

# BWSC Brownfield Program Technical (& Other) Support

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<https://www.mass.gov/topics/cleanup-of-sites-spills>



# New Website !

*(of course)*

*Hint:*

**SEARCH** Works Much Better



# Brownfields Cleanup

The Brownfield Program helps with the reuse of abandoned or under-used land. These properties are often polluted. The cleanup and reuse of the properties improves public health, the environment and the economy.

Brownfield Program provides technical assistance and financial incentives for cleanup and redevelopment of contaminated properties. State incentives can help identify risk, limit liability, and fund the cleanup. Brownfield sites are often reused for industry, housing and other purposes.



First time? Start here.

GUIDE: Introduction  
to Brownfields  
Cleanup &  
Redevelopment →

## What would you like to do?

### Top tasks

Find Brownfield Sites →

Brownfield resources for site  
development →

### All other tasks

Visit MassDEP Brownfields  
Library →

Request a "State  
Acknowledgement Letter" →

## What you need to know

Brownfields-related Laws and  
Rules →

# New Website !

*(of course)*

<https://www.mass.gov/brownfields-cleanup>



[View transcript →](#)



[Find Brownfield Sites →](#)

[Brownfield resources for site development →](#)

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[Request a "State Acknowledgement Letter" →](#)

[Brownfields-related Laws and Rules →](#)

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<https://www.mass.gov/brownfields-cleanup>

GUIDE: [Introduction to Brownfields Cleanup & Redevelopment →](#)



## ADDITIONAL RESOURCES



[Massachusetts Brownfields Success Stories](#) (PDF 986.42 KB)



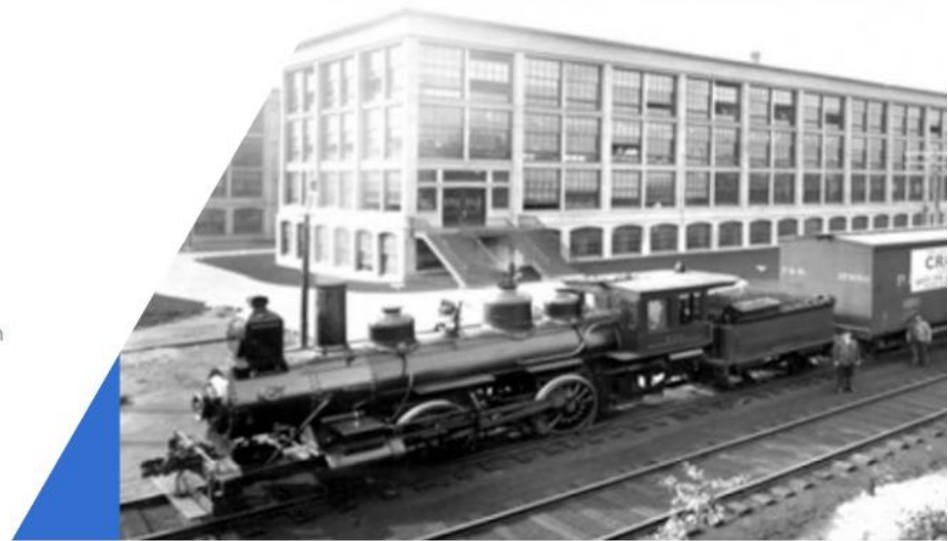
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## GUIDE

# Introduction to Brownfields Cleanup & Redevelopment

The Commonwealth of Massachusetts is committed to the cleanup and redevelopment of brownfields properties as a way to stimulate the economy and promote environmental protection goals. "Brownfield" properties often have certain characteristics in common: they are typically abandoned or for sale or lease; they typically have been used for commercial or industrial purposes; they may have been reported to MassDEP because contamination has been found or they may not have been assessed due to fear of unknown contamination conditions.



