐ MCP Phase II (Comprehensive Site Assess.) / Phase III (Remedial Action Plan)
☐ Cleanup Planning and/or Reuse Planning
☐ Community Outreach
☐ Other _____

Describe proposed redevelopment or reuse plans for the property:

Briefly describe any public interest and/or community involvement in site reuse planning to date:

☐ Yes ☐ No Has the applicant previously applied for and/or received Brownfields funding for the assessment of this property?

If yes, please explain type of funding, date(s) applied, and if funding was awarded:

Via electronic mail, send the completed **Request for Brownfields Assistance** form to: David Foss, Statewide Brownfields Coordinator David.Foss@mass.gov

TO BE COMPLETED BY MassDEP

Funding Source		Owner	
	CWAG-ST 104k		Private
	BIL 128a		Public

Reviewed by

Statewide Coord.		DEP Region	
Division Director		Reg. Coordinator	
		BWSC DRD	

QAPP Needed	<input type="checkbox"/> Yes / <input type="checkbox"/> No	RCA to TFS	
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MassDEP

Request for Brownfields Assistance Form

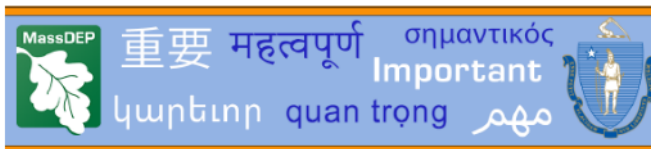
<https://www.mass.gov/info-details/brownfield-resources>



Community Engagement

- Focus resources on historically disadvantaged communities
- Stakeholder Engagement
 - Public meetings, career fairs, library events
- Coordinate efforts across DEP programs to include community voices
 - Language Access
 - DEP Technical Assistance Grants

DEP Staff at “Brownfields 101” public meeting at the New Bedford Public Library (April 2024).



Communication for Non-English-Speaking Parties

This document is important and should be translated immediately.

If you need this document translated, please contact MassDEP's Director of Environmental Justice at the telephone number listed below.

Español Spanish

Este documento es importante y debe ser traducido inmediatamente. Si necesita traducir este documento, póngase en contacto con el Director de Justicia Ambiental de MassDEP (*MassDEP's Director of Environmental Justice*) en el número de teléfono que figura más abajo.

Avisyen Krevòl Haitian Creole

Dokiman sa a epónat epi yo ta dwe tradui l' imedyatman. Si w bezwen tradui dokiman sa a, tanpri kontakte Direktè. Jistis Anviwònmanal MassDEP a nan nimewo telefòn ki endike anba a.

Viết Vietnamese

Tài liệu này và quan trọng và phải được dịch ngay. Nếu quý vị cần bản dịch của tài liệu này, vui lòng liên hệ với Giám Đốc Phòng Công Lý Môi Trường của MassDEP theo số điện thoại được liệt kê bên dưới.

ប្រភេទភាសា Khmer/Cambodian

ឯកសារនេះមានសារៈសំខាន់
ហើយកម្លាំងត្រូវបានបកប្រែជាភាសាខ្មែរ
ប្រសិនបើអ្នកត្រូវការអោយឯកសារនេះបកប្រែ
សូមទាក់ទងនាយកដ្ឋានក្តីជំនាញវិទ្យាសាស្ត្ររបស់
MassDEP តាមរយៈសេចក្តីស្នើឆ្លងសំណើការងារដូចខា
ងក្រោម៖

繁體中文 Chinese Traditional

本文檔很重要，需要即刻進行翻譯。
如需對本文檔進行翻譯，請透過如下列示電話號碼與 MassDEP 的環境司法總監聯絡。

简体中文 Chinese Simplified

这份文件非常重要，需要立即翻译。
如果您需要翻译这份文件，请通过下方电话与
MassDEP 环境司法主任联系。

Contact Deneen Simpson 857-406-0738
Massachusetts Department of Environmental Protection
100 Cambridge Street 9th Floor Boston, MA 02114
TTY# MassRelay Service 1-800-436-2370 - <https://www.mass.gov/environmental-justice>
(Version revised 8.2.2023) 310 CMR 1.03(5)(a)

Русский Russian

Это чрезвычайно важный документ, и он должен быть немедленно переведен. Если вам нужен перевод этого документа, обратитесь к директору Департамента экологического правосудия MassDEP (MassDEP's Director of Environmental Justice) по телефону, указанному ниже.

Arabic لَعَبِيَّة

باللغة العربية، مدموجتي تخرجي فاعلتي الحور.

한국어 Korean

이 문서는 중대하므로 즉시 번역되어야 합니다.
본 문서 번역이 필요하신 경우, 대사주세크
환경보호부의 "환경경의" 담당자 분께
문의하십시오. 전화번호는 아래와 같습니다.

հայերեն Armenian

Այս փաստաթուղթը կարևոր է, և պետք է ամփոփալող թարգմանվել այն:
Եթե Ձեզ անհրաժեշտ է թարգմանել այս
փաստաթուղթը, դիմեք Մասաչուսեթսի շրջակա
միջավայրի պահպանության նախարարության
(MassDEP) Հնապադասական հարցերով
արդարադատության ղեկավարին (Director of
Environmental Justice)՝ ստորև նշված
հեռախոսահամարով

Farsi Persian

[illegible]

Français French

Ce document est important et doit être traduit immédiatement. Si vous avez besoin d'une traduction de ce document, veuillez contacter le directeur de la justice environnementale du MassDEP au numéro de téléphone indiqué ci-dessous.

Contact Deneen Simpson 857-406-0738
Massachusetts Department of Environmental Protection
100 Cambridge Street 9th Floor Boston, MA 02114
TTY# MassRelay Service 1-800-438-2370 • <https://www.mass.gov/environmental-justice>
(Version revised 8.2.2023) 310 CMR 1.03(5)(a)

Deutsch German

Dieses Dokument ist wichtig und muss sofort übersetzt werden. Wenn Sie eine Übersetzung dieses Dokuments benötigen, wenden Sie sich bitte an MassDEP's Director of Environmental Justice (*Direktor für Umweltgerechtigkeit in Massachusetts*) unter der unten angegebenen Telefonnummer.

Ελληνική Greek

Το έγγραφο αυτό είναι πολύ σημαντικό και πρέπει να μεταφραστεί αμέσως. Αν χρειάζεστε μετάφραση του εγγράφου αυτού, παρακαλώ επικοινωνήστε με τον Διευθυντή του Τμήματος Περιβαλλοντικής Δικαιοσύνης της Μασαχουσέτης στον αριθμό τηλεφώνου που αναγράφεται παρακάτω.

Italiano Italian

Questo documento è importante e deve essere tradotto immediatamente. Se hai bisogno di tradurre questo documento, contatta il Direttore della Giustizia Ambientale di MassDEP al numero di telefono sotto indicato.

Język Polski Polish

Ten dokument jest ważny i powinien zostać niezwłocznie przetłumaczony. Jeśli potrzebne jest tłumaczenie tego dokumentu, należy skontaktować się z dyrektorem ds. sprawiedliwości środowiskowej MassDE pod numerem telefonu podanym poniżej.

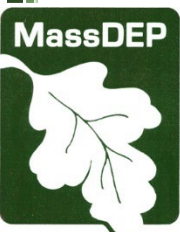
हिन्दी Hindi

यह दस्तावेज महत्वपूर्ण है और इसका अनुवाद तुरंत किया जाना चाहिए। यदि आपको इस दस्तावेज का अनुवाद कराने की जरूरत है, तो कृपया नीचे दिए निर्देशों के अनुसार MassDEP के पर्यावरणीय न्याय निदेशक से संपर्क करें।

Importance of Language Access

It's the right thing to do ... and it's required by Title VI, State policy and the Massachusetts Climate Roadmap Act!

