RFA NO.: EPA-OLEM-OBLR-21-04

Narrative Information Sheet

Project Title: Community Assessment of Priority Brownfields Sites in the Ten Mile River Watershed, Bristol County, MA

1. **Applicant Identification**
   Southeastern Regional Planning & Economic Development District (SRPEDD)
   88 Broadway, Taunton, Massachusetts 02780

2. **Funding Requested**
   2a. Assessment Grant Type: Community-Wide
   2b. Federal Funds Requested: $500,000

3. **Locations** - The Ten Mile River Watershed spans portions of:
   - North Attleborough, Bristol County, Massachusetts
   - Plainville, Norfolk County, Massachusetts
   - Mansfield, Bristol County, Massachusetts
   - Seekonk, Bristol County, Massachusetts
   - Rehoboth, Bristol County, Massachusetts

4. **Target Area for this Community-wide Assessment Grant and Priority Sites**
   Ten Mile River Watershed Corridor Target Area
   Census Tracts within the Ten Mile River Watershed Corridor Target Area:
   - North Attleborough: 25005630400
   - Plainville: 25021440100
   - Mansfield: 25005610203
   - Seekonk: 25005632100
   - Rehoboth: 25005633200

Addressess of Priority Brownfields Sites:
- 23 West Bacon St., Plainville, MA
- 35 Robinson Ave., North Attleborough, MA
- 87 Pond St., Seekonk, MA
- 72 Pond St., Seekonk, MA
- 46 Pond St., Seekonk, MA
5. Contacts

5a. Project Director: Helen Zincavage, AICP, CFM, Manager of Environmental Programs. Telephone: (860) 908-1754. Email address: hzincavage@srpedd.org. Mailing Address: SRPEDD, 88 Broadway, Taunton, MA 02780.

5b. Chief Executive: Jeffrey Walker, AICP, Executive Director. Telephone: (508) 824-1367, ext. 220. Email address: jwalker@srpedd.org. Mailing Address: SRPEDD, 88 Broadway, Taunton, MA 02780.

6. Population

Figure for each town located in the Ten Mile River Watershed

- North Attleborough: 30,834
- Plainville: 9,945
- Mansfield: 23,860
- Seekonk: 15,531
- Rehoboth: 12,502

7. Other Factors

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
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<tr>
<td>Community population is 10,000 or less.</td>
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<td>The applicant is, or will assist, a federally recognized Indian tribe or</td>
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<td>United States territory.</td>
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<td>The priority brownfield site(s) is impacted by mine-scarred land.</td>
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<td>The priority site(s) is adjacent to a body of water (i.e., the border of the</td>
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<td>priority site(s) is contiguous or partially contiguous to the body of water,</td>
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<td>or would be contiguous or partially contiguous with a body of water but for</td>
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<td>a street, road, or other public thoroughfare separating them).</td>
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<td>The priority site(s) is in a federally designated flood plain.</td>
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<td>The reuse of the priority site(s) will facilitate renewable energy from</td>
<td>3, 4</td>
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<td>wind, solar, or geothermal energy.</td>
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<td>30% or more of the overall project budget will be spent on eligible reuse/</td>
<td>9</td>
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<td>area-wide planning activities as described in Section I.A. for</td>
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<td>priority site(s) within the target area.</td>
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<td>The target area is located within a community in which a coal-fired plant</td>
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<td>has recently closed (2011 or later) or is closing</td>
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8. Letter from the State Environmental Authority: (Attached)

9. Releasing Copies of Application: Not Applicable
November 9, 2021

U.S. EPA New England
Attn: Frank Gardner
Via email

Subject: STATE LETTER OF ACKNOWLEDGMENT
Southeastern Regional Planning & Economic Development District, Application for EPA Assessment Grant Funds

Dear Mr. Gardner:

MassDEP is pleased to support the proposal submitted by the Southeastern Regional Planning & Economic Development District (SRPEDD) under the Fiscal Year 2022 U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grant Program. SRPEDD is seeking funding to perform planning activities and environmental assessments of Brownfields sites in cities and towns along the Ten Mile River, including sites in Attleboro, North Attleboro, Mansfield, Seekonk, Rehoboth, and Plainville. Redevelopment of the area will include revitalization and reuse of the industrial properties along the river into mixed-use development and recreational use.

In Massachusetts, SRPEDD has provided state and federal agencies have developed strong partnerships and work together to ensure that parties undertaking Brownfield projects have access to available incentives. Massachusetts Department of Environmental Protection (MassDEP), through our regional officers, 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 help SRPEDD make this project a success.

We greatly appreciate EPA’s continued support of Brownfield efforts here in Massachusetts.

