



**TOWN OF MEDWAY**  
**COMMONWEALTH OF MASSACHUSETTS**  
**DEPARTMENT OF PUBLIC WORKS**

Medway DPW Office  
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DPW Director  
*Peter Pelletier*

R01-24-C-009

**Narrative Information Sheet**  
**U.S. EPA Brownfield Cleanup Grant Application**

1. **Applicant Identification**  
Town of Medway  
155 Village Street  
Medway, MA 02053
2. **Funding Requested**
  - a. Grant Type: Single Site Cleanup
  - b. Federal Funds Requested: \$1,986,000
3. **Location**
  - a. Medway
  - b. Norfolk
  - c. Massachusetts
4. **Property Information**  
Former Medway Block Company, Inc.  
(120 Main Street, Medway, MA 02053)
5. **Contacts**
  - a. Project Director  
Peter Pelletier, Department of Public Works – Director  
508-533-3275  
[ppelletier@townofmedway.org](mailto:ppelletier@townofmedway.org)  
45B Holliston Street, Medway, MA 02053
  - b. Chief Executive/Highest Ranking Elected Official  
Michael E. Boynton, Town Manager  
508-533-3200  
[mboynton@townofmedway.org](mailto:mboynton@townofmedway.org)  
155 Village Street, Medway, MA 02053
6. **Population**
  - a. 13,393 (US Census, July 1, 2022)

**7. Other Factors Checklist**

<b>Other Factors</b>	<b>Yes/No</b>	<b>Page #</b>
Community Population is 10,000 or less	No	n/a
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	No	n/a
The proposed brownfield site(s) is impacted by mine-scarred land	No	n/a
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	Yes	3
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	No	n/a
The proposed site(s) is in a federally designated flood plain.	No	n/a
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	Yes	4
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	Yes	4
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	Yes	4
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	No	n/a

**8. Releasing Copies of Applications**

Not applicable.

**9. Letter from the State or Tribal Environmental Authority**

See attached letter from David Foss, CPG, LSP Statewide Brownfields Coordinator of the Massachusetts Department of Environmental Protection (MassDEP).

Best regards,



Peter Pelletier  
Department of Public Works – Director

## 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

### a. Target Area and Brownfields

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

The Town of Medway was originally settled in 1657 as a farming community of 233 residents. Formally incorporated in 1713, the town is located between Boston, Worcester, and Providence. Medway remained a farming community for years until the waterpower of the Charles River allowed its industry to flourish. This gave way to an industrial boom in the town via the formation of paper and cotton mills, straw and boot factories, and a variety of other industries over the years. Today, **Medway is a modernized town with its colonial general stores now relocated to its various shopping centers and plazas but in the wake of the industrial past, blighted and contaminated sites were left behind.** Once most of the industries closed, they left behind abandoned and underutilized properties. According to EnviroAtlas, there are 14 underground storage tanks (UST), 21 inactive and 27 active RCRA sites in a town of only 11.5 mi<sup>2</sup>; most of these are concentrated along the main Route 109 corridor that is the center of the town. Today's residents of Medway must live with these remains which contain lasting environmental, economic, and health and safety risks. This grant will help address those challenges by cleaning up one of the largest brownfield sites in the community.

**The Target Area for this grant is Medway, the center of Town (downtown census tract 25021408104, Block Group 1).** The Site abuts a medium density residential neighborhood built during the 1950s and 1960s to the north, a shopping center built during the same time period to the east, and a mix of retail stores and medium density residential neighborhoods to the south and west. Although permitted, the commercial and industrial use of this site does not align with its surroundings. The former concrete manufacturing plant (the "Site") is located within 0.5 -2 miles to 4 local schools, indicating the large number of families and children living nearby. Cleanup funds requested for this Site will help remediate the contamination and allow the town to create the downtown core with a mix of civic, residential, and commercial uses as envisioned by residents.

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

The location of the Site is **120 Main Street, Medway MA 02053**. The Site is a former masonry supply and concrete block manufacturing plant that operated as "Medway Block Company" since approximately 1950. Ownership of the Site and operations has transferred several times since the 1950s, with the most recent entity having ownership since 1992. The 8.3 acre site consists of four buildings: the Main Office/Retail Building, the Manufacturing Building, the Storage Building with attached maintenance and storage bays, and the Shed where the contamination treatment system was previously located. The remainder of the property is covered with asphalt and gravel parking and driveway areas.

Throughout its history, there were two cleanup/remediation projects at the Site. The first was associated with UST located near the Storage Building, and the second was associated with equipment in the Manufacturing Building. In January 1991, **four USTs containing fuel oil, gasoline, diesel, and waste oil were removed after contamination in the groundwater was identified.** Geo-Con Inc. oversaw the excavation and transportation of the contaminated soils to a recycling facility and determined that the source of contamination had been effectively removed; however, there is no known documentation from the Massachusetts Department of Environmental Protection (MassDEP) confirming this determination.

In January 1999, the Site's former consultant Paragon Environmental Services, Inc. (PES) conducted an initial site and subsurface investigation which entailed the installation of four

monitoring wells near the Manufacturing Building. **In April 1999, greater than ½-inch of light non-aqueous phase liquid (LNAPL) was detected in one of the wells.** The MassDEP was notified of the release within 72 hours and release tracking number (RTN) 2-0012740 was assigned. A Phase I Initial Site Investigation Report and Tier Classification were submitted to MassDEP on April 21, 2000. **The nature and source of the LNAPL release was determined to be hydraulic oil that leaked into the soil and groundwater via a former machine pit and associated equipment located in the Manufacturing Building.** The leaking equipment was replaced prior to reporting of the release. The site was classified as Tier II.

