

COMMONWEALTH OF MASSACHUSETTS

_____)	
IN THE MATTER OF WALPOLE)	BROWNFIELDS COVENANT
REDEVELOPMENT OF 8, 26, 62 SOUTH)	NOT TO SUE AGREEMENT
STREET/COMMON STREET, WALPOLE,)	
MASSACHUSETTS)	MassDEP RTN 4-3000603
_____)	USEPA ID# MAD982191363

I. STATEMENT OF PURPOSE

A. This Agreement is made and entered into by and between the Office of the Attorney General (the "OAG") on behalf of the Commonwealth of Massachusetts (the "Commonwealth") and the Town of Walpole ("Walpole") pursuant to Walpole's Application to Enter Into a Brownfields Covenant Not To Sue Agreement submitted to the OAG on January 14, 2015 (the "Application"). Collectively, the OAG and Walpole are referred to as the "Parties."

B. This Agreement is entered into pursuant to the Massachusetts Oil and Hazardous Material Release Prevention and Response Act, as amended and codified in Massachusetts General Laws Chapter 21E ("G.L. c. 21E"), and the OAG's Brownfields Covenant Not to Sue Agreement Regulations at 940 CMR 23.00 ("Brownfields Covenant Regulations"), with reference to the Massachusetts Contingency Plan, 310 CMR 40.0000 (the "MCP"). This Agreement relates to property which is comprised of eleven (11) parcels of land and covers approximately 26 acres and is located at what is commonly known and numbered as 8, 26, 62 South Street/Common Street, Walpole, Massachusetts, based on Walpole Assessor records, and as more particularly described in Exhibit A attached hereto and incorporated into this document (the "Property"), and its redevelopment (the "Project").

C. The Parties intend to set forth in this Agreement their respective duties, obligations and understanding so that the Project can contribute to the physical and economic revitalization of an area of Walpole, Massachusetts. The Parties agree that this Agreement, pursuant to G.L. c. 21E, § 3A(j)(3), addresses potential claims by the Commonwealth as to Walpole and is predicated upon Walpole's compliance with the terms and conditions of this Agreement.

D. The Parties agree that Walpole's ability to conduct the Project may be contingent upon independent approval processes of other departments, agencies and instrumentalities of the federal, state and local governments. Nothing in this Agreement should be construed as an endorsement by the OAG of the proposed project for such approval processes. Walpole's failure to secure independent governmental approvals for the Project shall not excuse Walpole from performance of any requirements of G.L. c. 21E and the MCP.

E. The Commonwealth believes that this Agreement is fair, consistent with G.L. c. 21E and in the public interest, and has entered into this Agreement as part of an effort to revitalize an area of Walpole, Massachusetts.

II. THE PARTIES

A. The OAG is a duly constituted agency of the Commonwealth of Massachusetts charged with the legal representation of the Commonwealth and maintains offices at One Ashburton Place, Boston, Massachusetts 02108. Included within the OAG's authority is the authority to enter into Brownfields Covenant Not to Sue Agreements pursuant to G.L. c. 21E, § 3A(j)(3).

B. Walpole is a body politic and corporate duly organized under the laws of the Commonwealth and a political subdivision thereof and maintains its principal offices at The Municipal Building, 135 School Street, Walpole, Massachusetts 02081. Walpole shall undertake the Project as described in Section II. B. of the Application and as further discussed in Section IV.A.2. of this Agreement.

III. STATEMENT OF FACT AND LAW

A. The Commonwealth enters into this Agreement pursuant to its authority under G.L. c. 21E, § 3A(j)(3), and the Brownfields Covenant Regulations.

B. Unless otherwise expressly provided, terms used in this Agreement which are defined in the Brownfields Covenant Regulations shall have the meaning assigned to them under such regulations. Terms not defined in the Brownfields Covenant Regulations, but defined under G.L. c. 21E and/or the MCP, shall have the meaning assigned to them under G.L. c. 21E and/or the MCP. Terms used in this Agreement which are defined in the Brownfields Covenant Regulations, G.L. c. 21E, the MCP, as well as those defined in this Agreement, are capitalized.

C. The Property is approximately twenty-six (26) acres comprised of eleven (11) parcels of land located on what is commonly known and numbered as 8, 26, 62 South Street/Common Street, Walpole, Massachusetts, based on Walpole Assessor records, and being identified on the Walpole Assessor as Map 33, Lots 120, 121, 123, 126, 127, 128, 129, 130, 137; and Map 41, Lot 53 now or formerly owned by the Shaffer Realty Nominee Trust; and Map 33, Lot 174 now or formerly owned by B.I.M. Investment Corporation. The Property is located within and comprises a portion of the Blackburn and Union Privileges Superfund Site ("Blackburn and Union") more fully described below in Section III.D and more particularly described in the EPA's Fact Sheet at:

http://yosemite.epa.gov/r1/npl_pad.nsf/701b6886f189ceae85256bd20014e93d/a5eed40083872bd48525690d0044967d!OpenDocument

Blackburn and Union was used for manufacturing and industry for over 200 years. A dam at Blackburn and Union generated power for the production of machinery, cotton, yarn, batting, and lamp wicking. Industrial and commercial processes conducted at Blackburn and Union involved various hazardous substances, including chromium, arsenic, and mercury. Operations at Blackburn and Union historically included the discharge of waste water, the settling of wastes in lagoons, and the disposal of chemical and solid wastes generated at the plant. The facilities have for the most part, been vacant since the late 1980s except for limited commercial operations occurring on a portion of the Property located on the east side of the South Street under the business name COSMEC which vacated the Site on or around December 30, 2014. In 1994, the

Environmental Protection Agency (“EPA”) listed the Site on the National Priorities List (“NPL”) pursuant to the Comprehensive Environmental Response, Compensation and Liability Act at 42 U.S.C.A. 9601-9675 (as it may be amended from time to time, “CERCLA”). The contaminants of concern at Blackburn and Union, which are more particularly described in Section II.A.3. of the Application, incorporated herein by reference, include: asbestos, lead, arsenic, nickel, as well as impacts to the pH of groundwater. Organic contaminants include volatiles organic compounds and semi-volatile organic compounds.

D. The Massachusetts Department of Environmental Protection (“MassDEP”) has received notice of Releases of Oil and/or Hazardous Materials (“OHM”) at the Site. A portion of Blackburn and Union, classified as a Tier 1A site, was included on the MassDEP Transition List and was assigned Release Tracking Number (RTN) 4-3000603 and the entire Blackburn and Union site was listed on the NPL in 1994. The areas where OHM have come to be located as a result of the Release assigned RTN 4-3000603 constitutes the “Site,” as that term is defined at 310 CMR 40.0006, for the purposes of this Agreement. The Site is also the “property addressed” by this Agreement as the term “property addressed” is used at 940 CMR 23.08(1) in the Brownfields Covenant Regulations. The Site is more fully described in Exhibit B, which is attached and incorporated into this Agreement. Exhibit B describes the environmental conditions, including the nature and extent of contamination detected at the Site, as well as the redevelopment plans for the Property.

E. On September 30, 2008, EPA, with MassDEP concurrence, selected a remedy for Blackburn and Union pursuant to a Record of Decision (“ROD”), further prescribing the response actions taken at the Site which shall be deemed “adequately regulated” under 310 CMR 40.0111(1)(b). A Consent Decree (the “Consent Decree”) entered into between and among EPA, the U.S. Department of Justice, and four designated potentially responsible parties (“PRPs”) was filed with the U.S. District Court for the District of Massachusetts on December 21, 2010 and July 28, 2010. The Consent Decree requires the PRPs’ performance of the remedial action at the Site, as more fully described in the ROD, including without limitation, groundwater treatment, capping portions of Blackburn and Union, and future groundwater monitoring. Additionally, the Consent Decree requires the payment of past and future EPA response and oversight costs. The Consent Decree can be viewed at the following website:

<http://www.epa.gov/region1/superfund/sites/blackburn/475819.pdf> and the ROD can be viewed at the following website:

<http://www.epa.gov/region1/superfund/sites/blackburn/293498.pdf>.

In accordance with 310 CMR 40.0111(10), the PRPs will be considered to have achieved a Permanent Solution for purposes of G.L. c. 21E and the MCP for those hazardous substances subject to such remedial actions when the PRPs complete the remedial actions in accordance with the Consent Decree and the ROD, and subsequent design, construction, and other pertinent plans approved by EPA, and EPA has certified completion of the remedial action.

IV. COMMITMENTS AND OBLIGATIONS

In consideration of the representations made and promises exchanged by and between the Parties, each of them covenants and agrees to the terms and conditions which follow.

A. REPRESENTATIONS AND COMMITMENTS BY WALPOLE

1. Walpole represents that:
 - a. it is an Eligible Person;
 - b. it is not at the time of execution of this Agreement a person with potential liability for the Site pursuant to G.L. c. 21E;
 - c. it is not now nor has it ever been previously affiliated with any person having potential liability for the Site pursuant to G.L. c. 21E, except as set forth below;
 - d. its involvement with the Site has been limited to:
 - i. evaluating the Property for purposes of acquiring the Property;
 - ii. negotiating an agreement to acquire the Property with the owners of record who are subject to tax title proceedings initiated by Walpole for tax arrearages and which negotiations have resulted in the property owner's execution of "Disclaimers of Interest";
 - iii. communicating with the Commonwealth with respect to the remediation and redevelopment of the Property; and
 - iv. negotiating with the PRPs, an agreement with respect to that portion of the Property located on the west side of South Street identified on Walpole Assessor's Map 33-174 with respect to certain maintenance obligations, which agreement is fully subject to and without derogation from the PRPs' obligations under the Consent Decree and the ROD.
 - e. none of Walpole's activities has caused or contributed to the Release or Threat of Release of OHM at the Site under G.L. c. 21E and/or the MCP; and
 - f. Walpole is not at the time of execution of this Agreement subject to any outstanding administrative or judicial environmental enforcement action arising under any applicable federal, state or local law or regulation.

