R01-26-C-009

OFFICE OF THE BOARD OF SELECTMEN
TOWN OF EAST BRIDGEWATER
www.eastbridgewaterma.org
175 CENTRAL STREET
EAST BRIDGEWATER, MASSACHUSETTS 02333-1912

BOARD OF SELECTMEN
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Application Information Sheet

(1) Applicant Identification: Town of East Bridgewater, 175 Central Street, East Bridgewater, MA 02333

(2) Website URL: https://eastbridgewaterma.gov

(3) Funding Requested:
   a. Grant Type: Single Site Cleanup
   b. Federal Funds Requested:
      i. $1,500,000

(4) Location: a) Town of Bridgewater, b) Plymouth County, c) Massachusetts

(5) Property Information: Precise Engineering, 54 West Union Street, East Bridgewater, MA 02333

(6) Contacts:

   a. Project Director: Charles Seelig, Town Administrator, East Bridgewater Town Hall, 175 Central Street, East Bridgewater MA 02333. Mr. Seelig can be reached via telephone at (508) 378-1601; fax (508) 378-1636 or email cseelig@eastbridgewaterma.gov

   b. Chief Executive/Highest Ranking Elected Official: Charles Seelig, Town Administrator (contact information above)

(7) Population: 14,382

(8) Other Factors:

Other Factors	**Page #**
Community population is 15,000 or less.	**1**
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
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.	**3-4**
The proposed sites 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).	
The priority site(s) is in a federally designated flood plain.	**1**
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	**3**
The reuse of the proposed site(s) will incorporate energy efficiency measures.	**2-3**
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters	**2-4**
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing	

1. **Releasing Copies of Applications:** The application may be available to the public by EPA without further notice to the Town.

Precise Engineering and Downtown Target Area

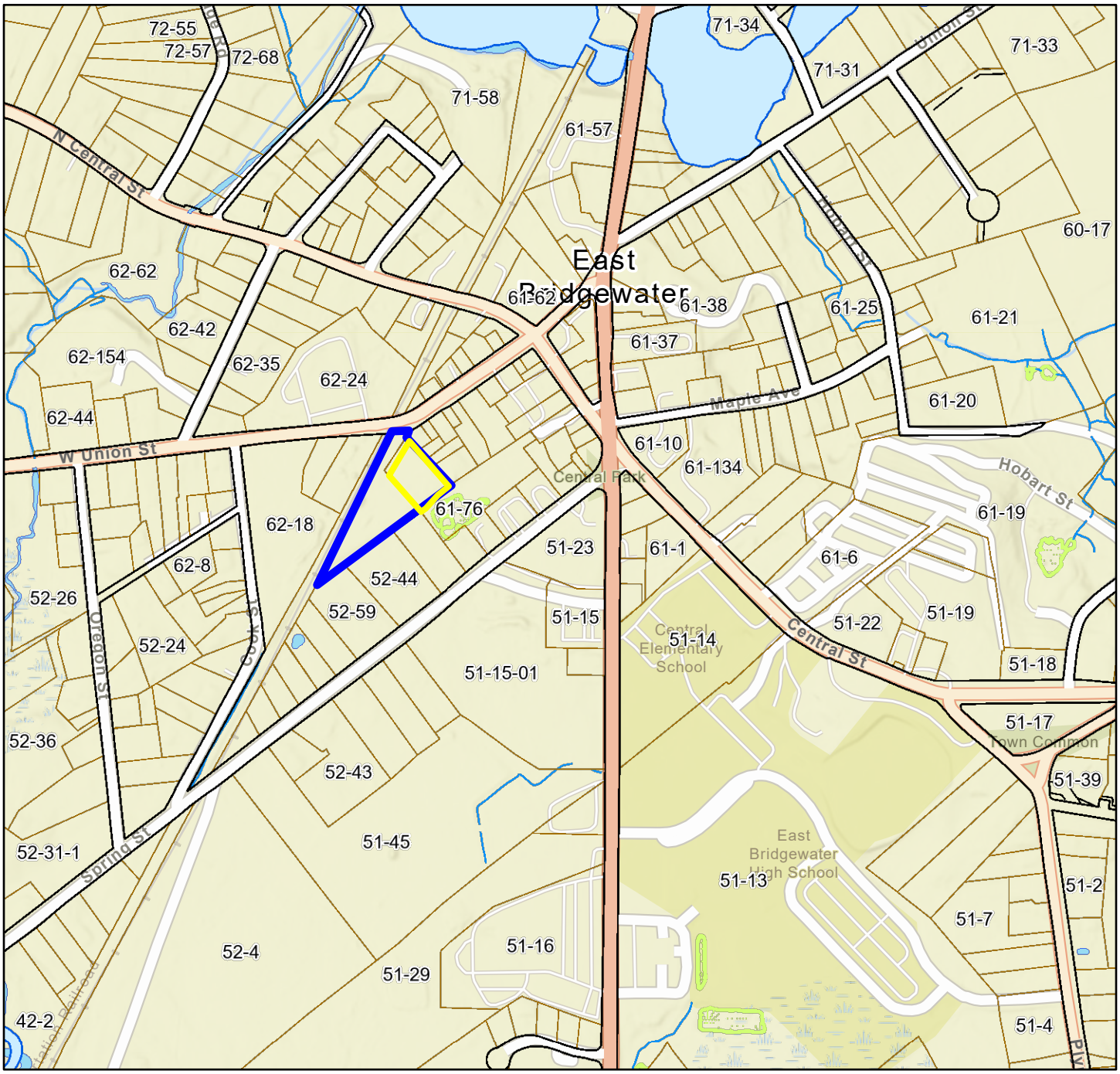
East Bridgewater, MA

1 inch = 560 Feet

0 560 1120 1680

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com



Town Line | Parcels | Easement | River
Roads | Stream | Marsh
Water | FEE | Pond_Lake

(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields a. Overview of Brownfields Challenges and Description of Target Area

