



TOWN OF SOUTHBRIDGE

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Office of Economic Development & Planning
41 Elm Street, Southbridge MA 01550-2638

FY26 Brownfields Cleanup Grant Applicant Information Sheet

<p><u>Applicant Identification:</u> Town of Southbridge Office of Economic Development and Planning 41 Elm St Southbridge, MA 01550-2638 https://www.ci.southbridge.ma.us/</p>	<p><u>Funding Request:</u> Single Site Cleanup \$2,700,000 requested</p>
<p><u>Contacts:</u> <i>Project Director:</i> Katie Yoder, Town Planner/Conservation Agent 41 Elm St, Southbridge, MA 01550 kyoder@southbridgema.org 508-764-5402</p> <p><i>Chief Executive:</i> John Jovan Jr., Town Manager 41 Elm St, Southbridge, MA 01550 jjovan@southbridgema.org 508-764-5405</p>	<p><u>Property & Location:</u> 30 Mill Street Southbridge, Worcester County, Massachusetts 01550</p> <p><u>Population:</u> Southbridge: 17,740</p>

Other Factors:

The proposed site is adjacent to a body of water and is in a federally designated flood plain. See Narrative, page 2.

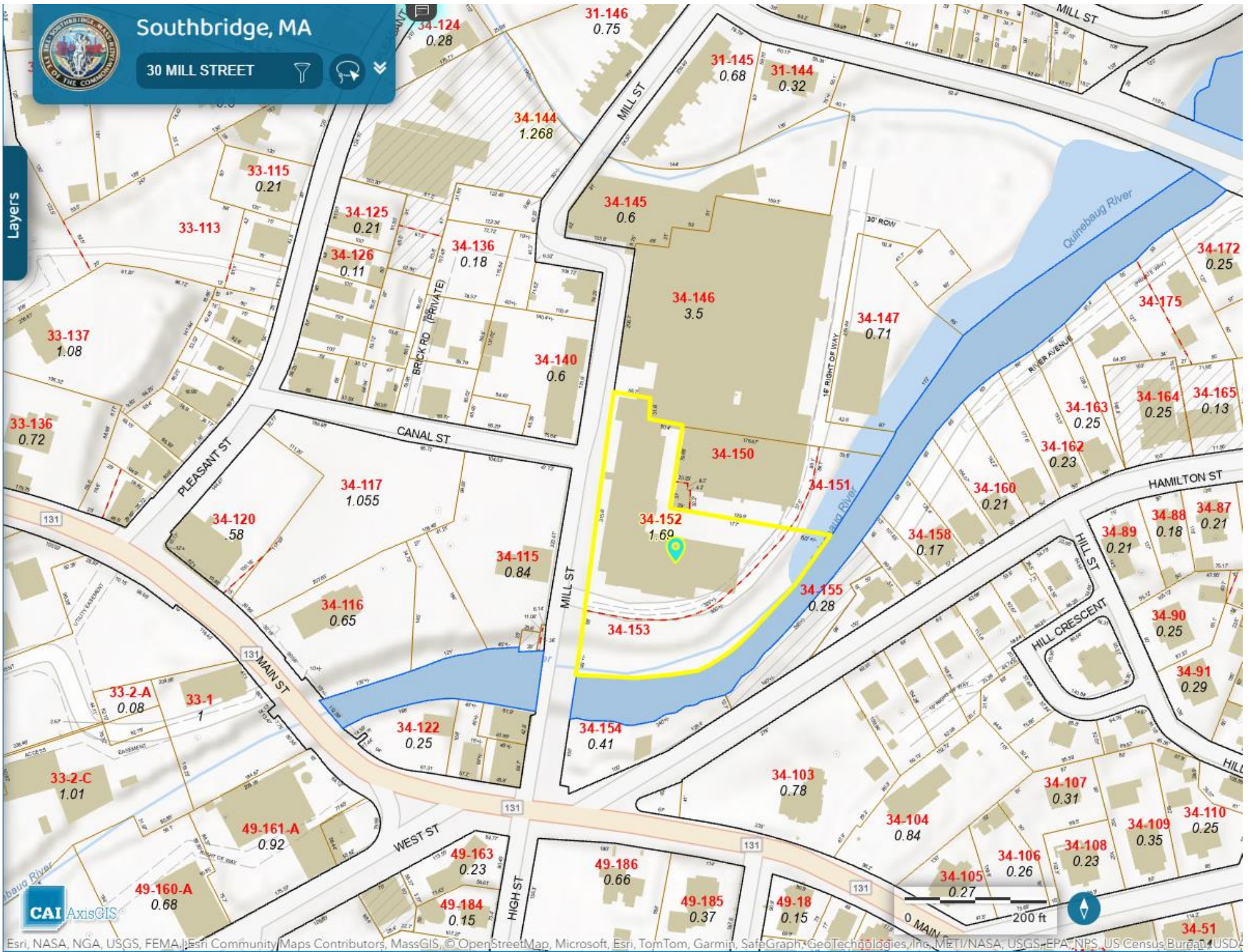


Southbridge, MA

30 MILL STREET



Layers



CAI AxisGIS

Town of Southbridge, 30 Mill Street, Brownfields Cleanup Narrative

(1) Project Area Description and Plans For Revitalization

Target Area and Brownfields

A. Overview of Brownfield Challenges and Description of Target Area

30 Mill Street is located in the Town of Southbridge, Massachusetts (population of 17,740 [US Census, 2020]). The target area for this FY26 Brownfield Cleanup Grant is census tract 7571, which includes the historic Globe Village Flex Overlay District, currently listed as an Opportunity Zone. The area is approximately 1.7 acres of land and is within a historic industrial area with former mill buildings. Adjacent to the Quinebaug River, it is situated within a mapped floodplain. Census Tract 7571 includes approximately 4,603 residents and 1,824 households, whose average percent of low- and moderate- income (LMI) residents is 53.14% according to American Community Survey data, 2020 Census.

Once home to Hamilton Woolen Mill, this would have been the top employer until the early 1900s. Originally Globe Manufacturing Company, born out of the war in 1812, when England blocked the import of fabrics to America, this mill would become the Hamilton Woolen Company, employing 5,000 people, the biggest employer up until the 1900s.

Of the many mills that operated off the Quinebaug River here in Southbridge were Marcy Mills Central Manufacturing, now the location for our Center of Hope, Russell Harrington, and Columbia Mills. William Beecher, who began making eye glass frames out of gold and silver at his jewelry shop in the 1830s, had apprentices, Robert Cole and George Washington Wells, who went on to form American Optical, incorporated in 1860, once the world's largest manufacturer of ophthalmic products. They would eventually employ over 6,000 people in Southbridge in the 1900s. American Optical mills closed in the mid-20th century, resulting in job losses and residents relocating to find work, however Dexter Russell (previously Russell Harrington), currently the oldest manufacturer in town, and Hyde Tool are still in operation today.