## IN THIS GUIDE

- ✓ [1998 Brownfields Act](#)
- ✓ [Incentives for Cleanup & Redevelopment](#)
- ✓ [Cleanup Requirements](#)
- ✓ [Building on History - Brownfields Video](#)

## 1998 Brownfields Act

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In 1998, Massachusetts passed a law creating financial incentives and liability relief for parties that take on brownfields cleanup projects. This law is known as the Brownfields

# *Coming Attractions....*

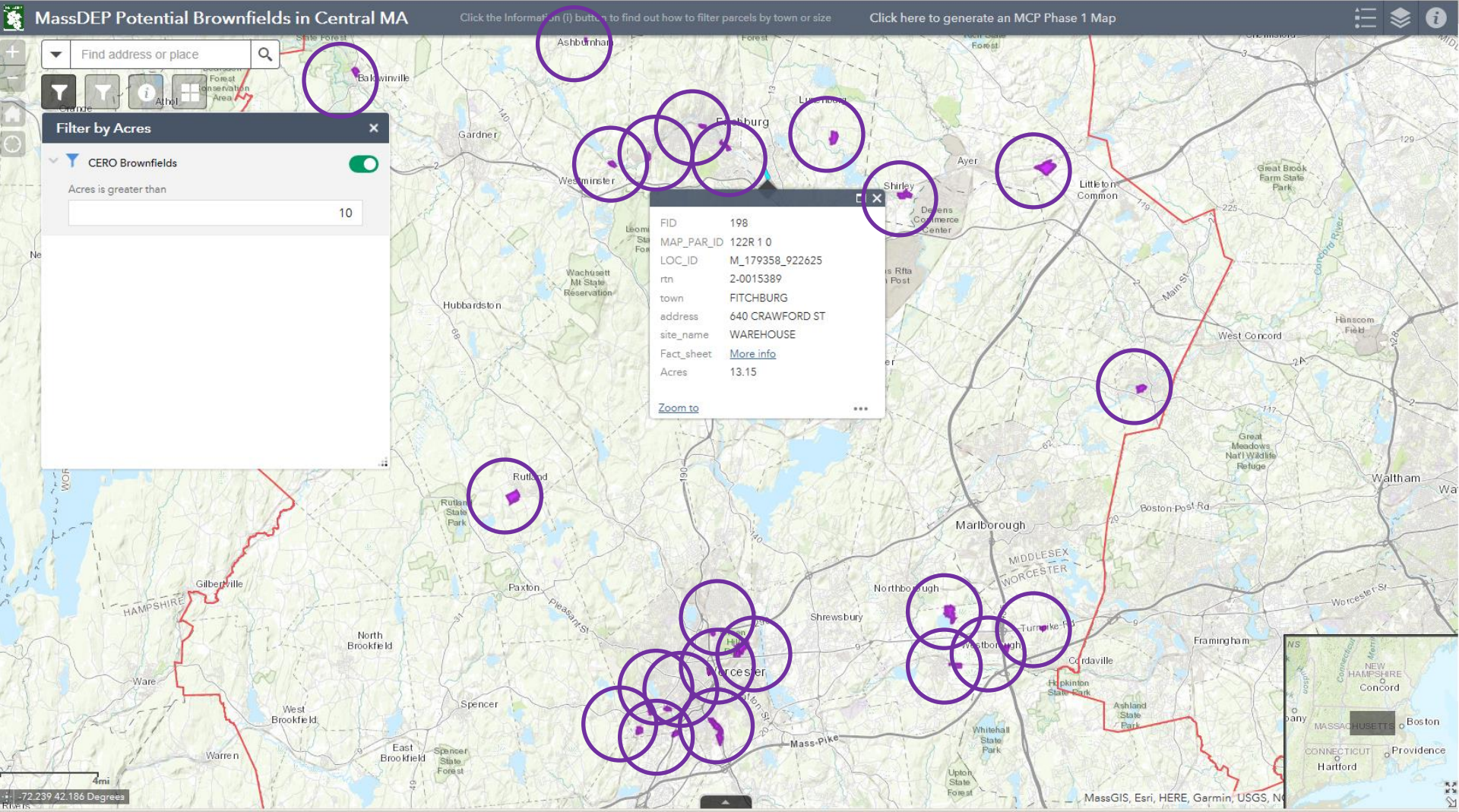
## MassDEP Brownfield Site Database & Fact Sheets