The Town of East Bridgewater (pop. 14,382) located in Southeastern Massachusetts has a history of boot, shoe, and textile industry in the 2-square-mile Downtown target area, which includes East Bridgewater Center. The area is centered along Route 18, which took advantage of the Town's railroad and riverways. In the early 20th century, these factories provided jobs, spurred growth of businesses, and sustained the livelihood of the Town. Over the last 40 years, the factories closed down and left behind a legacy of decrepit, dangerous, toxic brownfield sites. There are 10 EPA-listed facilities[1] in the target area and over 30 MassDEP-regulated environmental releases. [2] The target area includes Town Hall, the elementary and high schools, post office, older stock housing, shuttered retail shops, a handful of committed commercial businesses, and brownfield sites. In particular, the abandoned Precise Engineering site and the abutting Eastern States Steel site, comprising 5 acres of collapsing industrial buildings and contamination is located in the Downtown target area. The target area is underlain by a state-designated "Zone II[3]" public drinking water supply and includes a FEMA-designated Special Flood and Floodway Areas along the Matfield River and its tributaries. This poses a heightened risk for exposure of brownfield contaminants throughout the community and wetland habitats, further exacerbated by storm events with increased intensity and frequency. Nearby to our target area are our two nursing homes/rehabilitation centers that house our elevated elderly population. The target area has been challenged with aging septic systems and limited sewer infrastructure, hampering redevelopment. We have suffered from retail/commercial vacancies, job loss, reduced tax base, budget cuts, crime, and over $5 Million in lost tax revenue. Our highest residential populations of low income, persons with disabilities, elderly, and children[4] reside in the target area and amongst abandoned brownfield sites. The blight is decreasing property values , which causes the low-income residents to be "trapped" in their rents, mortgages and undervalued properties. The target area and sensitive populations and receptors within it are threatened by the negative impacts of the brownfield sites. This grant will allow the Town to begin the cleanup of one of the more prominent brownfields in the target area and thereby bringing it back to productive and safe use for the community. The town is unable to perform this work without the support of this grant.

b. Description of the Proposed Brownfield Site: **The priority site for this grant is the Precise Engineering Site("The Site") located at 54 West Union Street and is made up of 3 parcels (Parcels 62-19 and 62-102 are the land portions and Parcel 62-20 is the building portion).** The 2-acre property has a dilapidated collapsing, contaminated 30,000 square foot industrial building, which poses a safety threat to trespassers and health threat to sensitive human and ecological receptors. including the underlying drinking water supply. The Town acquired the parcels via tax takings in 2010 and 2012. The Site is located within a floodplain and underlain by a state-designated drinking water resource area. The Site was developed circa 1902 and operated as a shoe factory, metal working, and stamp manufacturer and has been vacant since 2000. MassDEP assigned Release Tracking Number (RTN) 4-00594 in 1989 to address a release of chlorinated solvents, petroleum hydrocarbons and heavy metals and RTN 4-12116 in 1996 to address a release of PCBs. The releases were attributed to leaking drums of oil and solvents; spill of 300 to 500 gallons of diesel fuel from a crane accident; and, PCBs in stockpiled soils from the abutting ESS property. Limited remediation conducted from 1998 to 2001 included underground storage tank (UST), drum and stockpiled soil removal. Based on the results of a MassDevelopment[5]-funded Brownfields Assessment conducted by the Town in 2017, releases have resulted in chlorinated solvent and petroleum plumes in groundwater, which extends throughout the site and beneath the building footprint, along with metals impacts

[1] EPA Envirofacts List of EPA Regulated Facilities
[2] Massachusetts Department of Environmental Protection Bureau of Waste Site Cleanup Waste Sites and Reportable Release
s[3] The target area is located within a " Zone II", which is a wellhead protection area that has been determined by hydro-geologic modeling and approved by the Department of Environmental Protection's (DEP) Drinking Water Program (DWP). In cases where hydro-geologic modeling studies have not been performed and there is no approved Zone II, an Interim Wellhead Protection Area (IWPA) is established based on DEP DWP well pumping rates or default values.
[4] Census Tracts 25023523100, 25023523204 and Block Groups 250235231001 and 250235232011
[5] MassDevelopment is the state's finance agency and administers the Brownfields Redevelopment Fund.

to soils. The (2017) hazardous materials survey indicated asbestos-containing materials (ACM) and lead-based paint (LBP) throughout the building, including exterior ACM transite panels. Since the interior of the building is inaccessible, demolition is necessary to remediate contamination beneath the building footprint. Clustered residences abut the eastern portion of the Site and sit within 100 feet of the collapsing building. Furthermore, ongoing disintegration of the building may result in the spreading of friable asbestos and flaking lead paint to nearby backyards with children. Volatile Organic Compounds (VOCs), if not cleaned up, may migrate by vapor intrusion into nearby residences and nearby pre-school. Furthermore, these contaminants pose a threat to our underlying drinking water supply and flooding may also spread contaminants and exacerbate mold accumulation in residences and commercial buildings.

Revitalization of the Target Area: c. Reuse Strategy and Alignment with Revitalization Plans: The Downtown target area, which includes East Bridgewater Center, faces unique challenges due to its separation from Carriage Grove, an active retail plaza along Route 18. These two areas, about a five-minute walk apart, form the major commercial hub in town. Market analysis shows a $67 million retail demand gap here, indicating significant sales leakage and opportunities for new businesses. To support revitalization, the town aims to improve infrastructure connections between these areas, making it easier for people to access goods and services and access affordable housing. **Site cleanup is essential for redeveloping the area into a mixed-use project and driving Downtown revitalization.** Cleanup and redevelopment of the Site will remove contaminants and exposure risks from the environment, improving the health of area residents, return the property to productive use, and provide economic benefits including increasing area property values, generation of local tax revenue, and spurring additional revitalization, economic activity and growth in the Target Area. The proposed development, with ground-floor retail and upper-level housing, will boost housing and downtown activity and spur commercial growth at Carriage Grove. There is a similar newly planned 220-unit Chapter 40B residential and commercial project north of the area on Route 18. The Town has established a toolbox of incentives to revitalize the target area as a walkable, safe community that fosters equitable and sustainable redevelopment of affordable and market rate housing, expands retail/commercial businesses within a walkable Downtown, and industrial investment for new jobs and increased tax revenue. Access to sustainable infrastructure and amenities is key. Our blueprint and planning initiatives are detailed in our 2024-2034 Master Plan, which built upon the East Bridgewater Center Market Analysis (2017). We have implemented the following initiatives to attract developers, lay the foundation for success, and to demonstrate our commitment: Knowing that sewer infrastructure is critical to our revitalization and economic reinvestment, we partnered with the abutting City of Brockton in 2022 under a intermunicipal agreement to install over 20,000 linear feet of sewer within 365 acres and connect to the City's wastewater treatment system. d. Outcomes and Benefits of Reuse Strategy: New infrastructure and cleanup will attract investors to both the Site and abutting abandoned Eastern States Steel Brownfields site to accommodate a 5-acre mixed-use residential and commercial development. Cleanup will mitigate the threat of contaminant migration to surrounding residences, schools and commercial properties in the target area, which can be exacerbated by flooding.. Reinvestment will incorporate updated stormwater management, mitigating flooding. The ongoing safety hazards, associated with the collapsing Site building and the threat of friable asbestos, will be alleviated. Furthermore, the cleanup efforts and following redevelopment will help reduce crime from trespassing and overall lead to better health and safety outcomes for the community, Resilient mixed-use buildings and infrastructure will be constructed to mitigate climate impacts and the reuse will promote energy efficiency and sustainability for all new development. The new sewer infrastructure investment is expected to create 400 jobs, generate $47.9 million in private investment, provide up to $6M in sewer betterments, create over 200 housing units (25% affordable), increase property values, increase home ownership pathways, and attract new commercial and industrial investment. Increased tax revenue will translate into additional municipal services support along with housing for low income, persons with disabilities, elderly, and children**.** Improved transportation infrastructure will provide sidewalks to occupants of the redeveloped Brownfields site to promote safe walking options to