30 Mill Street was in use from 1836-1995, when it was then converted to mixed-use until it was vacated in 2020. One portion of the building was demolished in 2025, followed by the rest of the building in 2026¹. Since it was vacated, the target area around the Globe Village continues to experience disproportionate economic impacts compared to both the region and state. The median income for the target area, census tract 7571, is \$50,558, compared to \$86,00 in Massachusetts and \$66,000 in the nation. The percentage of households below the poverty line in the Opportunity Zone is 21%, which is 12% higher than the rate for Massachusetts at 9.4%. The educational attainment is 15% with the unemployment rate at 7%. Today, the mill clusters at 30-76 Mill Street, and within the larger Globe Village Overlay District, are gradually undergoing revitalization through reuse, remediation, and reinvestment. 64 Mill Street, located behind 30 Mill Street, has experienced successful redevelopment into economically viable businesses, including a tool and die manufacturer, a wholesale alcohol distributor, and a recreational

¹ At the time of writing this grant application, the building remains standing while we wait for DEP approvals of the Non Traditional Work Plan. It is presumed that by the time EPA reviewers read this application the building will be demolished.

cannabis dispensary. Collectively, these mill buildings represent a significant opportunity for prosperous economic development.

B. Description of the Proposed Brownfield Site

30 Mill Street, the Town of Southbridge’s proposed Brownfield Cleanup Site, is a 1.7-acre property containing the debris of a five-story mill building. The over 100-year-old mill is located only 200 feet from the Quinebaug River, placing the site in a federally designated floodplain. 18-30 Mill Street was originally constructed in 1890 and contains 72,000 square feet. Before the Town acquired the building through tax-title, Town staff made repeated attempts to assess the condition and potential contamination on-site, but they were unsuccessful due to resistance from the owners. The building became structurally unsound due to deferred maintenance and removal of wall ties by the previous owners. In 2025, Town Health and Building officials required that the building be taken down in the interest of public safety.

Building upon past assessments and remediation efforts, a Phase I Environmental Site Assessment (Phase I ESA) was completed in 2020 by Partner Engineering and Science, Inc. The report determined that “identified environmental conditions, including the historical usage of the property as a textile mill and the 2007 closure of an underground storage tank formerly used to store fuel oil, which may warrant further investigation.” In 2025, Fuss and O’Neill conducted a Phase II Environmental Analysis which determined that the building was in very poor condition, and unsafe. The site was deemed condemned until demolished.