- Search for Brownfield Locations
  - ✓ Western & Central Region prototypes
- Map Brownfield locations
  - ✓ Search by key factors (e.g., acreage)
- Print Site-Specific Fact Sheets





# Coming Attractions....







## Department of Environmental Protection

### Property Fact Sheet



Site Name: WESTBORO STATE HOSPITAL  
Address: LYMAN ST  
Parcel Address 0 LYMAN ST  
Town: WESTBOROUGH  
Acres: 88.34 Zip Code: 01581  
Zoning: STAT

In an Environmental Justice area?: N



Recreation  
Undeveloped  
Industrial  
Urban Public  
Residential

Breakdown of

2005 Landuse within 500 Ft

### Property Description

Owner: TOWN OF WESTBOROUGH

Parcel #: 38-1F-0

Past Use: <Null>

MassDEP Zone II or IWPA: Y Structures: 36049 sq ft

Located within 1 mile of Off/On RAMP-RT 30 TO RT 9 WB

Gas Provider: Eversource Energy Public Water: PARTIAL

Flood Plain: N Electric Provider: National Grid

Historic/Archaeological: Y

Click here for MCP Phase 1 Map

Wetlands Present on Site?: Y <http://maps.massgis.state.ma.us/images/dep/mcp/mcp.htm>

Last Sale Date: 11/25/2014 Last Sale Price: 2200000

Public Water Supply Well Onsite: N Town has Public Sewer: PARTIAL

### MassDEP Regulatory Information

DEP Tracking #: RTN2-0012359 \* Current MCP Status: RAO

AUL: N Status Date: 1/17/2001 RAO Class: B1

(Has Or Has Had an AUL) \*Additional Tier Sites May have Occurred on this Site

Phase <Null> OHM: Oil and Hazardous Material

Search for additional sites at this address:

<http://public.dep.state.ma.us/SearchableSites2/Search.aspx>

Link to information pertaining to site on MassDEP's website:

[http://public.dep.state.ma.us/SearchableSites2/Site\\_Info.aspx?textfield\\_RTN=2-0012359](http://public.dep.state.ma.us/SearchableSites2/Site_Info.aspx?textfield_RTN=2-0012359)

Link to description of abbreviations and definitions of Waste Site Cleanup terms on MassDEP's website:

<http://www.mass.gov/eea/agencies/massdep/cleanup/sites/definitions-of-fields-listed-in-search-result.html>

This prototype represents a Central Region MassDEP (CERO MassDEP) inventory project currently under development to highlight properties potentially suitable for redevelopment. This inventory is for informational purposes only and no approval, certification or endorsement of the following properties is intended by MassDEP, and none should be construed by the user. The presence of a property within the inventory is not meant to imply or construe that the property is available for sale or redevelopment. Sites on this inventory may have been fully remediated and redeveloped or may have little or no available information on their environmental condition.

This prototype is neither a complete nor comprehensive inventory of properties potentially suitable for redevelopment in CERO MassDEP. Data shown may contain errors - sources for the properties in the inventory include MassGIS, internal databases, and other outside sources collected by or provided to CERO MassDEP staff. Parcel borders are approximate - the data has been provided by third parties and may have significant spatial and other errors. MassDEP assumes no liability resulting from any use of this inventory. Selection for inclusion on the list is a subjective process garnered through screening the above data sources, and the list is not intended to be a comprehensive compilation of all potentially contaminated CERO sites. CERO MassDEP will update this list periodically. Please check back to view updates to our database. Please also note that the location or presence of a site on this list is not reflective of its degree of contamination or priority for remedial activities.