2. Walpole agrees to the following terms and conditions:

- a. Walpole shall endeavor to acquire ownership of the Property and, if it becomes an Owner and/or Operator of the Property, undertake the Project. The Project consists of demolition of existing buildings and structures on the Property and redevelopment and reuse of the Property for beneficial municipal purposes as more particularly described in Section II.B. of the Application pursuant to which, among other things, Walpole endeavors to increase its workforce relative to the proposed uses for the Project of up to five (5) people. The Project will put back into productive use a site which has been, for the most part, conspicuously

vacant for over thirty (30) years.

b. If it becomes an Owner and/or Operator of the Property, Walpole shall cooperate fully with the PRPs in achieving and maintaining any Permanent Solution, as described in 310 CMR 40.0111(10), at the Property, in accordance with the ROD described herein above in Section III. E., the Standard of Care defined in G.L. c. 21E, and the MCP without incurring any obligation or liability, hereunder, to assume or undertake any responsibility or obligation of the PRPs under the ROD and the Consent Decree and without derogation of any kind of the PRPs' obligations and liabilities thereunder and without derogation of Walpole's obligations under the law. If it becomes an Owner and/or Operator of the Property, Walpole shall also cooperate fully with MassDEP.

c. To cooperate fully includes, without limitation:

i. providing prompt and reasonable access to the Property to MassDEP for any purpose consistent with CERCLA, G.L. c. 21E and the MCP;

ii. complying with the Release notification provisions applicable to the Property established by G.L. c. 21E and the MCP;

iii. responding in a timely manner to any request with respect to the Property made by the MassDEP or OAG to produce information as required pursuant to CERCLA and/or G.L. c. 21E;

iv. taking reasonable steps to prevent the Exposure of OHM to people at the Property, such as (1) by fencing or otherwise preventing access to the Site if appropriate and/or necessary to prevent Exposure, or (2) by taking action as otherwise required by CERCLA, G.L. c. 21E, the MCP or MassDEP;

v. containing any further Release or Threat of Release of OHM from a structure or container under Walpole's control, to the extent necessary under, and in accordance with, CERCLA, G.L. c. 21E and MCP, upon obtaining knowledge of a Release or Threat of Release of OHM; and

vi. to the extent Walpole conducts, or causes to be conducted, Response Actions at the Property, doing so in accordance with CERCLA, the ROD, and, if applicable, G.L. c. 21E, the Standard of Care defined in G.L. c. 21E, and the MCP.

d. Walpole shall operate the Property consistent with any Activity and Use Limitation ("AUL") and/or Grant of Environmental Restriction and Easement ("GERE") as required by the Consent Decree and the ROD, recorded for the Property.

e. Walpole shall provide a copy of this Agreement to any successors, assigns, lessees or licensees of Walpole's ownership or operational interests in any portion of the

Property (“Subsequent Owners and/or Operators”).

B. COVENANT NOT TO SUE BY THE COMMONWEALTH

1. Walpole

Pursuant to G.L. c. 21E, § 3A(j)(3), in consideration of the representations and commitments by Walpole set forth in Section IV.A. of this Agreement, and subject to Walpole’s compliance with the terms and conditions of this Agreement and the Termination for Cause provisions described below in Section IV.B.5., the Commonwealth covenants not to sue Walpole for Response Action costs, contribution, property damage, natural resource damages or injunctive relief under G.L. c. 21E, or for property damage under the common law, relating to any releases of OHM at the Property covered by the ROD, the Consent Decree, and the RTNs described herein above in Section III.D of this Agreement (the “Covered Releases”). This Agreement shall not affect any liability established by contract.

2. Subsequent Owners and/or Operators

The Commonwealth also covenants not to sue Eligible Persons who are Subsequent Owners and/or Operators, as defined in Section IV.A.2.e. of this Agreement, for Response Action costs, contribution, property damage, natural resource damages or injunctive relief under G.L. c. 21E, or for property damage under the common law, related to the Covered Releases. The liability relief available to Subsequent Owners and/or Operators shall be subject to the same terms and conditions as those that apply to Walpole and the Subsequent Owner’s and/or Operator’s covenant not to sue the Commonwealth in Section IV.C. of this Agreement.

3. Applicability of the Agreement

After the applicable Effective Date, as set forth in Section IV.E.5., the Commonwealth’s covenant not to sue Walpole or Subsequent Owners and/or Operators for Response Action costs, contribution, property damage or injunctive relief under G.L. c. 21E, or for property damage under the common law, relating to the Covered Releases shall remain in effect unless and until the statutory protections available to Walpole or Subsequent Owners and/or Operators pursuant to G.L. c. 21E, § 5C are in effect. Protections in this Agreement from claims for natural resource damages shall not be affected if the statutory protections available under G.L. c. 21E, § 5C are in effect. This Agreement is subject to the Termination for Cause provisions described below in Section IV.B.5.

4. Reservations of Rights

The Commonwealth’s covenants in this Agreement shall not apply to:

- a. any Release of OHM at or from the Property that first occurs after the date of execution of this Agreement;
- b. any Release of OHM which Walpole or any Subsequent Owner and/or Operator causes, contributes to, or causes to become worse, but if the cause or contribution is that of a Subsequent Owner and/or Operator, such reservation shall affect the

liability protection applicable only to such Subsequent Owner and/or Operator and shall not affect Walpole's liability protection under this Agreement;

c. any Release of OHM not discovered at the time that EPA certifies completion of the remedial action that would have been discovered if an assessment of the Property or portion of the Property covered by or addressed in such certification had been performed consistent with the applicable CERCLA, ROD, and Consent Decree requirements;

d. any Release or Threat of Release of OHM from which there is a new Exposure that results from any action or failure to act pursuant to G.L. 21E or CERCLA by Walpole or a Subsequent Owner and/or Operator during Walpole's or a Subsequent Owner's and/or Operator's ownership or operation of the Property, but if the action or failure to act is that of a Subsequent Owner and/or Operator, such reservation shall affect the liability protection applicable only to such Subsequent Owner and/or Operator and shall not affect Walpole's liability protection under this Agreement;

e. any Release of OHM not expressly described as one of the Covered Releases in Section IV.B.1. of this Agreement;

f. any claims (i) for damages for injury to, destruction of, or loss of natural resources due to a Release of Oil and/or Hazardous Material occurring after the execution of this Agreement, (ii) for exacerbation of injury to, destruction of, or loss of natural resources occurring after the execution of this Agreement, where original injury, destruction or loss of natural resources was due to a Release of Oil and/or Hazardous Material occurring either before or after the execution of this Agreement, (iii) for the costs of any natural resource damage assessment relating to conditions first caused or exacerbated after the execution of this Agreement, and (iv) for damages for injury to, destruction of, or loss of natural resources due to a Release of Oil and/or Hazardous Material that is not a Covered Release. If, however, injury to, destruction of, or loss of natural resources, or the exacerbation of such conditions, is caused by a Subsequent Owner and/or Operator, this reservation shall affect the liability protection applicable only to such Subsequent Owner and/or Operator, and shall not affect Walpole's liability protection.

5. Termination for Cause

a. If the OAG or MassDEP determines that Walpole submitted materially false or misleading information as part of its Application to Enter into a Brownfields Covenant Not to Sue Agreement, the OAG may terminate the liability protection offered by this Agreement for the offending party in accordance with Section IV.B.5.c. of this Agreement. A statement made by Walpole regarding the anticipated benefits or impacts of the proposed Project will not be considered false or misleading for purposes of this section if the statement was asserted in good faith at the time it was made.

b. If the OAG or MassDEP determines that Walpole or a Subsequent Owner and/or Operator has violated the terms and conditions of this Agreement, including, but not limited to, failure to cooperate with the PRPs in accordance with Section IV.A.2.b. of this Agreement, G.L. c. 21E and the MCP, or if the OAG or MassDEP determines that Walpole will not acquire ownership of the Property despite endeavoring to do so, or a Certificate of

Completion is not issued by EPA or a Permanent Solution is not achieved and maintained in accordance with 310 CMR 40.0111(10), the OAG may terminate the liability protection offered by this Agreement in accordance with Section IV.B.5.c. of this Agreement. In the event that the liability protection is terminated solely because of a violation by a Subsequent Owner and/or Operator of one or more of the conditions set forth in Section IV.A.2.c.i. through Section IV.A.2.c.vi. of this Agreement, such termination shall affect the liability protection applicable only to the Subsequent Owner and/or Operator and shall not affect Walpole's liability protection.

c. Before terminating the liability relief provided by this Agreement, the OAG will provide Walpole or a Subsequent Owner and/or Operator, as appropriate, with written notice of the proposed basis for, and a 60-day opportunity to comment on, the proposed termination. If the OAG, in its sole reasonable discretion, deems it appropriate, the notice from the OAG shall provide a reasonable period of time for Walpole or a Subsequent Owner and/or Operator, as appropriate, to cure an ongoing violation in lieu of termination of the liability relief provided by this Agreement.

d. Termination of liability relief pursuant to this section shall not affect any defense that Walpole or a Subsequent Owner and/or Operator might otherwise have pursuant to G.L. c. 21E.

C. COVENANT NOT TO SUE BY WALPOLE AND ANY SUBSEQUENT OWNER AND/OR OPERATOR

1. In consideration of the Commonwealth's covenants not to sue in Section IV.B. of this Agreement, Walpole covenants not to sue and not to assert any claims or causes of action against the Commonwealth, including any department, agency, or instrumentality, and its authorized officers, employees, or representatives with respect to the following matters as they relate to the Site or this Agreement:

a. any direct or indirect claims for reimbursement, recovery, injunctive relief, contribution or equitable share of response costs or for property damage pursuant to G.L. c. 21E in connection with any of the Covered Releases;

b. any claims for "takings" under the Fifth Amendment to the United States Constitution, under the Massachusetts Constitution, or under G.L. c. 79 based on the argument that, with respect to a Covered Release, the requirements of Chapter 21E, the MCP, or the requirements of this Agreement constitute a taking;

c. any claims for monetary damages arising out of remediation at the Site and/or the Property;

d. any claims or causes of action for interference with contracts, business relations or economic advantage based upon the conduct of MassDEP pursuant to Chapter 21E prior to the date of this Agreement concerning any of the Covered Releases; or

e. any claims for costs, attorneys fees, other fees or expenses incurred in connection with the Covered Releases.

2. Subsequent Owners and/or Operators shall be bound by Walpole's covenants in this Section IV.C. In the event that, despite these covenants, a Subsequent Owner and/or Operator asserts any claims or causes of action against the Commonwealth, including any department, agency, or instrumentality, and its authorized officers, employees, or representatives with respect to the claims listed in this Section IV.C., such claims or causes of action shall have no effect on the rights, benefits, and protections secured under this Agreement for any other entity.

D. CONTRIBUTION PROTECTION AND RIGHTS OF AFFECTED THIRD PARTIES

With regard to the Covered Releases, Walpole and any subsequent Owner and/or Operator are entitled to the protections accorded by the provisions of G.L. c. 21E §3A(j)(3) from claims for contribution, response action costs or for property damage brought by third parties under G.L. c. 21E. §§ 4, 4A, and/or 5 or any third party claims brought for property damage claims under the common law based solely on the status of Walpole or any Subsequent Owner and/or Operator as Owner or Operator of the Property provided that Walpole has provided Affected Third Parties and the public with notice pursuant to G.L. c. 21E, §3A(j)(3) and 940 CMR 23.04(2). The Parties hereto acknowledge and agree that Walpole has complied with said notice requirements.

E. GENERAL PROVISIONS

1. This Agreement may be modified only upon the written consent of all Parties.

2. If any court of competent jurisdiction finds any term or condition of this Agreement or its application to any person or circumstance unenforceable, the remainder of this Agreement shall not be affected and each remaining term and provision shall be valid and enforceable to the full extent permitted by law.

3. Each Party warrants and represents to the others that it has the authority to enter into this Agreement and to carry out its terms and conditions.

4. This Agreement may be fully executed by all Parties in one or more counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument.

5. Effectiveness

The Commonwealth's covenant not to sue Walpole or Subsequent Owners and/or Operators for Response Action costs, contribution, property damage or injunctive relief under G.L. c. 21E, or for property damage under the common law, relating to any Covered Release, shall be effective as of the date Walpole acquires the Property or this Agreement is fully executed by all Parties, whichever is later.

