



TOWN OF EAST LONGMEADOW  
60 CENTER SQUARE  
EAST LONGMEADOW, MA 01028

*Thomas D. Christensen, Town Manager*  
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(413)525-5400 ext. 1100

## **Application Information Sheet**

(1) **Applicant Identification**

Town of East Longmeadow

(2) **Website URL**

<https://www.eastlongmeadowma.gov/>

(3) **Funding Requested**

a. **Grant Type**

Single Site Cleanup

b. **Federal Funds Requested**

\$4,000,000

(4) **Location**

East Longmeadow, Hampden County, MA

(5) **Property Information**

Carlin Combustion (formerly R. E. Phelon Company, Inc., map attached)  
70 Maple Street  
East Longmeadow, MA 01028

(6) **Contacts**

a. **Project Director**

Dr. Rebecca Lisi, Deputy Town Manager  
60 Center Square  
East Longmeadow, MA 01028

b. **Chief Executive/Highest-Ranking Elected Official**

Thomas Christensen, Town Manager  
60 Center Square  
East Longmeadow, MA 01028

(7) **Population**

East Longmeadow population: 16,430 (2020 Census)

(8) **Other Factors** Applicants claiming one or more of the other factors below must provide a summary in the Narrative on the applicable other factor(s). Please identify which of the below

items apply to your community/proposed project by noting the corresponding Narrative page number. **If none of the Other Factors apply to your community/proposed project, please provide a statement to that effect.** EPA may verify this information prior to selection.

<b>Information on the Other Factors</b>	<b>Page #</b>
Community population is 15,000 or less.	n/a
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	n/a
The proposed site(s) is impacted by mine-scarred land.	n/a
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	3 and 4
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	n/a
The proposed site(s) is in a federally designated flood plain.	n/a
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	n/a
The reuse of the proposed site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3 and 8
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	n/a

**(9) Releasing Copies of Applications**

Not applicable

## 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

### Target Area and Brownfields

#### a. Overview of Brownfield Challenges and Description of Target Area

The Town of East Longmeadow, Massachusetts is a small, rural community bordering Springfield, the second largest city in Massachusetts, and is located approximately 90 miles west of Boston. The Town covers 13.4 square miles near the southwest corner of the Pioneer Valley in Hampden County and has a population of 16,430 according to the 2020 U.S. Decennial Census. Historically, East Longmeadow was known for its rich sandstone quarries, which shipped red and brown sandstone to locations across the United States via rail. East Longmeadow sandstone was used in the construction of the original Smithsonian Institution Building (also known as the Smithsonian Castle) on the National Mall in Washington, D.C. The Industrial Era included various manufacturing facilities for consumer products and plastics as well as many grist and saw mills. This industrialization led to economic growth in the late 1800s and early 1900s; however, by the early 20<sup>th</sup> century, these businesses significantly declined leaving behind many brownfields and their negative impacts of blight and contamination on the land. Even the railroad line that supported the fifty quarries and mills was abandoned by 1980s.

**The Target Area for this cleanup grant is the Town of East Longmeadow’s proposed Center Town District (CTD) – census tract (25013813403).** The Target Area directly abuts the City of Springfield, which according to the Massachusetts Office of Energy & Environmental Affairs, is entirely within block groups designated as low-income, minority and/or otherwise disadvantaged. Some of the sensitive populations living in the Target Area include children, women of childbearing age, low-income, senior, and minority residents. The target site’s proximity to the town’s well-used pedestrian rail trail may create additional risks for sensitive populations who do not live in the target area, but who utilize the rail trail for recreational purposes. **The CTD is being created as a special zoning area for mixed-use (commercial-residential) development.** The CTD is the primary walking and business corridor of the town and sits adjacent to the town’s 1.7-mile pedestrian rail trail that is actively used by residents and visitors to the Town for recreational purposes. Maple Street is the main road that runs through the Target Area.

According to the Massachusetts Department of Environmental Protection (MassDEP) Data Portal for Waste Sites & Reportable Releases (website), there are 108 known contaminated release sites in East Longmeadow, amounting to approximately one release site per 150 residents. **The majority of these release sites are disproportionately located in the CTD Target Area.** Impacts at these release sites include soil and groundwater contaminated with metals, volatile and semi-volatile organic compounds (VOCs and SVOCs), polychlorinated biphenyls (PCBs), petroleum, hazardous building materials and historic fill. The presence of these brownfields has a negative impact on the community resulting in decreased property values and tax base, health and safety concerns, diminished local investment and redevelopment, and exposing the vulnerable populations that live, play, and/or work in the area, to these contaminants. The town desperately needs this cleanup grant, because without the support from the EPA, the target brownfields site will remain contaminated, and the longstanding environmental, economic, and health challenges faced by the community will persist.

#### b. Description of the Priority Brownfield Site(s)

The **Target Site, known as Carlin Combustion (Carlin)**, is located at **70 Maple Street** in the heart of the target community. The property encompasses approximately **4.1 acres (178,596 square feet)** and was formerly owned by R.E. Phelon Company, Inc. before being acquired by the Town through tax lien foreclosure in June 2023. The Site is currently zoned “Multiple” (Industrial and Municipal Improvement) and historically operated as a commercial-industrial manufacturing facility producing heat combustion products. Its strategic location along the North-South rail transport system supported decades of industrial activity.

**Today, the Site consists of a vacant 80,452-square-foot, single-story commercial-industrial building** constructed of concrete block with steel framing and a slab foundation. A later addition features vinyl board and batten siding. The building has a tar-and-gravel flat roof, and the remaining property is largely covered by asphalt pavement.

Historical operations and subsequent investigations have documented releases of **chlorinated volatile organic compounds (CVOCs), PCBs, and petroleum constituents**. Previous owners attempted partial response actions by relocating PCB-impacted shallow soils into the building interior. Upon taking ownership, the Town secured the building, padlocked doors, and installed fencing to restrict access. Following recommendations from MassDEP, additional fencing and signage were placed along the adjacent rail trail to protect users (pedestrians/cyclists/skaters/etc.) and pets from contaminated areas.

Recent assessments confirm that residual contamination in soil poses unacceptable risks to future residential and passive recreational users without extensive remediation. CVOOC impacts to groundwater are migrating off-site, creating potential vapor intrusion risks for downgradient occupied buildings—one such incident has already occurred. These conditions present a significant barrier to the Town’s redevelopment goals, which include **transforming the Site into mixed-use and multi-family housing development as part of a pedestrian-friendly, compact development corridor**.

In its current state, the Site threatens sensitive receptors, particularly the elderly, women of childbearing age, children and pets using the adjacent rail trail and vegetated areas. Without EPA cleanup funding, the Town cannot feasibly implement the remedial actions necessary to reduce risk and enable safe reuse. Federal support will prevent further migration of contaminants, protect public health, and unlock redevelopment opportunities that align with community priorities for housing and economic revitalization. Cleanup of this gateway parcel will catalyze investment in a larger mixed-use corridor, advancing long-term sustainability and livability goals.