Monday, September 25, 2017



Parcels Not to Scale For  
Illustrative Purposes Only

**All RTN/Tier Site Locations are  
Approximate and May Not Necessarily  
be Associated with the Parcel Shown.**





# Property Fact Sheet



Site Name: WESTBORO STATE HOSPITAL  
Address: LYMAN ST  
Parcel Address 0 LYMAN ST  
Town: WESTBOROUGH  
Acres: 88.34 Zip Code: 01581  
Zoning: STAT  
In an Environmental Justice area?: N



Recreation  
Undeveloped  
Industrial  
Urban Public  
Residential

Breakdown of  
2005 Landuse within 500 Ft

## Property Description

Owner: TOWN OF WESTBOROUGH  
Parcel #: 38-1F-0 Past Use: <Null>  
MassDEP Zone II or IWPA: Y Structures: 36049 sq ft  
Located within 1 mile of Off/On RAMP-RT 30 TO RT 9 WB  
Gas Provider: Eversource Energy Public Water: PARTIAL  
Flood Plain: N Electric Provider: National Grid  
Historic/Archaeological: Y Click here for MCP Phase 1 Map  
Wetlands Present on Site?: Y <http://maps.massgis.state.ma.us/images/dep/mcp/mcp.htm>  
Last Sale Date: 11/25/2014 Last Sale Price: 2200000  
Public Water Supply Well Onsite: N Town has Public Sewer: PARTIAL

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Search for additional sites at this address:



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All RTN/Tier Site Locations are

# Some Common Technical Issues

- Capping
- Flood Storage
- Asbestos
- Soil Management
- Redevelopment of Vapor Intrusion Sites
- Rail Trails/Passive Recreation



# Some Common Technical Issues

- Capping

- AULs don't prevent exposure – barriers do!  
*(AULs just legally lock-in current conditions)*
- Top 3 feet soil = current exposure if uncapped
  - 310 CMR 40.0924(2)(a)2 & 40.0933(4)(c)1
  - 310 CMR 40.0924(2)(b)4.a

- Pavement & Buildings
- Artificial Turf Field





# Example: Artificial Turf As Cap

UMass Lowell – Construction of Athletic Field (3-33517)