**During the Phase II and Phase III Assessments, it was determined that the Manufacturing Building must be removed to access and remove the LNAPL.** Because of the significant cost and disruption to the businesses, the previous owners implemented a remedial system including a product recovery trench, two recovery wells, an oil/water separator and wastewater treatment. The remedial system operated from August 2002 until August 2018 when it was determined that the remedial goals were achieved, and conditions remained stable. Remedial activities have been limited to manual methods (periodic pumping, bailer recovery and sorbents) because the contamination area appears to be stable and not migrating. Medway Block Company closed its business in 2022, and the Site was acquired by the Town on December 16, 2022.

## **b. Revitalization of the Target Area**

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

Through extensive public engagement activities completed during the 2022 Medway Master Plan update, **the creation of a downtown core was among the top priorities for residents and was included in the Town’s Vision Statement.** Therefore, when the Medway Block property was listed for sale, residents at Town Meeting voted to approve the purchase of the eight acre lot. By investing in this property, the residents secured their voice the future development of the Site and the ability to create the downtown they envision.

Another outcome from the Master Plan update was the desire for exceptional public facilities, which was also highlighted in the Town’s Vision Statement. A Municipal Facilities Condition Assessment was completed in 2021, which identified physical, functional, and code compliance issues at twelve town buildings. The report recommended decommissioning the Town Hall, Police Station, and Fire Station #1 and #2, and reconstructing them at a new location.

The Town Hall, which was built in 1912, has had several renovations over the past century; however, **there are significant condition issues as well as space and functionality challenges that make the building inconducive to meeting the current needs of the Town.** The report also documented the functionality issues at the current Police Station. Services have significantly expanded since its construction in 1991, and staffing has increased. **The space is no longer amenable to the technological and staffing needs of a modern day police force.** The two Fire Stations also have significant functionality and condition issues. Fire Station #1, built in 1990, lacks sufficient overnight living quarters, has accessibility issues, and is not configured to house current-day fire apparatuses. Fire Station #2, built in 1920, is in poor condition in terms of heating and cooling needs, insulation, electric and telecommunication needs. The building is also significantly undersized for fire apparatuses and has insufficient overnight living quarters.

Additionally, **these public service facilities are concentrated in the southern part of town, which causes disproportionate emergency response times for residents on the northern and central areas of town.** The report recommended integrating the Police Station and two Fire Stations to a new, centrally located public safety facility to provide better services to the town as

population increases and more services and are required. **Relocating these civic facilities to the Main Street Business District will provide an anchor to the development of a Downtown core. Furthermore, it will provide equitable access to town services and emergency response due to its geographically centralized location.**

ii. Outcomes and Benefits of the Reuse Strategy

Rehabilitation of the Site will be pivotal for the future development of the Town. The purchase of this property was a once in a generation opportunity for the Town to have control over a parcel of this size located in the Central Business District. The creation of a modern Town Hall and Public Safety Complex in this area will showcase the Town's dedication to providing outstanding services to its residents. Commuters and residents who travel on Route 109 Main Street will observe the transformation of the Site from a contaminated industrial property to a vibrant new municipal facility that can equitably serve its citizens.

Investing in environmental initiatives is of utmost importance to the Medway residents. Through the community engagement process, the Town will collect insight on the future development and design of this facility. Considerations of the Massachusetts Climate Act and emission reduction goals will help steer conversions on building electrification and use of renewable power through solar roof arrays, solar parking canopies, and battery storage. Electric vehicle charging stations and Energy Star rated equipment will also be included in discussions. These technologies reduce the Town's carbon footprint, and decommissioning the existing buildings will also decrease the Town's emissions. **Pursuing these paths will exemplify how a municipality can provide the services needed and expected in the 21<sup>st</sup> century while not contributing to the emissions that are causing our planet to warm.**

Concurrent with the Town's efforts to mitigate greenhouse gas emissions, the Town will pursue adaptive measures to bolster its resilience to climate change. A robust stormwater management plan that incorporates green spaces will be central to the redevelopment of the Site. **Using nature-based solutions such as rain gardens and bioswales promotes infiltration and groundwater replenishment, provides water quality treatment, and offers flood storage capacity.** Incorporating native plant and tree species in the redevelopment will create habitat for wildlife and pollinators, as well as reduce the current heat island effect caused by the vastly impervious industrial Site. **The culmination of these efforts will improve the Town's resiliency to climate change, especially those who are most vulnerable.**

c. **Strategy for Leveraging Resource**

i. Resources Needed for Site Characterization

In October 2023, the Town was awarded funding through the **EPA Region 1 Targeted Brownfield Assessment Grant in the amount of \$170,000 to complete pre-demolition planning and hazardous building material (HBM) assessments.** Over the next few months, the qualified environmental professional (QEP) will complete an asbestos inspection, conduct lead paint sampling, inspect for PCBs in caulking and glazing, and perform a hazardous material evaluation for items that require special handling prior to disposal. An additional subsurface investigation to further define the area of contamination will include a geophysical assessment to identify subsurface utilities and structures proximate to the previously removed underground storage tanks and proposed subsurface drilling locations. The QEP will coordinate with a Massachusetts-licensed driller to advance soil borings and install monitoring wells at targeted locations. The QEP will survey the new monitoring wells, gauge for the presence of LNAPL oil and collect groundwater samples for laboratory analysis. Lastly, the QEP will prepare a revised