increase recreation and health benefits and to connect to target area public transportation, such as the MBTA[6] commuter rail in surrounding towns for amenities including educational opportunities, health and care and better paying jobs. Renewed business will bring local job opportunities and enhancement of the target area with the abutting City of Brockton's Opportunity Zones.

Strategy for Leveraging Resources

e. Resources needed for Site Characterization: There is a sufficient level of site characterization from the environmental assessment performed to date for the remediation work to be conducted. If additional characterization is required within the building footprint after building demolition, the Town will seek support from our regional planning agency, Old Colony Planning Council (OCPC), to perform assessment within the building footprint (i.e., former paint room, dip-painting operations and degreasing tank area) using its FY23 EPA Brownfields Assessment Grant. f. Resources needed for Site Remediation: The Town is eligible to apply for up to $750K in additional cleanup grant funding from MassDevelopment's Brownfields Redevelopment Fund and additional demolition funding under its Site Readiness Program. Funding is awarded annually, if needed to supplement EPA funding. g. Resources needed for Site Reuse: There are several resources that the Town has secured and is eligible for to propel the Site towards reuse and revitalization, along with developer resources and incentives, including tax credits. We offer an Expedited Permitting Program, Tax Increment financing (TIF) and property tax incentives subsidy for redevelopment, infrastructure and community improvement, which has been successful in attracting developer investment and job creation.

Secured	Eligible	Funding Opportunity[7]
✓		**MassWorks infrastructure grant**[8]: The Town was awarded a FY22 $4 Million grant for construction of a wastewater system to connect to the abutting City of Brockton sewer system.
✓		**EDA Infrastructure Grant**: The Town was awarded a FY23 $3 Million grant to supplement the MassWorks grant for the sewer extension project through OCPC (see above).
	✓	**MassDevelopment:** We are eligible to apply for up to $250K in pre-development; developers are eligible for up to $1 Million for capital improvements (Underutilized Properties program) and up to $500K for site preparation and predevelopment activities (Site Readiness Program[9], awarded annually.
	✓	**HousingWorks Infrastructure Program:** The Town is eligible to apply for up to $500K for pre-construction funding and up to $5 Million construction funding under the state's HousingWorks Infrastructure Program, offered annually.
✓		**State Chapter 90 DOT funding:** The Town has been allotted $1.39M in Chapter 90 FY'25 state local transportation funding, which can be applied to additional infrastructure improvements in the target area.
✓		**Green Communities Grant:** To supplement over $1M in grant funding to date, the Town was awarded $200K in FY24 to implement energy conservation measures and eligible to apply for annual funding.
	✓	**Housing Choice Community**: State Revolving Fund for Water and Sewer infrastructure, MassWorks, Complete Streets, MassDOT capital projects, and PARC and LAND[10] grants.

[6] Massachusetts Bay Transportation Authority

[7] The Town is eligible to apply under the state's Community One Stop for Growth and ECO One Stop grant programs, offered annually.

[8] The MassWorks Infrastructure Program is a competitive state grant program that provides the largest and most flexible source of capital funds to municipalities and other eligible public entities primarily for public infrastructure projects that support and accelerate housing production, spur private development, and create jobs throughout the Commonwealth.

[9] The Site Readiness Program, administered by MassDevelopment, aims to increase the state's inventory of large, well-located, project-ready sites; to accelerate private-sector investment in industrial, commercial, and mixed-use projects; and to support the conversion of abandoned sites and obsolete facilities into clean, actively used, tax-generating properties.

[10] Park Acquisitions and Renovations for Communities (PARC) and Local Acquisitions for Natural Diversity (LAND)

	✓	**CDBG**[11]: We are eligible to apply for state CDBG funding, which can be allocated to a developer or property owner for affordable housing. **DHCD**[12]: We can leverage funding for affordable housing development through the DHCD fund.
	✓	**MVP[13] Community:** The Town is eligible to apply for annual MVP Action grants to implement the flood mitigation measures as addressed in our MVP Plan for new development.

h. Use of Existing Infrastructure: The target area is connected to public water, along with electric, natural gas, and communications (i.e., cable, high-internet, fiber optics). New development is anticipated to utilize the new sewer infrastructure and local wastewater package plant, along with upgrading stormwater discharges by implementing green stormwater infrastructure to enhance climate resilience. Enhancements of infrastructure include walkable connections to existing amenities, including the abutting community commuter rail station and link to assets (including health care, higher paying jobs, education). In 2011, the Town invested $4M in a wastewater "package plant" at the high school designed with additional 70% capacity to accommodate new development in the target area. We partnered with a private retail corporation in 2017 and invested $570K to install gravity-flow sewage piping to connect facilities in the target area to the package plant. We are undertaking installation of a new sewer connection to the City of Brockton.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need. a. The Community's Need for Funding[14]. The target area includes an elevated population of children, elderly and impoverished populations which rely on municipal, state and federal resources. Low income populations in the target area are up to 22%, per capita income is as low as $37,413 and unemployment is 4.8%, exceeding state (4.7%) and federal (4.3%) levels[15]. Owner occupied housing is as low as 65%, reflective of limited pathways to homeownership in the target area. From 2000-2010, the Town suffered from a 49.85% reduction in manufacturing jobs[16]. Lost tax revenue for the brownfield sites in the target area is close to $5M, which represents both lost back taxes and redevelopment opportunities for over 20 years, due to contamination. The Town has needed to manage increased employee costs for pensions and health insurance and special education costs. The closure of the privately-owned BFI landfill 10 years ago has resulted in the loss of over $3M annually from tipping fees, along with over 20 jobs. Since we have lost much of our industries that provided revenue, property taxes account for over 80% of the Town's income and the property tax rates are amongst the highest in the state, which place a burden on our low-income residents. Voters have turned down a Proposition 2½ tax[17] override that would have generated more revenue for the Town. As a town with a small and declining population of less than 15,000 residents, East Bridgewater is not an entitlement community, which requires our grant funding to come through a competitive application process. This cleanup grant is needed to spur Site redevelopment and target area reinvestment. b. Health or Welfare of Sensitive Populations[18] Elderly populations (21%), persons with disabilities (12.6%),children , and low income populations in the target area exceed town, state and/or federal percentages and are at a higher risk to contaminant exposure from brownfield sites. Over 25%[19] of children in town have not been screened for lead and up to 11% of residents in the target area lack health insurance[20] (higher than state and federal levels), which can result in delayed diagnoses and poor health outcomes, reflecting health and social