### **Revitalization of the Target Area**

#### **c. Reuse Strategy and Alignment with Revitalization Plans**

The Carlin Combustion Site is a key property in the primary walking and business corridor of the town. The property sits adjacent to the town’s 1.7-mile multimodal Redstone Rail Trail that is actively used by residents for recreational purposes and is located on Maple St. which is a main traffic route in and out of town. The location will be incorporated into the mixed-use (commercial-residential) zoned corridor that will become East Longmeadow’s Center Town District (bylaw language currently being reviewed by the Town Council and Planning Board,). With this goal in mind, **preliminary re-use plans developed by UConn-TAB (May 2025)** illustrate the Target Site’s potential to accommodate three mixed-use, multi-family residential buildings with a density of 10- 12 units/acre, complimented by shared parking and open recreation areas. The Town is presently considering bylaw language to allow a density of between 15 and 20 units/acre, which is being supported by civil engineering renderings that demonstrate how these higher-density housing typologies can succeed in this area. These efforts reflect a proactive approach to meet housing needs while fostering sustainable development.

The reuse strategy aligns directly with **East Longmeadow’s Resilient Master Plan (2021)**, which was developed through a community-driven process, and calls for a compact, mixed-use, and pedestrian-friendly Town Center as a means to low-impact, community development. The Target Site’s central location in the CTD makes it a critical parcel for advancing the Town’s economic and community development goals. Its proximity to the rail trail and transitional location between the established residential neighborhoods and future mixed-use district ensure that redevelopment will strengthen community connectivity and cohesion while enhancing livability.

**Housing diversity is a top priority for East Longmeadow.** The **Town’s Housing Needs Assessment (November 2025)** and socioeconomic projections in the **PVPC 2024 Regional Transportation Plan** confirm increasing population trends and a growing demand for housing options in the area. Current zoning presently allows only for the development of single-family housing and multi-family dwellings are restricted to senior housing, assisted living, and nursing home facilities. Despite the passage of the Massachusetts Affordable Homes Act (February 2025), which mandated the by-right residential siting of Accessory Dwelling Units (ADUs), the Town has only received applications for two building permits for ADUs, which emphasizes the need for more impactful solutions. The Town recognizes that there is a clear and urgent need to provide more diverse and affordable housing for options for residents and views the creation of a dense, mixed-use, residential-commercial corridor as a solution. By revising its current zoning and providing more housing at the center of town, close to amenities, with more variation in housing products and price points, the Town is aiming to retain more residents at every stage in an individual’s life cycle. Housing diversity and density will allow more people to find housing options in town that suit their needs, such as young people returning home from college, or seniors who are

looking to down-size their residences and “age in place,” in the community with which they are most familiar. In accordance with the Town’s **Open Space and Recreation Plan (2019)**, this dense, mixed-use development also has the additional benefit of preserving green and open spaces that contribute to the town’s ability to manage storm water during extreme weather events and amplify its extreme weather resilience while also providing pedestrian connections to the existing rail trail. The Target Site is NOT located in a federally designated flood plain, further supporting its suitability for the proposed redevelopment.

d. **Outcomes and Benefits of the Reuse Strategy**

The benefits of unlocking the potential of brownfields in the Target Area are significant. Once the proposed site is cleaned up and mixed-use re-zoning complete, the parcel will be developed as an integral part of the East Longmeadow’s Center Town District. The Town is reviewing a zoning and map amendment that would create a mixed-use, commercial-residential district with ample green space and pedestrian connections to the existing rail trail. The by-law language is based on a Smart Growth approach to redevelopment that prioritizes dense commercial-residential development, in-fill development, historic preservation, and the preservation of green space. These principles all provide a scaffolding that supports community economic development and extreme weather resilience. A walkable town center with a mix of commercial and residential uses will stimulate economic development by creating more ground-floor commercial spaces near pedestrian and rail trail traffic that can support local storefronts and businesses. Dense housing, near amenities, is better at attracting younger and older generations of residents and it tends to retain its value over time. The buildout of this area will help stabilize the tax rate in the short-term, by supporting “new growth,” and in the long-term, by increasing the tax base and number of residents contributing to the maintenance of municipal services. Focusing development within a dense, mixed-use, compact corridor is an opportunity to reduce infrastructure loads and conserve existing green and open spaces. It is also a risk mitigating strategy that helps protect local wetlands and other environmentally sensitive areas. Increased walkability and green amenities can help offset heat island effects, improve air quality, and, of course, lower greenhouse gas emissions. While the reuse strategy for the Target Site does not call for the siting of renewable energy sources, it is extremely likely that the mixed-use development projects that emerge will incorporate various energy efficiency measures. Since 2009, Massachusetts has utilized a “stretch energy code” (225 CMR 22.00 and 225 CMR 23.00) that ensures that new buildings are designed and constructed with energy efficiency in mind. The Carlin Site is not just a cleanup project, it is the cornerstone of the Town’s strategy to revitalize its economic base, enhance livability, and create a resilient future. Federal investment will transform this brownfield from a source of risk into a driver of opportunity and much needed housing, benefiting residents, businesses, and the region for generations to come. The activities to be funded under this grant support the “Great American Comeback Initiative,” specifically “Pillar 1: Clean Air, Land, and Water for Every American” by cleaning up a hazardous site which will reduce the potential for toxic air emissions and advance conservation as part of the proposed redevelopment while also fostering economic growth for families, as well as “Pillar 3: Permitting Reform, Cooperative Federalism, and Cross-Agency Partnership” by working together with the EPA and MassDEP.

**Strategy for Leveraging Resource**

The Town has been very successful in leveraging funding from a variety of sources to complete the redevelopment of similar properties in the Target Area. The Town will continue to leverage essential funding resources, as necessary, to support the completion of assessment, remediation, and subsequent reuse of the Target Site.

e. **Resources Needed for Site Characterization**

In pursuit of these grant funds, the Town obtained assistance from MassDEP for site assessment activities totaling approximately \$25,000. The Town has partnered with Pioneer Valley Planning Commission (PVPC) on various aspects of assessment, cleanup and reuse planning for the project. PVPC is committing approximately \$75,000 of additional funding resources for site characterization from its EPA Assessment Grant.

f. **Resources Needed for Site Remediation**

In addition to the assessment funding MassDEP has already provided, it is committing an additional \$250,000 to Site cleanup activities. The Town, through its Council, has also committed \$250,000 to cleanup and/or reuse planning expenses. These expenses may include costs associated with regulatory reporting, remedial design, sampling and analysis of environmental media, building demolition, and/or the implementation, operation, and/or monitoring of the selected cleanup alternatives.

**g. Resources Needed for Site Reuse**

There is significant interest in the site from developers, but EPA Brownfields Cleanup funding is a critical first step to ensuring a financially feasible and successful development that aligns with the community’s priorities; therefore, no additional firm leveraging commitments are yet in place for the site reuse. The Town is currently working with the community to refine development objectives for the site. The Town anticipates and is committed to working to pursue numerous leveraged resources to support the project which may include, but may not be limited to, resources identified in the following table:

<b>Name of Resource</b>	<b>What Resource is For (e., f. or g.)?</b>	<b>Is Resource Secured or Unsecured?</b>	<b>Additional Details or Information About the Resource</b>
PVPC (EPA Assessment)	Assessment (e.)	Secured - Written	\$75,000; Assessment/remedial pre-characterization of soil and groundwater to be completed prior to June 2026
MassDEP	Assessment (e.) Cleanup (f.)	Secured - Complete Secured - Written	\$25,000 \$250,000; To fund a portion of site cleanup
Town of East Longmeadow	Cleanup and/or Reuse Planning (f./g.)	Secured – Written	\$250,000; To fund a portion of the cleanup
MassDevelopment	Brownfield Redevelopment Fund and/or Site Readiness (f./g.)	Unsecured	Funds generally up to ~\$750,000 for cleanup and/or up to \$500,000 for reuse (preparation and pre-development activities). Loans and/or grants will be applied for if needed, at applicable time.
Mass Brownfields Tax Credit Program	Reuse	Unsecured	Credit for cost incurred on a Brownfields remediation project. City will work with eligible developers / non-profit organizations as appropriate.
Mass New Market Tax Credit	Reuse	Unsecured	Created to stimulate business investment in designated low-income communities.