Former warehouse

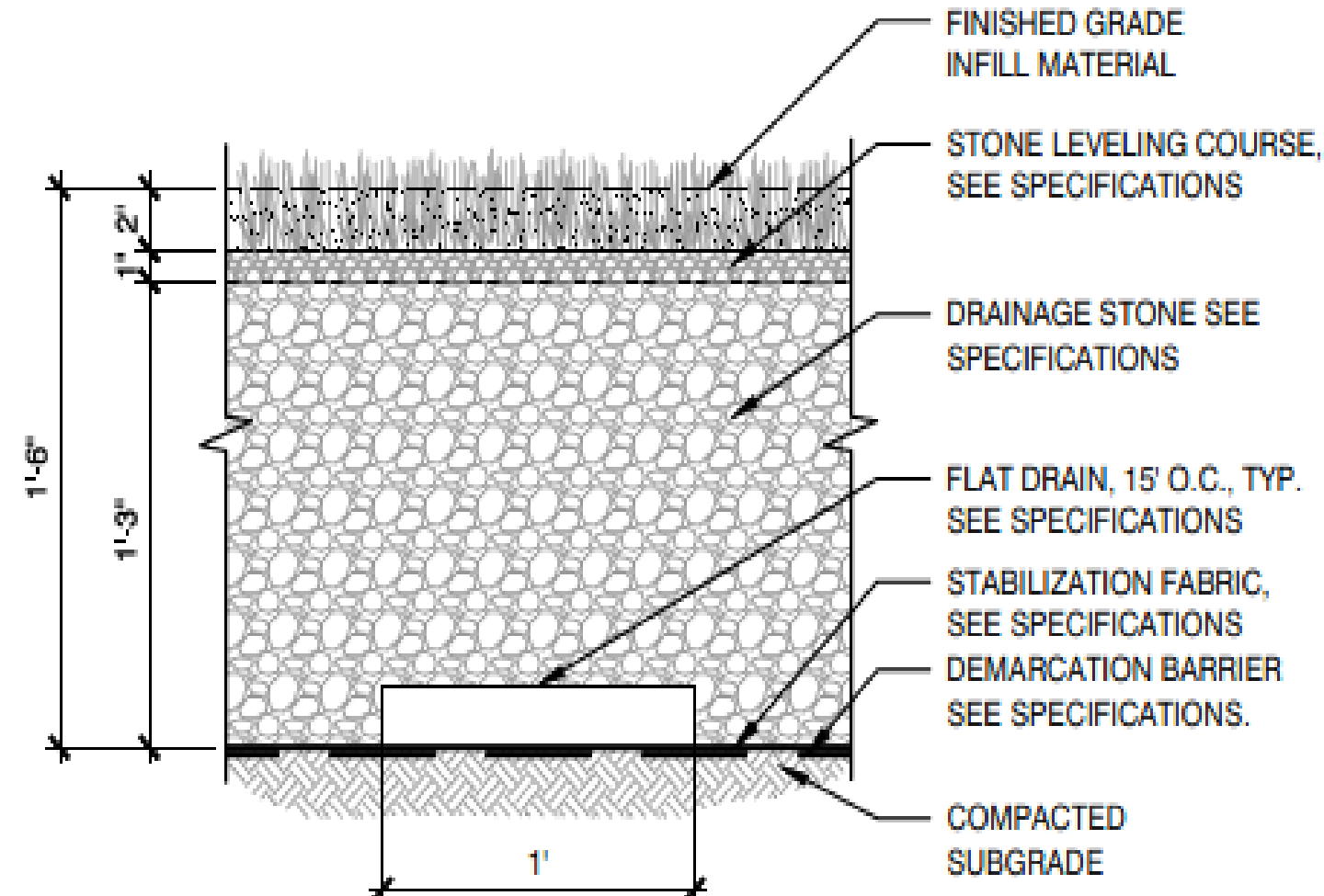
4.8 acre site

Lead, Asbestos



# Example: Artificial Turf As Cap

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*Campus Recreation  
Sports Complex*