While the building is believed to be contaminated by large amounts of asbestos, the Massachusetts Department of Environmental Protection has given the Town permission to drop the building and leave the debris temporarily in a monitored and contained pile before it is then capped. However, due to the health risk of asbestos debris, the proximity of this site to the river, and the hope to redevelop this site into an economically viable location, the Town hopes to receive funding to remediate any risk.

Revitalization of the Target Area

C. Reuse Strategy and Alignment with Revitalization Plans

The Town of Southbridge’s Town Council fully supports Brownfields Cleanup. The Town looks forward to significant site remediation and redevelopment at the mill. The creation of mixed-use development within the Globe Village Flex Overlay District aligns with the Town of Southbridge’s Master Plan and economic development goals and has been identified as a priority goal for economic development, housing, land use, and community safety.

This initial planning started with a Community Development Block Grant (CDBG) Slum/Blight Survey of the Globe Village in 2017 where 30 Mill is located, opening up the opportunity to spend future CDBG funds on infrastructure and commercial facades elements. We then invested \$3M in West Street, offering improved walkability for our Globe Village neighborhoods. The Town then created its Flex Overlay District in 2019 to ensure future development allowed for the greatest use of our mill buildings. Descendants of General George Patton were then able to start Green Meadows marijuana dispensary at 64 Mill, transforming the look and feel of this mill district into an inviting urban destination. The desire to multiply this revitalization was palpable.

Two bridges on Mill Street in need of repair were then added to Massachusetts Transportation Improvement Program (TIP), a big win for the Town, costing more than \$10M. These bridges will be reconstructed starting the summer of 2027.

Town secured \$4M in Economic Development Administration, MassDOT, and Mass Trails funding to build a rail trail from end to end in Southbridge to promote economic development. Running next to the mill, the Town hopes to carve a portion of the trail along the river behind the mill to enhance the natural features this area has to offer as part of mixed use development.

We have supported the Simonelli Innovation Center in their efforts to secure public funding from Mass Development's Under Utilized Properties program to help fulfill their goal of creating mixed-use housing and manufacturing in 64 Mill, behind 30 Mill, in line with our overall hopes for Globe Village redevelopment. As part of this support, we also pursued funding to reconstruct River Street, running perpendicular to Mill Street to offer an alternate route for commercial and residential traffic presumed to grow with redevelopment during the bridges' reconstruction.

Finally, we have recently been awarded a Federal Department of Transportation grant for \$7.8M to replace Hamilton Street, which comes to the intersection of Mill Street, Main Street, and West Street. Located in the highest percentage LMI area, where approximately 87% of the residents earn a low- or moderate- income, this cut-through street ties into the overall redevelopment of Globe Village.

Regarding proven Brownfield remediation efforts, the Town has taken major steps towards cleaning up its sites. Southbridge alone has 155 waste sites in Town that are categorized as open, closed, and closed sites with use limitations. Within this, there are seven Brownfield sites distributed throughout the Town. Southbridge continues to struggle to financially resolve these sites. Regardless of the financial barrier, the Town has still had successful remediations. The DPW located at 185 Guelphwood Road has undergone contaminated soil cleanup, which was a complex process due to a lack of municipal funds. The site used to be the Town dump in the mid-1900s and was later sold to a manufacturer who further contaminated it. Because the Town's partial culpability, town leaders could not apply for a Brownfield's Cleanup Grant, yet the Town lacked the money and resources to complete the cleanup itself. Given the severe level PCB contamination on site, though, MassDEP worked with the Town to secure EPA assistance to clean up the site, supported by Town staff in-kind services. The efforts of Southbridge to complete brownfield remediation underscores their commitment to make long term improvements.

D. Outcomes and Benefits of Reuse Strategy

The cleanup and reuse of 30 Mill Street, and the surrounding Globe Village Overlay District, is projected to result in economic benefits such as job creation, increased tax revenue, and overall investment in an area that has faced continuous disinvestment. The deteriorating state of the building and presence of hazardous materials has hindered the interest of developers and lenders. Removing the rubble and cleaning up the site will allow for investment in adaptive reuse and redevelopment.

We have done all we can as a public entity to lure private investment and entice development, despite being one of the poorest towns in Massachusetts. We believe we are at a

tipping point for revitalization and hope with the clean-up of 30 Mill we will see real change in our Globe Village which sits at the west gate of Southbridge entering from Sturbridge or Interstate 84 and 20 where an average of 13,000 cars travel per day, continuing past our Globe Village and our downtown.