Sincerely,

Elizabeth Callahan, Acting Assistant Commissioner
Bureau of Waste Site Cleanup

cc: Jeffrey Walker, SRPEDD
John Handrahan, BWSC-SERO
Southeastern Regional Planning & Economic District (SRPEDD)
FY 2022 EPA Brownfields Assessment Grant Application
Ten Mile River Watershed Corridor Target Area

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION (40 Points)

1. a. Target Area and Brownfields (15 points)

1.a.i. Background and Description of Target Area (5 points)

The Ten Mile River (TMR) flows for 21 miles through a number of municipalities in southeastern Massachusetts, including five towns in Bristol and Norfolk Counties (North Attleborough, Plainville, Mansfield, Seekonk and Rehoboth), along an industrial corridor and 54-square mile watershed that has been the receptor of contaminated industrial discharges for over 200 years. The precious water resource that initially powered the jewelry factories, foundries, and industry later became a dumping ground. Environmental receptors along the TMR include drinking water supplies, wetlands and sensitive ecosystems. The river basin has experienced chronic flooding problems, due in large part to historical development patterns that have resulted in flood plain encroachment and diminished floodway capacity and the presence of four high hazard dams. Contaminated river sediments require dredging to accommodate infrastructure improvements within the target area located within FEMA flood zones. These problems have been compounded by siltation and blockages along the TMR and its tributaries, affecting stormwater and threatening surrounding homes, businesses, with the potential to spread contaminated sediments. The factory buildings that remain are in poor condition and survive with a revolving door of commercial tenants. Older stock housing along the river that once provided housing for the workers of the surrounding factories has degraded into low income, multifamily rental housing, exemplified by the 8 Environmental Justice (EJ) Blocks¹ in the target area. Sensitive populations live amongst the Brownfields sites that threaten indoor air, soil, and drinking water and block their access to recreational opportunities along the river. The target area includes two tracts designated as a federal Opportunity-Zones², to drive tax-advantaged private investment and state-designated Economic Target Areas (ETAs) and Economically Distressed Areas (EDAs), due to job loss and business closures.

1.a. ii. Description of the Priority Brownfields Sites (10 points)

Southeastern Regional Planning and Economic Development District (SRPEDD), the regional planning agency serving southeastern Massachusetts, has, in partnership with local communities, established the following Brownfields priority sites³ in the target area that are underutilized and are candidates for beneficial reuse. Historic maps⁴ and the state waste site cleanup database⁵ were utilized to evaluate former usage and suspect/known contamination.

| West Bacon Co./Whiting & Davis, Plainville | is a 5.5-acre industrial property located along the TMR with known releases of heavy metals, chlorinated solvents and cyanide and surface impoundments associated with its 100+ year metalworks history, with suspect hazardous building materials. The underutilized property is partially occupied with commercial businesses and is located within a state-designated Zone II drinking water aquifer protection area. MassDEP issued a Notice of Noncompliance to the PRP⁶ in July 2021, due to missed regulatory deadlines. The area is surrounded by mixed residential, commercial and industrial use. |
| 35 Robinson Ave., N. Attleborough: | The 1.3-acre former jewelry mfg. facility is located along the TMR and the dammed Sturdy Pond, with an unoccupied 34,000 SF building from 1890 that |

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¹ Massachusetts 2020 Environmental Justice Populations
² The U.S Treasure designated Brockton as an Opportunity Zone in May 2018
³ Sanborn Fire Insurance Maps
⁴ Massachusetts Department of Environmental Protection (MassDEP) Waste Site and Reportable Releases database
⁵ Potentially Responsible Party
Pond Street, Seekonk houses a number of underutilized industrial and commercial properties amongst older-stock housing, along with evidence of metals contamination in the dammed TMR Pond from upstream industrial usage. The Town is remediating one of the Brownfields sites (Attleboro Dye Works) along the TMR but assessment is needed on additional properties along the river corridor, including: a 3.7-acre autobody and sales facility, 3.5-acre construction yard and 2.3-acre lawnmower repair shop. Furthermore, the TMR Pond is intermittently dry (due to the failing dam), with a risk of exposure to contaminated sediments by trespassers. Portions of the target area are underlain by a Zone II drinking water protection aquifer. There is evidence of encroachment into wetland areas by a number of occupants along the river corridor.