**h. Use of Existing Infrastructure**

The Town will use existing infrastructure (water, sewer, gas, electricity, transit and internet) readily available in the Target Area and at the Target Site, as well as at the adjoining streetscape, to support the proposed redevelopment and reuse activities at the Site. Existing infrastructure has the capacity to handle this expansion and initiate redevelopment. The Town is actively revising its zoning regulations to enable the successful redevelopment of the Target Site and the broader Target Area (the CTD). To advance these efforts, the Town is allocating general purpose funds to cover the costs associated with drafting, reviewing, and implementing these zoning changes, ensuring that regulatory frameworks align with community-driven revitalization goals.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**Community Need**

**a. The Community’s Need for Funding**

Considered a “small” community due to its population at just over 16,000, the Town of East Longmeadow cannot fund this cleanup on its own due its extremely limited tax base. For Fiscal Year 2026, the Town passed a \$79 million general fund budget to cover all operating costs for the Town and Public Schools. The Town estimates remediation and reuse costs to be approximately \$4 million, which represents 5% of our total budget expenses. The Town cannot take on this expense without shouldering significant cuts to Town staffing levels and services. Additionally, the Massachusetts Municipal Association (MMA) recently released a [report](#) that documents the ways that municipal budgets are being squeezed by the cap imposed by MA Proposition 2 ½, which has not kept pace with post-COVID rates of inflation, and reductions in unrestricted (Federal and State) Aid. These pressures further limit the Town’s ability to raise adequate revenues that respond to community needs. Due to the limited levy ceiling that Prop 2 ½ places on annual residential taxes increases, town residents have already moved to take on an added tax burden outside of the permanent tax rate by voting to fund the construction of a new high school and natatorium through a debt exclusion override. Therefore, town residents are not in a position to take on any additional tax burden to fund site cleanup. This grant will fulfill the community need for environmental remediation and support the public health and safety necessary for this community to overcome serious

environmental threats and health disadvantages. The grant will make it possible to reuse the area for dense, mixed-use, and multi-family housing with recreational areas that are overwhelmingly absent throughout the town today.

**b. Health or Welfare of Sensitive Populations**

The Target Site is in census tract 25013813403 which has the presence of **two sensitive populations at greater rates of incidence than the national average, unemployed individuals (7%) and older adults over age 64 (21%)** according to the EPA. Regionally, the loss of affordable housing, rising house prices and cost of living continue to exacerbate problems for older adults who are often on fixed incomes or unemployed. The reuse strategy for this property directly addresses the needs of these two sensitive populations. First, because the town is seeking to stimulate the local economy with mixed-use commercial-residential development on the site, there should be an increase in the number of job opportunities available to individuals who are willing and able to work. Second, by providing a dense, multi-family housing options at various price points in the center of town, there is an increased ability for older adults to downsize from a single-family home into a dwelling unit that is smaller, easier to maintain, and more conveniently located close to amenities. Additionally, East Longmeadow has a 16% population of individuals with disabilities which is a 1.4 greater incidence than the State and a 1.2 greater incidence than the nation. According to the US census, the local veteran population at 6.3% is also greater than that of Massachusetts (3.9%) and of the US (5.9%) according to the 2024 American Community Survey 1-year estimates.

**c. Greater Than Normal Incidence of Disease and Adverse Health Conditions**

A query run on the Massachusetts Environmental Public Health Tracking website related to **pediatric asthma** for boys and girls in East Longmeadow demonstrates that for the school year 2023-2024 the prevalence was 12.2, statistically significantly higher than the state prevalence, meaning that the high prevalence is unlikely due to chance alone. EPHT also shows Standard Rates of Incidence for **cancer** in East Longmeadow are 15-50% higher than expected rates of incidence for several cancers including brain and other nervous system cancers, Hodgkin's lymphoma, and stomach cancer. It is reasonable to presume that the community is being adversely impacted by exposure to contaminants including **VOCs** (liver, kidney, nervous system damage; birth defects; cancer), **heavy metals** (immune, cardiovascular, developmental, gastrointestinal, neurological, reproductive, respiratory, kidney damage; cancer), **petroleum** (nervous system, immune, liver, kidney, respiratory damage; cancer), **SVOCs/PAHs** (liver disorders; cancer; cognitive dysfunction, childhood asthma and other adverse birth affects), as well **HBM** including **asbestos** (lung scarring, mesothelioma and lung cancer) and **PCBs** (immune, hormone and neurological system; liver and skin disease). Due to the concentration of Brownfields in the Target Area, chronic health conditions can be exacerbated and disproportionately impact sensitive populations. The cleanup and redevelopment of the Target Site will reduce these threats and eliminate contaminant risks that can also worsen chronic health conditions such as lung ailments. This grant will directly facilitate the removal of contaminants and exposure pathways that adversely impact the health and wellbeing of our most vulnerable populations. It will provide instead, a clean space that will support mixed use development with various affordable housing options, employment opportunities, as well encourage healthy, outdoor activity and improve the overall health and wellbeing of the community.

**d. Economically Impoverished/Disproportionately Impacted Populations**

According to ACS 5-year estimates, median income of the 65 & older population is disproportionately lower than average: East Longmeadow \$63,244, MA \$64,818, US \$57,108. Many of these elderly residents are paying 18% or more as a percentage of household income in the past 12 months: East Longmeadow 18%, MA 19%, US 17%. The labor force is smaller (East Longmeadow 63.6%, MA 67.2%, US 63.5%) and the monthly housing costs are higher (East Longmeadow \$1,769, MA \$2,001, US \$1,435)The Town lacks the financial ability to undertake this cleanup without substantial support from EPA. The Target Site continues to impact the town's revitalization potential, while health and welfare impacts continue to fall disproportionately on sensitive populations in town. Police reports indicate that there have been several trespass, burglary, suspicious activity, and vandalism incidents at the target site. This grant is vital to eliminate blight, advance cleanup at the site and to support the economically impoverished/disproportionately impacted vulnerable populations within the Target Area. This grant will enable the Town to transform the site into a vibrant community asset that provides much-needed affordable housing, job opportunities, and green spaces that will foster economic growth, attract investment, spark revitalization and increase property values throughout the target community.