Strategy for Leveraging Resources

E. Resources Needed for Site Characterization, Remediation, and Reuse

A Phase II Environmental Assessment, conducted in June 2025, was used for initial site characterization before demolition of the building. Asbestos is assumed to be present in the mill building, given its age, though the deterioration of the building prevented internal testing. During demolition, all debris was assumed to be contaminated by asbestos, though some non-porous materials such as timber and steel could be cleaned on site and removed.

The Phase II Environmental Assessment found various non-asbestos contaminants in the soil and groundwater. In the soil, volatile organic compounds (VOC) were non-detectable, but tetrachloroethene (PCE) was detected at 4,700 µg/kg (above MCP threshold). Arsenic was detected up to 30 mg/kg (above MCP threshold), with other metals below limits, though arsenic is a naturally occurring metal in Central Massachusetts bedrock and groundwater, and may not be a product of industrial contamination. Polycyclic aromatic hydrocarbons (PAH) were present in the soil but below reportable concentrations. PCBs and petroleum hydrocarbons were non-detectable. In the groundwater, VOCs were non-detectable. There were trace detections of PAH in MW-1 (e.g., Benzo(a)pyrene at 0.29 µg/L), all below reportable concentrations. Arsenic, barium, nickel, and zinc were all detected at low levels, below MCP limits.

Based on these measured and assumed contaminants, the resources needed for Site Characterization, Remediation, and Reuse are as follows:

Name of Resource	Use for Resource	Secured or Unsecured	Additional Resources
MassDevelopment Brownfields	Phase II Environmental	Secured	Completed in June 2025
Municipal funds	Demolition	Secured	Completed in January 2026
Municipal funds	Site Capping	Secured	Anticipated Spring 2026
EPA Brownfields	Site Remediation	Unsecured	\$4 million in combined personnel, equipment, supplies, contractual services, and construction. (See cost estimate.)
Municipal funds	MassDevelopment's Real Estate Development Technical Assistance	Unsecured	Anticipated upon completion of site remediation. Will be hired to help market the site.

The Town's goal is to return the site to a stable, uncontaminated state which can be sold and redeveloped to bolster economic development in the area. The site location in the Globe Village neighborhood could tie it into an existing commercial district. If Southbridge is unable to attain federal funding to remediate this site, it will remain a monitored contaminated site with limited development potential.

F. Use of Existing Infrastructure

The 30 Mill site is located within the existing Globe Village District, which is zoned for commercial use. A redevelopment of this site would tie into a street of existing businesses, just off the Town's Main Street. Mill Street has existing water, sewer, and electrical access, which the redeveloped site could tie-into.

(2) Community Need and Community Engagement

Community Need

A. The Community's Need for Funding

The underutilization of 30 Mill Street, and the surrounding Globe Village, has had negative impacts on the residents and community. The closure of the mills throughout the late 20th century resulted in a loss of jobs and income for residents. This left the Town of Southridge financially strained. These financial burdens were only exacerbated due to the COVID-19 pandemic. Post-pandemic, the Town faces high storefront vacancy rates and complex economic challenges. This has also resulted in a struggle to address, cleanup, and revitalize other brownfield sites within the Town. The financial burden of vacant storefronts and mills, specifically 30 Mill Street, continues to pose economic challenges for the Town and the capacity of municipal leaders. Town leaders have utilized the resources available to be proactive in investing in their community. As addressed above, the Town has chosen to invest and improve public infrastructure such as the airport and businesses located downtown. However, these resources continue to run dry, putting the Town into a vulnerable position and continuing the cycle of disinvestment. The presence of hazardous materials on the site compounds the challenge of attracting new investment. It also continues to financially strain the Town, rather than produce contributions to the local economy. 30 Mill Street is strategically located in the Globe Village Flex Overlay District, which is an area targeted to support mixed use redevelopment that supports the Town's planning and economic development goals. Globe Village has already seen redevelopment with 64 Mill Street, located directly behind 30 Mill Street, as they have pursued mixed use development. The redevelopment of 64 Mill has shown the potential of viability, but to lure new businesses, residents, and investors, the entire area must be developable. 30 Mill Street, as a pile of rubble, will continue to discourage investors, leaving the property unused and blighted.