- Statewide contract for translation, in-person interpreter needs, telephonic interpreter service, and video remote interpretation
- Inclusive & culturally sensitive and aware of the limited English proficient individuals in the community
- Allows over-burdened community to participate in the process
- Affirmatively stating we want the community to be included in the conversation and contribute to decision-making
- To request document translation, click [here](#), or contact Abby Anderson (Abigail.E.Anderson@mass.gov)



Technical Assistance Grants



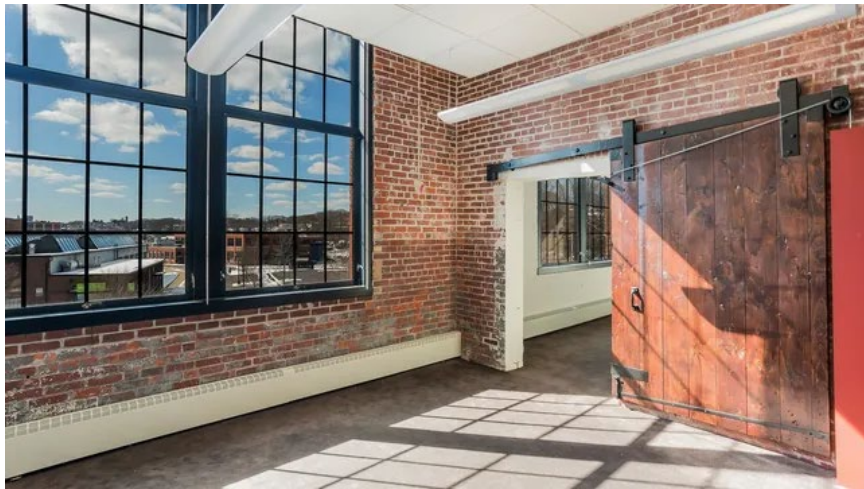
- Competitive application process based upon specific criteria (link below)
- Total funding available \$200,000 up to \$20,000 per award
- Application deadline: August 29, 2025

Objective to promote public involvement through community and stakeholder participation and education.

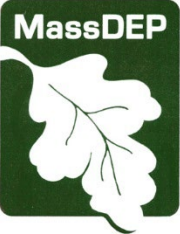
<https://www.mass.gov/info-details/technical-assistance-grants-waste-site-cleanup>



Brownfields Redevelopment



Mill Reuse



Success Stories



MassDEP



EPA BROWNFIELDS PROGRAM



Chris Lombard, Katy Deng, Meena Mortazavi

EPA Region 1

June 2025



What is a Brownfield?

- A property might be a “brownfield” due to potential contamination from past uses that is inhibiting continued use or reuse of the site. Brownfields are often concentrated in historically underserved communities.

Brownfield sites might include:

- Former gas stations
- Former industrial sites
- Former dry cleaners
- Old buildings
- Vacant lots
- Historic mills or factories

<https://www.epa.gov/brownfields/understanding-brownfields>

ELIGIBLE ENTITIES FOR EPA GRANTS

- General Purpose Unit of Local Government
- Land Clearance Authority
- Government Entity Created by State Legislature
- Regional Council or group of General-Purpose Units of Local Government
- Redevelopment Agency that is chartered or otherwise sanctioned by a state
- State
- Federally recognized Indian tribe other than in Alaska
- Nonprofit organization described in section 501(c)(3) of the Internal Revenue Code
- Qualified community development entity as defined in section 45D(c)(1) of the Internal Revenue Code of 1986



SUMMARY OF GRANT PROGRAMS FOR ASSESSMENT AND CLEANUP

Grant Type	Description
Assessment (CW/Coalition)	To develop inventory, characterize, and conduct assessments to determine if sites are contaminated (if so, to what extent), perform community involvement, and plan for cleanup
Cleanup	For eligible municipalities and nonprofits to clean up contaminated properties
Revolving Loan Fund	For larger organizations to capitalize funds for issuing cleanup loans and subgrants
Multipurpose	For a flexible range of planning, assessment, and cleanup activities within a certain target area

Grant Guidelines and Resources:

<https://www.epa.gov/brownfields/marc-grant-application-resources>

JOB TRAINING GRANTS

Competitive grants that recruit, train, and place unemployed/under-employed residents of communities affected by brownfields and other issues in jobs within the environmental field.

Training topics can include:

- Waste Site Cleanup
- Health & Safety
- Heavy Equip. Operator/CDL
- Wastewater Treatment
- Asbestos Abatement
- Lead Paint/RRP
- Stormwater/infrastructure management

<https://www.epa.gov/brownfields/brownfields-job-training-grants>



STATE AND TRIBAL FUNDING

- Under CERCLA 128(a), EPA provides non-competitive grants annually to states and tribes to operate and manage a Brownfields Program.
- This funding allows them to conduct the following brownfields activities:
 - Inventory of sites on state or tribal land
 - Oversee brownfields resources and enforce state/tribal authority
 - Provide opportunities for local stakeholders' meaningful participation in brownfields decisions
 - Approve site cleanup plans, and verify/certify that cleanup goals are completed



TECHNICAL ASSISTANCE PROGRAMS

- In addition to the assessment and cleanup grants of the Brownfields and Land Revitalization Program, there are various free resources available to help inform assessment, cleanup, and reuse decisions.
- These technical assistance programs can help further the success of a brownfield investment, particularly considering things such as market analyses, sustainable development, and extreme weather resiliency. This can help bring both project success and broad, long-lasting benefits to a community.

Land Revitalization
TA Program

Technical
Assistance to
Brownfields (TAB)
Programs

Targeted
Brownfields
Assessment (TBA)
Program

TECHNICAL ASSISTANCE TO BROWNFIELDS (TAB) PROGRAMS

Region I: [University of Connecticut \(UConn\) TAB](#)

National TABs:

- [Kansas State University](#) – TA for Tribal Nations
- [Center for Community Progress](#) – Land Banking TA
- [Groundwork USA](#) – Brownfields and Land Use TA
- [UMass Dartmouth](#) – BRADS Program
- [Tetra Tech](#) – Job Training TA
- [Grow America/ICMA](#) – Brownfields RLF TA

REGION I BROWNFIELDS BY THE NUMBERS

FY06-FY25

- \$724,847,095 in New England funding since the Brownfields Program inception
- 3,791 sites assessed
- 1,055 sites cleaned up/made ready for re-use (totaling over 10,044 acres)
- Over 24,500 jobs leveraged
- Over \$4.5B leveraged from cleanup, construction, and redevelopment of brownfields (almost 8:1 multiplier effect)

Source: Grantee-reported Data as of April 9, 2025

ANTICIPATED FY26 BROWNFIELDS PROGRAM SCHEDULE

- FY25 Assessment, Revolving Loan Fund, and Cleanup (ARC) projects start October 2025
- FY26 Multipurpose, Assessment, and Cleanup Competition Guidelines Anticipated to be Released September 2025
 - Applications Anticipated to be Due November 2025
 - National Review Period and Panel Discussions January-March 2026
 - Awards Announced in the Spring 2026



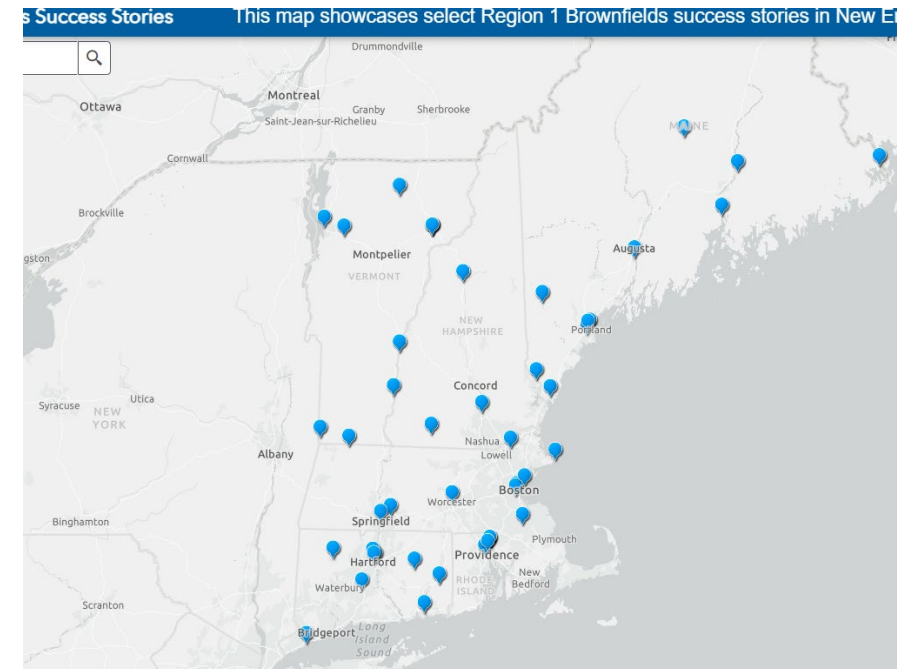
LINKS/RESOURCES

[RI Brownfields Web Site](#)

[Success Stories - Story Map](#)

[Team Contact List](#)

[Funding History](#)



Region 1 Brownfields Success Story Mapping Tool

CONTACT INFORMATION

Meena Mortazavi

Mortazavi.meena@epa.gov

QUESTIONS?





MassDevelopment Presentation to:

**Brownfields
Roundtable**
June 3, 2025



MassDevelopment Overview



MassDevelopment, the state's development finance agency and land bank, works with businesses, nonprofits, banks, and communities to stimulate economic growth across the Commonwealth.

In February 2025, the Massachusetts Growth Capital Corporation was merged into MassDevelopment, enhancing the agency's ability to support small businesses in Massachusetts through alternative funding, resources, and individualized services.