Phase III Remedial Action Plan and a Phase IV Remedy Implementation Plan reports. This work is anticipated to be complete in the winter and spring of 2024.

ii. Resources Needed for Site Remediation

**The EPA Cleanup Grant will completely cover the remediation costs.** Securing EPA Cleanup Grant is **critical to successful and permanent remediation of the Site for future use.** Without federal support through this grant, the financial burden will be on the Town taxpayers. The MassDevelopment’s Brownfield Remediation Loan Program could provide partial funding for the site remediation of up to \$750,000; however, it is in the form of a loan and financing terms are determined on a case-by-case basis.

iii. Resources Needed for Site Reuse

Demolition activities eligible for EPA Cleanup Grant funding focus on structures that impact and limit access to the contamination. Therefore, the Town will need to fund the **demolition and disposal of the three remaining buildings, which comes at a cost of approximately \$370,000.** Once the site achieves Permanent Solution Status through the complete removal of contamination, the Town will pursue funding to facilitate the redevelopment of the site as it is determined during the community engagement aspect of this project.

<b>Name of Resource</b>	<b>Is the Resource for Assessment, Remediation, or (Reuse Activities?)</b>	<b>Is the Resource Secured or Unsecured?</b>	<b>Additional Details or Information About the Resource</b>
EPA Targeted Brownfield Assessment Grant	Assessment	Secured	Eligible applicants include public entities, non-profits, and tribes.
Brownfield Remediation Loan Fund	Remediation	Unsecured	Projects must result in at least 1 of these public benefits: job creation, job retention, economic or physical revitalization or creation/rehabilitation of housing.

iv. Use of Existing Infrastructure

Existing infrastructure available at the site includes electricity, natural gas, internet, stormwater drainage, and municipal water and sewer. The electrical service, internet, and municipal water and sewer infrastructure will increase to serve the future needs of the site. The Town will coordinate with the utilities on funding available for a building electrification study and enhanced internet connection. The Town will handle infrastructure upgrades needed for water, sewer, and stormwater management. Natural gas service may not be needed.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**a. Community Need**

i. The Community’s Need for Funding

Medway is a small residential community with limited commercial and industrial businesses. Nearly 80% of the tax base revenue is generated by individuals and families, which places a significant financial burden on the mere 4,680 households in town. Despite being a small town, the need for municipal services continues to increase and additional funding is required. According to recent five year projections, the Town narrowly has sufficient funding to cover the costs of some major infrastructure projects including replacing school roofs, complying with MS4

Permit requirements, and updating our drinking water system to meet current clean water standards. Massachusetts' law, Proposition 2 ½, regulates the amount of property tax a municipality can levy to 2.5%, which limits the amount of funding the town can raise in any given year. Therefore, the Town needs federal funding to address the Site's contamination issues in order to minimize the financial burden the residents of the Town. Without cleanup grant funding, the Town will be forced to postpone site remediation and redevelopment.

ii. Threats to sensitive populations

***(1) Health or Welfare of Sensitive Populations***

The Target Area for this grant is a residential community with young families, with the EJSCREEN indicator for the population under five at 81<sup>st</sup> national percentile (86<sup>th</sup> in the state). The unemployment rate is at the 65<sup>th</sup> state percentile and population with less than high school education at the 52<sup>nd</sup> percentile, indicative of populations with limited means. Children and under resourced populations are particularly vulnerable to health burdens associated with contamination and blight. The presence of a large, contaminated site within walking distance of an elementary school, a middle school and residential neighborhoods poses a serious threat to the welfare of children. This grant will facilitate the redevelopment of the site into a vibrant communal space that will not only remove blight but also improve quality of life for local families.

***(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions***

According to EJSCREEN, the cancer prevalence in the Target Area is at the 64<sup>th</sup> national percentile, indicating excessive health burdens on the sensitive populations including children. The presence of contaminants such as Volatile Organic Compounds found at the site increases exposure and associated risk to cancer and other health burdens, which this grant will directly eliminate through cleanup of the site.

***(3) Promoting Environmental Justice***

***a. Identification of Environmental Justice Issues***

Sensitive populations in the Target Area face additional environmental burdens beyond the presence of brownfields. According to EJSCREEN, the Target Area ranks in the upper percentiles for several indicator metrics. For example, Toxic Releases to Air is the 82<sup>nd</sup> percentile nationally and pollution from Traffic Proximity ranks in the 64<sup>th</sup> percentile. In terms of proximity, the Target Area nationally ranks 71<sup>st</sup> for superfund sites, 76<sup>th</sup> for Hazardous Waste, and 71<sup>st</sup> for wastewater discharge. The EJSCREEN tool also shows that the Target Area is in the 73<sup>rd</sup> percentile for the presence of lead paint, and 53<sup>rd</sup> for the presence of underground storage tanks. Children and families with limited resources thus face a range of exposure to pollution that compounds the impacts associated with pollution and blight at brownfields sites, including the priority site.

***b. Advancing Environmental Justice***

This grant will promote environmental justice by removing a large source of pollution in the middle of a community with sensitive populations, and replacing blight with municipal services that will be easily accessible to the local residents. This projected reuse will not result in displacement of the residents, on the contrary, it will further support the engagement of the local residents with the town officials and their community, making the neighborhood cleaner and safer.