In the matter of the Town of Walpole
Redevelopment of 8, 26, 62 South Street/Common Street, Walpole, Massachusetts
Brownfields Covenant Not To Sue Agreement

IT IS SO AGREED:

OFFICE OF THE ATTORNEY GENERAL

By: Nancy E. Harper
Nancy E. Harper
Assistant Attorney General
Deputy Division Chief
Environmental Protection Division
Office of the Attorney General
One Ashburton Place
Boston, MA 02108

Date: 6/17/15

TOWN OF WALPOLE

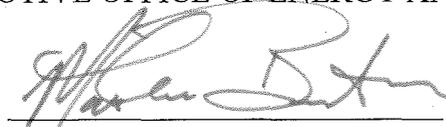
By: James N. Johnson

Date: 6/9/15

In the matter of the Town of Walpole
Redevelopment of 8, 26, 62` South Street/Common Street, Walpole, Massachusetts
Brownfields Covenant Not To Sue Agreement

As to protections for the Town of Walpole from claims for natural resource damages:

COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS

By: 
Matthew A. Beaton
Secretary of Energy and Environmental Affairs

Date: 6/17/15

Exhibit A

Exhibit A

The real property located in the Town of Walpole, Norfolk County, Massachusetts comprised of eleven (11) parcels of land being identified by the Walpole Assessor as Map 33, Lots 120, 121, 123, 126, 127, 128, 129, 130, 137; and Map 41, Lot 53 owned now or formerly by the Shaffer Realty Nominee Trust; and Map 33, Lot 174 owned now or formerly by B.I.M. Investment Corporation.

For title references to the property see deed of Shaffer Realty Corp. dated December 26, 1986 recorded at the Norfolk County Registry of Deeds in Book 7382, Page 27; deed of Shaffer Realty Corp. dated June 3, 1986 recorded at said Deeds in Book 7986, Page 372, and deed of B.I.M. Investment Trust dated October 4, 1996 recorded with said Deeds in Book 11583, Page 534.

Exhibit B

Exhibit B

Site-specific compounds of concern documented at the Site include the following inorganic chemicals: asbestos, lead, arsenic, nickel, as well as impacts to the pH of groundwater. Organic contaminants documented at the Site include volatile organic compounds (VOCs), and semi-volatile organic compounds (SVOCs). The compounds of concern documented at the Site are reported at levels that are greater than USEPA and MassDEP regulatory criteria and, without remediation, pose risks to human health and the environment. Remediation of contamination at the site is on-going. Initial response actions have been conducted in accordance with USEPA approvals. The planning and design of the long-term cleanup of the entire site includes the following:

- Groundwater will be collected, treated and discharged on-site;
- Groundwater use on-site will be restricted;
- Groundwater will be monitored to ensure contamination is not moving off-site;
- Contaminated soil from east of South Street will be excavated and disposed of off-site;
- Material from the Settling Basin No. 2 Containment Cell (behind the abandoned mill building west of South Street) will be evaluated to determine if it contains hazardous waste;
- The remainder of the existing Area of Containment (located west of South Street) including the Neponset River culvert and the soil and asphalt cover, will remain in place;
- Long-term maintenance of the culvert and cover will be required as part of the cleanup;
- Land use and access restrictions throughout the site will be established; and
- Contaminated soil and sediment from the Neponset River, Former Mill Tailrace and Lewis Pond will be removed for off-site disposal.

Redevelopment plans for the Property are more fully described in Attachment 1.

Attachment 1

Economic Development and Industrial Corporation
Town of Walpole, MA

**Site Analysis and Redevelopment
Recommendation for the
Walpole Superfund Site**

November 2013



FUSS & O'NEILL

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CREDITS

Economic Development and Industrial Corporation (EDIC)

Bernie Goba, Chairperson

Richard Shields, Vice-Chairperson

Roger Mann, Director

Leo McCormack, Director

Mark Resnick, Director

John Morris, Director

Town of Walpole Board of Selectmen

Mark E. Gallivan, Chairman

Michael C. Berry, Vice-Chairman

Nancy Mackenzie, Clerk

Christopher G. Timson, Member

Clifton K. Snuffer, Member

Town of Walpole

Michael Boynton, Town Administrator

Courtney S. Riley, Council on Aging Director

Richard B. Stillman, Chief of Police

Robin Chapell, Health Director EPCRA/Community Response Coordinator

Stephanie A. Mercandetti, Community & Economic Development Director

Fuss & O'Neill

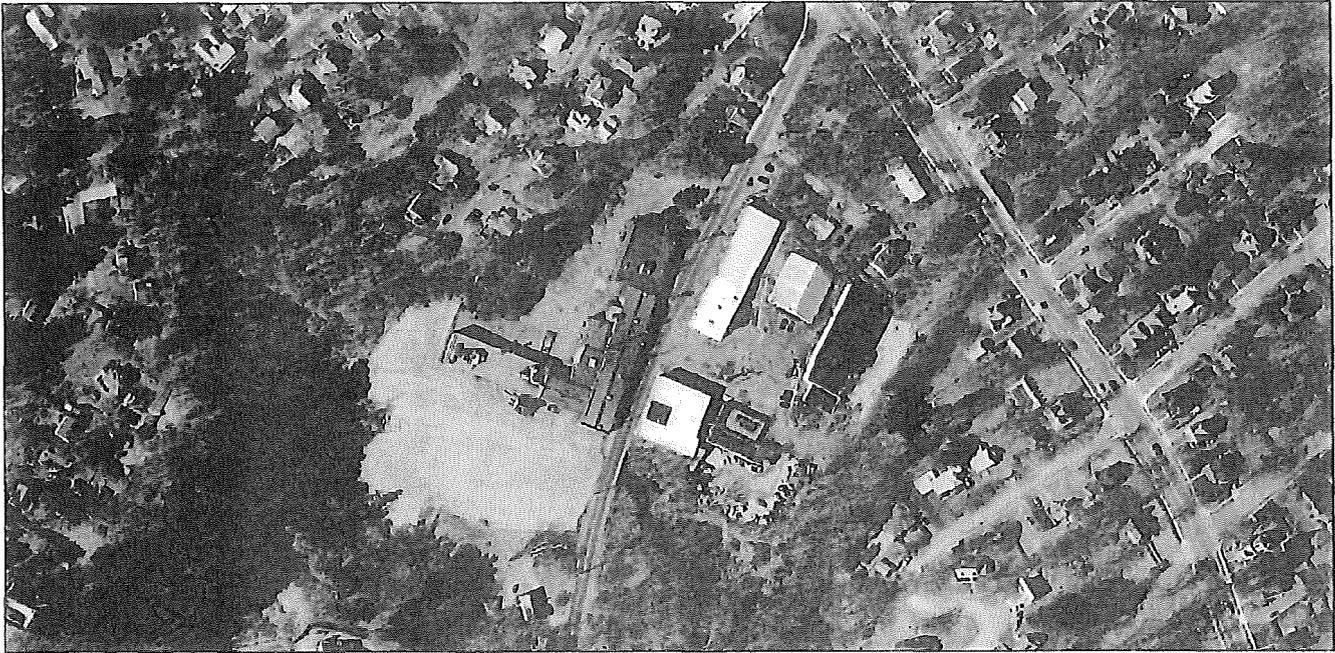
David Foss, CPG, LSP

Sarah Lewis, AIA, LEED-AP, CNUa

Chris Ferrero, RLA, AICP, CNUa

John Chambers, PG, LSP

Project Initiation



Aerial Photograph of Existing Conditions

Introduction

The Subject Site is a former industrial property located on South Street in a residential neighborhood of Walpole, Massachusetts. The Site is now known as the “Blackburn and Union Privileges” and is included on the EPA’s National Priorities List, often referred to as the Superfund list. The Site is being regulated, assessed, and will be remediated under CERCLA -- the Federal Comprehensive Environmental Response, Compensation, and Liability Act.

The Town of Walpole and the Walpole EDIC (Economic Development and Industrial Corporation) retained Fuss & O’Neill to evaluate site conditions, characterize potential development constraints, and develop a site-specific recommended redevelopment plan. We followed an iterative method with direct input from the EDIC and representatives of the Town of Walpole. This report documents the evaluation and analysis performed and presents our recommended approach for redevelopment of the site that is feasible within known constraints on the property including: zoning, wetlands, floodplains, and documented environmental conditions.

Site History

The Blackburn Privilege and The Union Factory Privilege, are two areas that were originally part of 10 distinct water “privileges” established along the Neponset River in the 17th century. Manufacturing and industry were conducted at the property for over 200 years. Snuff, iron, nails, cotton, and wool were produced at the Union Privilege site; a tannery also was located in this area. Power was generated by a dam on the Blackburn Privilege for the production of machinery, cotton, yarn, batting, and lamp wicking. Industrial and commercial processes conducted at the site involved various hazardous substances, including chromium, arsenic, and mercury. Beginning in 1915, Standard Woven Fabric Co. manufactured asbestos brake linings that involved the crushing of raw asbestos, later changing its name to Multibestos. In 1937, the plant was closed and the properties were sold to Kendall Co., which used the site for various cotton and fabric production processes. Operations at the site historically included the discharge of waste water, the settling of wastes in lagoons, and the disposal of chemical and solid wastes generated at the plant. Industrial operations at the facility diminished through the 1980’s. The majority of the facility buildings have been inactive and vacant since the late 1980’s. Currently, limited commercial operations occur on the East Side of the facility under the business name COSMEC. Further details of environmental assessment and cleanup approach are presented below.

Status of Property

The Site was listed on the National Priority List on May 31, 1994, with EPA ID# MAD982191363. The Record of Decision was signed on September 30, 2008. In December 2010 the US District Court for the District of Massachusetts entered the Consent Decree between the United States (EPA and the US Department of Justice) and four responsible parties for the performance of the cleanup work described in the ROD, as well as the payment of past and future EPA oversight costs.

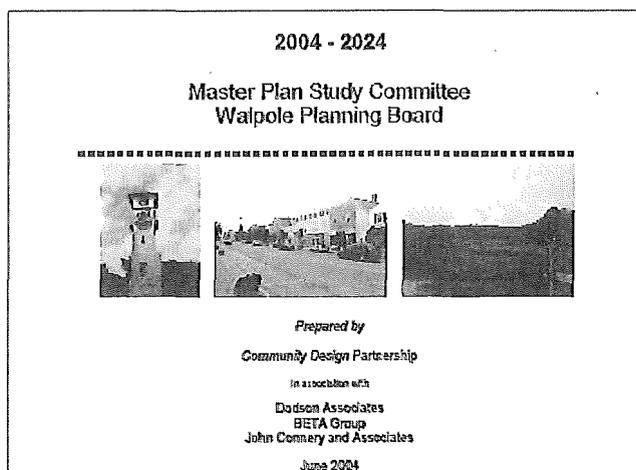
Numerous environmental assessments have been conducted at the Site and have documented the following threats and contaminants. On-site soils, sediments, and groundwater are contaminated with inorganic chemicals, including asbestos, lead, arsenic, and nickel, volatile organic compounds (VOCs), and semi-volatile organic compounds (SVOCs). The compounds of concern documented at the site are reported at levels that are greater than EPA and MassDEP regulatory criteria and without remediation pose risks to human health and the environment. Contamination at the site is being addressed in two stages: immediate actions and a long-term remedial phase focusing on cleanup of the entire site.