## Community Engagement

### e. Project Involvement / f. Project Roles

The Town has hosted several meetings to share information and gather feedback on the proposed cleanup and reuse of the Site, including a presentation of the draft cleanup plan and ABCA. Community engagement for the Site is robust and ongoing. The Town has built strong partnerships with community organizations and will continue to collaborate with non-governmental community leaders to ensure residents remain actively engaged throughout the process:

Name of Organization & Point of Contact	Entity's Mission and Specific Involvement in the Project or Assistance Provided
<b>Pioneer Valley Planning Commission - PVPC</b> Erica Johnson 413-781-6045 <a href="mailto:ejohnson@pvpc.org">ejohnson@pvpc.org</a>	<b>Regional Planning Commission</b> - Assisting the Town with environmental assessment and cleanup and reuse planning activities as part of its EPA Community Wide Brownfields Assessment Grant. As a <b>Brownfields Advisory Committee (BAC) member</b> , will participate in QEP selection and assist with outreach and cleanup / reuse planning activities.
<b>MassDevelopment</b> Richard Griffin 413-731-8848 <a href="http://www.massdevelopment.com">www.massdevelopment.com</a>	<b>Economic Development Agency</b> - A significant <b>Brownfields funding partner for the region</b> , MassDevelopment may assist through financial resources and by providing expertise to advance the future redevelopment and reuse of the site. <b>BAC Member</b> .
<b>Westmass Area Development Corporation</b> Sean O'Donnell 413-374-0378 <a href="http://www.westmassdevelopment.com">www.westmassdevelopment.com</a>	<b>Non-Profit Economic &amp; Real Estate Development Organization</b> – Will provide cleanup and reuse planning assistance to the Town to support the redevelopment of the Site. Will provide funding strategy assistance and redevelopment and visioning expertise to the Town to advance the future reuse of the site. <b>BAC Member / QEP Selection / Outreach</b> .

### f. Incorporating Community Input

The Town has a comprehensive and well-established program for public engagement and soliciting community input. The Town has conducted surveys to solicit the community's feedback and input into the redevelopment and reuse planning for the proposed CTD and will continue to do so for the Site as part of the grant. Community feedback will be actively solicited thoughtfully considered and integrated into the decision-making process at every stages. The Town plans to notify the Target Area and general community by conducting the following:

**Websites:** The Town website will include notice of public meetings, meeting minutes, project updates, reports and solicit input and provide opportunity for community feedback. Partner organizations will also have information or links on their websites.

**Information Repository:** Town Hall, located adjacent to the Target Area, will serve as the location for hard copies of all program-related documents for review by the public.

**Public Meetings:** Meetings will be held virtually (on-line, conference calls, etc.) or hosted in the Target Area and held outside of normal working hours to increase participation. Any public meetings held in person will take place in a facility that is handicap accessible.

**Newspapers:** Announcement of grant funding, public meetings, and success stories will be publicized.

**Brochures & Flyers:** The Town will distribute Brownfield brochures and meeting flyers at municipal offices, chambers of commerce, and a pdf will be available on the Town website and social media platforms.

**E-Mail:** Town and project partners will use e-mail to announce and promote the program, communicate progress, solicit input, provide feedback, and advertise meetings.

**Social Media:** Town will use Facebook pages to promote the program, communicate progress, solicit input, advertise meetings, and highlight successful Brownfield redevelopment. Although language barriers are not anticipated, if any arise, the Town will provide translation services and will accommodate any communication or other barriers identified. If necessary, the Town will canvas the Target Area to notify and engage residents.

## 3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

### a. Proposed Cleanup Plan

The goal of the project is to protect human health and the environment while redeveloping a 4.1-acre property for residential housing and mixed commercial use. The remedial plan includes the targeted removal and off-site disposal of materials which pose the highest exposure risk to Site users. This includes the removal and off-Site disposal of 650 cubic yards (cy) of soil with PCB concentrations  $\geq 1$  mg/kg and operation, maintenance, and monitoring of the existing soil vapor extraction system. Confirmatory sampling of both soil and groundwater will be conducted to verify remedial objectives have been achieved. A Method 3 Risk Characterization will be conducted to evaluate regulatory closure. Remaining Site-wide contaminant concentrations may not be removed

to below the threshold for unrestricted use; therefore, institutional controls in the form of a deed restriction known as An Activity and Use Limitation (AUL) will be recorded on the deed for the entire property to prevent disturbances to the cap and potential exposure to any remaining impacted materials. AUL will be required to mitigate exposure to remaining impacted soils and maintain a condition of NSR under the MCP. Since all contamination will be removed, abated and/or capped, the exposure pathways will be eliminated. This approach will enable the site’s reuse and redevelopment and achieve regulatory closure under the state VCP and federal regulations.

**Description of Tasks/Activities and Outputs**

<b>Task #1 – Cooperative Agreement Oversight</b>
<p><b>b. Project Implementation - EPA funded tasks/activities:</b> Manage and conduct cooperative agreement (CA) oversight activities: Reporting (ACRES, FFR and Quarterly Reports, Close Out); Competitively procure and manage qualified environmental professional (QEP) and remediation contractors; Conduct financial reporting and drawdowns; Maintain project files; Project coordination with stakeholders; Ensure program remains on schedule and budget and in compliance with requirements such as Davis Bacon and BABA. Travel/attend National Brownfields Conference, as well we regional and local events. <b>Non- EPA grant resources needed:</b> Town will perform CA oversight activities as in-kind services (in the form of staff time/salary, travel, materials) for activities not budgeted as part of this task.</p>
<p><b>c. Anticipated Project Schedule:</b> Task will be completed over four (4) year performance period. Complete procurement of QEP by December 31, 2026. Kick off program January 2027. Quarterly stakeholder mtgs. Quarterly reports will be submitted within 30 days of end of each quarter (Jan/April/July/Oct), and FRR reports annually by Oct. 30 each grant year. ACRES will be updated quarterly and at regular intervals as project cleanup and redevelopment milestones are achieved and/or new information is available. Monthly status check-in meetings with Town, QEP, EPA and MassDEP. Final closeout report will be submitted within 90-days after the end of the CA period.</p>
<p><b>d. Task/Activity Lead(s):</b> Town will lead CA oversight tasks to ensure compliance with Brownfields Programmatic Requirements. QEP will be Town’s partner and provide technical support, updates to ACRES and annual reports, and general programmatic assistance.</p>
<p><b>e. Output(s):</b> EPA Reporting (ACRES/FRR reports, 16 Quarterly Reports, Closeout Report), prepare Request For Qualifications for QEP &amp; remedial contractor procurement, drawdown requests, 16 BAC Meetings, general CA oversight and attend the National Brownfields Conferences in 2027, as well as regional / local brownfield events. Monthly status mtgs with EPA, MassDEP, Town and QEP.</p>
<b>Task #2 - Community Outreach &amp; Engagement</b>
<p><b>b. Project Implementation - EPA funded tasks/activities:</b> Town will conduct extensive outreach &amp; communication with Target Area residents &amp; community stakeholders throughout project implementation. The Town has an established website and online information repository for this project and will designate a Community Relations Spokesperson. The QEP, in collaboration with the Town, will prepare a Community Involvement Plan (CIP) which will detail the steps to ensure adequate public notice and the opportunity for the community to provide input / feedback on the proposed cleanup/reuse plan and response to comments, etc. Reports and other materials will be posted to the project’s website. Public notice of the updated draft ABCA will be provided and presented at a public meeting with a 30-day comment period for members of the community to review and provide their input. Written responses to public comments will be provided and incorporated into the finalized CIP and ABCA. The Town will closely coordinate with project partners to ensure target area community input on the proposed remediation and redevelopment. <b>Non-EPA grant resources needed:</b> The Town will provide activities as in-kind services (staff time, mailings, postage, travel, materials, etc.).</p>
<p><b>c. Anticipated Project Schedule:</b> Activities are anticipated to commence Spring 2027 with generation of CIP and are expected to occur over the following approx. two years throughout project implementation, until after cleanup related field activities are completed. Outreach anticipated to be conducted at the following project milestones: 1) <b>Spring 2027:</b> Post CIP and present updated draft ABCA. 2) <b>Spring 2028:</b> Pre-cleanup and solicit feedback from the community regarding proposed redevelopment. 3) <b>Spring 2029:</b> During Cleanup to discuss status of remediation and reuse planning update. 4) <b>Spring 2030:</b> Post cleanup and next steps.</p>
<p><b>d. Task/Activity Lead(s):</b> Town will lead community engagement activities including translation services for meetings and materials. QEP will be the Town’s partner and generate the CIP and ABCA and provide technical expertise and support at meetings. Town will review deliverables to ensure compliance with state/federal programmatic requirements.</p>
<p><b>e. Output(s):</b> Outreach materials, website updates, public notices, meeting presentation materials, social media posts. Four (4) public meetings held at key project milestones to share information, schedules, and solicit input and feedback.</p>
<b>Task #3 – Site Specific Cleanup Activities, Oversight and Cleanup Completion Reports</b>