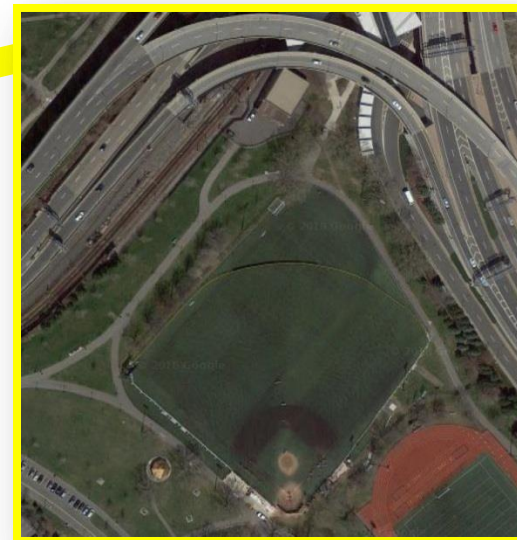
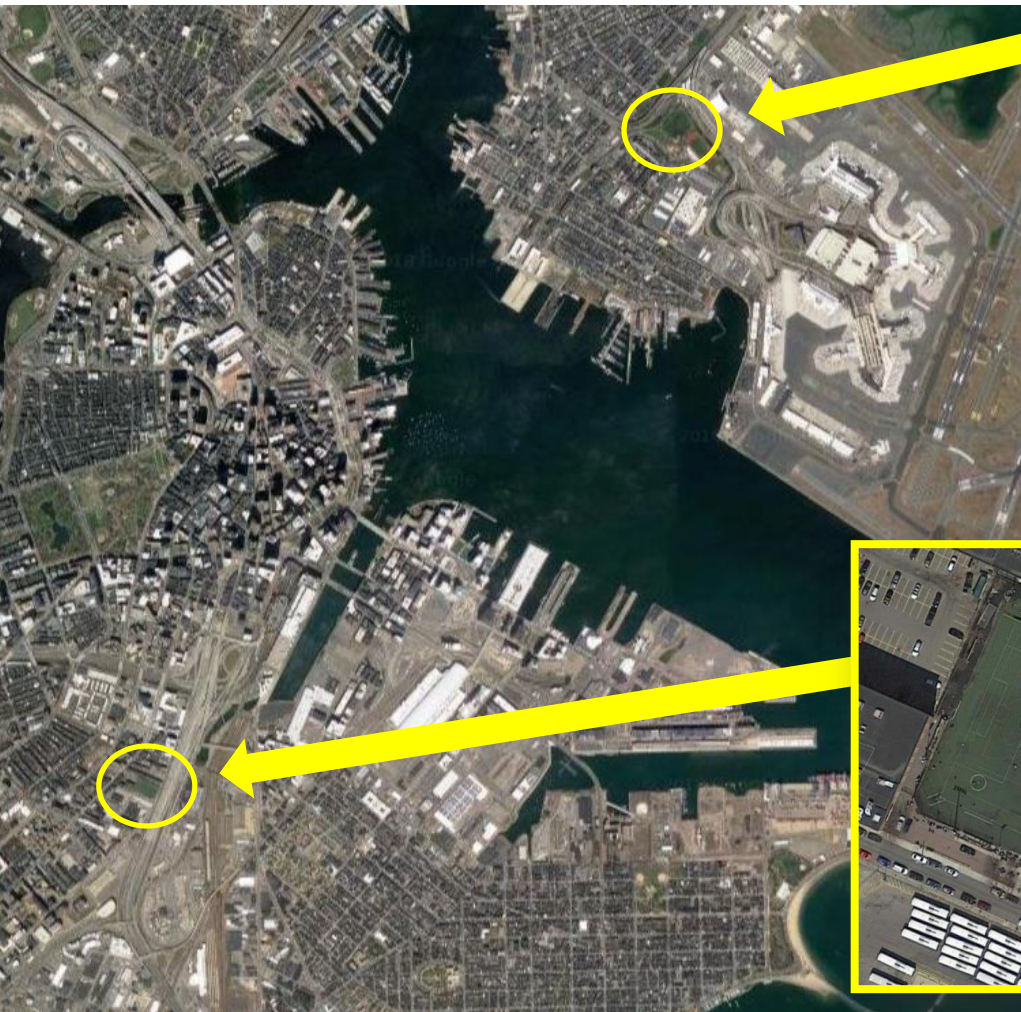
New Campus Recreation Complex due to open in Spring 2018

<https://www.uml.edu/CampusRecreation/About-Us/Facilities/sports-complex.aspx>





# Examples: Artificial Turf As Cap



# Some Common Technical Issues

- Flood Storage

Front page February 11, 2018

## Waterfront developers prepare for a sea change



DAVID L. RYAN/GLOBE STAFF

In an attempt to fend off disaster decades from now, developers are raising the earth and installing extra-tall ground floors.

Suffolk Downs, too, is planning based on the premise that the seas will someday come...

It will feature sprawling grassy areas and even a sunken amphitheater, aimed at holding millions of cubic feet of storm water, for days if necessary.