**b. Community Engagement**

2.b.i. Project Involvement & 2.b.ii. Project Roles

As a small community, Medway relies on resident volunteers to serve on various boards and committees. Soliciting opinions from these stakeholder groups and the general public is essential to the success of this project. Therefore, the Project Team will consist of the key

stakeholder groups and municipal staff outlined below. Members will provide input throughout the project and facilitate the community dialogue with respect to Site cleanup and redevelopment.

Name of Organization/Entity/Group	Point of Contact (name, email & phone)	Specific Involvement in the Project or Assistance Provided
Department of Public Works (DPW) Director	Peter Pelletier <a href="mailto:ppelletier@townofmedway.org">ppelletier@townofmedway.org</a> 508-533-3275	Project Director will oversee procurement, grant management, and community engagement activities.
Sustainability Coordinator	Stephanie Carlisle <a href="mailto:scarlisle@townofmedway.org">scarlisle@townofmedway.org</a> 508-321-3275	Support Project Director with grant management and create public education and outreach materials.
Select Board - Chair	Glenn Trindade [REDACTED] [REDACTED]	Provide input on redevelopment, assist with community engagement, and assist with leveraging financial and technical resources.
Planning and Economic Development Board - Chair	Andy Rodenhiser [REDACTED]	Contribute to the redevelopment plan discussion, assist with communication and community outreach.
Board of Health - Chair	Khalid Abdi [REDACTED]	Assist with health risk communication and participate in redevelopment dialogue.
Inclusion, Diversity, and Equity Advisory Committee (IDEA) – Co-Chairs	Dawn Budde [REDACTED] Zoe Rheault [REDACTED] [REDACTED]	Advise and support outreach efforts to ensure underrepresented and sensitive populations are included throughout the project.
Energy and Sustainability Committee - Chair	Martin Dietrich [REDACTED] [REDACTED]	Provide input on redevelopment and assist with community engagement.

iii. Incorporating Community Input

The successful remediation and redevelopment of the Site depends on meaningful engagement and effective communication with the residents of Medway. The Project Team will utilize a variety of engagement techniques to ensure all residents have the opportunity to participate and contribute to the redevelopment of the Site. The Town webpage called, “120 Main Street Revitalization Project” will serve as the central repository for all material related to the project including educational materials, project updates, and notifications of public meetings and events. Residents can submit comments and questions through the webpage, which promotes accessibility and convenience for residents who may not be able to attend public meeting or events. Nearly



7,000 people actively follow the Town’s social media accounts, which is over half the population in town. Therefore, it is a highly effective means of communicating with residents on project updates, soliciting public input, and distributing public surveys. For residents that do not use social media or other digital tools, the Project Team will utilize more traditional communication techniques such as direct mailings and posting articles in the local newspaper and in the Senior Center’s monthly newsletter.

Throughout the project, the Project Team will hold several public meetings in conjunction with normally scheduled Select Board meetings to increase attendance, viewership, and participation. Additionally, the Project Team will host a table at annual town events including the Earth Day Clean Sweep event, Medway Pride Day, and the Community Farm Fall Fest. These family-oriented events are highly attended and provide a unique opportunity to engage with residents and gather comments on the remediation and redevelopment of the Site.

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

#### a. Proposed Cleanup Plan

The proposed cleanup activities to remediate the Site are outlined in Alternative #4 of the ABCA. Based on finding of previous investigations, the LNAPL plume near the Manufacturing Building is approximately 3,500 square feet and ranges from 6 feet to 14 feet deep. Additionally, it is estimated that the depth of the plume could exceed 15 feet under the building. **Demolition of the Manufacturing Building is necessary for the selected remediation strategy.** The Manufacturing Building is approximately 18,000 square feet and consists of various materials including metal, concrete, brick, and wood. **Abatement of asbestos, lead paint, and PCBs found at the site must be completed by an appropriately licensed remedial contractor prior to demolition of the building.** After the hazardous building materials are abated and properly disposed of in accordance with Massachusetts 310 CMR 40.0000, and the Manufacturing Building is demolished, excavation work will commence. **Complete excavation to remove the LNAPL will result in approximately 1,800 cubic yards of soil removal. Approximately, 2500 tons of soil will be disposed to a permitted soil recycling facility.** Backfilling with clean soil is also included in the remedial activities. If contamination is present at the location of the former USTs, the soils will be excavated and disposed of in accordance with Massachusetts law. **Excavation is not likely to exceed 700 tons of soil.** Backfilling with clean soil and grading are also included in the remedial activities.

#### b. Description of Tasks/Activities and Outputs

<b>Task/Activity 1: Program Management</b>
<b>i. EPA-funded tasks/activities:</b> Procure a QEP to oversee hazardous building material abatement measures, excavation, and soil remediation; attend Project Team meetings; provide ongoing project management to ensure consistency with the terms and conditions of the cooperative agreement; reporting via ACRES, and final project report. <b>Non-EPA grant resources:</b> The Town Project Director will facilitate 10 Project Team Meetings. Project Team will develop request for qualifications (RFQ) for QEP; coordinate with QEP procure a qualified remediation contractor (the “Contractor”) to complete remediation activities. Support QEP with EPA Cleanup Grant quarterly reporting requirements and manage grant fund expenditures, ensure the program remains on schedule/budget.
<b>ii. Anticipated Project Schedule: Month 1- 36:</b> Procure QEP (August – November 2024). Procure Contractor (June– August 2025). Coordinate Project Team meetings to review project