**b. Project Implementation - EPA funded tasks/activities:** QEP will prepare documentation required for cleanup implementation, including a Health and Safety Plan (HASP), Quality Assurance Project Plan (QAPP), Remediation / Engineering Plans & Specifications, and EPA / MassDEP VCP required documents and Release Abatement Measure (RAM) Plan. Town will prepare a public bid package with support from QEP for the procurement of a cleanup contractor in accordance with state regulations. QEP will provide bid support to the Town during competitive procurement process. Cleanup contractor will implement cleanup tasks with oversight from QEP. During site remediation, the QEP will observe and document activities in the field to ensure cleanup is performed in compliance with the EPA approved ABCA/RAM Plan and state VCP requirements. QEP will prepare and submit state required Remedial Action Plans, Status Reports, and Cleanup Completion reports to MassDEP and EPA. Site will be surveyed for as-built plan and institutional controls; AUL will be recorded. QEP will issue closure report to MassDEP and EPA. **Non- EPA grant resources needed:** Town will provide in-kind services (staff time, travel, materials, etc.) to carry out site specific cleanup, and oversight and cleanup completion reporting related activities. Leveraged funding will be provided by Town and MassDEP. If necessary, Town will apply for supplemental funds from MassDevelopment and/or other resources.

**c. Anticipated Project Schedule:** *Summer 2027:* Generate cleanup plans, obtain necessary approvals, finalize remediation / engineering designs and specifications. *Winter 2027/2028:* Issue invitation for bids for cleanup contractor *Spring 2028:* award cleanup contractor, secure permits. *Summer 2028:* Commence site remediation. *Fall/Winter 2029:* Complete site remediation related field tasks. *Spring 2030:* As built survey, AUL, final documentation and Cleanup Completion report completed.

**d. Task/Activity Lead(s):** Town will lead procurement of the cleanup contractor with QEP support. QEP will prepare ABCA, QAPP, EPA & State VCP reports, and remedial engineering plans & specifications; and provide bidding support. Town will review deliverables to ensure compliance with state/federal Brownfields requirements. Cleanup contractor will obtain permits and implement specified cleanup tasks with QEP support / oversight. QEP will provide technical oversight, provide documentation for materials required to be disposed of off-site, and document remedial activities for compliance with applicable MassDEP/EPA standards & requirements. Town will review deliverables to ensure compliance with state/federal regulatory and programmatic requirements and record AUL with the Registry of Deeds.

**e. Output(s):** HASP, QAPP, EPA & State VCP report(s), remedial engineering plans & specifications, bid documents, site remediation & restoration. Excavation and removal of ~650 cy of soil with PCB concentrations 1 mg/kg and a significant reduction in groundwater CVOC concentrations. Bills of Lading/Manifest, Remedial Action Plans, Status Reports, Cleanup Completion & Closure Report, and AUL (deed restriction). Regulatory closure under state VCP through a Permanent Solution with Conditions (PSC). 4.1 acres ready for mixed-use that does not pose a threat to human health or environment.

### **f. Cost Estimates**

**The Town is requesting \$4,000,000 to complete the tasks above.** Costs have been estimated based upon past experience and estimates from environmental contractors and in consultation with the EPA's Interim General Budget Development Guidance for Applicants and Recipients of EPA Financial Assistance guidelines. **Please note, no personnel, fringe, indirect, equipment, supply, other costs or Administrative Costs are requested.** **Task 1:** Travel: \$5,000 (registration, air fare and/or mileage, lodging, per diem = \$2,500 avg per conference X 2 conferences). Contractual: \$39,750 [General Cooperative Agreement oversight and programmatic assistance, monthly status meetings with Town, EPA and MassDEP, Quarterly Reports (16), ACRES updates, grant closeout reporting, compliance assistance with BABA, Section 106 Historic Preservation, etc. (~5hrs/mo x ~45mo @ ~\$176/hr average)]. **Task 2:** Contractual: \$35,000 [QEP (~\$3,500/mtg x 4 public meetings) + \$5,000 for CIP + \$12,000 draft and final ABCA, which will include a resiliency assessment to evaluate the extent to which current and forecasted extreme weather conditions pose a risk to the effectiveness of each site cleanup alternative + \$4,000 for production of outreach materials (~24hrs @ \$165/hr average)] **Task 3:** Contractual: \$445,500 [QEP: \$298,000 (1,700 hrs @ ~\$175/hr average) for HASP, QAPP, and EPA & MassDEP/VCP required remedial action plans and up to cleanup status related documents + \$147,550 (843 hrs @175/hr) for Remediation / Engineering Design Plans & Specifications, including public bidding assistance for soil removal]; Construction: \$1,017,010 [\$154,750 in contractor costs (including mobilization / demobilization and site preparation expenses {i.e., erosion controls, debris removal, dust controls, wash pad, utilities/site trailer, windscreens, etc.}) + \$75,000 in site preparation and excavation (including clearing and grubbing, perimeter and hot spot excavation) + \$745,860 in impacted soil transportation, and disposal (1,500 tons PCB soil @ ~\$500/ton) + \$40,150 in site restoration (\$26,325 for import of clean backfill {585cy @ ~\$45/cy} + \$8,780 for BABA-compliant geotextile demarcation barrier {10,975sf @ ~0.80/sf} + \$2,470 for loam and hydroseed) + \$39,500 for bond (@ approx. 4% cost)] + \$2,208,690 for the operation and maintenance of the groundwater barrier and SVE system (12,080 hrs @ \$150/hr average for on-site operations + \$37,500 for spent filter media disposal + \$110,000 subcontractor

costs for system decommissioning + \$149,000 subcontractor costs for sheet piling and fencing removal + \$45,000 in replacement equipment + \$55,000 for Site survey) + \$72,000 (600 hrs @120/hr) for ~15 weeks of full-time remediation oversight and construction administration services for soil removal + \$167,050 for remedial design characterization & confirmatory sampling (soil and groundwater; including disposal characterization).