During FY24, MassDevelopment financed:

- Financed or managed 349 projects
- Invested more than \$3.5 billion in the Massachusetts economy
- Created or supported 22,426 jobs and built or preserved 1,754 housing units.

Who We Serve



Businesses

Helping companies expand, modernize, and relocate.



Developers

Making the difference at every stage of development.



Housing

Building expertise, from predevelopment to construction.



Manufacturers

Finding skilled employees, opening global markets.



Municipalities

Eliminating blight, revitalizing downtowns, creating opportunities.



Nonprofits

Working with nonprofits to upgrade, renovate and expand.



Banks

Partnering with banks to provide creative financing.

Brownfields Redevelopment Fund Program

- **Purpose of the Program**

To encourage the re-use of vacant, abandoned, idle or underutilized industrial or commercial properties in areas where redevelopment or improvement is impacted by real or perceived environmental contamination or liability. Program Funds are used to advance environmental site assessment or remediation activities on these sites.

- **Two Major Funding Buckets for this Program:**

- 1) *The Commonwealth's One Stop for Growth*: available to all 351 municipalities, their agencies or authorities seeking environmental assessment or remediation of municipally owned or controlled sites. There is no developer selected for the site. Budget is set annually by EOED.
- 2) *Rolling Round Applications*: available to non-profits, community development corporations and municipalities for public land with a selected developer chosen to develop the site. We received \$20M in July 2024. We have awarded \$4,965,000. Balance of \$14,035,000 remains.

Program Parameters

Award Limits	<ul style="list-style-type: none">• One Stop Program: Up to \$100,000 for Site Assessment assistance and \$250,000 for site Remediation assistance.• Rolling Applications: Up to \$250,000 for Site Assessment assistance and \$750,000 for site Remediation assistance.
Type of Awards	<ul style="list-style-type: none">• Primarily Grants• Loans are available if we have funds available from existing loan repayments
Eligible Use of Funds	<ul style="list-style-type: none">• Funds may be used for services provided by a private Licensed Site Professional (“LSP”) or Contractor for the sampling, testing, analysis and reporting of soil and groundwater conditions. Funds may also be used for the excavation, hauling, and disposal of contaminated soils from a site to an approved receiving facility.
Ineligible Activities	<ul style="list-style-type: none">• Building demolition is not eligible under this program.• Project sites that are intended for reuse as a Municipal or Public building or space.• Funds may not be used for geotechnical surveys or evaluations.• Applicants cannot be the Primary Responsible Party (“PRP”) of the contamination.

Project Awards in the Past Year

- One Stop for Growth – Municipal Projects

\$1,380,000 in funding to 7 Municipalities. These include Brockton, Hanson, Lynn, Merrimac, Southbridge, Springfield and Taunton

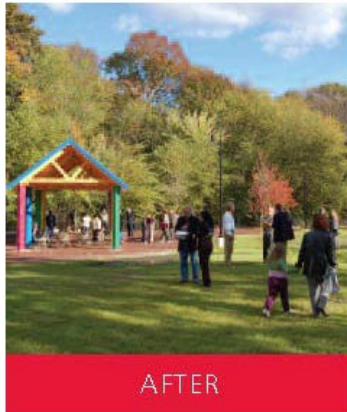
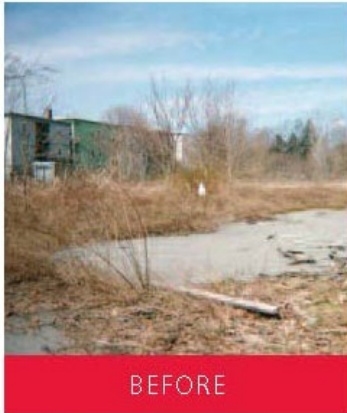
- **33.94 acres** of land being environmental assessed and remediated and will be made available for development and will provide future property tax revenue to these communities.

- Rolling Applications

- \$4,965,000 in funding to 15 Grantees. These Grantees are located in 9 communities. These include Athol, Boston (7 projects), Gloucester, Holyoke, Lawrence, New Bedford, Salem, Winchendon and Worcester.

- **18.39 acres** of land being redeveloped, **832,400 square feet of new development** (104,500 in commercial and 728,900 in residential). These awards total **690 new residential units**.

Brownfields Redevelopment Fund Rolling Round Eligible Entities



- Brownfields Redevelopment Fund grant-eligible entities:

- CDCs
- Certain Nonprofit organizations
- Municipalities and their agencies – with a defined project and developer
- EDICs – with a defined project and developer

Undertaking a project with a demonstrable public benefit that already has an identified development opportunity with a committed developer in place.

Brownfields Site Assessment



- Funding up to \$100,000 (OneStop Awards) and \$250,000 (Rolling Round Awards) per redevelopment site is available for environmental testing.
- Required to be conducted by a Massachusetts Licensed Site Professional on Mass Contingency Plan (21E) perceived contaminants.
- Applicant must have control or right to enter to perform testing.

A site assessment document to identify, the extent, if any, of site contamination and allows you to develop a remediation plan.

Brownfields Remediation



Funding of up to \$250,000 (OneStop Awards) and \$750,000 (Rolling Round Awards) per site is available for environmental clean-up required for redevelopment.

- Eligible borrowers include, nonprofits, municipalities, economic development organizations, businesses and individuals.

Applicant must not have:

- *Owned or operated the site at the time the contamination occurred;*
- *Caused or contributed to the contamination;*
- *Possessed a business or familial relationship with the contaminator; and*
- *Possessed any outstanding administrative or judicial enforcement actions against their MA properties.*

Brownfields Case Study

Fidelity Bank Worcester Ice Center

- MassDevelopment Awarded \$1.98 MM 'forgivable loan' through BRLF to New Garden Park (WBDC) for clean up of contaminated former Presmet industrial property at Harding and Winter Streets in Worcester.
- Total clean up costs app. \$3.5 MM. EPA and City of Worcester provided app. \$1.0 MM in grants
- Total project cost over \$17 MM.
- Hockey rink financed by Fidelity Bank
- NGP/WBDC leases land to owner/operator of the rink (LT lease).
- BRLF repayment based on cash flow.



Brownfields Redevelopment In Action:

Lawrence Community Works, Lawrence

- MassDevelopment awarded a combined \$955K in site assessment and remediation funding to the redevelopment of a former 4.0 acre manufacturing site with over 100 years of history with a variety of former tenants – most recently Ultimate Window, located at 20-20 Island Street in the City of Lawrence.
- In partnership with funding from the City of Lawrence and the Commonwealth of MA including the MassHousing, MA DHCD and private capital.
- >20,000 tons of soil will need to be excavated, managed, and transported.
- Project will result in 80-units of affordable rental housing and home for a non-profit focused on mentoring young urban youth.



Community One Stop for Growth

www.mass.gov/onestop

- A single application portal and collaborative review process of community and economic development grant programs in Massachusetts.
 - **Brownfields Program** - assessments or remediation financing for brownfields sites for municipalities only.
 - **Underutilized Properties Program** - feasibility studies or construction capital to bring underused or vacant buildings to code to support further development.
 - **Real Estate Services Technical Assistance** - Address site-specific and/or district-wide economic development challenges for municipalities
 - **Site Readiness Program**- Increase the Commonwealth's inventory of large project ready sites for municipalities, EDICs and certain nonprofits.

FY26 Round closes June 4, 2025!!

MassDevelopment – Community Investment Staff

David Bancroft

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Geetha Ramani

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**Or visit our website at
www.massdevelopment.com**

Central MA Brownfields Roundtable

UConn TAB



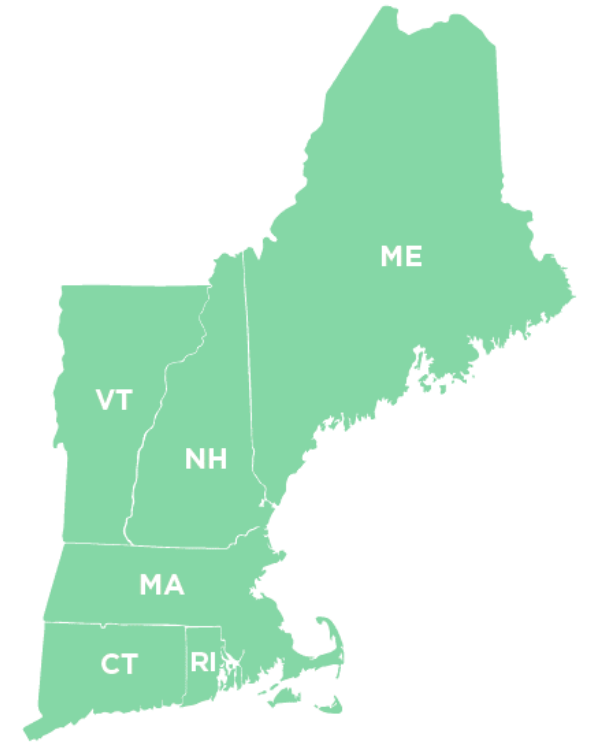
June 3, 2025

UConn
REGION 1 TECHNICAL
ASSISTANCE TO
BROWNFIELDS

What is UConn TAB

Technical Assistance to Brownfields

- provides technical assistance to communities, states, Tribal Nations and other public
- help address their brownfield sites and to increase their understanding and involve cleanup, revitalization and reuse.
- TAB is available at no cost to communities.
- UConn TAB serves Region 1(New England)