The EPA-approved cleanup plan includes the following:

- Groundwater will be collected, treated and discharged on-site
- Groundwater use on-site will be restricted
- Groundwater will be monitored to ensure contamination is not moving off-site
- Contaminated soil from east of South Street will be excavated and disposed of off-site
- Material from the Settling Basin No. 2 Containment Cell (behind the abandoned mill building west of South Street) will be evaluated to determine if it contains hazardous waste
- The remainder of the existing Area of Containment (located west of South Street) including the Neponset River culvert and the soil and asphalt cover, will remain in place
- Long-term maintenance of the culvert and cover will be required as part of the cleanup
- Land use and access restrictions throughout the site will be established
- Contaminated soil and sediment from the Neponset River, Former Mill Tailrace and Lewis Pond will be removed for off-site disposal

The responsible parties conducting the assessment and clean-up activities have prepared remediation design documents for review and regulatory approval. A document titled "Draft 100% Remedial Design Report – Soil" was submitted by the consultant for the responsible parties dated September 20, 2013. In February 2013, "30% Remedial Design Reports" were submitted for the following environmental media: Sediment and Floodplain Soil; Groundwater and Surface Water. Copies of the remedial design reports and other regulatory submittals are available for review at both the Office of the Walpole Board of Health, and the information repository at the Walpole Public Library.

The EPA maintains a Site Fact Sheet at the following URL: http://yosemite.epa.gov/r1/npl_pad.nsf/701b6886f189cea85256bd20014e93d/a5eed40083872bd48525690d0044967d!OpenDocument



Site Inspection

Fuss & O'Neill staff have visited the site on multiple occasions to evaluate existing conditions and to develop an understanding of the social impact of the Superfund site on the neighborhood and vicinity. Site inspections were limited by access restrictions implemented by the current property owner. The following Fuss & O'Neill staff have visited the site and conducted limited inspections of the facility.

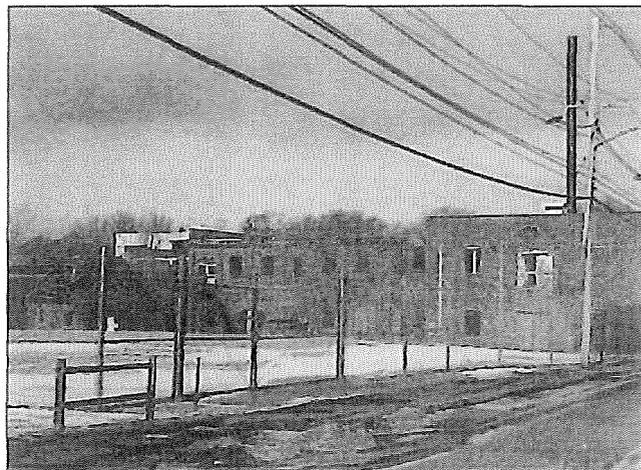
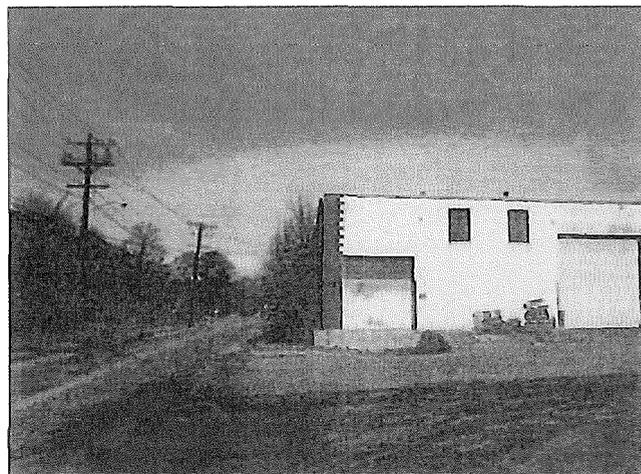
- David Foss, CPG, LSP
- Chris Ferrero, RLA, AICP, CNUa
- Sarah Lewis, AIA, LEED AP, CNUa

The inspection of the facility to the west of South Street included viewing the Area of Containment from outside the perimeter fence as well as an escorted walk along the east, north and west sides of the abandoned building. Fuss & O'Neill was accompanied by Mr. Ashley Bigelow, representative of the property owner, as well as representatives of the Town and EDIC during the portion of the site inspection inside the west side fence line. The site walk did not include the Area of Containment. At the time of the inspection of the west side, the area was secure with an 8-foot high chain link fence topped with barbed wire. No trespassing signs were observed. The west side building is abandoned, boarded up, and based on the overgrowth of vegetation the building appears to be in disrepair.

The inspection included the majority of the property to the east of South Street, with the significant exception of the building interiors. We were not allowed access to the interior of any of the five buildings. We walked the perimeter of the east side, along the top of the embankment near the Neponset River (east of South Street), along the eastern property line viewing the railbed, and around the east side building perimeters. According to Mr. Bigelow, COSMEC is the one business present at the site with approximately three to five full time employees. COSMEC is a Massachusetts company with a primary place of business in Attleboro, Massachusetts.

Our site visit included walking inspections of the surrounding neighborhood along South Street, Gleason Court, Common Street, Clark Avenue, and Cascade Terrace. It was apparent that the industrial nature of the abandoned facility was not congruent with current residential use of the neighborhood and site vicinity. South Street, to the north and south of the site is primarily residential. Clark Street, Gleason Court and Lamplighter Lane are dense residential. The area is within walking distance of the Town Center,

Public Library, and High School. With its abandoned buildings and barbed wire topped fence, the Superfund property is an obsolete relic of a previous era. The west side of the facility is blighted and abandoned. The east side, although not completely vacant, appears to be under-utilized. Overall the facility detracts from the residential nature and sense of neighborhood



Background Research

Current planning, zoning, ordinances, and applicable information regarding available utilities and infrastructure were reviewed along with prior plans, studies, codes and reports provided by the town. These included the Walpole Master Plan and EO-418 Community Development Plan 2004-2024 including the Five Year Update Appendix A-2009, Municipal Facilities Master Planning Study dated June 21, 2013 prepared by the Maguire Group, and the 2011 Open Space and Recreation Plan all of which contained critical information relative to this study. We also reviewed the files of the Walpole Health Department including pertinent sections of the Record of Decision, the regulatory submittals referenced in the Status of Property section, above. Our understanding of the environmental limitations and constraints was based on our review of the design documents prepared by the consultant for the responsible parties as well as participation in meetings with the Town, EDIC, representatives of the responsible parties and regulators from the USEPA and MassDEP.

Stakeholder input was gathered to evaluate the objectives and priorities of the Town of Walpole, Walpole Economic Development and Industrial Corporation (EDIC), Town Administrator, Police Chief, Community and Economic Development Director, and the Council on Aging Director. The EDIC met a number of times to discuss this report and correspondence amongst the interested parties was frequent throughout the process.

Our research and evaluation of site conditions included participation in meetings with the Town, EDIC and stakeholders on the following dates:

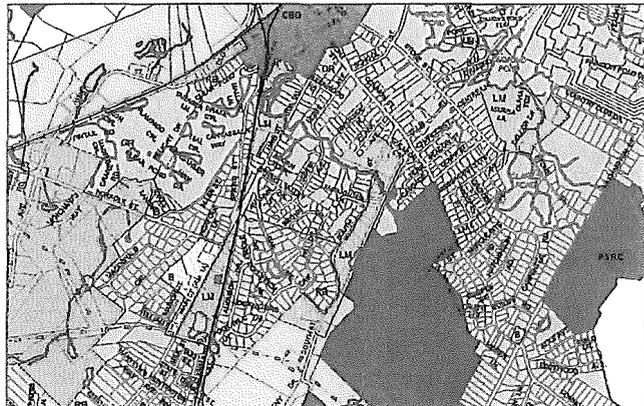
- August 1, 2013 – Site Visit with Town & EDIC
- September 5, 2013 - EDIC
- September 11, 2013 – Town, EPA & MassDEP Regulators, and Responsible Parties
- October 15, 2013 - EDIC
- October 25, 2013 – Conference call with Town & Responsible Parties
- October 29, 2013 - EDIC
- November 19, 2013 - EDIC

Constraints

Based on our review of available background information, constraints and limitations, including setback requirements associated with abutting rights-of-way and wetland areas were documented. At the direction of the EDIC, consistent with the Record of Decision, and the Wetlands Protection Act, the proposed redevelopment plan was focused on the historically developed area to the north of the area of containment on the west side, and the historically developed area north of the Neponset River on the east side of the site.

The site is zoned LM - Limited Manufacturing which requires a minimum 40,000 gross square feet (gsf) lot size, 35% maximum coverage by structures (70% maximum total impervious surface), with a minimum 200 feet of frontage. As the site is divided into two separate parcels by South Street, this study examined only the contaminated parcels north of the river where the eastern property is approximately 185,662 gsf and the western portion is approximately 132,490 gsf.

The required setbacks are large for this zoning category with a required front yard of 50 feet which can include driveways, but cannot include parking spaces. The required side yards are 40 feet and the rear yard is generally 25 feet. However, the rear buffers on the South Street site have additional requirements based on the adjacent properties – a 50 foot rear buffer is required on the west side as it abuts residential uses and no setback is required on the east side where the property abuts the railroad right-of-way. Development in an LM-zoned area requires plantings in the buffer areas where no existing planting is present. This requirement is expected to affect the “rear” buffer area on the west side between the facility and the Clark Street abutting properties.