# Some Common Technical Issues

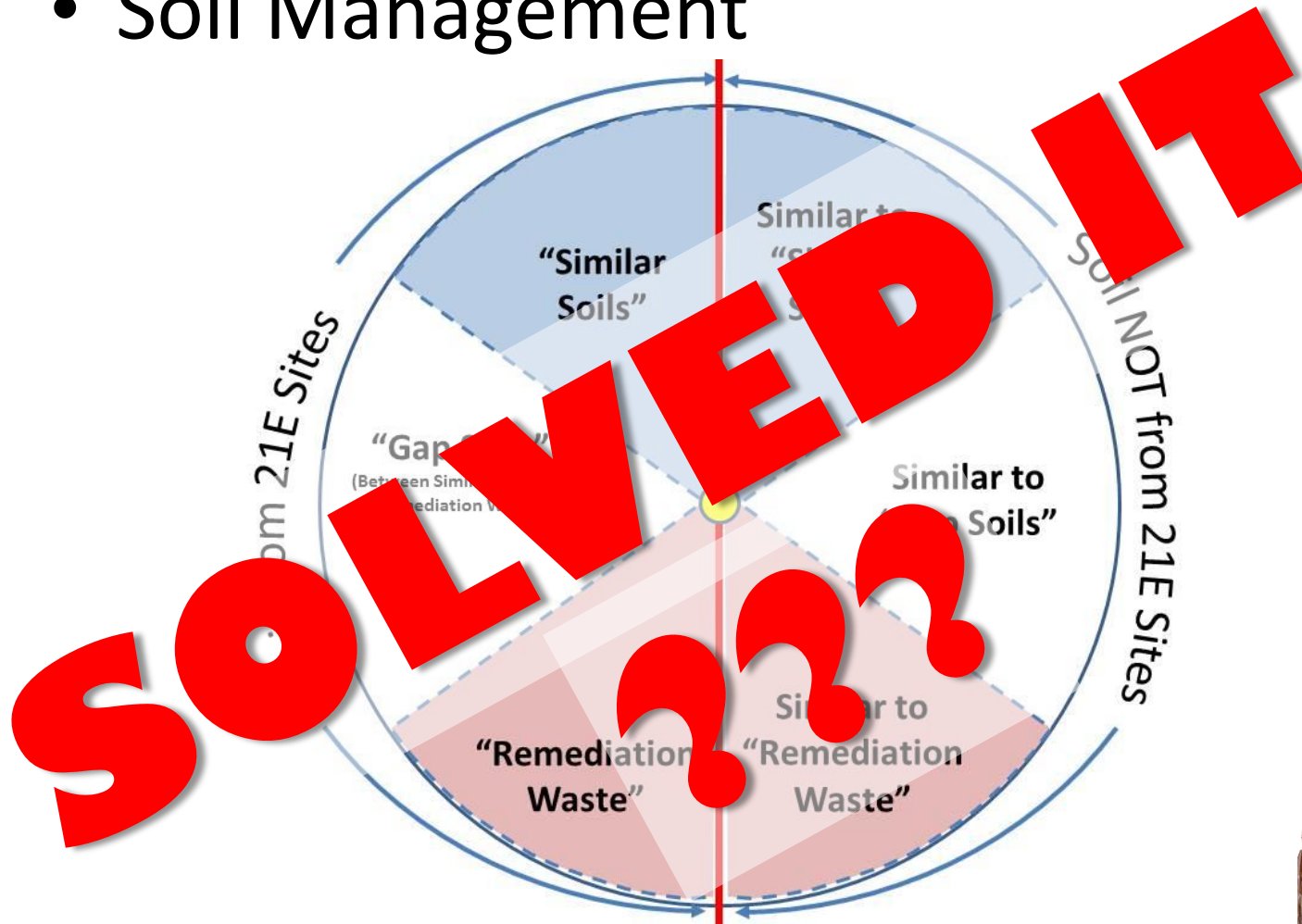
- Asbestos
  - Difference between *inside* building *outside* building (asbestos-in-soil, “AIS”)
  - Multi-Bureau interests: *call early & often*
  - More flexibility when AIS kept on-site e.g., capping & AUL (see Lowell field, above)
  - *Activity-Based Monitoring* => NSR
  - No (or extremely limited) in-state disposal for Asbestos Containing Material
  - *More to come???*





# Some Common Technical Issues

- Soil Management



# Some Common Technical Issues

- Redevelopment of Vapor Intrusion Sites
  - Think SSDS for new construction & renovations
- Rail Trails/  
Passive Recreation
  - BMPs to focus assessment & prevent exposure
  - Manage soil appropriately