1.b. Revitalization of the Target Area (10 points)

1.b.i. Reuse Strategy and Alignment with Revitalization Plans (5 points)

The municipalities within the target area have maintained a focus on economic development through planning efforts in partnership with SRPEDD and continual review of regulatory provisions and permit processes. Planning efforts have included the development of a permitting guides, business outreach materials, development and adoption of Tax Increment Finance (TIF) Program for qualifying projects, and development of an update to Economic Development Elements of Master Plans and developer incentives. Since our target area includes two (2) Opportunity Zones, private reinvestment in underutilized properties in the target area will create jobs and improve health & welfare. Residents located outside of the Opportunity Zones will have access to new housing, jobs, recreation, shopping and cultural activities in the target area. The Brownfields sites in the target area are being considered for market rate, affordable and workforce housing above street level retail businesses, along with recreational assets. The target area within Seekonk is located within a Revitalization Priority Area, resulting in approximately 500,000 SF of new and reinvestment in existing commercial and industrial development, including a 250,000 SF FedEx distribution facility (creating 180 jobs). North Attleborough has established a toolbox of incentives and planning initiatives to revitalize the target area as a walkable, safe community that fosters redevelopment of affordable and market rate housing and retail businesses with green and sustainable transportation. The town has invested over $3M in infrastructure upgrades to support the target area. The revitalization successes in the target area include the redevelopment of the Balfour Jewelry Factory Brownfields site (N. Attleborough) as a 193-unit mixed use residential and commercial development, anticipated to generate $500K annual tax revenue and over 300 temporary/full time jobs in construction, retail employment, property management and links to the TOD with GATRA for passenger buses and the MBTA Commuter Rail, which connects to Mansfield. Sixty-six units of workforce rental housing at the Jewel Crossing Brownfields site (N. Attleborough) were constructed in Spring 2022.

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6 Underground Storage Tanks
7 Seekonk planning efforts include its Housing Production Plan, Master Plan Update, Seekonk Bikeway Initiative, Five-Year Capital Plan and the Economic Development Plan.
9 Transit-Oriented Design (TOD) centers that provide links to buses and commuter rail.
10 Greater Attleboro Taunton Regional Transit Authority.
11 Massachusetts Bay Transit Authority Commuter Rail connects to Boston, MA and Providence RI.
Southeastern Regional Planning & Economic District (SRPEDD)
FY 2022 EPA Brownfields Assessment Grant Application

Ten Mile River Watershed Corridor Target Area

2018, housing low-to-moderate income individuals. A successful EPA Brownfields Assessment Demonstration Pilot (2000) and Site Reuse Grant (Mansfield) paved the path for the cleanup of a Brownfields /Superfund site, a portion of which is used for commuter rail parking. All towns in the target area have undergone climate resilience planning initiatives through the Massachusetts MVP program, such that all revitalization plans in this area are cognizant of mitigating risks associated with flood hazard areas along the Ten Mile River.

1.b.ii. Outcomes and Benefits of Reuse Strategy (5 points)

Revitalization of the target area will be accomplished through cleanup of the site to accommodate redevelopment, with affordable housing for elderly, veterans and minority populations in the target area, retail/commercial use and public recreational space. The intention is to redevelop the existing sites to the fullest extent possible while retaining existing greenspace for recreation/walking trails and areas of vital flood storage capacity. Site redevelopment will include public access to the riverfront, including a kayak/canoe launch to promote recreation along the TMR, along with walking trails. The Complete Streets Improvements programs in the target area address improved infrastructure, including road, curbing, sidewalk, drainage upgrades; energy efficient LED lighting and wayfinding signage; new parking areas to promote park and drive programs and improved walkable connections to existing assets. The $2.3M Chestnut Street bridge replacement and TMR dredging project is almost complete and will improve infrastructure, remove contaminated sediments, reduce flooding in the target area and provide recreational access to the river. The communities’ MVP Plans identify key resilience initiatives in the target area to address vulnerability issues associated with climate change, which will be incorporated into new redevelopment designs. The towns expect to meet or exceed the 10% state-required year-round set-aside for low- and moderate-income residents, with new units of affordable and workforce housing. We anticipate the creation of over 500 jobs through the revitalization efforts in the target area. The TOD in the target area is the link to attract new businesses/residents; provide education and higher paying jobs and healthcare in surrounding urban centers; and a new TMR trail system.

1.c. Strategy for Leveraging Resources (15 points)

1.c.i. Resources Needed for Site Reuse (10 points): SRPEDD and the target communities have several options to leverage funding to support cleanup and redevelopment of Brownfields sites after assessment and for revitalization. Every effort will be made in order to financially supplement the Assessment Grant program. To date, the target area towns have leveraged over $500K in MassDevelopment state Brownfields Grants and are eligible to apply for up to $100K in Assessment and $500K in Cleanup funding (awarded annually). To date, over $2M in MassWorks state grants have been awarded to to address infrastructure improvements and

