

# **Summary of Recent Brownfields Project Site Assessments**

## **in the Millers River Watershed - March, 2018**

Conducted by TRC Consultants for the Montachusett Regional Planning Commission (MRPC)  
under a 2015 Brownfields program grant (# BF00A0078)

Site assessment work has included Phase I and Phase II Environmental Site Assessments (ESAs) and hazardous building materials surveys (HBMS), with the goal of establishing site environmental conditions before considering redevelopment or reuse. MRPC study

**[Note:** The Millers River Watershed Council (MRWC) sits on MRPC's Brownfields Advisory Group, which selects projects for inclusion in the program. A total of 10 projects have been assessed under the current grant throughout the larger MRPC study area.]

### **1. Poland and Streeter Schools, Oak Street, Winchendon, MA 01475**

- 2.44-acre, Map 5B2, Lot 118, zoned as residential.
- Currently owned by Town of Winchendon.
- The site has had school structures since at least 1860. The current structures, 1) the Poland School, was built between 1914 and 1924, and 2) the Streeter School, was built between 1936 and 1938.
- The Poland School is currently vacant, and the Streeter School is currently used by the Montachusett Veterans Outreach Center and the Town of Winchendon Fire Department (for training purposes).
- A Phase I ESA was completed by TRC in November 2016. Recognized Environmental Conditions (RECs) include:
  - Likely presence of a 10,000-gallon fuel oil UST.
  - Streeter School basement and boiler room has floor drains with undetermined endpoints.
  - Possible hazardous building materials (i.e., asbestos containing materials [ACM], lead-based paint [LBP], and other hazardous/regulated materials [OHM], etc.).
- A Phase II ESA was completed by TRC in November 2017.
  - Based on the geophysical survey, two USTs were identified at the Site.
  - Sampling results indicate no impacted media (soil, groundwater, or sub-slab soil gas) at the site.
  - Drains in the Streeter School basement were tied into either the boiler room, the buildings sanitary/storm water system, or were unable to be traced.

- An Investigative Survey Report for Asbestos and Other Hazardous Materials report was completed November 2017.
  - ACM, LBP, and OHM were found throughout both school buildings.
  - Redevelopment actions should take into account ACM and LBP, and OHM should be removed prior to renovation or demolition of the structures.

## **2. The Raymond School, 2 Raymond Place, Royalston, MA**

- 6.2-acre site, Map 011, Block 38, Lot 0, and zoned as residential.
- Currently owned by the Town of Royalston.
- The school was built in 1938 and is still in use.
- A Phase I ESA was completed by TRC in April 2017.
  - No evidence of recognized environmental conditions (RECs).
  - Based on the age and construction of the building, asbestos containing materials (ACM), lead-based paint (LBP), and other hazardous/regulated materials (OHM) were suspected to be present.
- An Investigative Survey Report for Asbestos and Other Hazardous Materials report was completed December 2017.
  - ACM, LBP, and OHM were found throughout both school buildings.
  - Redevelopment actions should take into account ACM and LBP, and OHM should be removed prior to renovation or demolition of the structures.

## **3. 140 S. Main Street, Gardner, MA**

- 0.22-acre property, commercially-zoned as parcel ID 4146 and Lot 18-11 on Sheet R-17 in Book 45668.
- Currently owned by the Gardner Redevelopment Authority (GRA).
- The site was formerly operated by the Bolster oil Company until the 1980s and an automotive repair shop in the early 2000s.
- Petroleum-impacted soils were excavated during previous site assessments (by others).
- Additional assessment is necessary to assess residual impacts to subsurface media and the adjacent stream.
- A Phase II ESA is currently underway for this site.
  - An assessment of impacts to site soil, groundwater, soil gas, and the adjacent stream sediment and surface water will be conducted during spring 2018.

## **4. Commercial/Residential Property, 246-248 Central Street, Gardner, MA**

- 0.09-acre site, Map ID M27/25/24.
- Currently owned by Greater Gardner CDC Twin Cities Community Development.

- Previous investigations at the site indicated petroleum-impacted soils and chlorinated compound impacts in both soil and indoor air.
- A limited soil excavation removed approximately 4 cubic yards of impacted soils during previous historical investigations.
- A Phase II ESA was completed by TRC in August 2016.
  - Petroleum and chlorinated compounds present, but below regulatory standards.
  - Reconnaissance indicated that chlorinated solvent detections were likely attributable to other up-gradient/off-site sources.
  - Indoor air source material had been removed during the aforementioned soil excavation.
  - Petroleum impacts also seemed to have been removed from the site.

## **5. Department of Public Works Facility, 17 Central Street, Ashburnham, MA**

- 4-acre site, Map 62, Parcel 138, located in a mixed commercial and residential zoned area.
- The site is currently occupied by the Ashburnham Department of Public Works (DPW).
- The site was formerly a railroad depot and switching station prior to use as the DPW.
- Exterior areas have been used for coal, lumber, and various road/maintenance materials storage.
- Impacts from railroad usage, fuel oil from former USTs, heavy machinery maintenance, and coal storage were concerns for the site.
- A Phase II ESA was completed by TRC in November 2017.
  - Surficial soils across the site are impacted by petroleum products, and areas of subsurface soil are impacted with arsenic.
  - Any redevelopment plans should be proceeded by notification of soil impacts to the Massachusetts Contingency Plan (MCP) and corrective actions per the direction of the MCP.