Budget Categories		Project Tasks (\$)				Total
		1 - Cooperative Agreement Oversight	2 - Community Engagement	3 - Site Specific Cleanup, Oversight & Reporting	4 – Administrative Costs	
Direct Costs	Personnel					\$0
	Fringe Benefits					
	Travel	\$5,000				\$5,000
	Equipment					
	Supplies					
	Contractual	\$39,750	\$35,000	\$445,500		\$520,250
	Construction			\$3,474,750		\$3,474,750
	Other					
<b>Total Direct Costs</b>		\$44,750	\$35,000	\$3,920,250	\$0	\$4,000,000
<b>Total Indirect Costs</b>		\$0	\$0	\$0	\$0	\$0
<b>Total Budget</b>		\$44,750	\$35,000	\$3,920,250	\$0	\$4,000,000

**g. Plan to Measure and Evaluate Environmental Progress and Results**

The Town, in collaboration with the QEP, will closely monitor and evaluate project progress. Quarterly reporting and internal project management and tracking systems will be used to ensure that all funds are expended within the four-year grant period and in full compliance with federal requirements, including the Davis-Bacon Wage Act and the Build America, Buy America (BABA) Act. Project data and performance measures will be entered into ACRES and updated quarterly, documenting key outcomes such as construction jobs created, leveraged investment, acres of greenspace created for the community, and the volume of soil remediated. An established, EPA-approved work plan will guide project implementation, with progress assessed against defined milestones to ensure timely and effective use of grant resources. This approach has been successfully used on other grants and projects and has proven both efficient and reliable. If any component of the project falls behind schedule, the issue will be recorded in the quarterly report and corrective actions will be implemented immediately.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**Programmatic Capability**

**a. Organizational Structure / b. Description of Key Staff**

The Town of East Longmeadow is a Council-Manager form of government with a highly professionalized staff that includes a Town Manager, Tom Christensen (3 years in position, 8 with the Town); Deputy Town Manager, Rebecca Lisi, Ph.D., MCPPO; and 18 department heads. The transition to this form of government eight years ago has increased the Town’s capacity to use a data-based approach to strategic planning and development and leverage additional resources. As Deputy Town Manager, Dr. Lisi, is responsible for Community and Economic Development. Dr. Lisi is the Town’s lead grant writer and administrator. In FY 2025, Dr. Lisi secured over \$800,000 in grant funding across ten individual grant awards and was responsible for administering and reporting for eight of the ten grants. At this point in FY 2026, Dr. Lisi has secured almost \$650,000 in grant funding across 12 grant awards and is responsible for administering five grants. As the recipient of a FY25 Energy Efficiency and Conservation Block Grant Program (EECBG) From the Department of Energy (DOE) via the Massachusetts Department of Energy Resources (DOER), Dr. Lisi has experience with federal grants and their associated programmatic and reporting requirements. The Town’s Finance Department oversees the municipal budget and finances. This department consists of the Director of Finance, Kimberly Collins, MBA, CGA, MCPPO (3 years in position); Olga Bones, Assistant Town Accountant (26 years in position); Nicole Cullen, Senior Financial Accountant (1 year in position); Patti Wendell, Financial Accountant (5 years in position); Martha Willetts, Payroll Administrator (3 years in position); and Allison Sawyer, Internal Auditor (part-time, 6 years).The Director of Finance also serves as the Town’s Chief Financial Officer, helping to coordinate the functions of the

Treasurer/Collector and Assessing Departments. East Longmeadow's Planning Department is staffed by a professional planner, Robert Watchilla, AICP (2 years in position); a full-time conservation coordinator, Alex Grigorov (2 years in position); and a part-time clerk, Katelyn Gringas (8 months in position). The Department is additionally supported by the regional planning agency, Pioneer Valley Planning Commission (PVPC), through direct local technical assistance. The Town receives legal support on Municipal Law issues from Jesse Belcher-Timme, Shareholder Attorney at Doherty, Wallace, Pillsbury & Murphy, P.C. In the event of staff turnover, the Town Manager would be responsible for ongoing compliance/completion for the duration of the Grant period.

**c. Acquiring Additional Resources**

The town will hire a QEP/MassDEP-approved Licensed Site Professional (LSP) through a competitive, qualifications-based selection process, adhering to Town policies and Massachusetts law. LSP oversight is required to ensure work performed on brownfields sites is completed in accordance with state regulations. This process will comply with all relevant requirements under 2 CFR Part 200, 2 CFR Part 1500, 40 CFR Part 33, and EPA's Best Practice Guide for Procuring Services, Supplies, and Equipment. The EPA Cooperative Agreement Terms and Conditions will be included in the RFP and the final contract. Additionally, a qualified remedial contractor will be competitively procured to conduct cleanup activities at the site in the same manner. The town emphasizes local hiring and procurement, aiming to utilize local workforce as much as possible. This priority will be clearly stated in the RFP. The Town has experience with all these procurement requirements.

**Past Performance and Accomplishments**

**e. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements**

**(1) Purpose and Accomplishments**

In FY25, East Longmeadow was the recipient of an Energy Efficiency and Conservation Block Grant Program (EECBG) from the Department of Energy (DOE) via the Massachusetts Department of Energy Resources (DOER). The award was for \$21,685 which helped leverage another state grant (MA Green Communities Grant for \$160,170) and utility incentives (\$20,382) for HVAC and energy efficiency improvements totaling more than \$200,000 at the Town's DPW Service Station. All work for the project was completed on time, including certified payroll verification, and site inspection by DOER. In FY25 and FY26 the Town was awarded \$292,725 and \$347,200, respectively, in Community Mitigation Funds (CMF) from the Mass Gaming Commission to offset negative impacts presented by the introduction of the MGM Casino in Springfield. CMF awards are multi-purposed and multi-year grants that require quarterly reporting and invoice reimbursements. The funds are distributed across different projects in multiple departments that require ongoing communication and coordination in order to comply with contract conditions and budget guidelines. These diverse, department-specific projects included Community Planning (Center Town Conceptual Redesign, Density Massing Visualizations, Rotary Traffic and Feasibility Study, and Center Town Parcel Development Analysis), Transportation (Road Safety Audit, Sidewalk Design, and the installation of crosswalk beacons) and Public Safety (the purchase of radar units and ambulance equipment, and the installation of traffic cameras across town). While some of these projects are on-going (within contract timelines) most have been completed with timely and satisfactory procurement, reporting, invoicing, and reimbursement.

**(2) Compliance with Grant Requirements**

This funding was used for Building Envelope Improvements at the DPW Service station which was one of the Town's high energy consumption facilities. The weatherization improvements included insulation on the interior of a roof in the DPW building, as well as the insulation and air-sealing of the roof-wall joint in the Break Room/lunch area. These building envelope improvements had to be made before the Town could mobilize grant funding for the installation of eight additional heat pump retrofits. The building envelope improvements along with the heat pump retrofits are estimated to generate over \$4,000 in annual cost savings, as well as save 252 MMBtu and 18 metric tons of Green House Gas emissions, annually.