12 The Town passed M.G.L. Chapter 43D in July 2014, which allows the Town to designate areas as Priority Development Sites (PDS) to encourage community and economic development. This tool provides a standardized, transparent and efficient process for municipal permitting; guarantees local permitting decisions on priority development sites within 180 days; and, increases visibility of the community and promotes development opportunities for targeted site(s).
13 Municipal Vulnerability Preparedness Program, which provides a planning process to consider climate hazards within a community.
14 The MassDOT Complete Streets Funding Program provides technical assistance and construction funding to eligible municipalities. Eligible municipalities must pass a Complete Streets Policy and develop a Prioritization Plan
15 The Chestnut Street Bridge Project is in N. Attleborough
16 In Massachusetts, for communities that have less than 10% affordable housing, Chapter 40B allows private developers who construct affordable housing to circumvent local zoning and subdivision control regulations through the Comprehensive Permit process. This process allows developers to submit a single application to the Zoning Board of Appeals and requires that the application must be approved unless it presents serious health or safety risks. A project must contain at least 25% affordable housing to be eligible for a Comprehensive Permit.
17 The MassWorks Infrastructure Program is a competitive 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.
Southeastern Regional Planning & Economic District (SRPEDD)
FY 2022 EPA Brownfields Assessment Grant Application

Ten Mile River Watershed Corridor Target Area

revitalization studies in the target area, with the opportunity for annual funding. The towns are eligible to apply for state CDBG funding\textsuperscript{18} which is an important supplemental resource for targeted infrastructure, public service, or housing improvements for sites within the target area. Collectively, the towns have been allotted over $3M in FY’22 MassDOT Chapter 90 transportation funding (awarded annually), some of which will be allocated to enhance the target area. We will also utilize DIF and TIF\textsuperscript{19} funding mechanisms and the Opportunity Zone designation to encourage private investment. As state \textbf{Green Communities}, three of the towns have been awarded over $700K in the last 3 years and are eligible to apply for additional funding to support energy efficiency in the target area. Three of the towns are \textbf{Housing Choice Communities}, with exclusive access to the Housing Choice Community Capital Grants and preferential treatment for many state grant and capital funding programs, including State Revolving Fund for Water and Sewer infrastructure, MassWorks, Complete Streets, MassDOT capital projects, and PARC and LAND\textsuperscript{20} grants. We will work with developers to seek state Brownfields and historic tax credits. All target area towns are eligible for MVP Action grants.

1.c.ii. Use of Existing Infrastructure (5 points): The target area is connected to public water, separate sewer and stormwater utilities, along with electric, natural gas, and communications (i.e., cable, high-speed internet, fiber optics). OpenCape, the high-speed fiber-optic network for Southeastern Massachusetts, runs directly through the target area. The majority of these utilities in the target area are located underground, providing security and reducing outages during storm events. New development is anticipated to utilize and improve existing infrastructure, along with upgrading stormwater discharges. Enhancements of the infrastructure along the river corridor will improve walkable connections to existing amenities, including recreational (i.e., walking/hiking trails, canoeing/kayaking).

\textbf{2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT (40 Points)}

2. a. Community Need (25 points)
2.a.i. The Community’s Need for Funding (5 Points): The towns in the target area are not entitlement communities, which means that grant funding must come through competitive application processes. Target area towns rely on SRPEDD for planning support and funding to accomplish their revitalization initiatives\textsuperscript{21}. There are over 100 properties throughout the target area with unpaid taxes totaling over $2M. Lost tax revenue for the \textbf{priority Brownfields sites} is close to $10M, which represents both lost back taxes and lost redevelopment opportunities, due to contamination. The towns are getting less in state aid, and are more reliant on property taxes, which account for over 60\% of community income, which places a financial burden on residents in the target area. Many of our elderly and low-income residents in the target area rely on property tax credits, property tax work-off programs and fuel, medical and meal assistance to meet their basic needs. As Baby Boomers reach retirement age in our community, we are facing major demographic shifts. SRPEDD projects that if current trends continue, the region's over-55

\textsuperscript{18} Municipalities with a population of under 50,000 that do not receive Community Development Block Grant (CDBG) funds directly from the federal Department of Housing and Urban Development (HUD) are eligible for CDBG funding. Communities may apply on behalf of a specific developer or property owner.

\textsuperscript{19} Tax Increment Financing

\textsuperscript{20} Park Acquisitions and Renovations for Communities (parc) Program was established to assist cities and towns in acquiring and developing land for park and outdoor recreation purposes. These grants can be used by municipalities to acquire parkland, build a new park, or to renovate an existing park. The Local Acquisitions for Natural Diversity (LAND) Grant Program helps cities and towns acquire land for conservation and passive recreation purposes. The grants reimburse cities and towns for the acquisition of land in fee or for a conservation restriction

\textsuperscript{21} Data was obtained from the US Census, American Factfinder, Commonwealth of Mass. Executive Office on Labor and Workforce Development, Bureau of Labor Statistics and EPA EJScreen. Census Block Group 630400-3 data in Bristol County, MA and US Census. Unpaid taxes data from Town Accountant.
population will grow by 75% by 2030. Towns will continue to need rely on state and federal resources to support our aging populations. This grant will pave the path towards site cleanup and revitalization of the target area. Redevelopment of Brownfields sites will result in new jobs and workforce training, attraction of new residents, and links to transportation and jobs.