[11] The Community Development Block Program is administered by the U.S. Dept. of Housing and Urban Development (HUD).
[12] Department of Housing and Community Development
[13] Municipal Vulnerability Planning
[14] Census Tract 25023523204 and Blockgroups 250235231001, 250235232011
[15] Massachusetts Community Health Assessment. East Bridgewater. Massachusetts Health Data Tool.
[16] Comprehensive Economic Development Strategy (CEDS) 2020-2025. Old Colony Planning Council
[17] Proposition 2½ (Mass. Gen. L. c. 59, § 21C) is a Massachusetts statute that limits property tax assessments and secondarily, automobile excise tax levies by Massachusetts municipalities. The name of the initiative refers to the 2.5% ceiling on total property taxes annually as well as the 2.5% limit on property tax increases.
[18] Block Groups 250235232011, 250235231001 and Census Tract 25023523204
[19] East Bridgewater's 2021 Childhood Lead Screening Progress Report. Mass. Dept of Public Health
[20] Ibid

inequities. Particulate matter, ozone and lead paint in pre-1960 housing are higher than state percentages, posing health threats to our sensitive populations. Transportation access burdens limit access to health, social support services, education and higher paying jobs. There is low food access to 82.56% of the population in the community, compared to state (27.82%) and national (22.22%) rates[21]. Broadband internet is another critical service gap (13%) in the target area above the state average, limiting remote work opportunities and overall educational attainment. *The cleanup and revitalization of the priority site will lead to reinvestment in the target area to address service gaps, the aging housing stock, and the declining economy, and reduce contaminant impact and provide links to amenities.* c. Greater Than Normal Incidence of Disease and Adverse Health Conditions. There is evidence of heightened levels of disease in the community. According to the U.S. CDC, asthma rates in tracts 5231 (12.3%), 5232.01 (12.1%) and 5232.04 (12.7%) are all higher than that of the nation (10.6%). Cancer prevalence in tract 5232.04 is also higher than the national average (10.8% vs. 9.1%), with incidences of breast, lung and bronchus cancers higher than the state-wide average across the target area[22]. Exposure to *chlorinated solvents can cause central nervous system and cardiovascular disease, kidney and liver cancers and non-Hodgkin lymphoma. Petroleum hydrocarbons are carcinogenic and may cause leukemia and other cancers. Asbestos may cause mesothelioma, and risk of cancers of the stomach, pharynx and colorectum[23]. Additional revenue will allow the Town to increase its Health Dept. staff and provide support for sensitive populations. Cleanup of the Site is anticipated to mitigate contaminant exposure and threats of disease to this already vulnerable community.*
d. Economically Impoverished/Disproportionately Impacted Populations. Our highest residential populations of **low income, persons with disabilities, elderly**, and **children**[24] reside in the target area and amongst abandoned Brownfields sites. These underserved residents mainly live in older stock rental housing with lead-based paint and lead piping and landlords are slow in addressing mold accumulation in rental homes from flooding. These issues contribute to poor health outcomes, increased by lack of insurance or insurance with unaffordable deductibles, transportation gaps to health and social care and access to fresh food. Limited broadband access isolates these residents from educational and job opportunities. These populations continue to be impacted by the area's rich industrial history; compared to the U.S., tracts 5232.01 and 5232.04 rank moderate-to-high in proximity to potentially hazardous and toxic sites, toxic release inventory sites, and treatment storage, and disposal sites (U.S. CDC ASTDR). Cleanup of the priority site is anticipated to spur reinvestment and cleanup of surrounding brownfields sites and provide opportunities for housing, infrastructure improvements to increase resilience to flooding, and jobs from commercial and industrial development in the target area, avoiding displacement and gentrification. Increased tax revenue will result in additional Town services to support the community. Cleanup will mitigate contaminant impacts to sensitive receptors and is anticipated to improve health and social outcomes where landlords will be expected to "keep up" with area-wide improvements.
Community Engagement e. Project Involvement and f. Project Roles. Working with our Brownfields Committee and municipal partners (including Council on Aging, Board of Health, Dept. of Public Works) we will foster community engagement and integrate reuse plans with our project partners. The following partners have been selected based on their ongoing commitment to the target area and their missions are well-aligned with the goals of the EPA's Brownfields Program and the Town's revitalization strategies.

Old Colony Planning Council (OCPC) is our regional planning commission and will provide support on cleanup and revitalization planning, stakeholder outreach, translator services, and funding (including EDA). Mary Waldron, Executive Director; (508) 583-1833; mwaldron@ocpcrpa.org
East Bridgewater Housing Authority was established in 1966 and provides housing for low and moderate income families. EBHA will offer support on the affordable housing needs of the target area and provide meeting space. Sherry Guilbault, Director. (508) 378-3838. Eb.ha@verizon.net

[21] Massachusetts Community Health Assessment. East Bridgewater. Massachusetts Health Data Tool.
[22] Mass DPH. Observed and Expected Case Counts with Standardized Incidence Ratios for East Bridgewater, 2011-2015
[23] Asbestos Exposure and Cancer Risk. National Cancer Institute
[24] Census Tracts 25023523100, 25023523204 and Block Groups 250235231001 and 250235232011