status and resolve technical, regulatory, contractual, schedule, budget, and public outreach issues, as necessary.
<b>iii. Task/Activity Lead:</b> Project Director will lead this task in coordination with the QEP who will provide technical and programmatic assistance.
<b>iv. Outputs:</b> Procurement of QEP and Contractor. Complete a minimum of 10 Project Team Meetings. Quarterly progress reports, ACRES updates, and meetings minutes.
<b>Task/Activity 2: Community Engagement</b>
<b>i. EPA-funded tasks/activities:</b> QEP will attend public meetings to provide technical support and supply educational materials. <b>Non-EPA grant resources:</b> The Project Team will lead efforts to inform and engage the community through public meetings, annual community events, mailings, newsletters, social media, surveys, and the town website. Printed materials such as posters, flyers, and letters will be created using town resources.
<b>ii. Anticipated Project Schedule: Month 1 – 36:</b> Hold a minimum of 6 public meetings and participate at a minimum of 5 community events throughout the project timeline.
<b>iii. Task/Activity Lead:</b> Project Team.
<b>iv. Outputs:</b> Outreach materials include surveys, website/social media updates, public notices, meeting presentation materials and minutes, flyers, and posters. Hold a minimum of 6 public meetings and attend 5 community events for the opportunity to collaborate with residents on redevelopment strategies and provide project updates.
<b>Task/Activity 3: Cleanup Planning</b>
<b>i. EPA-funded tasks/activities:</b> QEP will complete the design plan for abatement, demolition, excavation, and soil remediation, as well as the creation of a Health Monitoring Plan. <b>Non-EPA grant resources:</b> Project Team will review and comment on design plans. Facilitate public meetings for residents to review and comment on draft design plan.
<b>ii. Anticipated Project Schedule: Month 7-13:</b> QEP complete design plans (December 2024 – May 2025).
<b>iii. Task/Activity Lead:</b> QEP.
<b>iv. Outputs:</b> Design plans for abatement, demolition, and soil remediation, as well as the creation of a Health Monitoring Plan.
<b>Task/Activity 4: Cleanup Activities and Reporting</b>
<b>i. EPA-funded tasks/activities:</b> The Contractor will complete hazardous building material abatement, demolition of Manufacturing Structure, and soil remediation; deliver soils to certified disposal facility and provide manifests documenting compliance. QEP will provide oversight of site work activities and provide weekly reports documenting progress; conduct post monitoring activities and reporting; Permanent Solution Statement and associated documentation required to attain a Permanent Solution determination. <b>Non-EPA grant resources:</b> The Project Director will maintain project files and information repository,
<b>ii. Anticipated Project Schedule: Month 1 – 36</b> Site work (September 2025 – February 2026). One year post monitoring and reporting (March 2026 – February 2027). Close out reports for Permanent Solution (March 2027 – June 2027).
<b>iii. Task/Activity Lead:</b> Contractor to complete the site work. QEP for oversight and technical reporting. Project Director for Cleanup Grant reporting and grant expenditure tracking.
<b>iv. Outputs:</b> Permanent Solution achieved with no AUL required.

**c. Cost Estimates**

Town of Medway, MA  
EPA Cleanup Proposal Narrative

Budget Categories		Task 1	Task 2	Task 3	Task 4	Totals
Direct Costs	Personnel					
	Fringe Benefits					
	Travel		\$360			\$360
	Equipment					
	Supplies					
	Contractual	\$6,200	\$4,960	\$83,360	\$119,120	\$213,640
	Construction				\$1,772,000	\$1,772,000
	Other					
	<b>Total</b>	\$6,200	\$5,320	\$83,360	\$1,891,120	\$1,986,000
<b>Total Direct Costs</b>		\$6,200	\$5,320	\$83,360	\$1,891,120	\$1,986,000
<b>Indirect Costs</b>						
<b>Total Budget</b>		\$6,200	\$5,320	\$83,360	\$1,891,120	\$1,986,000

Cost Breakdown	
<b>Task/Activity 1: Program Management</b>	
<b>Tasks completed by Engineering firm: \$6,200.</b> QEP at \$295/hour for 10 hours = \$2,950 Project Manager at \$195/hour for 10 hours = \$1,950 Engineer/scientist/planner at \$130/hour for 10 hours = \$1,300	
<b>Task/Activity 2: Community Engagement</b>	
<b>Tasks completed by Engineering firm: \$5,240.</b> QEP at \$295/hour for 8 hours = \$2,360 Project Manager at \$195/hour for 8 hours = \$1,560 Engineer/scientist/planner at \$130/hour for 10 hours = \$1,040 Travel to public meetings and events = \$280.	
<b>Task/Activity 3: Cleanup Planning</b>	
<b>Tasks completed by Engineering firm: \$83,360</b> QEP at \$295/hour for 64 hours = \$18,880 Project Manager at \$195/hour for 96 hours = \$18,720 Engineer/scientist/planner at \$130/hour for 352 hours = \$45,760	
<b>Task/Activity 4: Cleanup Activities and Reporting</b>	
<b>Tasks completed by Engineering firm: \$119,120.</b> QEP at \$295/hour for 16 hours = \$4,720 Project Manager at \$195/hour for 160 hours = \$31,200 Engineer/scientist/planner at \$130/hour for 640 hours = \$83,200 <b>Tasks Completed by Qualified Remediation Contractor: \$1,772,000.</b> Hazardous Material Abatement = \$600,000 Manufacturing Building Demolition @ \$10/ft <sup>2</sup> = \$180,000 LNAPL at Manufacturing Building estimated 2,500 tons of material @ \$310/ton = \$775,000 LNAPL at UST estimated 700 tons of material @ \$310/ton = \$217,000	

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

The Project Director will track, measure and report on progress performance and grant fund expenditures through its quarterly reports. Indicators of successful community engagement will be

measured, such as attendance and collaboration during public meetings and community events, the number of survey respondents and how well the demographics of the town are represented. Key metrics such as the volume of HBM removed and soil remediated will also indicate progress. Achieving Permanent Solution without a use limitation will be the ultimate outcome of the project, as well as the creation of a downtown core to be used by generations to come.

#### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

##### **a. Programmatic Capability**

###### 4.a.i. / 4.a.ii Organizational Structure & Description of Key Staff

The Project Team is comprised of key staff and community board members with specific skills and expertise needed to facilitate the Site remediation and redevelopment activities. The DPW Director will serve as the Project Manager throughout the project. He successfully manages his department consisting of over thirty employees across five divisions. **He came to the Medway with fourteen years of experience as a Project Engineer specializing in Site Remediation.** The Sustainability Coordinator will support the Project Manger by coordinating meetings, creating public outreach materials, and assisting with quarterly reports and grant fund expenditures. During the past six years in Medway, she has successfully secured and managed 24 different grant awards totaling over \$2,300,000 in funding. The Chairs of the Select Board, Planning Board, Board of Health, IDEA Committee, and Energy and Sustainability Committee will serve on the Project Team and provide their various expertise and insight. Additional staff support includes the Town Manager, Communications Director, Community and Economic Development Director, Conservation Agent, Town Planner, and Health Agent.

###### iii. Acquiring Additional Resources

The town will procure an engineering firm to develop the remediation design plan and oversee hazardous material abatement measures and soil remediation. Additionally, the town will procure a qualified construction company to facilitate the cleanup activities including building demolition. The town will follow state and federal procurement requirements to complete this task.

##### **b. Past Performance and Accomplishments**

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

###### *(1) Purpose and Accomplishments*

The town has extensive experience with federal and state grants including the 601b Water Quality Management Grant facilitated through MassDEP. The purpose of the grant was to assess two municipal locations for stormwater infiltration and flood storage capacity. The town partnered with the Charles River Watershed Association (CRWA) and an engineering consultant to complete 25% design plans for stormwater management measures at the Middle School and High School. Public engagement was central to this grant. CRWA and the Sustainability Coordinator facilitated public meetings, created a public service announcement featuring Medway High School students, and presented the project to the junior high school class of approximately 100 students.

###### *(2) Compliance with Grant Requirements*

The Sustainability Coordinator managed the grant tasks including the procurement of a consultant, tracking in-kind staff time and grant expenditures, and completed quarterly reports over course of the two year project timeline. The town complied with all grant requirements including allocating a portion of the grant award towards procuring a certified Woman-Owned and Minority-Owned business to complete some of the project deliverables.

Town of Medway, Massachusetts  
FY24 EPA Brownfield Cleanup Grant Application

Threshold Criteria

## **FY24 EPA Cleanup Grant Application**

### **Threshold Criteria**

#### **1. Applicant Eligibility**

The Town of Medway is an eligible entity for the U.S. Environmental Protection Agency's Brownfields Cleanup Grants as a "General Purpose Unit of Local Government" under 2 CFR 200.1.

#### **2. Previously Awarded Cleanup Grants**

The Town of Medway affirms that the proposed Site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

#### **3. Expenditure of Existing Multipurpose Grant Funds**

The Town of Medway affirms that it does not have an open EPA Brownfields Multipurpose Grant.

#### **4. Site Ownership**

The Town of Medway is the sole owner of the Site. The Town of Medway purchased the property from Medway Block on December 16, 2022, and will retain ownership of the Site for the duration of time in which Brownfields Cleanup Grant funds are disbursed for cleanup of the Site.

#### **5. Basic Site Information**

- a. Site name: [former] Medway Block
- b. Site Address: 120 Main Street, Medway, MA 02053
- c. Current Owner: Town of Medway

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

- a. Contamination Type:  
Hazardous substances and petroleum
- b. Operational History and Current Use(s):  
The Site is a former masonry supply and concrete block manufacturing plant that operated as "Medway Block Company" since approximately 1950. Activities performed at this Site required heavy machinery and equipment that used gasoline and diesel fuel sources and various hydraulic oils and petroleum based products. There are four buildings on the 8.3 acre site that range in ages from 1950s to the early 2000s. Medway Block Company closed its business in 2022, and the Site was acquired by the Town on December 16, 2022.
- c. Environmental Concerns  
The two known releases of petroleum products at the Site are the primary environmental concern. Additionally, due to the ages of the buildings, there is a concern that the presence of asbestos, lead paint, PCBs, mold, and other potential hazardous materials could be present at the site.

d. How the Site Became Contaminated; nature and extent of contamination:

Throughout its history, there were two cleanup/remediation projects at the Site. The first was associated with UST located near the Storage Building, and the second was associated with equipment in the Manufacturing Building. In January 1991, **four USTs containing fuel oil, gasoline, diesel, and waste oil were removed after contamination in the groundwater was identified.** Geo-Con Inc. oversaw the excavation and transportation of the contaminated soils to a recycling facility and determined that the source of contamination had been effectively removed; however, there is no known documentation from the Massachusetts Department of Environmental Protection (MassDEP) confirming this determination.