2.a.ii. Threats to Sensitive Populations (20 Points)

(1) Health or Welfare of Sensitive Populations (5 points): The target area is hampered by over 30% of the 685 state-listed contaminated sites in the towns, which contribute to crime, disease, and lowered morale. A high percent of the Town’s elderly, children (up to the 95th percentile), veterans live within portions of the target area. There is a likelihood that flooding of the Ten Mile River can cause the spread of contaminated sediments and Brownfield site contaminants and cause mold accumulation in residences and businesses and contaminate the drinking water supply. Wastewater discharges exceed the 90th percentile and lead paint exceeds the 80th percentile, exacerbating contaminant exposure. Furthermore, coal ash, wood ash and PAHs are suspect contaminants in fill materials, linked to disease. Sandwiched between larger urban areas, the towns see up to 88% higher crime rates than those of similarly sized towns in Massachusetts. Safety concerns include collapsing buildings that are contaminated with asbestos and other contaminants. These contaminated buildings, over time, will continue to deteriorate and fall into the TMR, which could obstruct the river, causing flooding and spreading contaminants throughout the target area. The Brownfields program is anticipated to facilitate substantial improvements as new affordable housing will replace aging, crowded, unhealthy residential buildings. (2) Greater Than Normal Incidence of Disease and Adverse Health Conditions (5 points): There is evidence of heightened levels in the occurrence of chronic diseases in the target area. According to the Massachusetts Department of Public Health (DPH), cancers of the breast, colon/rectum, prostate and uterus are higher than expected. Petroleum hydrocarbons, PAHs and heavy metals at the Site are carcinogenic. From 2011-2012 and 2015-2016, the prevalence of pediatric asthma in the community was higher than expected, which can be exacerbated by the asbestos in the crumbling site buildings that can become friable. There is evidence of heightened levels of disease in the community—Brain cancer and nervous systems, melanoma and Hodgkin lymphoma are 15-50% above expected rates; Melanoma is 51-100% above the expected rate; multiple myeloma is 100% above the expected rate. Chlorinated solvents and heavy metals used in jewelry manufacturing, PCBs in building materials and PAHs in fill are carcinogenic. Mesothelioma is linked to asbestos and is 100% above the expected rate. COPD emergency room visits exceed state rates and childhood asthma are statistically significantly higher than state rates. These conditions may be exacerbated by VOCs that can accumulate in indoor air. Assessment of Brownfields sites will identify contaminants of concern and include risk characterizations to assess potential risk to human health. Assessed Brownfields sites will be cleaned up, mitigating contaminant exposure to sensitive populations. Community health partners will identify individuals with health needs.

22 MassDEP Energy & Environmental Affairs Data Portal
23 EPA EJ Screen and Town data
24 EPA EJSCREEN
25 Neighborhood Scout
26 Observed and Expected Case Counts, with Standardized Incident Ratios at 95% level of probability, 2011-2015
27 Massachusetts Environmental Public Health Tracking. Massachusetts Department of Public Health.
28 Massachusetts Department of Public Health (DPH) Bureau of Environmental Health Standard Incidence Ratios (SIRs) for 2019-2013
29 Polycyclic Aromatic Hydrocarbons
31 Pediatric Asthma in Massachusetts. Mass. Dept. of Public Health
32 Volatile Organic Compounds from petroleum and chlorinated solvent contamination and vapor migration
that will benefit from affordable housing, access to fresh and healthy food and exercise benefits from a new TMR trail network. (3) **Promoting Environmental Justice (10 points):** Linguistically-isolated (up to the 80th percentile33) and minority populations (up to 20%) in the target area reside mainly in old stock rental housing. The towns continue to lack affordable housing options and assisted living or continuing care options for its senior citizens and veterans, exacerbated for people of color. The towns do not have adequate resources to address the growing homeless populations and are unable to compete with our surrounding urban centers for shelter space. 