**Equal Distribution of
Resources in all 6 New
England States and Tribes**

**Over 1000 possible brownfields identified
around MA with many still remaining
unidentified**



MEET OUR TEAM



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New Partnership



Nylab Noori, MPH

UConn Partner
Environmental Health Associate Program
Manager at New England
Rural Health Association (NERHA)



NEW ENGLAND RURAL HEALTH ASSOCIATION (NERHA)

UConn TAB Partner – Rural Outreach and Engagement

NERHA supports UConn TAB by serving as a link between rural communities and technical experts. This helps foster collaboration among communities and municipalities, ensures public health considerations are included in Brownfield assessment and cleanup, and strengthens local capacity to address these challenges.

Connect with Community Hubs: Libraries, Health Center, State Offices Of Rural Health (SORHs), Rural Caucus

Conduct Individual Outreach: MAP 2025
30+ Municipalities reached

For over 25 years the New England Rural Health Association (NERHA) has served as the state rural health association for the six New England states. We are a non-profit organization dedicated to advancing rural health. NERHA provides education, training, consulting, and advocacy in support of the rural health organizations and individuals in our region.

NERHA Reach, By The Numbers:

- ✓ 10,000+ People Served by NERHA Programs
- ✓ 100+ Partner Organizations Across New England
- ✓ 300+ Communities Impacted
- ✓ 550+ Members
- ✓ 5,500+ Mailing List

Stay Connected With Us:

- ✓ Nerha.org
- ✓ Join our Newsletters
- ✓ Read "*Rural Roots*"
- ✓ Become a Member



ASBESTOS

Asbestos is a common contaminant in brownfield sites that can be found in buildings built before the 1980s. Some examples include but are not limited to school buildings, municipal offices, and industrial sites. Left intact and undisturbed, the presence of asbestos is not hazardous, but once disturbed, asbestos fibers can be released into the air, posing health risks. Due to the significant hazards posed by asbestos, it is regulated under special federal laws that regulate reporting, testing, cleanup, and disposal of these materials.

ABATEMENT PROCESS

During the abatement process, asbestos-containing materials are safely and completely removed or encapsulated. The process is regulated by various federal, state, and local regulations and is undertaken by trained and certified professionals.

The asbestos abatement process is a multi-step procedure to minimize exposure risks. Here's a simplified breakdown:



PREPARATION:

A qualified professional develops a detailed abatement plan, the scope of work, containment measures, and worker safety protocols.



CONTAINMENT:

The work area is sealed off using plastic sheeting and negative pressure machines to prevent asbestos fibers from spreading to other parts of the building.



REMOVAL OR ENCAPSULATION:

Depending on the chosen method, trained workers remove or encapsulate the asbestos-containing materials using specialized tools and wet methods to minimize dust generation.



CLEANING AND CLEARANCE:

Following the removal or encapsulation, the work area is cleaned using HEPA vacuums to remove any residual asbestos fibers. Air quality testing is conducted to ensure asbestos levels are below safe limits before the containment area is dismantled.



DISPOSAL:

Asbestos waste must be disposed of in specially licensed facilities following strict regulations.

PCBs

Polychlorinated Biphenyls (PCBs)

PCBs are synthetic chemicals once used in electrical equipment, caulks, paints, and other construction materials, and are a common contaminant at brownfield sites. Even though they were banned in the U.S. in 1979, PCBs still linger in the environment, posing ongoing health and environmental challenges.

Environmental Impacts:

Water Contamination: Industrial dumping and wastewater runoff allows PCBs to settle into waterways by binding to sediments, thus contaminating fish. **Soil Pollution:** Landfills, dumping sites, leaking electrical equipment and dust/debris from building materials can cause chemicals to leach into the surrounding soil. This can pose risks to crops and livestock.

How are PCBs Impacting Rural Communities?

Fishing and Waterways: PCBs in rivers like the Housatonic River (MA/CT) and Penobscot River (ME) have led to long-term contamination of ecosystems, killing wildlife, and making fish unsafe to eat.

Agriculture: Farms located near industrial sites or old landfills may have PCB contamination in soil from dust or runoff, which can impact crops & livestock.

Schools and Homes: Many older schools and homes still contain PCB-laden building materials. When these materials deteriorate, they release PCBs into the air, creating potential health risks.

PFAS

(PER- AND POLYFLUOROALKYL SUBSTANCES)

PFAS contamination at brownfield sites is a major concern due to past industrial activities, the use of firefighting foams (AFFF), and improper disposal of manufacturing waste. These synthetic chemicals were used for their resistance to heat, water, and grease. Often called "**forever chemicals**", PFAS do not break down easily in the environment and can accumulate in the human body over time, posing significant health risks. This contaminant is regulated under special federal laws that specify standards for reporting, testing, cleanup, and disposal of these materials.

REMEDIATION STRATEGIES

During the remediation process, PFAS-contaminated materials and water can be safely treated, removed, or contained to prevent further environmental and human exposure. The process is regulated by federal, state, and local standards and is conducted by trained and certified professionals using approved technologies and methods.

Here's a simplified breakdown of the Remediation Process:



SITE ASSESSMENT:

Identify and evaluate the extent of PFAS contamination through soil and groundwater testing.



RISK EVALUATION:

Assess potential health and environmental risks to determine the urgency and scope of remediation.



CONTAINMENT MEASURES:

Implement barriers or caps to prevent the spread of contamination, especially in groundwater.



TREATMENT TECHNOLOGIES:

Use methods like activated carbon filtration, ion exchange or thermal destruction to remove or destroy PFAS.



LONG-TERM MONITORING:

Continuously track contaminant levels to ensure remediation effectiveness and maintain safety.



REGULATORY COMPLIANCE:

Identify and evaluate the nature and extent of PFAS contamination through soil and groundwater testing.

PFAS: A synthetic, man-made compounds used as emulsifiers for construction. With over 200 different compounds, PFAS is an emerging contaminant because of their widespread presence, persistence in the environment, and growing evidence of potential health and ecological risks.

Examples: Firefighting Foams (AFFF) – Used at airports, military bases, and industrial sites.

Manufacturing Waste – From industries producing nonstick coatings, water-resistant fabrics, and electronics.

Landfill Leachate – Contaminated runoff from disposed consumer products.

Wastewater Treatment Facilities – Effluent and biosolids can contain PFAS.

PFAS Federal Regulations:

EPA, TSCA, CERCLA, FDA

HEALTH RISKS

PFAS exposure has been linked to:

Cancer (kidney, testicular)
Liver Damage
Immune System Suppression,
Thyroid Disease
Reproductive and Developmental Issues

EPA BANS ONGOING USES OF PFAS



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tab.program.uconn.edu

www.epa.gov/pfas

UConn TAB Services are FREE!



Direct Technical Assistance

Municipal Assistance Program

Continuing Education

Community Engagement

Technical Document Review

- Review of Environmental Site Assessment Reports, Remedial Action Plans, Planning Documents

Brownfields Proposals Review

- EPA Brownfields proposals (assessment, cleanup, multipurpose, RLF) and State Program proposals

Access to Resources & Procurement Support

- Fact sheets, example proposals, RFQ/RFP review, and documents

Quick Availability

- Answer Technical Questions



tab.program.uconn.edu/procurement-service/
Congratulations on Your Brownfield Grant Award!

Now that you have a brownfield grant, one of your first tasks is **hiring a QEP** to help you implement the grant's scope of work. You may be anxious to get your project moving as soon as possible, but...**Don't Rush This Important Step!**

We recommend you **take your time to prepare an excellent Request for Proposal (RFP)**. This will ensure you don't inadvertently violate federal rules, which can have serious consequences. Moreover, a good RFP will tell prospective QEPs that you know how to run a good project and encourage them to submit proposals. If this is your first time procuring the services of an environmental professional, the process may seem overwhelming. Fortunately, there are numerous resources available to help.