B. Health or Welfare of Sensitive Populations

The redevelopment of 30 Mill Street depends on the cleanup of all hazardous materials and debris on site. If the site is not addressed and cleaned up adequately, the hazard will pose a risk to senior residents, families, and workers. The asbestos present at 30 Mill Street is known to cause asbestosis and different forms of cancer. Removal and cleanup of hazardous materials will remove an immense risk to the people who work around 30 Mill Street, residents that live nearby, those using the Quinebaug River for outdoor recreation, and visitors to the Downtown. In consideration of those employed in Southbridge, there are 6,151 jobs in the Town. From 30 Mill St, with a .25-mile buffer, there are 1,465 total jobs with 50% of those being aged 30-54 years. With the density of Southbridge workers around the mill, it is more crucial to clean up the site for the safety of employees. Similarly, Southbridge is home to 17,740 residents (2020 Census) and has 8,296 residential housing units (2020 Census). 30 Mill Street, with a .25-mile buffer, has 771 total residential units. This concentration draws the same conclusion as above,

that it is critical to cleanup as the immediate area from the site is moderately dense and residential.

C. Greater Than Normal Incidence of Disease and Adverse Health Conditions

In 2022, UMass Memorial Health- Harrington Hospital developed a Community Health Assessment for 25 communities across south central Massachusetts and northeastern Connecticut, including Southbridge as one of the larger communities. Southbridge was found to have the highest rate of Asthma at 11.7%. Respiratory diseases, such as Asthma, are exacerbated by behavioral, environmental, and location-based risk factors, including environmental exposures (e.g., air pollution, secondhand smoke). Massachusetts already has one of the highest rates of Asthma in United States, at 10.2% in 2015 (2017 State Health Needs Assessment). Air pollution impacts the morbidity of chronic diseases that have a high prevalence in Southbridge, including asthma and cardiovascular disease.

D. Economically Impoverished/ Disproportionally Impacted Populations

There is a high level of poverty within the target area, 21%, which is higher than the rate of Massachusetts at 9.4%. This, as well as other economic factors, led to the creation of the Opportunity Zone (Census tract 7571 and 7573) around 30 Mill Street and the surrounding Globe Village Overlay District. The median household income within the Opportunity Zone is \$50,000, which is 42% lower than the median household income for the state of Massachusetts of \$86,000. The median home value is approximately \$190,000, which is 55% lower than the median home value for the state of Massachusetts of \$420,000. Census Tract 7571, which encompasses the larger part of the Opportunity Zone and 30 Mill Street, is 38% Hispanic which is more than double the rate of Worcester County at 13%. Census Tract 7573, which is included in the Globe Village Overlay District, is 55% Hispanic which is about 1.4 times the rate in the Town of Southbridge. Compounding the threat to a vulnerable population is the percentage of uninsured population at 2.8%, which is slightly higher than the state of Massachusetts. The 2024 Southern Worcester County Community Needs Assessment was developed with a focus on Webster and Southbridge. The assessment identified that the lower income tracts, which include residents of color, experience disparities when accessing services, and seeking assistance. Disinvestment in the area, for the past decades, has encouraged the ongoing issues of low property values and unemployment. Disinvestment is also revealed through changes within the population. While the Town is expected to grow in the next three decades, Southbridge has experienced a decline in the population under age 20. Concurrently, it has experienced an increase in those over the age of 55. In Southbridge, there are 2,806 residents above the age of 65. Most notably, the public-school system's student enrollment has continuously declined by 50% since 2002, and is currently in receivership, meaning that the state has stepped in to manage the district due to administration issues and lack of funding. To support the aging population, while at the same time reversing the declining trend of the younger population, the Town of Southbridge continues to attract new investment and the removal of hazards near residents. However, the presence of blight poses a barrier to attracting development of interest.

The 30 Mill Street site is an important project that requires EPA Brownfields Cleanup funding because it is located within an Environmental Justice (EJ) Census Tract. EJ tracts are defined by higher concentrations of low-income households, minority populations, and residents who speak a language other than English at home. The Town of Southbridge has 16 block

groups, 14 of which are Environmental Justice block groups. This means that 88.9% of the population of Southbridge lives within an EJ neighborhood, as of November 2022. The criteria met for the EJ block groups in the Town are M, I, E, which are Minority, Income, and English isolation. Specifically, 30 Mill Street is located within EJ block group 3 and meets the Minority criteria (M). Its EJ characteristics are comprised of a median household income of \$61,100 (72% of the MA median), a total minority population of 35%, and had a population of 977 in 500 households. Along with 30 Mill Street, both the Globe Village and the majority of downtown Southbridge are located within other EJ blocks. Each of the blocks that are directly adjacent to Block 3 meet the Minority and Income criteria, meaning that there are a larger minority population and a lower median household income.