In January 1999, the Site's former consultant Paragon Environmental Services, Inc. (PES) conducted an initial site and subsurface investigation which entailed the installation of four monitoring wells near the Manufacturing Building. **In April 1999, greater than ½-inch of light non-aqueous phase liquid (LNAPL) was detected in one of the wells.** The MassDEP was notified of the release within 72 hours and release tracking number (RTN) 2-0012740 was assigned. A Phase I Initial Site Investigation Report and Tier Classification were submitted to MassDEP on April 21, 2000. **The nature and source of the LNAPL release was determined to be hydraulic oil that leaked into the soil and groundwater via a former machine pit and associated equipment located in the Manufacturing Building.** The leaking equipment was replaced prior to reporting of the release. The site was classified as Tier II.

**During the Phase II and Phase III Assessments, it was determined that the Manufacturing Building must be removed to access and remove the LNAPL.** Because of the significant cost and disruption to the businesses, the previous owners implemented a remedial system including a product recovery trench, two recovery wells, an oil/water separator and wastewater treatment. The remedial system operated from August 2002 until August 2018 when it was determined that the remedial goals were achieved, and conditions remained stable. Remedial activities have been limited to manual methods (periodic pumping, bailer recovery and sorbents) because the contamination area appears to be stable and not migrating. Medway Block Company closed its business in 2022, and the Site was acquired by the Town on December 16, 2022.

## 7. Brownfields Site Definition

The Town of Medway affirms that the Site meets the definition of a brownfield under CERCLA 101(39) as described in the Information on Sites Eligible for Brownfields Funding under CERCLA 104(k). The Town of Medway affirms that the Site:

- a. Not listed (or proposed for listing) on the National Priorities List (NPL)
- b. Is not subject to unilateral administrative orders, court orders, administrative orders on consent, or Judicial consent decrees issued to or entered into by parties under CERCLA
- c. Is not subject to jurisdiction, custody, or control of the U.S. government.

## 8. Environmental Assessment Required for Cleanup Grant Applications

Paragon Environmental Services, Inc. (PES) completed a Phase II Comprehensive Site Assessment and Phase III Remedial Action Plan in May 2002. A Phase IV Remedy Implementation Plan (RIP) was submitted to MassDEP in June 2003. The RIP construction plans and specifications, an operation, maintenance and monitoring (OMM) plan and Health

and Safety Plan. On August 3, 2018 operations of the active remedial system were temporarily discontinued in accordance with the 310 CMR 40.0893(6)(d) in order to assess whether the remedial goals had been achieved and conditions remained stable. Following this assessment, the remedial system has remained off, and remedial activities will likely be limited to removal of LNAPL through manual methods (periodic pumping, bailer recovery and sorbents) as LNAPL appears to be stable and not migrating. MassDEP conducted another audit inspection on-Site on November 15, 2022. No violations were identified during this inspection.

## **9. Site Characterization**

The Site is enrolled in the voluntary response program. A letter from the Massachusetts Department of Environmental Protection is included in this application.

## **10. Enforcement or Other Actions**

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

## **11. Sites Requiring a Property-Specific Determination**

The Site does not require a property-specific determination.

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

The Site has a mix of hazardous substances and petroleum.

### **a. Property Ownership Eligibility – Hazardous Substance Sites**

#### **iii. LANDOWNER PROTECTIONS FROM CERCLA LIABILITY**

##### **(1) Bona Fide Prospective Purchaser Liability Protection**

###### **(a) Information on the Property Acquisition**

The Town of Medway purchased the Site on December 16, 2022, from Medway Block Company, Inc. The Town of Medway is the sole owner of the Site and had no familial, contractual, corporate, or financial relationships with the previous owner.

###### **(b) Pre-Purchase Inquiry**

The Town hired the engineering consulting firm, Tetra Tech, to complete a preliminary environmental review of the Site. Ronald E. Myrick of Tetra Tech completed the preliminary environmental review. He is a licensed Professional Engineer and Massachusetts Licensed Site Professional who is qualified to complete this assessment. On May 17, 2022, he completed a site visit with the former site manager of Medway Block, which included a general walkover of the property and discussion of the history. In addition, he reviewed the Phase V Status Report for the Site dated January 13, 2022. Based on the site visit and review of the reports, preliminary and conceptual cost estimates for remediation of the Site. Medway Block's engineering consultant, Paragon Environmental Services, continued to perform all required monitoring and reporting activities during the 180 days prior to the Town's purchase of the property.

###### **(c) Timing and/or Contribution Toward Hazardous Substances**

In 1999 Paragon Environmental services notified MADEP of a release consisting of greater than 1/2-inch of light non-aqueous phase liquid(LNAPL) on the water table at a monitoring



well at the site. This identification of a release was prior to the Town of Medway's purchase of the property. Furthermore, the Town of Medway never disposed of or transported material to the site for disposal.

(d) Post-Acquisition Uses

The current use of the site has been the removal of the previous owners materials (Medway Block) for purchase by others. During the sale of the property a license agreement was drafted allowing Medway Block employees to assist in removal and sale of all materials used by the former company. This license agreement started from the date of sale December 16, 2022 till November 30, 2023. Frank Sheehan has been the sole employee on the property during these activities for Medway Block and his title was Plant Manager for Medway Block.

(e) Continuing Obligations

- (i) there are no releases at this site.
- (ii) All machinery that could pose a potential threat for future release have been removed.
- (iii) Continued monitoring with a hired Qualified Environmental Professional has been conducted since the Town of Medway took over the property with quarterly reporting and gauging/removal activities.

The Town of Medway affirms its commitment to:

- (i) comply with any land use restrictions and not impede the effectiveness or integrity of any institutional controls;
- (ii) assist and cooperate with those performing the cleanup and provide access to the property;
- (iii) comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and
- (iv) provide all legally required notices.