UConn TAB can provide several services to help you with your procurement process. Although we cannot write your RFP, we can:

- Meet early to discuss your project objectives, strategies for procurement and desired QEP qualifications
- Provide RFP templates and examples
- Review your draft RFP, attachments, and related documents
- Suggest QEP scoring criteria and selection procedures

If you are interested in learning more or getting started, follow the steps below!



UConn TAB PROCUREMENT STEP-BY-STEP GUIDE

Step 1

Step 2

Step 3

Step 4



STEP 01
SET UP A MEETING

EMAIL US AT
UConn-TAB@UConn.EDU
WITH YOUR GRANT
APPLICATION AND
COOPERATIVE AGREEMENT IF
AVAILABLE AND **SCHEDULE**
AN APPOINTMENT.



STEP 02
UConn TAB SENDS RESOURCES

WE WILL SHARE SOURCES
SUCH AS RFP TEMPLATES
AND OTHER USEFUL
RESOURCES FOLLOWING THE
MEETING.



STEP 03
REVIEW RESOURCES & BEGIN DRAFTING

REFERENCING THE
RESOURCES YOU WERE
GIVEN, BEGIN DRAFTING
YOUR RFP/RFQ.



STEP 04
SUBMIT DRAFT FOR REVIEW

FILL OUT THE FORM LINKED
HERE AND INCLUDE THE
DRAFT OF YOUR RFP/RFQ.
UConn TAB WILL REVIEW
AND SET UP A MEETING TO
GO OVER THE COMMENTS
WE HAVE.



 Procurement Services Webinar (UConn TAB)

 **TAB**
REGION 1

Watch later Share



**PROCUREMENT
SERVICES**

Watch on  YouTube



UConn TAB Services are FREE!



Direct Technical Assistance

Municipal Assistance Program

Continuing Education

Community Engagement

Sep-Dec

Jan-April

May-Aug

EPA Brownfields
Grant Support

TECHNICAL SUPPORT

Target Area and
Brownfield Site
Description

Community Need
(Demographics,
EJSCREEN data)

Brownfield inventories

Data Review and Gap Analysis for brownfield
sites

Grant Preparation

Site reuse planning

Community Engagement Planning and Materials

Community

Info & Input

UConn
Students

Technical Work

TAB Staff

Supervise

CONNECTICUT

MUNICIPAL ASSISTANCE PROGRAM SITE VISIT



3 Walnut Avenue, 1 & 13 Watrous Street and
13 Summit Street - East Hampton, CT

UConn TAB | Demian Sorrentino

UConn TAB Intern | Aaron Hinze



Students | Christopher Anderson

Community | Ryan Baldassario, David DeCrescente,

David Cox



Spring MAP - Site Reuse Assessment (SRA)

UConn TAB visited the Town of East Hampton, CT. They toured the brownfield sites at 3 Walnut Avenue, 1 & 13 Watrous Street, and 13 Summit Street. UConn TAB is working on a Site Reuse Assessment for these properties, where Town officials are interested in exploring concepts for additional recreational amenities, mixed-use space and multi-family housing, including much-needed affordable units.

MARCH 7, 2025



MASSACHUSETTS

MUNICIPAL ASSISTANCE PROGRAM SITE VISIT



70 Maple Street - East Longmeadow, MA

UConn TAB | Demian Sorrentino,



UConn TAB Intern | Dominic Anziano

Students | Sophia Gagnon

Community | Rebecca Lisi



Spring MAP | Site Reuse Assessment (SRA)

UConn TAB visited the Town of East Longmeadow. They toured the former Carlin Combustion Technologies brownfield site at 70 Maple Street. UConn TAB is working on a Site Reuse Assessment for these properties, where Town officials are interested in exploring concepts for mixed-use development including much-needed affordable housing, commercial/retail space, recreation amenities to compliment the adjacent Redstone Rail Trail and municipal parking for the Town Center district.

MARCH 13, 2025



BROWNFIELD INVENTORY



Reported
Releases



Site
Reconnaissance



Tax
Delinquency



Sanborn Maps



Known Sites



Existing
Brownfield Lists

Site Name	Site Size (acres)	Opportunity Zone
Address	Current Zoning	EJ Community
Zip Code	Current Owner	Past Uses
Assessors Card ID number	Owner Type	Public Utilities
Parcel Number	Tax Payment Status	Parking Spaces
Redevelopment Status	Existing Buildings	Available Site Documents
Site Type	FEMA Flood Zone	EPA Grant Eligibility
Site Source	LUST Designation	Possible Contamination
Wetlands	Vulnerability Index	

Record Review

Summit Casting

ACREAGE: 1.69

OWNERS: Morse Street Realty Corporation

LAND USE: one-to-two story industrial facility

HISTORICAL USE: mold design, sand mold fabrication, casting, machining castings, storage, shipping & receiving

CURRENT USE: abandoned

- parties

PARCEL ID: 149-008-000

- "Parcel 8"



UConn

R REGION 1 TECHNICAL
ASSISTANCE TO
BROWNFIELDS

SITE REUSE ASSESSMENT PROJECTS

GOAL: Identify potential reuse options for the brownfield based on the **community's vision** and other site and surrounding area conditions

Provides a full evaluation of the **opportunities, constraints and range of redevelopment possibilities** related to the reuse of a brownfield site.

Property Information

- Ownership
- History
- Tax status
- Occupancy
- Zoning
- Environmental Considerations

Opportunities & Constraints

- Useable Acreage
- Viability
- Accessibility
- Structure
- Infrastructure
- Utilities
- Neighboring Land Use

Community

- Strengths & Weaknesses
- Expectations

Market

- Local Economy
- Regional Economy
- Demographics
- Land Availability

- Site characteristics and needs
- Area economy and demographics
- Physical, environmental conditions
- Applicable regulations
- Real estate market conditions





UConn TAB Services are FREE!



Direct Technical Assistance

Municipal Assistance Program

Continuing Education

Community Engagement

Spring Webinars

- Jan 29th Brownfield Redevelopment & TAB Services
- Feb 19th Brownfields: Exploring Disproportionate Environmental Impacts on Communities
- Mar 11th Community Engagement in Aging Communities
- Apr 16th Using Brownfield Funding for Local Planning (A Planner's Perspective)
- May 1st Planning for a Successful Fall EPA Brownfield Grant Application: Don't Wait Until September!

May 22nd Grant or No Grant: Let's Navigate Your Next Move



UConn TAB Summer Webinar Series

- May 1st - Planning for a Successful Fall EPA Brownfield Grant Application: Don't Wait Until September!
- May 22nd - Grant or No Grant: Let's Navigate Your Next Move
- June 18th - Environmental Communication Strategies for Developing Health Literacy
- July 9th - Engage & Empower: Strategies to Spark Community Involvement
- July 30th - Engaging Rural Healthcare Providers in Brownfields Awareness and Advocacy



Wednesdays

12:00 PM - 12:30pm

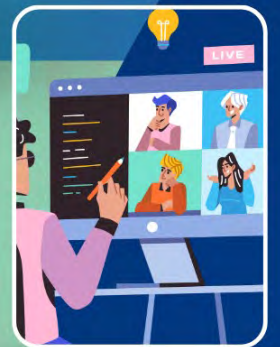


Virtual(Webex)



Register

s.uconn.edu/summerwebinar25



UConn
REGION 1 TECHNICAL
ASSISTANCE TO
BROWNFIELDS

**ASSISTANCE TO
BROWNFIELDS**

UConn TAB Services are FREE!



Direct Technical Assistance

Municipal Assistance Program

Continuing Education

Community Engagement



STAKEHOLDER ANALYSIS

This tool will help you find diverse stakeholders, explore who has the most power and influence in your community, and determine who has the most interest in your brownfields redevelopment project.



SWOT ANALYSIS

This tool allows you to examine the strengths, weaknesses, opportunities, and threats in your community as they relate to brownfields redevelopment and community engagement.



AFFORDABLE HOUSING

This tool is designed for municipal officials and nonprofit organizations. It provides different strategies for opening a dialogue and gaining buy-in for affordable housing from community members that are opposed to the idea.



LISTENING SESSIONS

This tool provides an overview what a listening session is, how to plan one for your community, and how they can support your brownfields redevelopment / community engagement goals.



COMMUNITY MEETING CHECKLIST

This tool provides a helpful checklist for planning a community meeting, hosting the actual event, and evaluation / follow-up once the meeting is over.



FOCUS GROUPS

This tool briefly summarizes focus groups and provides some guiding questions to help you get started in hosting one in your community.



tab.program.uconn.edu/community-engagement/

REGION 1 TECHNICAL ASSISTANCE TO BROWNFIELDS

Brownfields

brown•field/noun

a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.
- US EPA



DO YOU HAVE A BROWNFIELD IN YOUR COMMUNITY?



DOES YOUR TOWN/CITY HAVE AN INDUSTRIAL HISTORY?