Old Colony Elder Services. OCES is a private, non-profit organization, one of 23 Aging Services Access Points in Massachusetts. OCES will provide outreach support and translator services to address the needs of the elderly in the target area. Nicole Long, CEO. (508) 584-1561. nlong@ocesma.org
East Bridgewater Business Association promotes a healthy business environment supports education, networking and fellowship. EBBA will provide connections to existing and prospective businesses to support the target area revitalization. Danielle Veneau, President; (781) 630-1752. DanielleVeneau@kw.com
MassDevelopment offers financing and real estate solutions to support companies and nonprofits and will provide support on Brownfields funding, developer financing, tax credits and assistance on developer RFPs. David Bancroft, Senior VP Community Investment. (857) 319-0528; Dbancroft @Massdevelopment.com
Brockton Area Transit Authority provides public bus service for surrounding communities and will provide support on transportation needs. Michael Lambert, Administrator. (508) 588-2240. mlambert@ridebat.com
Old Colony YMCA. Our local YMCA will provide input on the needs of children in the target area and meeting space. Zach Leblanc, Executive Director. (508) 350-1950 zleblanc@oldcolonyymca.org

g. Incorporating Community Input: The Town will build on our successful public outreach and engagement supporting the 2024-2034 Master Plan and 2021 MVP Plan development. We utilized online surveys, workshops and presentations along with both in person and virtual meetings. The Town will continue to offer open houses to test various reuse scenarios with members of the public by implementing an ongoing collaborative process with residents and other stakeholders throughout the community. We will continue to utilize electronic measures and social media to foster two-way communication and record videoconferences. We will harness the reach of Project partners as "boots on the ground" and to utilize their resources (i.e., website, social media, staff) to broaden our reach. The Town will develop and distribute multilingual brochures (both printed and electronic). To motivate residents and stakeholders in the target area, we will demonstrate that their input is being incorporated into the project and showcase feedback through the use of posters and charrettes, which will be posted throughout the neighborhood, including the town hall, senior center, library, schools and local meeting spaces. We will share the results of online surveys, photograph site activities and provide periodic summaries of site and target area progress, which will be shared on Town and community organization websites and other forms of social media, and strive to be transparent in discussing proposed redevelopment scenarios to ensure that the public is continually engaged. We will conduct meetings at area organizations that are accessible and familiar to the community.

(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan. The proposed Site cleanup will include abatement of hazardous building materials where feasible, demolition and abatement of co-mingled hazardous building materials where abatement without demolition is infeasible, and application of remedial additives to facilitate in-situ chemical oxidation of contaminants in soil and groundwater. Cleanup will be conducted in accordance with the state environmental cleanup regulation, the Massachusetts Contingency Plan (MCP)[25] and MassDEP Asbestos Regulation under the management of the Town's selected QEP and performed by licensed Contractors. The cleanup plan will incorporate EPA Principles for Greener Cleanups. Cleanup will address chlorinated VOC and petroleum impacts to Site soil and groundwater per the MCP requirements for "Application of Remedial Additives". In-Situ remediation is the selected cleanup strategy and is anticipated to include in-situ chemical oxidation (ISCO) and/or in-situ bioremediation (ISB)In-situ remediation is a green and sustainable remediation (GSR) approach, since no contaminated media will be disposed off-Site. A Phase IV Remedy Implementation Plan (RIP) and Release Abatement Measure (RAM) Plan will be prepared by the selected QEP's Massachusetts Licensed Site Professional (LSP)[26], outlining the proposed cleanup plan and status reports will be prepared. A Permanent

[25] The Massachusetts Contingency Plan is the state's environmental regulation that provides for the protection of health, safety, public welfare and the environment by establishing requirements and procedures for the activities and cleanup of oil or hazardous materials.
[26] In 1993, Massachusetts created a model program that privatized the cleanup of hazardous waste sites in the Commonwealth. **Licensed Site Professionals (LSPs)** are authorized by the Commonwealth to work on behalf of property owners, operators, and other responsible parties to oversee the assessment and cleanup of contamination that has been released into the environment. LSPs are scientists, engineers, and public health specialists

Solution Statement will be prepared, which will include a human health risk characterization, to assess risks for Site reuse. All local, state and federal permits will be obtained prior to the implementation of cleanup activities. Bid specifications will include technical specifications and drawings that will address local and state requirements, measurement and payment, contractor scheduling requirements, health and safety requirements and Davis-Bacon wage requirements. A Health & Safety Plan will be prepared and all Site personnel will be properly licensed and/or certified to perform and oversee cleanup activities, including OSHA HAZWOPER certifications. Construction fencing, equipped with a gate and filter fabric and erosion and sedimentation controls will be installed and dust and odor suppression measures will be implemented. Abatement of hazardous building materials: The Town's selected Contractor will submit Asbestos and Demolition Notifications to MassDEP. The Contractor will install fencing and stormwater controls. The QEP's asbestos project monitor will perform daily visual inspections and perimeter air sampling for total fibers with on-site phase contrast microscopy (PCM) per the National Institute for Occupational Safety and Health (NIOSH) Method. Upon successful completion of bulk loading and final cleaning by the Cleanup Contractor, the QEP's asbestos project monitor will perform a post abatement/decontamination final visual inspection to ensure no visible debris remains in the work area. Bulk ACM building debris will be transferred to a licensed receiving facility under a hazardous waste manifest. This work is assumed to be conducted over a 30-work day duration. In-Situ remediation baseline monitoring will be conducted by the QEP to assess current Site groundwater contaminant conditions and to collect samples for the in-situ remedial additive treatability study. The in-situ remediation treatability study will be conducted by the Contractor to evaluate and support design of the in-situ remedial additives program and will identify specific additives, including nutrients and buffers, that are needed to successfully treat groundwater impacts. Pending the results of the treatability study, remedial injection wells will be installed by the QEP's subcontractor and a remedial pilot test (up to 5 days) will be conducted. Up to 8 injection wells will be installed. Two full-scale remedial injection events are anticipated over 2 to 3 weeks per event. Up to 16 injection wells will be installed. Remediation performance monitoring of groundwater will be conducted by the QEP and subcontractor lab Geochemistry sampling and field monitoring will be performed during the pilot and full-scale in-situ remedial events. Up to two post-remedial injection sampling events will be conducted.

Description of Tasks/Activities and Outputs: Cleanup activities organized into four tasks describing specific activities, deliverables, and roles, are summarized below ***using EPA grant resources***.