The residents that live in and around this area face disproportionate impacts of environmental contamination and disinvestment. The presence of 30 Mill Street as a pile of rubble, with limited plans due to funding, contributes to these disproportionate impacts as their access to safe, usable land is constrained. Economic activity for residents is also discouraged, as it restricts job opportunities, and reinforces cycles of disinvestment within the Environmental Justice tract.

Community Engagement

E. Project Involvement

The Town of Southbridge has, and continues to, actively engage the community by providing information about this project at public meetings, including meetings of the Town Council. A draft of the Brownfields Grant application was maintained on the Town webpage in the two weeks preceding the submission of the application.

The Town held a public hearing on the Brownfields Grant application on Monday, January 26th, which no community members attended, in part because of a winter storm. The department also received no public input before the grant submission date of January 28.

F. Project Roles

Local Organizations	Entity's Mission	Point of Contact	Involvement in Project
Town of Southbridge	Local government	Ted Tetreault, Building Commissioner	Procurement of funding, oversight of remediation
Southbridge Conservation Commission	Local commission	Terri Colognesi, Chair	Permitting entity for Massachusetts Wetlands Protection Act
Town Council; including Planning and Development Subcommittee	Local governing body	Scott Lazo, Town Council Chair	Allocates Town funding and determines priorities
Southbridge Economic Development Commission	Local commission	Shelley Klein, Chair	Supports development of local businesses

G. Incorporating Community Input

While the Town did not receive input from the general public during its community engagement period, there are a number of local entities made up of community members which vote on and set priorities for economic development. The Town Council, which includes a Planning and Development Subcommittee, adopt guiding documents such as the Town Master Plan and vote on allocation of funding for local development projects. The Southbridge Economic Development Commission is the local board tasked with promoting growth in jobs, goods, and services in the community. The Southbridge Conservation Commission monitors compliance and provides permitting for the Massachusetts Wetlands Protection Act. All of the these organizations hold a stake in the redevelopment of this mill property along the river, and they will all be consulted throughout the process of remediation and reuse.

(3) Task Descriptions, Cost Estimates, and Measuring Progress

A. Proposed Cleanup Plan

See below

Task #1
<p>B. Project Implementation: Procurement of Engineering Services</p> <ul style="list-style-type: none"> • Subcontract for following services within engineering contract: <ul style="list-style-type: none"> ○ Qualified Environmental Professional ○ Asbestos Project Designer ○ Licensed Site Professional • Prepare technical specifications and drawings for construction bids • Permitting (Massachusetts Wetlands and other regulatory submittals)
C. Anticipated Schedule: Duration of project (December 1, 2026 – August 31, 2027)
D. Task/Activity Lead: Town Staff will procure Engineering Services
E. Outputs: Design, Bid Assistance, Project Oversight, Quality Assurance and Relevant Brownfield Expertise
Task #2
<p>B. Project Implementation: Construction</p> <ul style="list-style-type: none"> • Excavation and removal or treatment of contaminated soil, • Abatement of asbestos • Site restoration activities, such as grading, that prepare a site for reuse and similar activities that improve real property
C. Anticipated Schedule: July 1, 2026 – August 31, 2027
D. Activity Lead: Contracted Engineering Services
E. Outputs: Site Remediation, Site Reuse

F. Cost Estimates

Budget Categories	Project Tasks (\$)		Total
	Task 1	Task 2	
Personnel			
Fringe Benefits			
Travel			
Equipment			
Supplies			
Contractual	400,000		
Construction		3,582,000	
Other			
Total Budget	400,000	3,582,000	\$3,982,000

G. Plan to Measure and Evaluate Environmental Progress and Results

Following demolition, an asbestos survey will be taken of debris to have an accurate contaminant measure of the covered and monitored site. This measurement will be used as the baseline for remediation; whatever level above acceptable amounts of asbestos found will be brought to acceptable levels. Throughout demolition, the Qualified Environmental Professional monitored particulate levels, and this monitoring would continue during remediation, upon award of funding. The QEP will follow EPA National Emission Standards for Hazardous Air Pollutants. The project will require oversight from both US EPA and MassDEP, along with the local Health, Building, and Fire departments. The Town will put in place security measures such as fencing, signage, and controlled access to protect both the general public and surrounding businesses.

At this time, there is estimated to be 19,000 tons of material on the site, an estimated 3 tons of is Identifiable and Removable Friable asbestos-containing materials (ACM). Any other material on site will be assumed asbestos-contaminated unless otherwise proven, and removed and recycled if deemed cleanable. As during demolition, ACM will be continually misted to minimize contaminated dust. Contractors will use HEPA-filtered equipment as necessary for handling and loading contaminated materials into transport trucks and comply with all other OSHA worker protection standards for asbestos handling. ACM will be contained and labeled according to federal and Massachusetts standards, and materials will be transported by licensed haulers. Similarly, ACM will be transported to an EPA-approved solid waste disposal site. All work will be conducted under a site-specific Health and Safety Plan (HASP), and the site will include decontamination stations for workers and equipment leaving the site.