DO YOU HAVE ANY BUILDINGS BUILT BEFORE THE 1970S?



DO YOU HAVE SITES THAT ARE ABANDONED OR BLIGHTED?

Examples: old mill buildings and industrial sites, old gas stations, public & commercial buildings, agricultural land and facilities, metal salvage yards and illegal dumping sites, and dry cleaners



YES, MY COMMUNITY HAS OR LIKELY HAS BROWNFIELD SITES AND I NEED SUPPORT WITH:

• JUST GETTING STARTED AND IDENTIFYING SITES

• DEVELOPING A PLAN FOR REUSING A BROWNFIELD SITE

• INFORMING THE COMMUNITY

Answer Questions
Virtual Consultation
Technical Doc Review
Access to Resources
Webinars & Workshops

Brownfield Inventory
Site Reuse Assessment
Record Review
Data Gap Analysis
Community Engagement

Direct Assistance

Municipal Assistance Program

UConn TAB SERVICES

Grant Support

Procurement

State Grant Review
EPA Grant Review
Grant Data Support
Fall MAP EPA Grant Prep

Intro Meeting
RFP Templates
RFP Examples
Review & Feedback

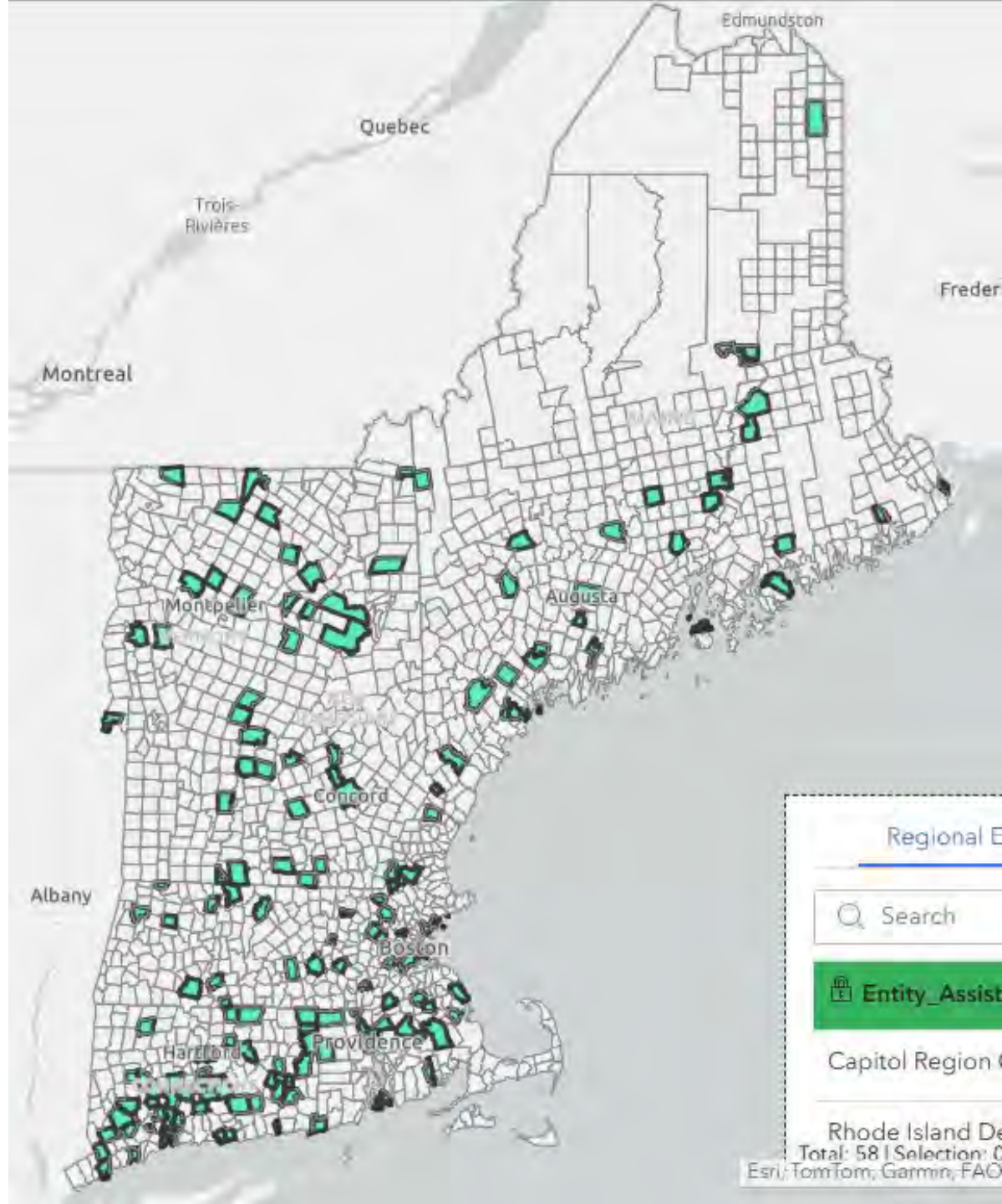
• FINDING FUNDING FOR ASSESSMENT AND CLEANUP OF BROWNFIELDS

• HIRING ENVIRONMENTAL PROFESSIONALS

Send us an email, follow us on LinkedIn, and/or Join our Newsletter to stay informed!



Communities Served



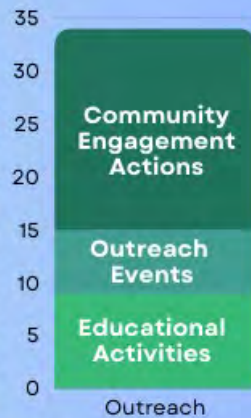
TECHNICAL ASSISTANCE TO BROWNFIELDS EPA REGION 1 ANNUAL IMPACT 2024



231
COMMUNITIES
RECEIVED
DIRECT
TECHNICAL
ASSISTANCE

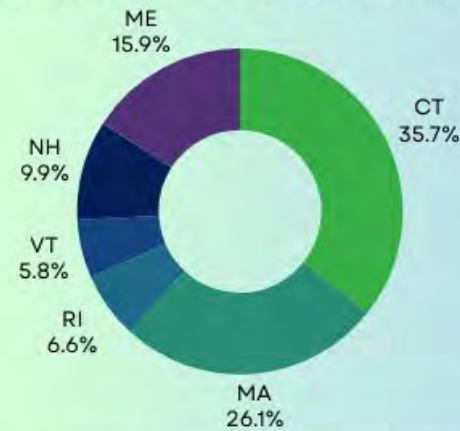


Outreach, Education, & Community Engagement



40% INCREASE IN TA SUPPORT FROM 2023

COMMUNITY WIDE DISTRIBUTION & SUPPORT



2024 Webinars

- SEEDS Framework
- Stakeholder Analysis
- Procurement Services
- SWOT Analysis
- Past EPA Brownfield Grantees Panel
- Cleanup Grant Tips and Tricks
- Coalition Grant Tips and Tricks
- EPA Grants & Community Engagement
- Public Health Data (Asthma)
- Displacement Strategies
- EPA Grant Office Hours

2024 MUNICIPAL ASSISTANCE PROGRAM

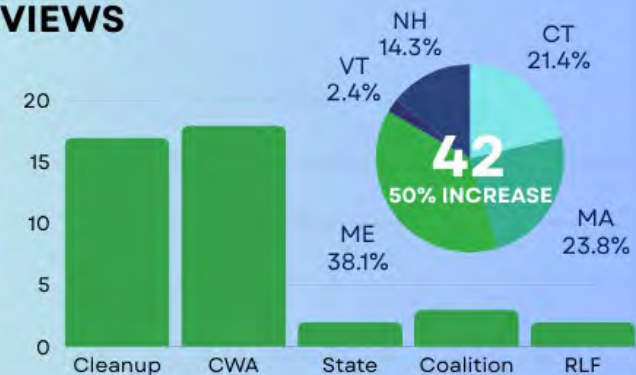
51 PROGRAM PARTICIPANTS



FY25 EPA MAC GRANT REVIEWS

"UConn TAB faculty, staff, and interns have provided outstanding technical assistance whenever asked. An incredible resource for our region!!"

"We could not have put together a competitive grant application without UConn TAB!"



Thank you!

Email: Uconn-tab@uconn.edu

Website: Tab.program.uconn.edu

LinkedIn: [linkedin.com/in/uconn-tab/](https://www.linkedin.com/in/uconn-tab/)

Go to our website to subscribe to our
newsletter!