**SRPEDD created the Justice, Equity, and Community Development Task Force, with a long-term goal of increasing our community development efforts and actively incorporating just and equitable practices into all of our work. SRPEDD supports EJ work and principles that seek to reverse legacies of environmental inequities across neighborhoods, create equitable access to environmental resources, and that center communities coping with disproportional environmental impacts that are also on the frontline of the worst effects of climate change. Reuse/Revitalization Plans will ensure that protected populations have equal access to the benefits of, and have meaningful opportunities to participate in the planning process.**

**2.b. Community Engagement (15 points)**

In addition to municipal staff in the target area communities, the following is our list of Project Involvement entities and Project roles:

<table>
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<tr>
<th>Ten Mile River Watershed Council (TMRWC), a non-profit organization dedicated to protection and recreation of the TMR. <strong>TMRC will provide support on TMR access/ recreational opportunities.</strong> Keith Gonsalves, President, (401) 474-3813; <a href="mailto:keith@tenmileriver.net">keith@tenmileriver.net</a></th>
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<tr>
<td>Masshire Bristol Workforce Board provides tools to connect the community to employment resources and will identify <strong>workforce development in the target area.</strong> Thomas Perreira, Executive Director of Operations (508) 675-1165; <a href="mailto:tperreira@masshirebristol.org">tperreira@masshirebristol.org</a></td>
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<tr>
<td>MassDevelopment, the state’s development finance agency and land bank, works with businesses, nonprofits, banks, and communities to stimulate economic growth. <strong>The agency will provide support on Brownfields Assessment/Cleanup funding; Developer financing; Tax credits; and Developer RFPs.</strong> Maryellen DeFrias, VP; (508) 678-0533; <a href="mailto:MDeFrias@Massdevelopment.com">MDeFrias@Massdevelopment.com</a></td>
</tr>
<tr>
<td>Southeastern Economic Development Corporation (SEED) is a nonprofit certified by the U.S. Small Business Administration (SBA). SEED was established in 1982 to improve the economy of the region by helping small businesses get started, grow, and create jobs. SEED provides financing to all types of commercial projects and providing technical assistance to hundreds of existing and prospective entrepreneurs annually. <strong>SEED will provide support to stakeholder outreach and support.</strong> Susan Murray, Executive Director; (508) 822-1020; <a href="mailto:smurray@seedcorp.com">smurray@seedcorp.com</a></td>
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<td><strong>GATRA</strong>34 is a public, non-profit organization that provides public transportation in the target area and will provide input on transit/infrastructure. Mark Sousa, Administrator; (508) 483-2500; <a href="mailto:msousa@gatra.org">msousa@gatra.org</a></td>
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**2.b.ii. Incorporating Community Input (5 points):** We will build on recent successes conducted in the target communities, including public workshops hosted for N. Attleborough (2021 Master Plan, 2019 MVP35 Community Building Resiliency Building), Plainville (2018-2019 Complete Streets program), Mansfield (2019 MVP workshops) and building on the successful EPA Brownfields outreach programs conducted by N. Attleborough and Seekonk. These plans emerged from an ongoing collaborative process involving hundreds of citizens and other

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33 EPA EJ Screen
34 Greater Attleboro and Taunton Regional Transit Agency
Southeastern Regional Planning & Economic District (SRPEDD)
FY 2022 EPA Brownfields Assessment Grant Application
**Ten Mile River Watershed Corridor Target Area**

stakeholders throughout the community. 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 also 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 invite local newspapers, radio and television stations to cover meetings. We will host informational booths at community, governmental and cultural events in the target area and continue to provide videoconferencing and social distancing during the COVID-19 pandemic.

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

#### 3.a. Description of Tasks/Activities and Outputs (25 Points)

Implementation of the grant will be a collaborative effort between SRPEDD, municipal staff, project partners and stakeholders. The scope of work has been organized into four tasks:

**Task 1: Cooperative Agreement Oversight**

| i. Project Implementation: We will form a Brownfields Steering Committee and MassDEP and EPA Brownfields staff will be invited. Meetings will be open to the public and held in the target area. The town assessors will update the target area inventory of sites and tax-delinquent properties. We will issue a Request for Proposals (RFP) to select a Qualified Environmental Professional (QEP) and perform general program management. |
| ii. 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. Initial information on the target Sites will be entered into ACRES following execution of the cooperative agreement, and updated upon completion of milestones related to remediation, town approvals, and site redevelopment. The Brownfields Steering Committee will initially meet monthly and then quarterly to execute the priorities and direction of the Program. |
| iii. Task/Activity Lead(s): The SRPEDD Manager of Environmental Programs will serve as the Lead, with support from staff, the Brownfields Steering Committee, Municipal staff, and QEP. |
| iv. Outputs: Quarterly progress reports, annual DBE reports, final closeout report, ACRES updates (as needed); Davis Bacon reporting; Contract with QEP; Site inventories. |