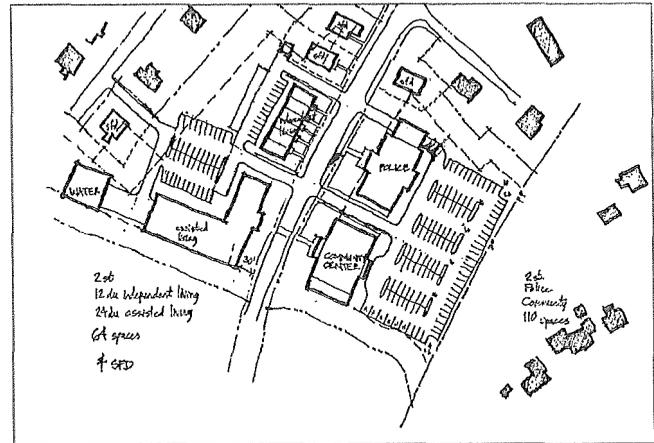


Current Zoning

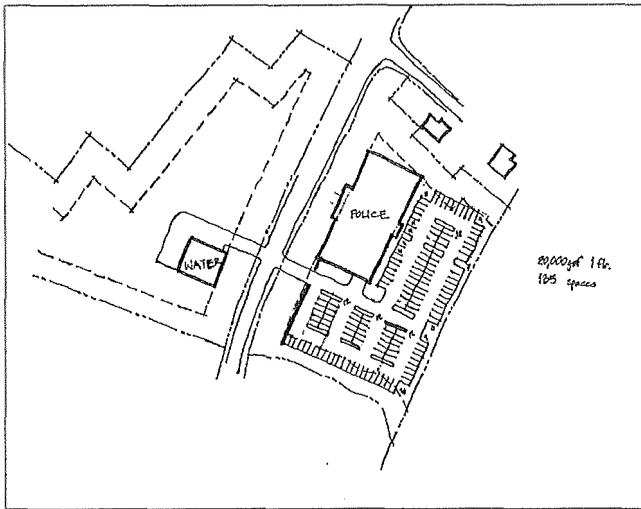
Conceptual Plans

Early Drafts

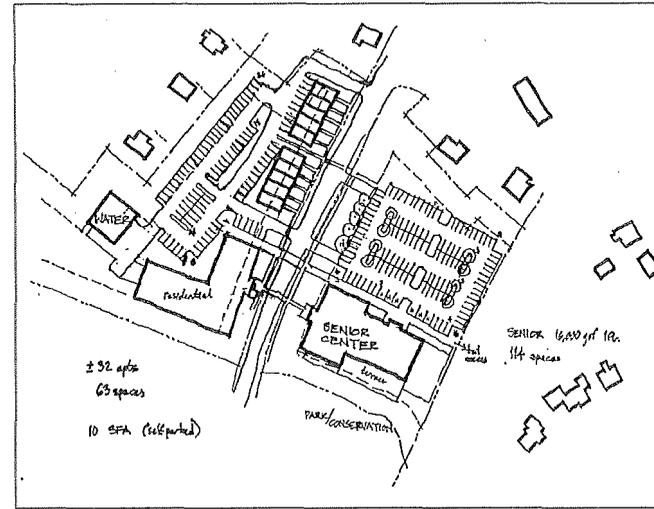
Our process started by looking at the entire property in a "perfect world" scenario. This included assumptions of flexible zoning and no contamination in order to test the development size and yield of the property to start a conversation about possibilities. While both sides of the site cannot realistically be cleaned up enough to be fully occupiable consistent with this "clean slate", there is value in the exercise of thinking holistically. A review of the following sketches was used to facilitate the discussion of redevelopment alternatives with the EDIC.



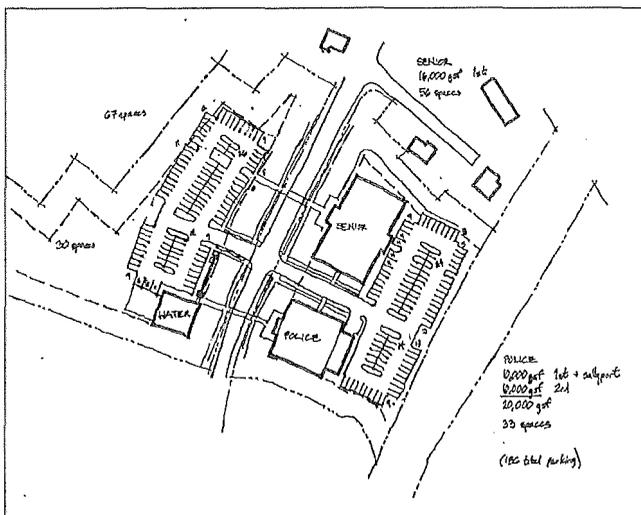
Maximized redevelopment with senior housing on westside
(note: westside development not possible)



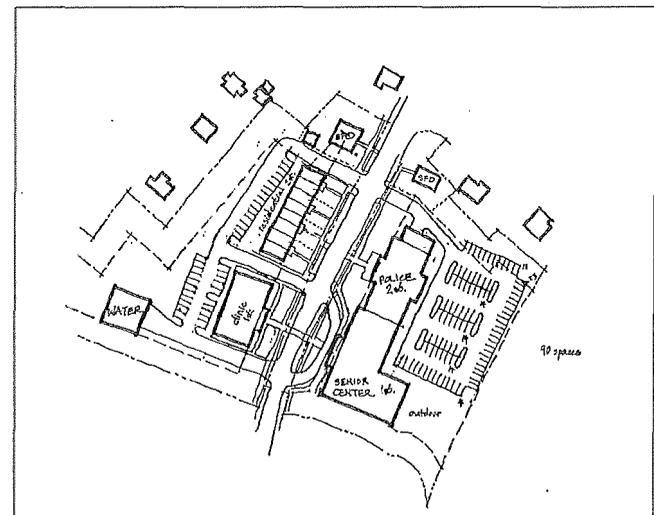
One-story Police Station



Senior Center with residential on westside
(note: westside development not possible)



One-story Senior Center and two-story Police Station and more than required parking on westside shown



Combined Police and Senior facility with clinic and residential
(note: westside development not possible)

First Submission

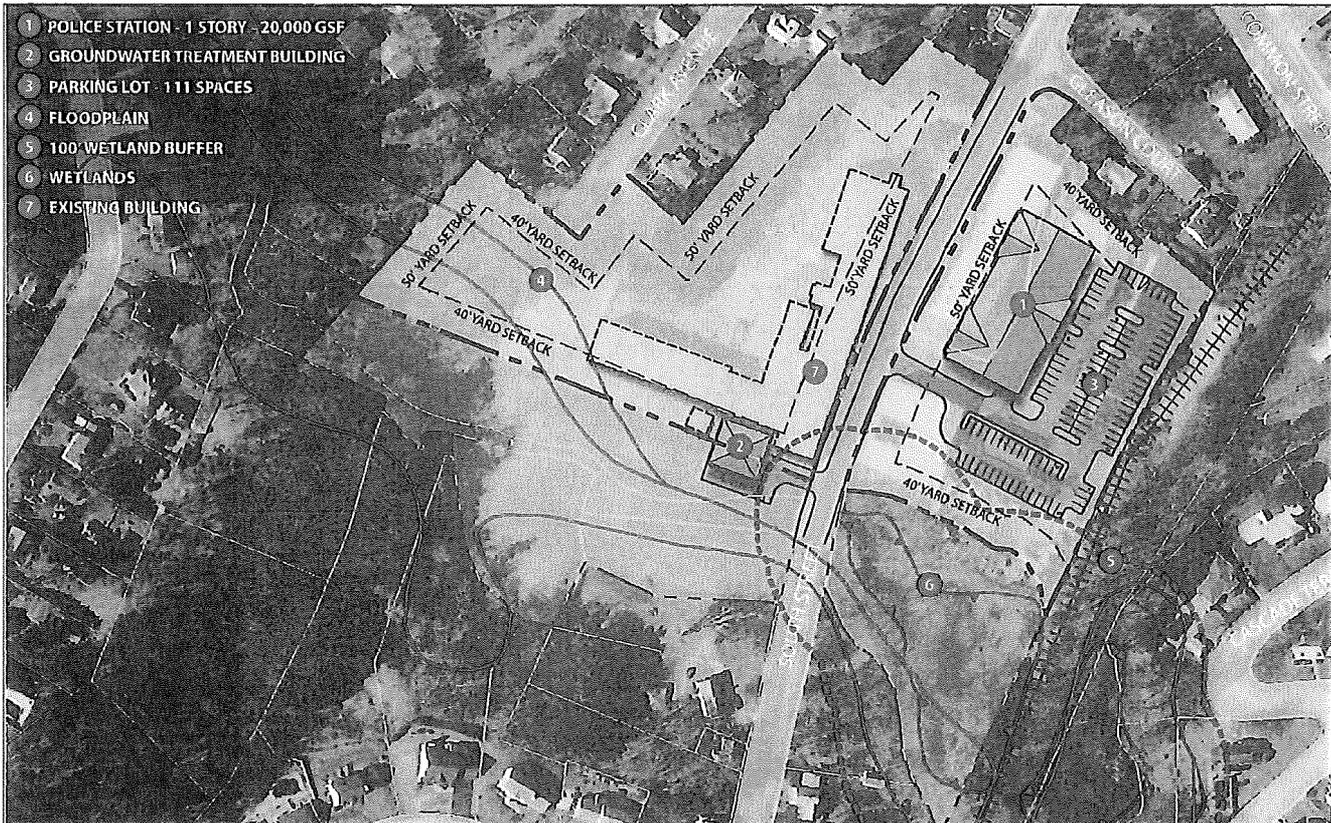
The first submission to the EDIC consisted of four scenarios. The requirements for these studies were based on information provided by the EDIC and information gathered during the research and analysis phase.

The Police Station is a total of 20,000 gross square feet and can be one- or two-stories in height. There is need for a secure access in the form of a "sallyport". Cruisers drive into the sallyport which is then locked prior to the officer taking the suspect in to the building for processing. A facility of this size is anticipated to require approximately 54 parking spaces for police cruisers, staff, and visitors.

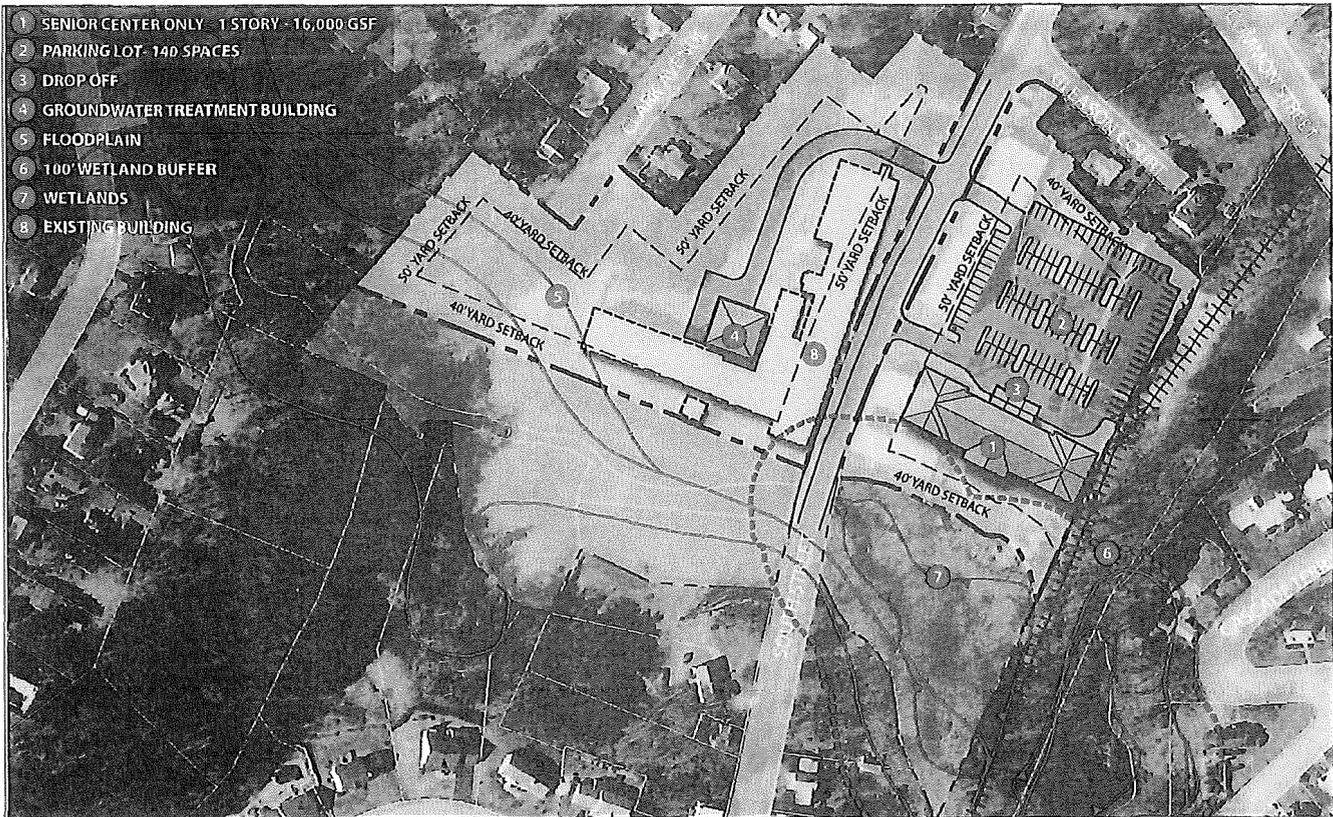
The Senior Center building is a total of 16,000 gross square feet and uses a one-story layout for optimum accessibility. The main entrance includes a vehicle drop-off area and the estimated parking need is approximately 100 spaces.