<https://mailchi.mp/f82f08428bf1/uconn-tab-april-2022-newsletter-10330475?e=6d63f681bc>

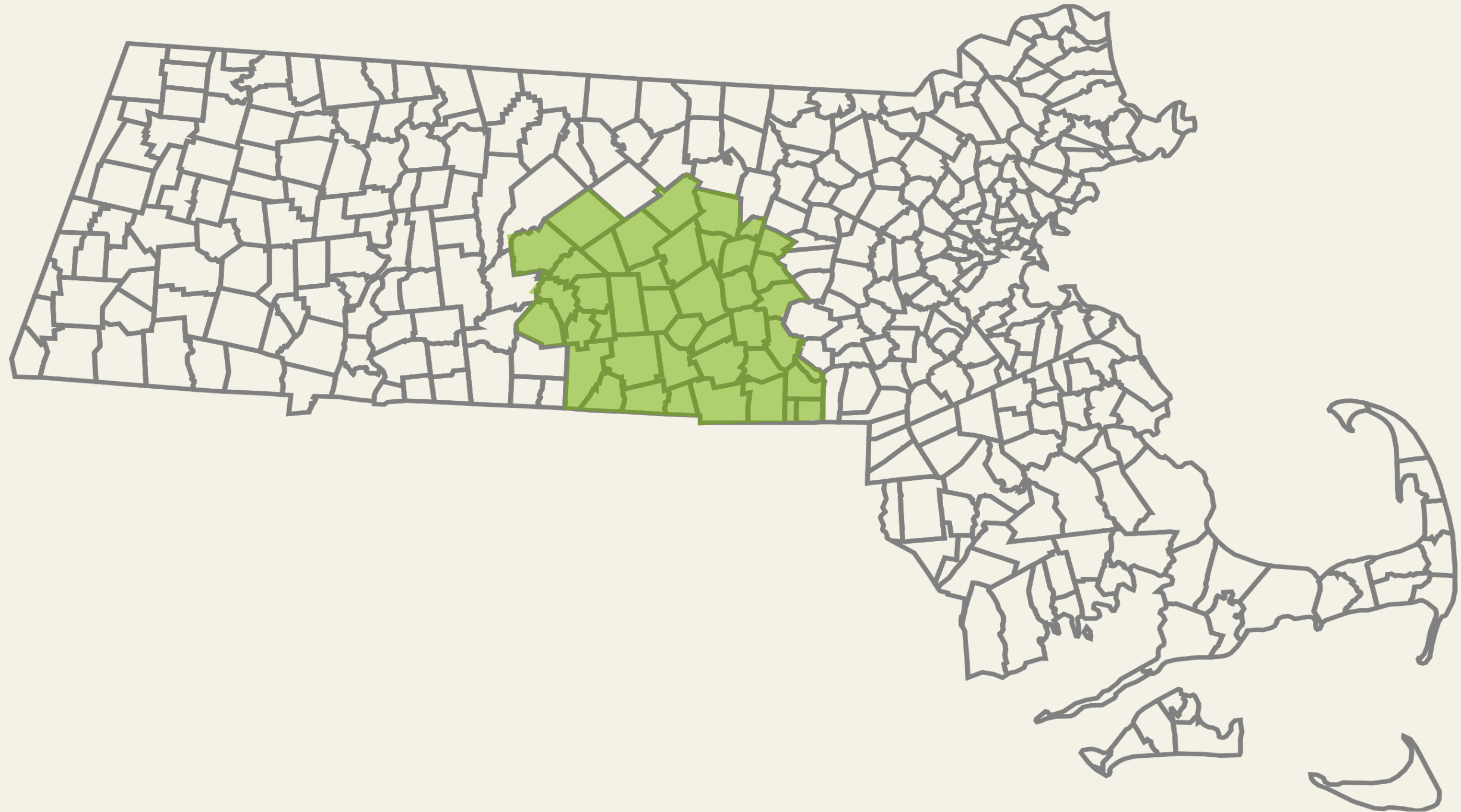




Brownfields Success Story: N. Brookfield, MA

Central Mass. Brownfields Roundtable, June 3, 2025

Central Massachusetts Regional Planning Commission Region





Kerrie Salwa

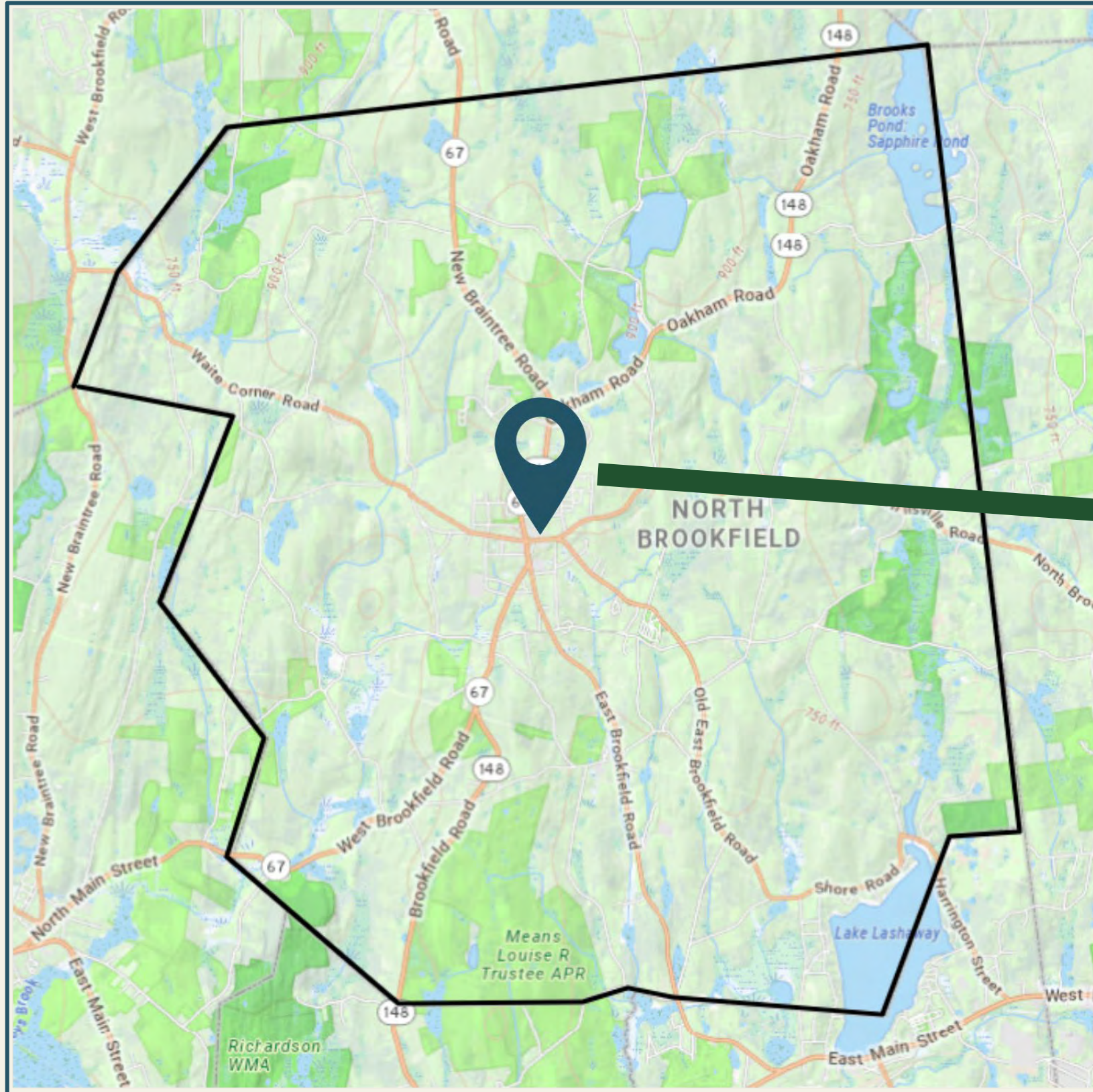
Director of Economic Development
CMRPC

- Downtown Clinton
- State House
- City of Leominster Economic Development Coordinator
- ↓ CMRPC