**b. Property Ownership Eligibility – Petroleum Sites**

**i. INFORMATION REQUIRED FOR A PETROLEUM SITE ELIGIBILITY DETERMINATION**

(1) Current Owner: Town of Medway

Immediate Past Owners: Medway Block Company, Inc.

(2) Acquisition of Site: The Town of Medway purchased the property on December 16, 2022.

(3) No Responsible Party for the Site

The current owner and immediate past owner:

- (i) did not dispense or dispose of petroleum or petroleum product contamination, or exacerbated the existing petroleum contamination at the site;
- (ii) did not own the site when any dispensing or disposal of petroleum (by others) took place; and
- (iii) took reasonable steps with regard to the contamination at the site.

(4) Cleaned Up by a Person Not Potentially Liable

The Town of Medway did not dispense or dispose of petroleum or petroleum product or exacerbated the existing petroleum contamination at the site.

(5) Judgments, Orders, or Third-Party Suits

There are no Judgments, Orders, or Third-Party Suits.

(6) Subject to RCRA

The site is not subject to any order under § 9003(h) of the Solid Waste Disposal Act.

(7) Financial Viability of Responsible Parties

The current and immediate past owner is not responsible for the contamination at the site.

**13. Cleanup Authority and Oversight Structure**

- a. The Town of Medway does not plan to enroll in the state response program. The Town will competitively procure an engineering firm with qualified environmental professionals to oversee the cleanup activities in compliance with competitive procurement provisions of 2 CFR §§ 200.317 through 200.327 and ensure that this technical expertise is in place prior to beginning cleanup activities.
- b. No adjacent property access is anticipated but, if necessary, the applicant will seek an access agreement with any adjacent property owners.

**14. Community Notification**

**a. Draft Analysis of Brownfield Cleanup Alternatives**

The Town of Medway provided the community an opportunity to review and comment on the draft application and draft ABCA beginning on October 27, 2023, through November 10, 2023. If the application is selected for funding, the Town will finalize the ABCA and make it available for additional public review and comment as part of pre-cleanup activities.

**b. Community Notification Ad**

The Town of Medway notified the community with its intent to apply for an EPA Brownfields Cleanup Grant through a Legal Notice published in the Milford Daily News (the local daily newspaper) on October 27, 2023. Concurrently, the notice was listed on the Town's webpage for this project and posted on the Town's social media accounts. Town staff also mailed the legal notice to abutters within 300 feet of the Site. Content of the notice clearly stated: that a copy of the grant application including the draft ABCA was available for review and public comment; how to comment on the draft application; where the draft application was located; and the date, time, and location of the public meeting.

**c. Public Meeting**

A Public Meeting was held on November 6, 2023, at 7:00 p.m. during a normally scheduled Select Board meeting. The draft application and ABCA was presented, and the Town

solicited comments and questions from community members. The meeting was recorded and uploaded to the Town social media account for later viewing and to garner additional feedback. From the meeting, the Town has included the draft meeting minutes which include the public comments and questions, and the Town's response to those comments and questions, and a meeting participant list. There were no other public comments or questions submitted to the Town other than the two residents who attended the meeting on November 6, 2023.

**d. Submission of Community Notification Documents**

The Town has attached the following items to the application:

- a copy of the draft ABCA(s);
- a copy of the newspaper ad, a copy of the letter to abutters, and the social media post requesting comments.
- the comments or a summary of the comments received;
- the applicant's response to those public comments;
- meeting notes or summary from the public meeting(s); and
- meeting sign-in sheet/participant list.

**15. Contractors and Named Subrecipients**

Not applicable.

Contractor has not been procured.

Subrecipient is not named.



Commonwealth of Massachusetts  
Executive Office of Energy & Environmental Affairs

## Department of Environmental Protection

100 Cambridge Street Suite 900 Boston, MA 02114 • 617-292-5500

Maura T. Healey  
Governor

Kimberley Driscoll  
Lieutenant Governor

Rebecca L. Tepper  
Secretary

Bonnie Heiple  
Commissioner

November 6, 2023

*Via Email*

Michael Boynton, Town Administrator  
Town of Medway  
155 Village Street  
Medway, MA 02053

**RE: STATE LETTER OF ACKNOWLEDGMENT**  
Town of Medway – Brownfields Cleanup Grant  
120 Main Street, Medway [RTN 2-12740]

Dear Mr. Boynton:

I am writing to support the application submitted by the Town of Medway under the Fiscal Year 2024 U.S. Environmental Protection Agency (EPA) Brownfield Cleanup Grant Program. We understand that the Town of Medway is proposing to undertake cleanup activities including remediation of contaminated soil and groundwater at the subject site.

Based on information provided by the Town of Medway, the Town took ownership of the property and the property is enrolled in the Massachusetts voluntary cleanup program. Based on information provided by the Town and their consultant, 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. The Massachusetts Department of Environmental Protection (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 Town of Medway 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: Dorrie Paar, US EPA  
Stephanie Carlisle, Sustainability Coordinator  
Peter Pelletier, Town of Carlisle  
Kevin Daoust, MassDEP Central Regional Office  
Amy Sullivan, MassDEP Central Regional Office

This information is available in alternate format. Please contact Melixza Esenyie at 617-626-1282.  
TTY# MassRelay Service 1-800-439-2370  
MassDEP Website: [www.mass.gov/dep](http://www.mass.gov/dep)

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