Scenario One (below) shows just a Police Station on the east-side of South Street. The assumptions for this scheme show a one-story police station with a footprint of 20,000 gross square feet. The parking shown is 111 spaces with separated spaces for the cruisers and other official vehicles. Provision is also made for vehicular access to the secure sallyport.

This scenario does not take advantage of the full potential of the site and its important location as a neighborhood center. Given the site's convenient proximity to downtown and established neighborhoods, the EDIC determined the site should have a wider community benefit than a single facility.



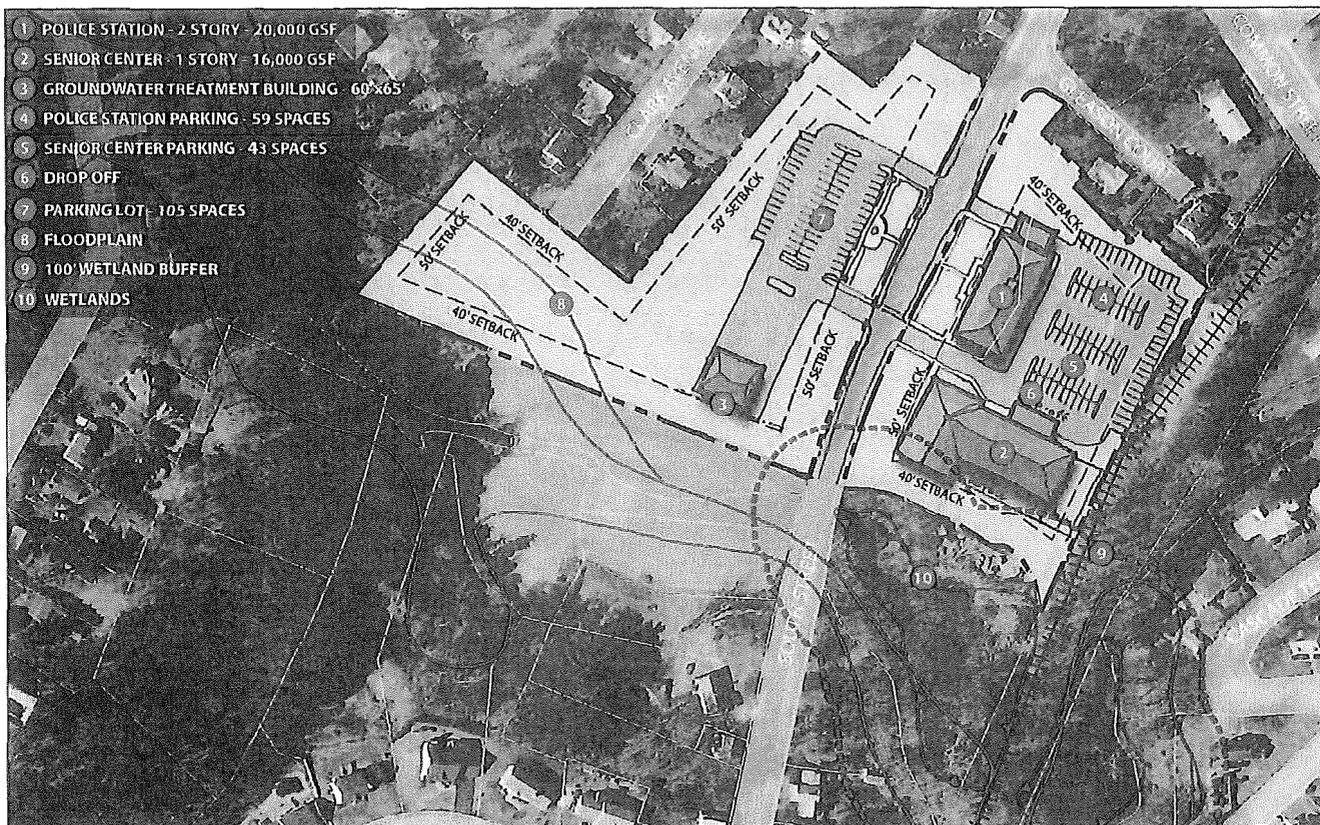
Scenario One: Police Station Only (submittal dated October 15, 2013)



Scenario Two: Senior Center Only (submittal dated October 15, 2013)

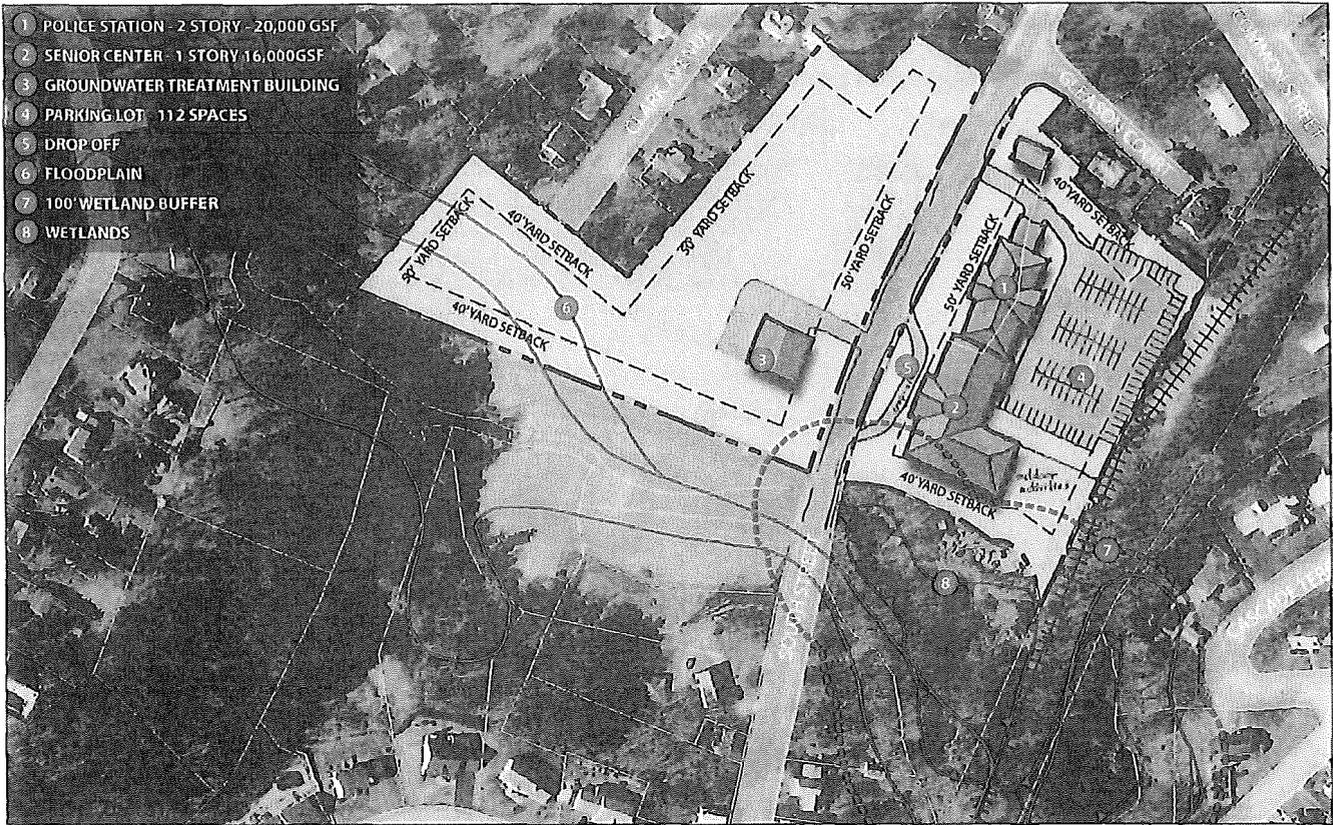
Scenario Two (above) shows only a Senior Center on the east-side of South Street - a one-story building with a footprint of 16,000 gross square feet. The parking shown is an ample 140 spaces. This scenario also depicted a possible location for the Groundwater Treatment Facility on the west side, based on the assumption that the existing west side building would remain.

Similar to Scenario One, this scenario does not take advantage of the full potential of the site and its important location as a neighborhood center. While the Senior Center would be more broadly utilized and a more community focused use, the site would still be under-utilized relative to its full potential. During the course of the evaluation of redevelopment alternatives, it was discussed and assumed that redevelopment planning would include the demolition of the west side building.



Scenario Three: Separate Police Station and Senior Center (submittal dated October 15, 2013)

Scenario Three (above) shows both a Police Station and a Senior Center on the east-side of the property in separate buildings. Co-locating these two important community functions was favored by the EDIC. This approach maximizes the utilization of the site. This option takes advantage of the river and natural resource as an amenity for the Senior Center and provides good vehicular circulation. A limitation in this alternative is that the parking on the east side of South Street is only 95 spaces - barely enough for the senior center alone. To support this alternative for re-use of the east side, it is critical that the building on the west side of the property be removed and site work performed to support the required parking for both facilities. As is detailed in subsequent sections, Scenario Three became the foundation for the Recommended Scheme for Redevelopment.



Scenario Four: Combined Police Station and Senior Center (submittal dated October 15, 2013)

Scenario Four (above) shows a single combined building. The program sizes are the same with the Police Station being two-stories while the Senior Center is one-story. With such a contiguous building footprint, site circulation is less than optimal with only one driveway entrance/exit. There may also be programmatic difficulties with the actual building design or construction because of the different facility requirements (i.e. security versus accessibility) for the Council on Aging and the Police Department. Another flaw in the combined building approach is that it assumes construction as a single project. Given the scope and scale of both a new Police Station and a new Senior Center, funding for the two projects may be phased and it cannot be assumed that the construction would be completed concurrently.