Once all ACM has been removed from the site, samples will be collected from the soil to confirm that there is no longer contamination present. Clean fill will be brought to the site if it is necessary to level it. The site will be regraded for proper drainage, taking into consideration all environmental requirements for the site’s proximity to the Quinebaug River and its location within a flood plain. The engineering consultant will ensure that the project complies with all Massachusetts Wetlands Protection and any other regulatory requirements. Throughout the

project, proper erosion controls will be in place, and following remediation, the site will be revegetated for stabilization.

The cleaned and stabilized site will then be ready for assessment for economic development, prospectively through the MassDevelopment Real Estate Development Technical Assistance program.

(4) Programmatic Capability and Past Performance

Programmatic Capability

A. Organizational Structure and Key Staff

- I. **Town Manager** – This position oversees all Town departments and acts as Town Chief Executive Officer. The Town Manager will be the signatory on all grant agreements. The Town Manager position is currently held by the Town Manager John Jovan Jr.
- II. **Director of Inspections/ Building Commissioner** – This position enforces building code and oversees Health and Building Inspectors. The position is currently held by Ted Tetreault, who coordinated the demolition of the 30 Mill property.
 - a. **Deputy Building Commissioner** – This position conducts building inspections and enforces code, supporting the work of the Building Commissioner. The position is currently held by Mike Julian.
 - b. **Director of Public Health** – This position enforces the health code to promote public health and safety. The position is currently held by Daniel Wasiuk.
- III. **The Economic Development and Planning Director** – This position leads procurement processes and management for the Town grants, steers overall economic development efforts, and supervises Town Planner/Conservation Agent. The position is currently held by Margaret (Peg) Dean.
 - a. **Town Planner/Conservation Agent** – This position provides specialized technical and administrative support to the ED&P office, Planning Board and Conservation Commission, including application and management of this Brownfields Cleanup Grant. The position is currently held by Katie Yoder.
- IV. **DPW Director** – This position is responsible for all public works and infrastructure work, taking a supervisory role in engineering and design development. The position is currently held by Bob Lamothe.

B. Acquiring Additional Resources

At this time, the Town of Southbridge is only seeking funding from EPA Brownfields Cleanup for Remediation of this site.

C. Currently Has or Previously Received an EPA Brownfields Grant

The Town of Southbridge has never received a Brownfields Grant directly from EPA, though the Town has received a Mass Development Brownfields Grant which paid for Phase II Site Assessment on the property in question. All state grant requirements were achieved and reported within the required period.

Town of Southbridge

30 Mill

EPA Cleanup Grant

Threshold Criteria Responses:

1. Statement of applicant eligibility

See “Authorization to Apply”.

2. Documentation of applicant eligibility if other than a city

N/A

3. A statement of the applicant’s 501(c)(4) tax-exempt status

See “ST-2 Tax Exempt Certificate”

4. Information on previously awarded Cleanup Grants

The Town has not been awarded a Cleanup Grant.

5. Documentation of the available balance on an open Multipurpose Grant

The Town does not have a Multipurpose Grant.

6. Site ownership information

See “DEP Letter of Responsibility”, highlighting verification that we are in legal possession

7. Basic site information

See Brownfield Environmental Site Assessment Phase 1, pp. i - iv

8. Status of history of contamination at the site

Subject property was first developed as a wool mill in 1836. Fire Department records indicate a 6,000 gallon underground storage tank was removed in 2007.

See Brownfield Environmental Site Assessment Phase 2, pp. 10-11

9. An affirmative statement that the site meets the definition of a brownfield site

This site meets the definition of a brownfield site.

10. Description of the environmental assessment conducted at the site

Brownfield Environmental Site Assessment Phase 1 and Phase 2 are complete and are available upon request.

11. Information on whether the site(s) is required to be enrolled in the State or Tribal voluntary response program

Yes site is currently enrolled, see “DEP Letter of Responsibility”.

12. Information on enforcement or other actions or an affirmation that there are no enforcement or other actions

No enforcement actions being pursued by a state or federal agency on the property.

13. Property-specific determination information or an affirmative statement that a Property specific determination is not required

Property-specific determination not required

14. Property ownership eligibility information for hazardous substances sites, if applicable

Site obtained involuntarily through tax-title in March 2025 and therefore exempt from the circle of liability defense. All contamination occurred before ownership.