**Task 2: Community Outreach and Engagement**

| i. Project Implementation: Community meetings will be held to discuss the results of the assessment and reuse and eliciting input and feedback. We will perform community workshops, neighborhood walks, surveys, face-to-face communications, to solicit input. We will also use electronic tools (i.e., Zoom, interactive mapping) for meetings and incorporate social distancing at in-person meetings. We will engage the community about the Brownfields process and translators will be utilized to support our multilingual population in the target area. |
| ii. Anticipated Project Schedule: Quarterly meetings will be held. |
| iii. Task/Activity Lead(s): The SRPEDD Manager of Environmental Programs will serve as the Lead, with support from staff, the Brownfields Steering Committee, Municipal staff, and QEP. |
| iv. Outputs: CRP, Community input and feedback |
Task 3: Phase I and Phase II ESAs

i. Project Implementation: Phase I ESAs will be conducted for each eligible site in accordance with the ASTM 1527-13 Standard, which will include a summary of “recognized environmental conditions” (RECs) and recommendations for Phase II ESAs. P1 ESA reports will include a summary of “recognized environmental conditions” (RECs), and recommended Phase II ESA (P2ESA) activities. P2ESAs will include media sampling, lab analysis, and risk assessments.

ii. Anticipated Project Schedule: Phase I ESAs in Quarters 3-6 and Phase II ESAs in Quarters 7-10. Cleanup planning will be conducted in Quarters 6, 8 and 11. Quarterly community meetings will be held to discuss the results of the assessments.

iii. Task/Activity Lead(s): The QEP/LSP37 will lead this effort and in coordination with SRPEDD and municipal staff.

iv. Outputs: Site Eligibility Forms; Access agreements, permits, P1 ESA and P2 ESA reports;

Task 4: Cleanup and Area-Wide Reuse Planning

i. Project Implementation: Cleanup Plans with integrated Analysis of Brownfield Cleanup Alternatives (ABCAs) will address remedial actions for sites exceeding state (MCP) regulatory criteria. Cleanup Plans will include a feasibility analysis, protective of human health and the environment. Reuse planning activities will progress Brownfields revitalization at five sites within the target area. For each of the three Brownfields Priority Sites identified above, SRPEDD will conduct a Site Reuse Assessment. After these assessments are complete, SRPEDD, in Partnership with the project Steering Committee, will select which of these three priority sites is best poised for a Site Reuse Vision, and a Site Reuse Vision process will be executed for that one site. In order to discern the next set of priority sites in the pipeline after these three priority sites, SRPEDD will advance work in another two additional sites, to be selected in with the Steering Committee. For each these two sites, SRPEDD will execute a Land Use Assessment, Infrastructure Evaluation, and Resource Roadmap.

ii. Anticipated Project Schedule: The planning activities have a sequence. In the first 18 months, we will complete the three Site Reuse Assessments, one for each of the priority sites identified in section 1.a.ii. In the second 18 months, we will execute the Site Reuse Vision for one selected site from the three priorities sites, and advance two additional sites with the Land Use Assessment, Infrastructure Evaluation, and Resource Roadmap.

iii. Task/Activity Lead(s): The SRPEDD Manager of Environmental Programs will lead this effort, with support from staff planners, municipal staff and QEP. We will rely on our development Project partners to provide redevelopment support.

iv. Outputs: Cleanup Plans, with integrated ABCAs will address remedial actions for sites that come under the MCP. Three Site Resus Assessments, one Site Reuse Vision, and two each Land Use Assessments, Infrastructure Evaluations, and Resource Roadmaps.

36 Quarters are 3-month periods, with 12 quarters in the grant cycle.
37 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 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.
38 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.
39 Analysis of Brownfields Cleanup Alternatives
40 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.
b. Cost Estimates

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Project Tasks</th>
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<tr>
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<td>Cooperative Agreement Oversight</td>
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</table>

Development and Application of Cost Estimates

**Task 1:** 45 staff hrs. (avg rate $75/hr.) and QEP support (40 hrs. @ $160/hr.). Travel is for one EPA Brownfields conference ($2K conference for airfare, hotel, per diem, and expenses).

**Task 2:** 80 staff hrs.(avg rate $75/hr.) and QEP support (40 hrs. @ $160/hr.)

**Task 3:** 45 staff hrs.(avg rate $75/hr.). 10 Phase I ESAs @ $5,000 ea.; 7 Phase II ESAs @ $25,000 ea.; LSP support (100 hrs. @ $160/hr.)