Recommendations

Recommended Scheme for Redevelopment

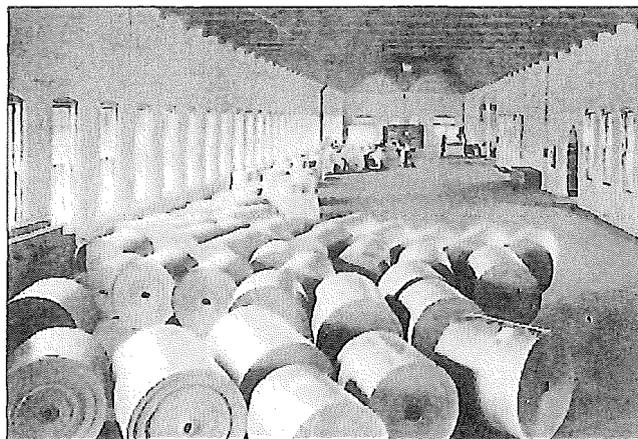
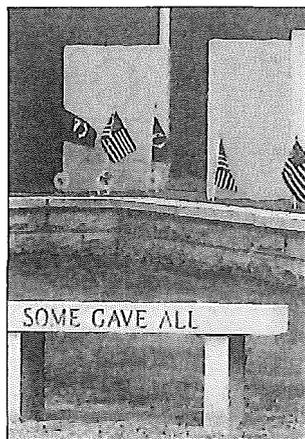
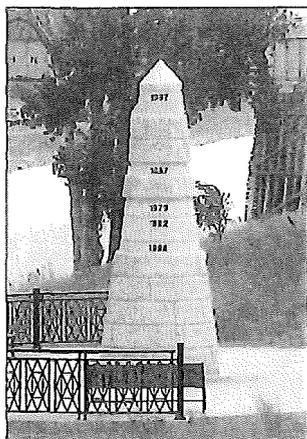
The positive and negative aspects of each of the scenarios were discussed by the EDIC with input from numerous stakeholders involved in the property and the proposed facilities. It was determined that, with a few adjustments, Scenario Three was modified to best fit the needs of the Town and become the Recommended Scheme for Redevelopment (submitted October 29, 2013).

The Recommended Scheme for Redevelopment (facing page) retains the two individual buildings for the Senior Center and Police Station, and creates separate parking areas to the east of the Police Station, recognizing the need for increased security for the police station vehicles. The west side of the property has the Groundwater Treatment Facility located close to the river and floodplain with the remainder of the parcel used for parking and buffer to the adjacent residential properties. The depicted location of the Groundwater Treatment facility building and ancillary truck access was vetted by the responsible parties and the design of the vehicle turn-around was based on a draft design provided by the consultant for the responsible parties.

The Recommended Scheme for Redevelopment includes the sustainable site design features described below, as well as the linkages to Walpole Town Center and the existing trail network. There are a few additional design ideas that should be mentioned and may be incorporated in a more detailed architectural design. As the senior center is sited to overlook the Neponset River, a deck could possibly be extended to the south of the building, over the wetland buffer for usable outdoor space. With careful design, there could be areas of at-grade patio space, along with the deck, and possible gardening opportunities as part of the center's programs. The

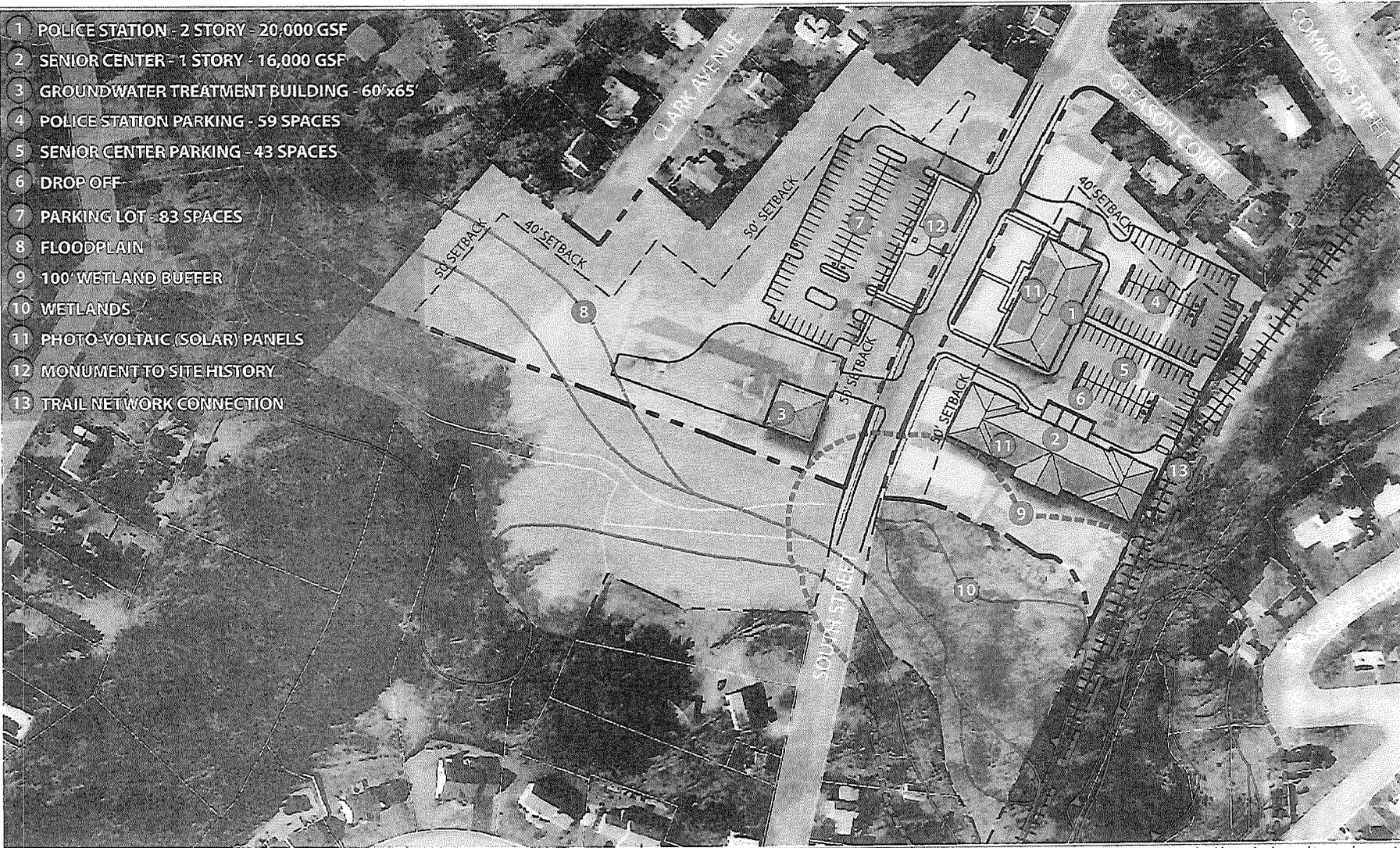
area at the northeast corner of the Senior Center building would be ideal for trail access, including possible educational signage. Given the nature of the site and location, we envision the educational opportunities to include both site history and natural resource preservation /conservation.

The Recommended Scheme for Redevelopment includes an area on the west side of south street for the placement of a monument or historical marker. Based on input from the EDIC and stakeholders including neighborhood residents, it would be appropriate for the monument to include educational signage and graphics that document the long-term role of the site in the community, and may include a memorial dedicated to those who have been affected by the uses of this property over the centuries. As shown, we recommend that this monument be located directly across South Street from the police station, however, if the ultimate design of the monument requires more space, it could be sited on the northern portion of the west side parcel.



Historical monument and educational feature explaining the former use and context of the site.

- 1 POLICE STATION - 2 STORY - 20,000 GSF
- 2 SENIOR CENTER - 1 STORY - 16,000 GSF
- 3 GROUNDWATER TREATMENT BUILDING - 60'x65'
- 4 POLICE STATION PARKING - 59 SPACES
- 5 SENIOR CENTER PARKING - 43 SPACES
- 6 DROP OFF
- 7 PARKING LOT - 83 SPACES
- 8 FLOODPLAIN
- 9 100' WETLAND BUFFER
- 10 WETLANDS
- 11 PHOTO-VOLTAIC (SOLAR) PANELS
- 12 MONUMENT TO SITE HISTORY
- 13 TRAIL NETWORK CONNECTION



Recommended Solution: Separate Police Station and Senior Center with additional police parking on the west side

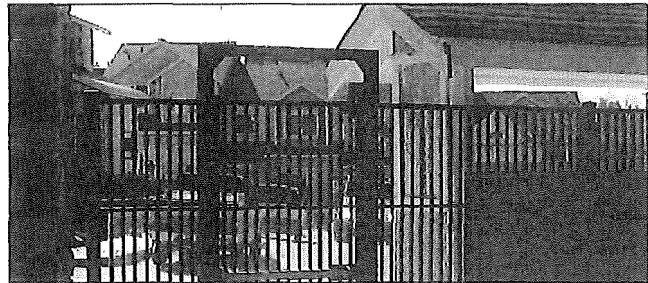
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Groundwater Treatment

Fuss & O'Neill has depicted the recommended location of the proposed groundwater treatment facility building on the final layout of Recommended Scheme for Redevelopment. The size and scale of the treatment building is based on information provided by the EDIC, as well as information provided by the Superfund responsible parties and their environmental consultant. The location of the treatment building was selected to address the following criteria:

- Proximity to the groundwater plume requiring treatment
- Location within the historic building footprint / and outside the Area of Containment
- Reasonable vehicular and utility access to South Street
- Minimize "disruption" of the balance of usable land area on the west side of South Street - - to support municipal parking and green space
- Maximize distance from the neighboring residence on Clark Avenue

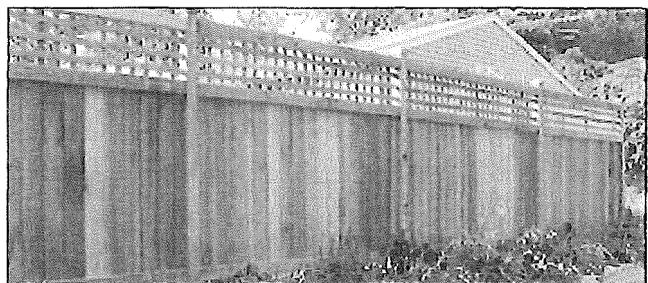
Portions of the site, including the Groundwater Treatment facility, will need to be isolated from the areas of passive recreation, and secure from public access. It is acknowledged that fencing will be required. It is also understood that given the nature of the Superfund site, the fencing and access restrictions will be a permanent feature of the property. We recommend that, to the extent feasible, the fences be of a material and detail that is appropriate to the surrounding residential area, rather than strictly utilitarian in design.