Task 1: Cooperative Agreement Oversight

b. Project Implementation: The Town will establish a Brownfields Committee comprised of local elected officials, business community, community organizations, economic development authority and stakeholders. MassDEP and EPA Brownfields staff will be invited to sit on the Committee. We will prepare two Request for Proposal (RFPs) and review responses to the RFPs, conduct interviews and select Cleanup contractors. The QEP will be procured in Q1 and the Cleanup contractors will be procured in Q3. We will also perform program management and communication with regulatory personnel, community officials and the public. EPA ACRES reporting will be conducted throughout the duration of the project.
c. Anticipated Project Schedule: Progress reports will be submitted on or before January 30th, April 30th, July 30th, October 30th of each year. Annual DBE reports will be submitted on or before October 30th of each year. Site information will be entered into ACRES and updated upon completion of milestones related to remediation and site redevelopment. The Committee will initially meet monthly and then quarterly to execute the priorities and direction of the Brownfields Program.
d. Task/Activity Lead: The Town Administrator will serve as the Lead, with support from the Brownfields Committee, QEP, Assessors Dept., and legal counsel.
e. Outputs: Quarterly progress reports, annual DBE reports, final closeout report, quarterly ACRES updates; and Davis Bacon reporting. Contract with QEP and Cleanup Contractor. QEP and Town will track schedule

Task 2: Community Engagement

with significant professional expertise in oil and hazardous material contamination. LSPs are governed by the Massachusetts Board of Registration of Hazardous Waste Site Cleanup Professionals, also known as the LSP Board.

b. Project Implementation: We will hold a series of quarterly public meetings to engage local stakeholders about the cleanup and proposed redevelopment. We will prepare public outreach materials and conduct extensive outreach and communication with residents and stakeholders prior to undertaking the cleanup/abatement efforts, during remediation, and following the successful completion of remediation. A Community Involvement Plan (CIP) will be prepared.

c. Anticipated Project Schedule: Ongoing before, after, and during the project.

d. Task/Activity Lead: The Town Administrator will serve as the Lead with support from our Project partners, Health Dept. and QEP, including the use of translators.

e. Outputs: Project schedules and milestones for activities from cleanup and reuse planning. Meetings, presentations, and materials, including multilingual documents, posters, flyers.

Task 3: Cleanup

b. Project Implementation: The Town will issue RFPs for a QEP and Cleanup Contractors. The Town's competitively procured QEP/LSP will perform oversight of licensed contractors.

c. Anticipated Project Schedule: Over the 4 year duration, cleanup activities will be conducted in the following order: Years 1-2: Baseline sampling, Bid specifications, competitive bidding, and ACM abatement contractor procurement, ACM abatement/demo. In-Situ bench study. Year 3: In-Situ pilot test, In-situ remediation Event #1. Year 4: In-situ remediation Event #2, Remediation performance monitoring.

d. Task/Activity Lead: The QEP, which will include an LSP, will perform the planning, pilot testing and cleanup design, oversee execution of remedial activities, report preparation, and regulatory interpretation and interfacing with regulatory authorities and will provide direction to municipal staff for implementation support.

e. Outputs: RFP, bid specifications, contractor, permits, site controls, remediated site.

Task 4: Reporting and Reuse Planning

b. Project Implementation: State and federal reports will be prepared prior to, during and subsequent to the cleanup to meet grant requirements and state regulatory requirements.

c. Anticipated Project Schedule: The QAPP and ABCA will be prepared in Q1-Qtr. 1 and submitted to EPA for review/approval. MassDEP submittals: A Phase IV RIP and RAM Plan (Year 1); Status reports will be prepared every 6 months and a Permanent Solution Statement, including risk assessment will be prepared upon the completion of cleanup.

d. Task/Activity Lead(s): The Town Administrator will oversee the QEP on reporting and regulatory interpretation and will interface with OCPC on reuse planning.

e. Outputs: QAPP; Draft and Final ABCAs, state regulatory reports[27] (Phase IV RIP/Status and Completion Reports), RAM Plan, Site Closure Reports, risk assessments, Reuse plan(s). QEP will track regulatory submittal timelines and draft reports will be submitted to Town for reviews.

f. Cost Estimates

Budget Categories						
	Task 1 Coop. Agreement Oversight	Task 2 Community Engagement	Task 3 Cleanup	Task 4 Reporting and Reuse Planning	Administrative Costs	Total
Personnel	$1,000	$1,050	$1,000	$1,000	$0	**$4,050**
Fringe						
Travel	$2,000				$0	**$2,000**
Equipment						

[27] MassDEP regulatory report reviews are not required for report submittals under the Massachusetts Contingency Plan

Supplies						
Contractual	$5,000	$5,600	$292,750	$40,000	$0	**$343,350**
Construction			$1,150,600		$0	
Other						
Total Federal Funding	**$8,000**	**$6,650**	**$1,444,350**	**$41,000**	$0	**$1,500,000**

Task 1 Budget: 20 staff hrs. @ $50/hr.=$1,000; QEP $200/hr. x 25 hrs. = $5,000

Travel: EPA Brownfields conference (est. $2K conference for airfare, hotel, per diem, and expenses).

Task 2 Budget: 21 staff hrs. @ $50/hr.=$1,050; QEP $200/hr. x 28 hrs. = $5,600

Task 3 Budget: 20 staff hrs. x $50./hr. = $1,000; QEP/ Cleanup Contractor[28] details below:

Cost estimates are informed by industry input/estimates and similar cleanups

QEP Bid Specifications: $200/hr. x 150 hrs. =$30,000;QEP Abatement Monitoring: $2,000/day x 30 days =$40,000
QEP Abatement Construction Administration, Project Management and Oversight=$200/hr. x 100 hrs.=$20,000
Contractor Mobilization/Demobilization= $15,000 x 10% contingency=$16,500
Contractor Construction fencing : $10/ft x1000 ft=$10,000 plus 10% contingency=$11,000
Contractor Building Demo/ACM Abatement/Loading: $130,000 plus 10% contingency=$143,000. Assumes Labor: asbestos foreman @$185/hr. x 8 hrs./day x 30 days=$44,000; asbestos worker @$125/hr. x 8 hrs/day .x 30 days=$30,000; heavy equip. operator @ $77/hr. x 8 hrs./day x 30 days=$18,480; Total labor =$92,800. Equipment: water tote@ $77/day. X 30 days=$2,310; loader @ $530/day x 30 days=$15,900; Excavator@ $630/day. X 30 days=$18,900;Total equipment = $37,110. Total = $129,990 (rounded to $130,000).
Contractor ACM transport & disposal: 1,390 tons x $400/ton=$556,000 plus 10% contingency =$611,600. Assumes 1250 tons x $400/ton of CMU[29]exterior/interior; 35 tons x $400/ton of adhered monolithic fiber cement panels and 105 tons x $400/ton roofing materials.
QEP In-situ remediation: PM: $200/hr. x 125 hrs.= $25,000; remediation oversight: $125/hr. x 350 hr. =$43,750
QEP drilling oversight: $125/hr. x 30 hrs. = $3,750.QEP groundwater monitoring: $125/hr. x 250 hr. =$31,250
Subcontractor Laboratory analysis: $40,000. Travel: $150/day x 60 days = $9,000. Equipment: $10,000
Subcontractor In-situ remediation bench-scale treatability study: $22,000 plus 10% contingency=$22,400. Includes control, 3 test conditions and lab analysis.
Contractor Remedial pilot test: $121,000 plus 10% contingency=$133,100. *Labor=$60,000; driller =$10,000. Reagents: 35,000 gallons x$0.60/gallon=$21,000; equipment/expenses =$30,000 (plus 10% contingency)*
Contractor Full scale in-situ remediation: $197,000 plus 10% contingency = $216,700. *Labor=$85,000; driller =$20,000. Reagents:70,000 gallons x$0.60/gallon=$42,000; equipment/expenses =$50,000 (plus 10% cont.)*

Task 4 Budget: 20 staff hrs. @ $50/hr.=$1,000; Reports: ABCA@ $5,000; QAPP@$5,000; RAM Plan @ $7,000; Phase IV RIP @ $8,000; PSS@ $15,000

g. Plan to Measure and Evaluate Environmental Progress and Results: Our anticipated outputs from the Brownfields Program are technical and quantitative reports that will provide the Town with the next steps to move the site forward. We will measure the success of public engagement by requesting our community partners to help us measure the qualitative and quantitative outcomes of community engagement. The Site will be brought into state compliance and attract developer interest for redevelopment. We will measure project outcomes beyond the completion of the Brownfields Assessment program by increases in tax revenue, number of jobs created, decrease in crime, number of acres remediated/redeveloped, number of acres of greenspace created, kilowatt hours of renewable energy produced, miles of infrastructure upgraded, percent reduction in health issues, number

[28] 10% contingency added to Cleanup contractor costs.

[29] Concrete masonry unit

of units of affordable housing, increase in transit (bus/rail) usage. Additional anticipated outcomes include decrease in homelessness, increase in awareness of EJ issues and decrease in EJ impacts, increase in public participation, increase in recreation (including pedestrians). We will update ACRES to document site progress.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability a. Organization Structure b. Description of Key Staff c. Acquiring Additional Resources: This grant will be managed through the Town Administrator and departmental staff, which is successfully managing multiple large municipal projects. Together, these staff serve on multiple teams with the community, state and local officials and developers and serve as an integral force in the revitalization of the target area. They have also participated in community engagement and have built teams of stakeholders. Charles Seelig, as Town Administrator, manages the Town's Capital Improvement Program. Patrick Franey, Building Commissioner, will provide support on building permitting requirements and will interface with proposed developers. Melanie Dean, Town Accountant, will provide support on taxes, auditing and financing. The Town will continue to partner with OCPC to provide planning support. Our DPW Director, John Haines, has over 30 years of Town experience and will continue to lead the Town on infrastructure improvements. Susan Prendergast, Council of Aging Director, will provide input on the needs of the elderly in the target area and community. Our Health Agent, Michael Soares, will provide support to the team in responding to health concerns associated with the Brownfields sites. Alex Welch, Conservation Agent, will provide support on the redevelopment, including wetland issues. In the event of staff turnover, the Town will rely on qualified municipal employees that would become responsible for ongoing compliance/completion for the duration of the Grant period. Acquiring Additional Resources: We will seek support from municipal staff and state and federal agencies, and the private sector to support our Brownfields program, along with support from MassDEP. We will seek support from UCONN[30] for stakeholder workshops and charrettes. Town Fire, Police, and Health Departments will provide safety, security, and health support to assess Brownfields sites, and Dept. of Public Works and Engineers will address infrastructure needs. We will work with the state Attorney General to seek Covenants Not to Sue. Additional state agency support includes DHCD[31], Mass. Dept. of Veterans Services, DPH, State Police, DOT, and federal agencies, including HUD. We will work with local workforce agencies and vocational schools and local higher education to identify training and employment opportunities.

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: The Town manages an average of $400K (annually) in state Chapter 90 Program Highway funding. Accomplishments include renovations in the target area including road and infrastructure upgrades/repairs. We have managed a $4.3 Million ARPA State and Local Fiscal Recovery Fund since 2021 which has been applied to infrastructure, school and various municipal improvements. We are currently managing a $4M Massworks grant and $3M US EDA grant for the expanded sewer project. The Town is managing and/or has managed several managing state-funded grants, including a FY 24 state Green Communities grant ($200K), FY 21 Satucket River Culvert Replacement ($340K), FY'18 Pond Street Bridge replacement ($497K). The Town managed over $40M in funding to construct a new junior and senior high school in 2013 to replace schools that were designated as "below average", and detrimentally impacted the learning capabilities and testing scores of our students. The new school was part of the Massachusetts School Board Authority's (MSBA's) cost-saving model school program and serves 950 students in grades 9-12. We were approved by the MSBA, which agreed to contribute $43 million towards the $67 million project budget. The project was designed to achieve LEED-Gold certification under the LEED for Schools 2009 system. (2) Compliance with Grant Requirements: The Town is in full compliance with all grant requirements, including documentation and reporting requirements, invoicing, financial statements, budgeting and schedule. Our annual audits are conducted by a private auditor which includes an evaluation of adherence to funding requirements. We adhere to contract requirements, including terms & conditions.

[30] The University of Connecticut EPA Technical Assistance to Brownfields (TAB) Program

[31] Massachusetts Department of Housing and Community Development

Threshold Criteria

(1) Applicant Eligibility

The Town of East Bridgewater, Massachusetts is eligible to apply for an EPA Brownfields Assessment grant because it is a General Purpose Unit of Government.

(2) Previously Awarded Cleanup Grants

The Site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

(3) Expenditure of Existing Multipurpose Grant Funds

Not Applicable

(4) Site Ownership Information

The Town of East Bridgewater is the sole owner of the Site.