**Task 4:** 3 Site Reuse Assessments @ $30,000 ea; 1 Site Reuse Vision @ $60,000; 2 Land Use Assessments @ $5,000 ea; 2 Infrastructure Evaluations @ $10,000 ea; 2 Resource Roadmaps @ $10,000 ea; 5 Cleanup plans @ $5,000 ea;

3.c. Measuring Environmental Results (5 Points)
Our anticipated outputs from the Brownfields Program include technical and quantitative reports to provide the towns with the next steps to move the sites forward. We will prepare quarterly reports and update ACRES to document site progress. Outcomes include developer purchase of privately-owned sites for cleanup and redevelopment. We will measure the qualitative and quantitative outcomes of community engagement. We will incorporate schedule flexibility to adapt to potential changes (i.e., staff, weather, property ownership, developer). 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 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 expect that some of the sites will trigger MassDEP reporting criteria outcomes and we will work with the Potential Responsible Parties (PRPs) to facilitate registration in the state voluntary cleanup program.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE (35 points)
4.a. Programmatic Capability (20 points)
SRPEDD serves a regional community of 27 cities and towns in southeastern Massachusetts. Our work is place-based and community-focused, meaning that we work to formulate and implement plans that will achieve real quality of life improvements on the ground, and to ensure that these plans reflect the expressed needs of civically-engaged local communities. Our team has over 40 years of combined experience managing federal grants. This grant will be managed by Helen Zincavage, Director of Environmental Programs, AICP, CFM. Bill Napolitano, Rivers, Trails and Watershed Coordinator, will interface with the towns and stakeholders by providing support on natural resources in the TMR watershed. The program will be supported by six SRPEDD planners, with a wide range of expertise preparing comprehensive and targeted plans for our communities and will provide support on the Site Reuse Assessments, Reuse Vision, Land Use Assessments, Infrastructure Evaluations, and Resource Roadmaps, and community engagement. Our GIS Specialist, Karen Porter, will partner with the communities to update their databases with the Brownfield inventory sites. Quality Control for all SRPEDD deliverables will be overseen by Jeffrey Walker, SRPEDD, Executive Director, with over 20 years of experience in land use, environmental and transportation planning, economic development and regional planning agency administration. Ling Ling Chang, CPA, is responsible for overall finance, as well as all project accounting at SRPEDD and will manage the project budget. She will ensure all invoices are paid within 30 days, and that all back-up documentation is on file to support expenditures of state and federal funds. The SRPEDD team will collaborate with various stakeholders and municipal departments to achieve the grant’s goals and objectives.

**Acquiring Additional Resources**

We will seek support from municipal staff, city, state and federal agencies, and the private sector to support our Brownfields program, specifically form N. Attleborough and Seekonk, which have successfully managed EPA Brownfields Grants. We will seek support from UCONN 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, Mass. Dept. of Veterans Services, DPH, State Police, DOT and federal agencies, include HUD.

**4.b. Past Performance and Accomplishments** (6 points)

4.b.i. SRPEDD Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements (15 points)

(1) Purpose and Accomplishments (5 points): Most recently, SRPEDD has received two grants, one federal EDA grant ($141,225) and one state Regionalization and Efficiency grant ($78,725), to fund, in combination, the development of a SRPEDD Regional Resilience Plan (SRRP). In developing the SRRP, staff are organizing a project steering committee, establishing recommendations for increasing economic, social and environmental resilience throughout our region, requiring interfacing municipal staff, community engagement, and analyzing a diversity of datasets. The project has particular emphasis on equity and environmental justice.

(2) Compliance with Grant Requirements (10 points): SRPEDD has a proven track record of meeting its reporting requirements. In the above referenced project, we submit quarterly reports and quarterly invoices as required. The project team is making timely progress, hitting benchmarks for subtask completion as described in the grant application.

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41 The University of Connecticut provides Technical Assistance for Brownfields Communities Program for EPA Region 1
42 Massachusetts Department of Housing and Community Development
THRESHOLD CRITERIA FOR ASSESSMENT GRANTS

1. **Applicant Eligibility**

   The Southeastern Regional Planning & Economic Development District (SRPEDD) is eligible to apply for an EPA Brownfields Assessment grant because it is a Regional Planning Agency. As a government entity other than cities, counties, tribes, or states, attached is a narrative from the SRPEDD Agency Policies describing the formation of SRPEDD and with an excerpt of the agency’s enabling legislation. See the second and third page (p. 65 and 72) for references to the legislation, adopted by the Commonwealth of Massachusetts in 1968, which established SRPEDD as a regional planning agency.

2. **Community Involvement**

   We will build on recent successes conducted in the target communities, including public workshops hosted for N. Attleborough (2021 Master Plan, 2019 MVP Community Building Resiliency Building), Plainville (2018-2019 Complete Streets program), Mansfield (2019 MVP workshops) and building on the successful EPA Brownfields outreach programs conducted by N. Attleborough and Seekonk. These plans emerged from an ongoing collaborative process involving hundreds of citizens and other stakeholders throughout the community. 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 also 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 invite local newspapers, radio and television stations to cover meetings. We will host informational booths at community, governmental and cultural events in the target area and continue to provide videoconferencing and social distancing during the COVID-19 pandemic.

3. **Named Contractors and Subrecipients**

   SRPEDD will procure contractors subsequent to contract award and there will be no subrecipients.

4. **Expenditure of Existing Grant Funds**

   Not Applicable.