Fencing alternative in metal



Fencing alternative in wood



Privacy fence appropriate to the surrounding residential properties

Order of Magnitude Opinions of Cost

Fuss & O'Neill has developed estimated budgets and Opinions of Cost for the programmatic features presented in this report and depicted on the Final Plan. The detailed spreadsheets are presented in a Technical Memorandum dated November 26, 2013, issued as a separate deliverable concurrent with the publication of this report. Our objective in developing these costs was to provide the EDIC and Town budget estimates that may be used to support of redevelopment planning. The opinions of cost allow for the evaluation of financial cost that may be balanced by non-financial benefits that would result from the redevelopment of the Superfund site. In addition to the concrete benefit of a new Police Station and a new Council on Aging facility, other benefits of redevelopment include:

- Removal of the blighted and abandoned mill complex from the residential neighborhood
- Elimination of the public safety risk posed by the abandoned buildings
- Final resolution of the tax burden placed on the town by property owner due to tax delinquency
- Creation of public spaces – open green space around the west side parking area, and public access to the eastern side of the property
- Improved access to the improved Neponset River natural resource area
- Enhancement of pedestrian connectivity of the South Street neighborhood

The budget estimates presented in the Opinions of Cost technical memorandum may be used by the EDIC and Town for budgeting and planning purposes. We intended that the level of detail provided would be useful to facilitate positioning the Town for future grant or funding applications.

As an engineering opinion of cost, the budget estimate should be considered a range for planning purposes. We recommend a range based on the estimated budget with factors of -30% and +50%. Thus the budget estimates for the recommended redevelopment program are as follows.

Budget Ranges

Program	Opinion of Cost	Range
West Side	\$2,780,000	1.9 to 4.2 Million dollars
East Side	\$15,060,000	10.6 to 22.6 Million dollars

New Construction*

Police Station: 6 to 9 Million dollars

Senior Center: 3 to 4.5 Million dollars

*New Construction, assumes earthwork and sub-slab components are in place. Cost estimate assumes construction of foundation and building. Neither the New Construction break-out (above), nor the Opinion of Cost spreadsheets includes program-specific facilities, furnishings or equipment (FF&E). The Opinions of Cost spreadsheets include earthwork, site restoration, and paved parking facilities. These "site work" components are excluded from the "New Building Construction" break-out values (above).

Line item details, assumptions, and unit costs presented in Technical Memorandum.

Our conceptual level cost estimates provide a basis for future budget allocations and may be used by the EDIC and Town to determine financial feasibility of the recommended redevelopment program. The estimates include contingency in order to take into consideration future uncertainties in the construction market such as inflation, materials, labor costs, and other items that cannot be well defined at this level of design.

Environmentally Sensitive Design

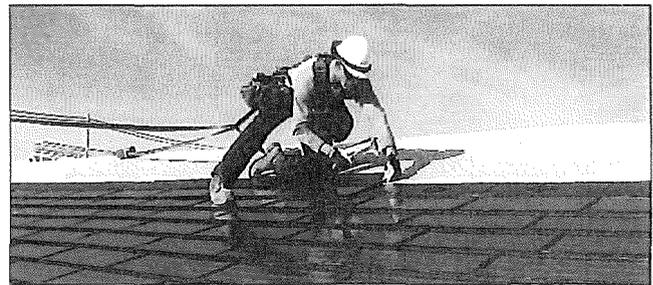
Sustainable Design Features

Based on our analysis, it is the preference of the Town and the EDIC to maximize the sustainable design features in the proposed construction project(s). As new construction there is an opportunity for the Town to incorporate “green” building features. A substantial benefit inherent in the project is the re-use and redevelopment of a tainted property, however, additional elements can be incorporated into the design to make the buildings even more sustainable. We recommend the facility design include solar photo-voltaic panels to reduce power costs, rainwater harvesting for landscape maintenance, and use of materials produced locally. The detailed design of these features will be performed by the architects developing plans for both the Police Station and Senior Center.

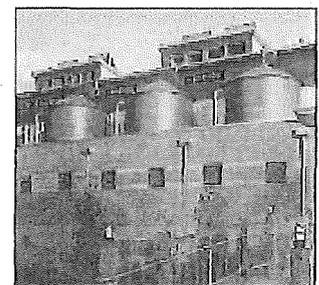
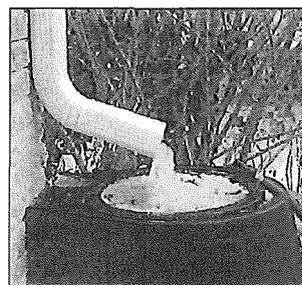
Even small design decisions can make a difference in reducing maintenance costs. We recommend planting native species and low water-use landscape, such as groundcover instead of grass lawn where that supports the end use of each facility. To the south of the Senior Center building, there is an opportunity to extend the habitat of native species and recreate the viewscape of the historic water way. This approach is protective of the environment, minimizes the long-term maintenance costs, and will have a measurable financial benefit to the Town. As presented above, assessments performed have documented that portions of the site will be redeveloped over engineered barriers and contaminated soil. As such, design of storm water management and infiltration structures will require a review of environmental conditions. Historic contamination does not preclude the use of rain gardens or engineered swales to manage storm water to maximize infiltration and place minimal additional burden on the Town’s existing infrastructure. Based on the design depicted in the Recommended Redevelopment Scheme (below), the overall pervious area of the property will increase from 22% to 40%. The reduction of impervious area, and the management of storm water infiltration to avoid areas of potential contaminant migration will provide a long-term benefit to the neighborhood and the Neponset River.

In addition to the long-term environmental benefit of these sustainable design features, there is a short-term benefit as well. It is an objective of the Town and EDIC to enter into a Covenant Not To Sue with the Commonwealth of Massachusetts (MassDEP and office of the Attorney General). The planned use of sustainable

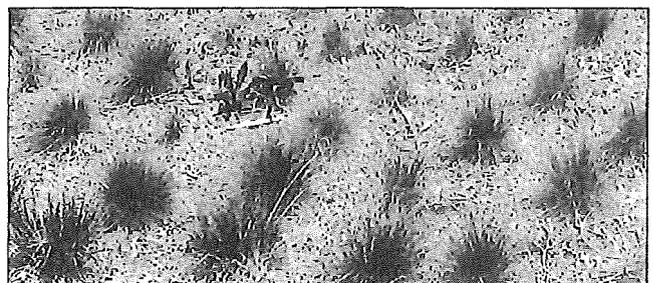
design practices is evidence of the Town’s intent to maximize the environmental and public health benefits of the redevelopment project. It is our understanding that this approach is deemed favorable by the State regulatory authorities with whom a Covenant Not To Sue will be negotiated.



Solar panels as roofing or maybe added at a later time



Rainwater harvesting as a possible design feature

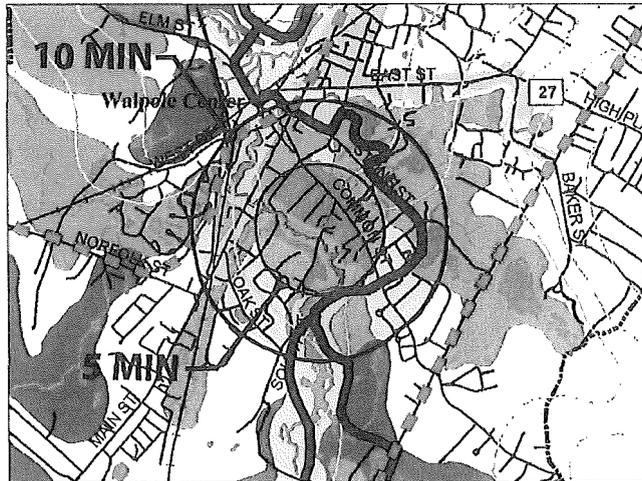


Groundcover instead of lawn and other low-maintenance landscape

Linkages

The site is within 1/2 mile, an average 10 minute walk, of downtown Walpole and its shops and restaurants. While this proximity will help the police force in their response times, it is more significant for the senior center. As there are sidewalks and crossing points for pedestrians between South Street, Common Street, and Main Street; the downtown can be an active feature in the center's programming. Site redevelopment will create an extension of the Town Center from the Town Common to South Street.

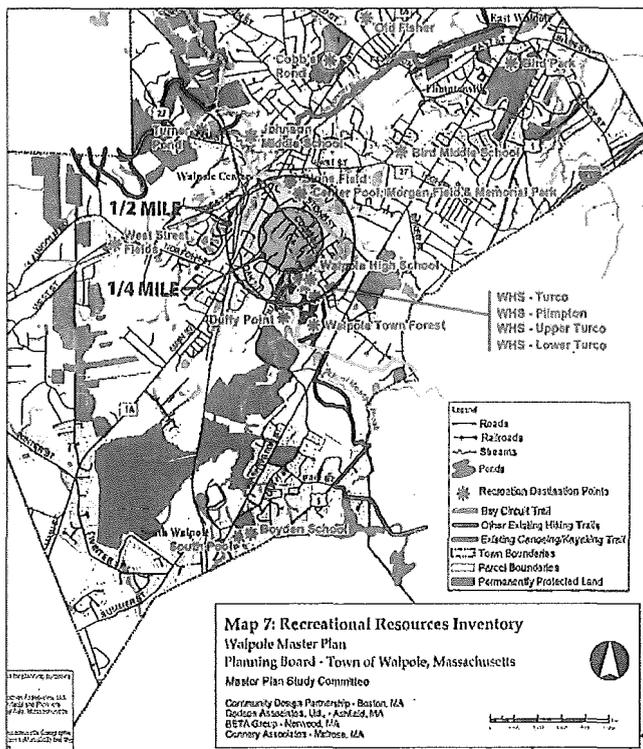
To the east of the east side of the property is an unused railroad easement that has the potential to become a rail trail. The location of the Senior Center and its public parking areas will make the location a starting point for users of the Town trail network, or it may be a well-timed rest stop for walkers and cyclists using the greenway system, parks, and pond amenities. Given the distances and minimal elevation changes, we believe the trail network will support easy nature walks from the site to Memorial Park and Diamond Pond to the north, along the Neponset River and to the Town Forrest to the south, as well as a connection to the active recreation facilities at the High School.



Walking radii from the senior center



More natural areas through woods



Linkages to the open space network throughout the town



More formal areas with furniture and pocket parks

Summary

For hundreds of years, the Site has played an important part in the history of the Town of Walpole. For a generation however, the site has been under-utilized, blighted, and a negative draw on the neighborhood and the Town's resources. We are at a point, where there is a clear opportunity for changing the balance and tipping the scales so that the site is a valuable municipal asset. The site is easily accessible to the Town Center, the High School, the Public Library, and the municipal trail network. Redevelopment of the Site will enhance the connection between the South Street neighborhood and the rest of Walpole. Implementing the redevelopment of the site, in a manner consistent with the *Recommended Scheme for Redevelopment* will address municipal needs for public facilities and will put to rest the long-term issue of a permanent cap over the USEPA-regulated Superfund site.

Our research and analysis has incorporated the input and feedback of numerous stakeholders, including the parties referenced in the Credits. The outcome of this process is the *Recommended Scheme for Redevelopment*. It has to be highlighted that there is consensus support for this approach among the Town, EDIC, municipal staff and vocal neighborhood residents. For many years neighborhood residents and Town representatives have voiced their concerns related to the site. One of the most important outcomes of the analysis we performed, is the confirmation of a consensus approach and agreement on the benefit for redevelopment of the site. This document takes into account the stakeholder's concerns, but also gives voice to future plan and objectives of the Town, EDIC, and neighborhood residents.



FUSS & O'NEILL

50 Redfield Street, Suite 100

Boston, MA 02122

617.282.4675