15. Property ownership eligibility information for petroleum sites

This is not a petroleum site. This is a hazardous materials site.

16. Description of cleanup authority and oversight structure

The cleanup authority is Department of Environmental Protection’s Bureau of Waste Site Cleanup and Bureau of Air and Waste. We are already enrolled in the state’s voluntary response program. The oversight structure will be handled by contracted engineering services whose team will include a QEP, LSP, and Asbestos Project Designer.

17. Community Notification documents

A Public Hearing posting was published in the local newspaper two weeks prior to the grant submission date. See “Advertisement”.

Access to the grant application was provided at the Town website and Southbridge Civil Space.

18. Discussion on contractors and named subrecipients; or an affirmative statement that a contractor has not been procured and a subrecipient has not been named.

A contractor has not been procured and a subrecipient has not been named.

19. A copy of (or link to) the solicitation documents and the signed executed contract as applicable N/A



Commonwealth of Massachusetts Department of Environmental Protection

Central Regional Office

Address: 8 New Bond St, Worcester, MA 01606

Phone: 508-792-7650

Maura T. Healey
Governor

Kim Driscoll
Lieutenant Governor

Rebecca Tepper
Secretary

Bonnie Heiple
Commissioner

January 6, 2026

Town of Southbridge
40 Elm Street
Southbridge, MA 01550
mdean@Southbridgema.org

RE: Industrial Property
30 Mill Street
Southbridge
RTN 2-0052627

Attention: Peg Dean, Economic Development & Planning Director

LETTER OF RESPONSIBILITY FOR
Town of Southbridge
120-DAY NOTIFICATION
M.G.L. C. 21E, 310 CMR 40.0000

Dear Ms. Dean:

Thank you for submitting the Oil and Hazardous Material Release Notification Form (RNF) to the Massachusetts Department of Environmental Protection, Bureau of Waste Site Cleanup (MassDEP) on October 20, 2025. Your RNF submittal presents MassDEP with information that the property at 30 Mill Street, Southbridge, MA, has been subject to a release that has resulted in the presence of arsenic and tetrachloroethene (PCE) in soil at concentration levels that exceed the applicable reportable concentration (RC).



Commonwealth of Massachusetts
Department of Environmental Protection

Central Regional Office

Address: 8 New Bond St, Worcester, MA 01606

Phone: 508-792-7650

Based on the information you provided, MassDEP has reason to believe that the property, or portions thereof, is a disposal site that requires cleanup and response actions. The Massachusetts Oil and Hazardous Material Release Prevention and Response Act, M.G.L. c. 21E, which is implemented through regulations promulgated by MassDEP govern the cleanup of disposal sites. These regulations are referred to as the Massachusetts Contingency Plan, (the MCP), 310 CMR 40.0000.

The purpose of this letter is to acknowledge MassDEP's receipt of the RNF for this release, and to ensure that you (as used in this letter, "you" refers to the Town of Southbridge) are aware of your rights and responsibilities under M.G.L. c. 21E. MassDEP also wishes to ensure that the cleanup is conducted in accordance with the MCP. This letter and the attached information are intended to assist you in deciding what actions to take in response to the conditions that are present at this disposal site.

Although the **Town of Southbridge holds title to the property**, the Town of Southbridge is not considered a Potentially Responsible Party (PRP) with liability for response action cost and damages under M.G.L. c. 21E, §5. To maintain exempt status and not be considered a PRP the Town of Southbridge must continue to satisfy the conditions detailed in M.G.L. c.21E. Specifically, your attention is directed to the requirements in **Subsection [(c)/(d)/(f)] of the definition of "Owner" or "Operator" in M.G.L. c. 21E §2**. For your convenience, enclosed are the relevant excerpts of M.G.L. c. 21E, §2. Also enclosed is a Summary of Liability intended to provide you with information about liability under Chapter 21E.

You should be aware that you might have claims against third parties for damages, including claims for contribution or reimbursement for the costs of cleanup. Such claims do not exist indefinitely but are governed by laws that establish the time allowed to bring litigation. MassDEP encourages you to take any action necessary to protect any such claims it may have against third parties.

RELEASE NOTIFICATION INFORMATION

On October 20, 2025, MassDEP received an RNF from Town of Southbridge for a release of oil and/or hazardous materials (OHM) to the soil at 30 Mill Street, Southbridge, Massachusetts. The RNF reports the presence of the following OHM at concentrations that exceed the Reportable Concentrations for Soil Category RCS-1. MassDEP has no information regarding further actions taken or proposed for this disposal site.