## Threshold Criteria

### 1. Applicant Eligibility

- a) The Town of East Longmeadow, Massachusetts is an eligible applicant as a “General Purpose Units of Local Government” as defined under 40 CFR Part 31. The Town Administrator is authorized to represent the town for this grant application.
- b) The Town of East Longmeadow is NOT an organization exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code and does NOT engage in lobbying activities with the Federal government or with other organizations.

### 2. Previously Awarded Cleanup Grants

The proposed site has NOT received funding from a previously awarded EPA Brownfields Cleanup Grant.

### 3. Expenditure of Existing Multipurpose Grant Funds

The Town of East Longmeadow does NOT have an open Multipurpose Grant.

### 4. Site Ownership

The Town of East Longmeadow is the current sole owner of the site, which was acquired through tax title in June 2023, as recorded in the Registry of Deeds in Hampden County Registry of Deeds, Springfield, Massachusetts, Book 25306 Page 0011 (copy attached).

### 5. Basic Site Information

- a) The site name is Carlin Combustion (Carlin).
- b) The address of the site is 70 Maple Street (Parcel ID: 27-10-0) in East Longmeadow, Massachusetts 01028.

### 6. Status and History of Contamination at the Site

- a) Contamination: The Site is contaminated with Hazardous Materials.
- b) Operational History and Current Use: The Site was historically operated by R.E. Phelon from the 1950s until the early 1990s for manufacturing of small engine ignition system components and die casting. Carlin Combustion Technologies, Inc. operated the facility from 1994 to 2014 for the manufacturing of gas and oil-fired burners, components, controls and igniters for small residential to medium size industrial heating systems. The property has been vacant since Carlin operations ceased in 2014.

The Site encompasses two parcels, separated by a private driveway, totaling 4.1-acres parcel of land located on Maple Street in East Longmeadow, Massachusetts. The larger 3.6-acre parcel contains a vacant 80,452 square foot single story building constructed in phases between 1950 and 1978 of concrete block and steel frame, slab-on-grade, and a tar and gravel flat roof. Two dilapidated garages are located on the smaller 0.5-acre parcel. The Site is abutted to the north by Maple Street followed by primarily industrial and commercial properties, with one residential property. A multi-use paved recreation path, formerly a rail line, abuts the Site to the east. East of the rail trail is a vacant lot formerly occupied by Community Feed Stores, Inc. (Community Feed), Jos. Chapdelaine Builders & Sons (Chapdelaine), and Hampden Engineering Corporation. South of the Property is land owned by W.J. Quinn Company, Inc. (Quinn) which operates a construction contractor business. Residential properties abut the Site to the west and northwest.

The Town of East Longmeadow took ownership of the Site in 2023 through municipal tax foreclosure. Since taking ownership as a Municipality with Exempt Status, as defined by Massachusetts General Law (MGL) Chapter 21E, Section 2, the Town has not conducted remedial actions under the state voluntary cleanup program at the Site due to a lack of funding; however, the Town has maintained access restrictions (fencing, locked buildings) and communicated regularly with MassDEP. Additionally, the Town

coordinated with MassDEP to evaluate funding options and prepare the Site for this cleanup grant application.

- c) Environmental Concerns: Documented releases of oil and/or hazardous materials (OHM) at the Site include chlorinated volatile organic compounds (CVOCs), polychlorinated biphenyls (PCBs), extractable petroleum hydrocarbons ([EPH] co-mingled with hazardous materials), and polycyclic aromatic hydrocarbons (PAHs) in soil; and CVOCs in groundwater. Numerous response actions were conducted at the site prior to the town taking ownership, including multiple subsurface investigation events that included sampling and analysis of environmental media, installation and operation of a soil vapor extraction (SVE) system, and installation of a Waterloo Barrier®.
- d) How the Site Became Contaminated and Nature and Extent of Contamination: CVOC impacts were identified in two primary areas; a “northern impacted area (NIA)” located beneath the former facility building and a “southern impacted area (SIA)” located near the south end of the Site. Site-related CVOCs included tetrachloroethene (PCE) with lesser amounts of trichloroethene (TCE), 1,1,1-trichloroethane (TCA), 1,1-dichloroethane (1,1-DCA), 1,1-dichloroethene (1,1-DCE), cis-1,2-dichloroethene (cis-1,2-DCE), and vinyl chloride (VC).

CVOC impacts have been detected in multiple environmental media, including soil ranging from 1.5 to greater than 10 feet below the ground surface, groundwater, surface water, and indoor air as a result of vapor intrusion. A dense non-aqueous phase liquid (DNAPL) plume is present in the southern portion of the Site. Fingerprint analysis showed the DNAPL is comprised primarily of PCE, but also contains petroleum-related hydrocarbons, and lesser concentrations of other CVOCs and PCBs.

PCB impacts are also present in soil in the southern portion of the Site at depths ranging from the ground surface to approximately 21 feet below the ground surface. Surficial PCB-impacted soil was excavated from this area and stockpiled within the existing building by the previous property owner to mitigate risk to site visitors and trespassers. PCB-impacted soil stockpiles remain within the building.

## 7. Brownfields Site Definition

The site meets the EPA’s definition of Brownfield under CERCLA § 101(39) as described in the Information on Sites Eligible for Brownfields Funding under CERCLA § 104(k). Additionally, the site is NOT:

- listed or proposed for listing on the National Priorities List;
- subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; or
- subject to the jurisdiction, custody, or control of the U.S. government.

## 8. Environmental Assessment Required for Cleanup Grant Applications

The following ASTM International (ASTM) E1903 Phase II Environmental Site Assessment (ESA) or equivalent environmental assessment reports have been completed and developed in accordance with ASTM Standards and/or the Massachusetts Contingency Plan (MCP; 310 CMR 40.0000; the state voluntary cleanup program):

- Phase I Initial Site Investigation (ISI), Tighe & Bond, February 15, 2011
- Immediate Response Action (IRA) Plans, Status Reports, and Completion Reports, Tighe & Bond, June 21, 2011 – February 24, 2020
- Phase II Comprehensive Site Assessment (CSA), Tighe & Bond, March 31, 2015
- Phase III Remedial Action Plan (RAP) and Phase IV Remedy Implementation Plan (RIP), Tighe & Bond, March 31, 2016

- Phase IV Status Reports, Tighe & Bond, September 28, 2016 – March 27, 2020
- EPA Preliminary Assessment Report, KGSNE, August 12, 2025

## 9. Site Characterization

- Not Applicable*
- Applicable
  - Attached to this application is a current letter from the MassDEP supporting the Town's application for the FY26 Cleanup Grant application and indicating:
    - That the site is eligible to be enrolled in the state voluntary response program.
    - That the site is currently enrolled in the state voluntary response program (under RTN 1-17724 and 1-20607).
    - That there is a sufficient level of site characterization from the environmental site assessment performed to date for the remediation work to begin on the site, which will be supplemented by further pre-remediation characterization prior to April 2026 and funded by Brownfields Assessment Grant awarded to the Pioneer Valley Planning Commission (PVPC).
- Not Applicable*

## 10. Enforcement or Other Actions

There are NO known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

## 11. Sites Requiring a Property-Specific Determination

The site does NOT meet any of the criteria of special classes that require a "Property-Specific Determination" from the EPA to be eligible for funding. Although PCB impacts to soil are regulated by the EPA under 40 CFR 761 (the regulations authorized by the Toxic Substances Control Act [TSCA]), the Site cleanup is being done voluntarily and is not subject to any administrative, consent and/or enforcement orders under TSCA. The proposed cleanup approach intends to follow a Risk Based Cleanup Plan (RBCP) that will be developed according to the risk-based cleanup approach at 40 CFR 761.61(c), and approved by the EPA Region 1 PCB Coordinator.