Downtown Development Project

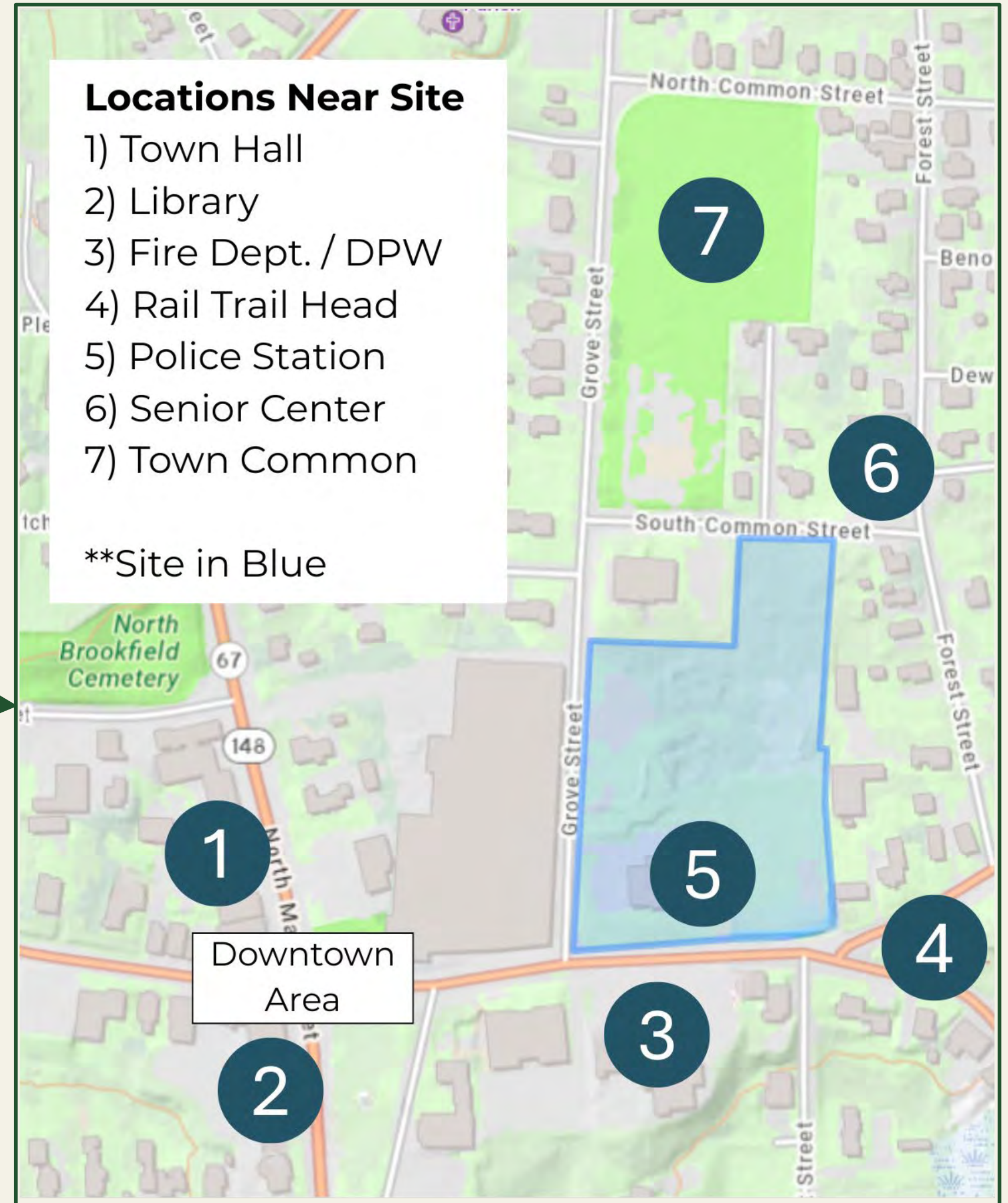
North Brookfield, MA



Locations Near Site

- 1) Town Hall
- 2) Library
- 3) Fire Dept. / DPW
- 4) Rail Trail Head
- 5) Police Station
- 6) Senior Center
- 7) Town Common

**Site in Blue





Industrial History of the Site



1913 Sanborn Fire Insurance Map

- Location of various industrial activities since the late 1800s
- Boot and shoe manufacturing as early as 1892
- Asbestos manufacturing since 1919
- “Aztec Industries Property:” Aztec Industries owned and operated the site from the mid-1940s to the mid-1980s
- Town acquired site in 2000 through tax foreclosure



New Police Station (55 School St.)



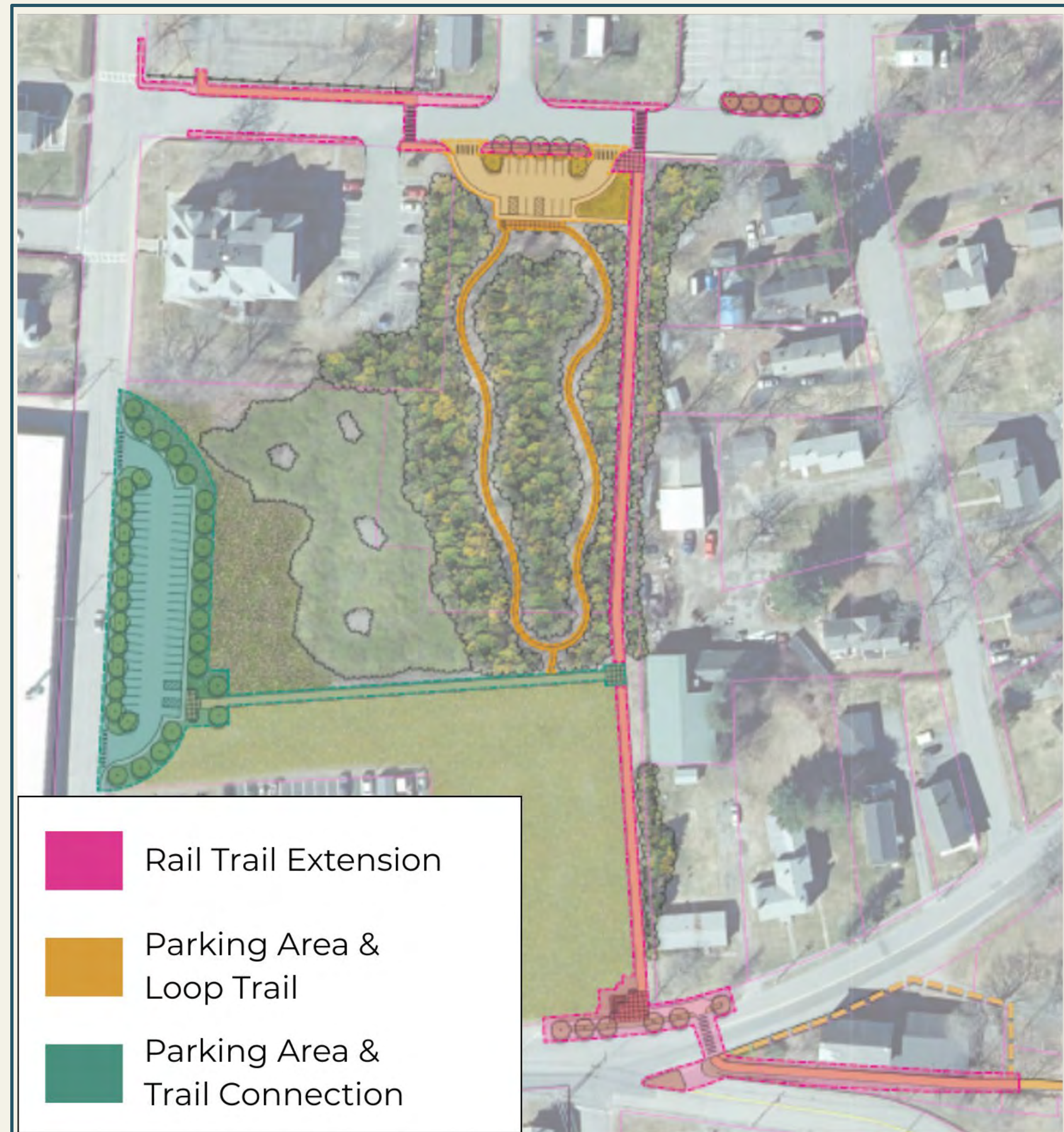
Project Details:

- Cleanup activities initiated in late 1990s by US EPA and MassDEP; completed in 2010
- Suite of federal and state funding sources helped pay for cleanup activities and construction
- New police station opened in June 2010



Unimproved Parcels (14 S Common St. and 10 Grove St.)

- Two parcels on site have yet to be reused / redeveloped
- Presence of asbestos in the soil requires further assessment and cleanup
- Town coordinating with US EPA and MassDEP on these efforts
- Future concept uses for site include a rail trail expansion, loop trail through the woods, and parking areas





Takeaways



Challenge / Opportunity

The site presented both a challenge and opportunity for North Brookfield in the areas of public health and economic development.



Progress Takes Time

Efforts to remediate and reuse the site have been ongoing for around 30 years now. The building of the police station represented an important early success, but more work remains to be done on the rest of the site.



Commitment

The sustained commitment of the Town of North Brookfield and public officials has been indispensable to seeing cleanup and reuse of the site through to fruition.



Collaboration

Cleanup and reuse of the site could not have occurred without federal, state, and municipal entities partnering to share their capabilities and resources.

Sources

Environmental Protection Agency. “Brownfields Success in New England: Former Aztec Industries: North Brookfield, MA.” July 2011.

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Questions/Discussion