(5) Basic Site Information

a) Name of the Site: Precise Engineering

b) Address of the Site: 54 West Union Street, East Bridgewater, MA 02333

(6) Status and History of Contamination at Site

a) The Site is contaminated by hazardous substances.

b) Operation history and current use of the Site:
Site usage includes shoe last manufacturing (1920s to 1970s); boat building (late 1970's) and metal working and stamp manufacturing (late 1970s through 1990s). The Site has been vacant since at least 2000.

c) Environmental concerns at the site
A co-mingled release of chlorinated volatile organic compounds and petroleum and metals have impacted soil and groundwater at the Site.

d) How the site became contaminated and the nature and extent of contamination
The sources of contaminant impacts include former facility waste storage practices and discharges associated with: a paint room, housing dip-painting operations, above-ground solvent degreasing tanks (formerly used to contain tetrachloroethylene [PCE] and 1,1,1-trichloroethane [TCA]); former (suspect fuel oil) underground storage tank (UST) ; exterior small truck bodies used to contain 55-gallon drums of virgin and waste oils and TCE, along with "5-gallon buckets" of oil and grease; Floor drains that reportedly discharged to an on-site septic leaching field.

(7) Brownfields Site Definition: The Site is (a) not listed or proposed for listing on the National Priorities List; (b) Not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into

parties under CERCLA and (c) not subject to the jurisdiction, custody, or control or the U.S. government.

(8) Environmental Assessment Required for Cleanup Grant Applications
Phase II Environmental Site Assessment activities have been performed at the Site from 1987 through 2017. The results were documented in a Massachusetts Contingency Plan Phase II Comprehensive Site Assessment (CSA) (April 2007) and Draft Revised Phase II CSA, dated October 15, 2018, submitted to the Massachusetts Department of Environmental Protection (MassDEP).

(9) Site Characterization

(a) There is a sufficient level of site characterization from the environmental assessment performed to date for the remediation work to be conducted. If additional characterization is required within the building footprint after building demolition, the Town will seek support from our regional planning agency, Old Colony Planning Council (OCPC), to perform assessment within the building footprint (i.e., former paint room, dip-painting operations and degreasing tank area) using its FY23 EPA Brownfields Assessment Grant.

(b) State Letter attached

(10) Enforcement or Other Actions: There are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields funding is sought. There are no inquiries or orders from federal, state, or local government entities that the Town is aware of regarding the responsibility of any party (including the applicant) for the contamination, or hazardous substances at the site, including any liens.

(11) Sites Requiring a Property-Specific Determination: The property does not require a Property-Specific Determination.

(12) Threshold Criteria Related to CERCLA/Petroleum Liability

a. Property Ownership Eligibility-Hazardous Substances Sites

i. EXEMPTIONS TO CERCLA LIABILITY

3) Property Acquired Under Certain Circumstances by Units of State and Local Government

(a) The Town acquired the 3 Site parcels as tax takings.
(b) The dates of the tax taking were August 23, 2010 (Parcels 62-20 and 62-102) and January 26, 2012 (Parcel 62-19).
(c) Disposal of hazardous waste at the site occurred before the Town acquired the property parcels.
(d) The Town did not cause or contribute to any release of hazardous substances at the site.
(e) The Town has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances at the site.

iv. SITES WITH HAZARDOUS BUILDING MATERIAL THAT IS NOT RELEASED INTO THE ENVIRONMENT

There has not been a release and that there is not threat of release of the hazardous substances from building materials into the outdoor environment based on the site conditions.

(13) Cleanup Authority and Oversight Structure

a. The site is currently designated as a Massachusetts Contingency Plan (MCP) disposal site under Release Tracking Number (RTN) 4-00594 and enrolled in the MassDEP environmental program. All Cleanup activities will be conducted in adherence to the Massachusetts Contingency Plan (MCP), 310 CMR 40.000.

b. Access to abutting or off-site properties, if required for monitoring, will be conducted under access agreements with property owners.

(14) Community Notification

a. Draft Analysis of Brownfields Cleanup Alternatives

A copy of the Draft ABCA is attached.

b. Community Notification Ad

A public notice was published in the Brockton Enterprise newspaper on December 15, 2025. A public meeting was held on January 12, 2026. A copy of the ad is attached.

c. Public Meeting

The attached sign-in sheet lists the meeting registrants/attendees. Public comments included discussion of cleanup costs and timeline. There were no comments to the Draft Analysis of Brownfield Cleanup Alternatives (ABCA).

(15) Contractors and 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	**Kim Driscoll**	**Rebecca Tepper**	**Bonnie Heiple**
Governor	Lieutenant Governor	Secretary	Commissioner

January 20, 2026 [Via Email]

Attn: Charles Seelig, Town Administrator
Town of East Bridgewater
175 Central Street, East Bridgewater, MA 02333

RE: **STATE LETTER OF ACKNOWLEDGMENT**

Town of East Bridgewater– Brownfields Cleanup Grant
Precise Engineering – 54 West Union Street, East Bridgewater [RTN 4-00594 & 4-12116]

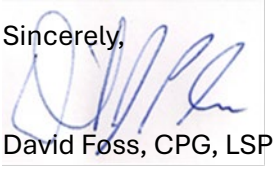
Dear Mr. Selig:

I am writing to support the application submitted by Town of East Bridgewater (the Town) under the Fiscal Year 2026 U.S. EPA Brownfield Cleanup Grant Program. It is the understanding of Massachusetts Department of Environmental Protection (MassDEP) that the Town is proposing to undertake cleanup activities at the former Precise Engineering facility, including the abatement of hazardous materials; demolition of the building; and remediation of contamination including metals, petroleum and volatile organic compounds (VOCs).

Industry operated at the site from approximately 1900 until the mid-1990s. The Town took ownership of the property via tax foreclosure in August 2010. The site is enrolled in the MassDEP waste site cleanup program. According to information provided by the property owner, the level of assessment conducted to date is sufficient to design and initiate the proposed cleanup activities.

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. If this proposal is selected, MassDEP will work with our state and federal partners to support the City of Fitchburg to help make this project a success. We greatly appreciate EPA's continued support of Brownfield efforts in Massachusetts.

Sincerely,



David Foss, CPG, LSP
Statewide Brownfields Coordinator, Bureau of Waste Site Cleanup

cc: Katy Deng, US EPA Region 1
Kathryn Carvalho, MassDEP Southeast Regional Office
Tracy Costa, Verdantas