## 12. Threshold Criteria Related to CERCLA/Petroleum Liability

- Property Ownership Eligibility – Hazardous Substances Site
  - Exemptions to CERCLA Liability**
    - Property Acquired Under Certain Circumstances by Units of State and Local Government
      - The parcel was acquired through tax taking due to delinquency.
      - The tax taking was finalized on June 8, 2023.
      - The disposal of hazardous substances at the Site occurred prior to the Town of East Longmeadow taking ownership.
      - The Town of East Longmeadow has not caused or contributed to any release of hazardous substances at the site, and:
      - The Town of East Longmeadow has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.
  - Sites with hazardous building material that is not released into the environment.**  
Not applicable. See response to 12.a.i. above.

## 13. Cleanup Authority and Oversight Structure

- The Site is a known release site (RTNs 1-17724 and 1-20607) with the Massachusetts Department of Environmental Protection (MassDEP) and is currently enrolled in the state voluntary cleanup program (i.e., the MCP). A qualified environmental professional (QEP) and Massachusetts Licensed Site Professional (LSP) will oversee the cleanup. These QEP and LSP

services will be solicited using competitive procurement practices and in accordance with all federal (2 CFR §200.317 through 200.327) and state requirements. Town of East Longmeadow has established procedures for such procurement, including seeking statements of qualifications and price for comparison among multiple QEP/LSP consultants. Professionals with previous EPA Brownfields experience will be encouraged to compete. This technical expertise will be in place prior to beginning any cleanup activities. The QEP/LSP will comply with and submit all required state and federal requirements to ensure that the cleanup project protects human health and the environment. A QEP/LSP will also develop review and necessary design and institutional control plans, as needed.

- b) Town of East Longmeadow has ownership with complete access to the Site and does not expect to require access to adjacent or neighboring properties. If access becomes necessary for other properties, the Town will work with the property owners to develop an acceptable access agreement for completing any necessary activities.

#### **14. Community Notification**

The Town published a public meeting notice and notice of intent to apply an EPA Cleanup grant and requested comments on the draft application and draft Analysis of Brownfield Cleanup Alternatives (ABCA) in The Reminder, a local newspaper, on January 8, 2026. The draft application, ABCA, narrative and other documentation along with public meeting information was also posted on the Town website at <https://www.eastlongmeadowma.gov/DocumentCenter/View/19307/FY26-EPA-CLEANUP> on January 13, 2026.

The public meeting was held on January 20, 2026, at 6:00 pm at the Pleasant Valley Senior Center located at 328 North Main Street in East Longmeadow, Massachusetts. Virtual attendance was also offered as an option. Information about the Site, draft application, and ABCA were presented, and residents were given the opportunity to comment and ask questions about the application as well as potential future uses of the remediated site. Assistance for non-English speaking and/or hearing-impaired residents was provided if requested at least four (4) business days prior to the scheduled meeting.

#### **PUBLIC COMMENT NOTES**

Attached to the proposal are the following documents:

- a copy of the draft ABCA
- copy of the newspaper ad (or equivalent) that demonstrates solicitation for comments on the application
- the comments or a summary of the comments received (in meeting minutes);
- the Town's response to those public comments (in meeting minutes);
- meeting notes from the public meeting; and
- meeting sign-in sheet/participant list.

#### **15. Contractors and Named Subrecipients**

- Contractors: Not applicable. Contractors will be selected in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500 prior to award. The Town will follow public procurement best practices per the EPA's Best Practice Guide and Town guidelines and ordinances, including equitable procurement regulations.
- Named Subrecipients: There are no named subrecipients. Not applicable.



Commonwealth of Massachusetts  
Executive Office of Energy and Environmental Affairs

## Department of Environmental Protection

Address: 100 Cambridge Street, Suite 900, Boston MA 02114 | Phone: 617-292-5500

**Maura T. Healey**  
Governor

**Kim Driscoll**  
Lieutenant Governor

**Rebecca Tepper**  
Secretary

**Bonnie Heiple**  
Commissioner

January 20, 2026

[Via Email]

Attn: Tom Christensen, Town Manager  
Town of East Longmeadow  
60 Center Square, East Longmeadow, MA 01028

**RE: LETTER OF COMMITMENT**

***Town of East Longmeadow – Brownfields Site Cleanup  
70 Maple Street, East Longmeadow [RTNs 1-17724 & 1-20607]***

Dear Mr. Christensen:

The Massachusetts Department of Environmental Protection (MassDEP) is aware that the Town of East Longmeadow (the Town) plans to conduct cleanup of the site located at 70 Maple Street and is applying for an FY2026 U.S. Environmental Protection Agency (EPA) Brownfield Cleanup Grant. The subject site has a long and complex industrial history, resulting in substantial contamination in soil and groundwater. The site is listed in the MassDEP waste site cleanup program with two Release Tracking Numbers for releases of chlorinated volatile organic compounds (cVOCs) and polychlorinated biphenyls (PCBs) detected in soil and groundwater.

Based on assessments performed to date, MassDEP recognizes that the level of effort needed to clean up and redevelop the property will require significant collaboration and teamwork. The Pioneer Valley Planning Commission has committed to support the Town of East Longmeadow by conducting pre-remediation site characterization to facilitate remediation planning utilizing their FY23 EPA Brownfields Assessment Grant.

MassDEP is also committed to supporting the Town's proposed cleanup of the site, with the goal of incorporating the property into a mixed-use (commercial-residential) zoning that will become East Longmeadow's Center Town District. The successful completion of this project will eliminate a long-abandoned Brownfields site, will support the economic development of the community center, and will facilitate additional opportunities for housing in the neighborhood.

**With this letter, MassDEP confirms our commitment to support the project with a sub-grant of our CERCLA 128a BIL supplemental funding. We anticipate offering a subgrant of \$250,000 to the Town of East Longmeadow in direct support of site remediation efforts.**

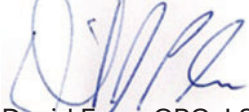
**LETTER OF COMMITMENT**

Town of East Longmeadow – Brownfields Cleanup

In Massachusetts, state and federal agencies have developed strong partnerships and work together to ensure that parties undertaking Brownfield projects have access to available resources and incentives. MassDEP, through our regional offices, provides technical support to Brownfield project proponents when regulatory issues arise.

MassDEP is committed to work with our state and federal partners to support the Town of East Longmeadow to help make this project a success. We greatly appreciate EPA's continued support of Brownfield assessment and cleanup efforts in Massachusetts.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Foss', is written over a faint rectangular background.

David Foss, CPG, LSP

Statewide Brownfields Coordinator, Bureau of Waste Site Cleanup

- cc: Rebecca Lisi, Deputy Town Manager
- Katy Deng, US EPA Region 1
- Caprice Shaw, MassDEP Western Regional Office