



Amesbury Brownfields Workshop

August 11, 2016



Presenters

Thomas Barrasso

Director of Energy & Environment
City of Amesbury

Kelly Race P.G., LSP

Program Manager
TRC Companies, Inc.

Joseph Cosgrove

Environmental Program Manager
MVPC

Warren Kirshenbaum

President
Cherry Tree Group, LLC

Topic Highlights

- City of Amesbury
 - History of Brownfields
 - Overview of Brownfields
- TRC
 - Technical components of Brownfields
 - Perspectives from the MCP
- MVPC
 - Funding sources
 - MVPC programs
- Cherry Tree Group
 - Brownfields Tax Credits
 - Historic Tax Credits

History of Brownfields

- Timeline:
 - 1970 EPA Established by President Nixon
 - 1980 Comprehensive Environmental Response, Compensation & Liability Act (CERCLA) “Superfund” passed by Congress
 - 1982 Hazard Ranking System (HRS) establishes basis for federal involvement at a waste site with the National Contingency Plan (NCP) as guidelines
 - 1983 EPA creates the first National Priorities List (NPL) with 400 listed sites
 - 1986 Congress passes reauthorization and amendments to CERCLA know as SARA
 - 1990 Revision to HRS model
 - 1993 Brownfields Initiative
 - 1995 Brownfields Action Agenda (Brownfields Pilots)
 - 1997 Brownfields National Partnership (\$300 million federal investment)
 - 1999 Superfund Redevelopment Initiative (SRI)
 - 2002 Brownfields Law passed and signed by President Bush

Brownfields Definition

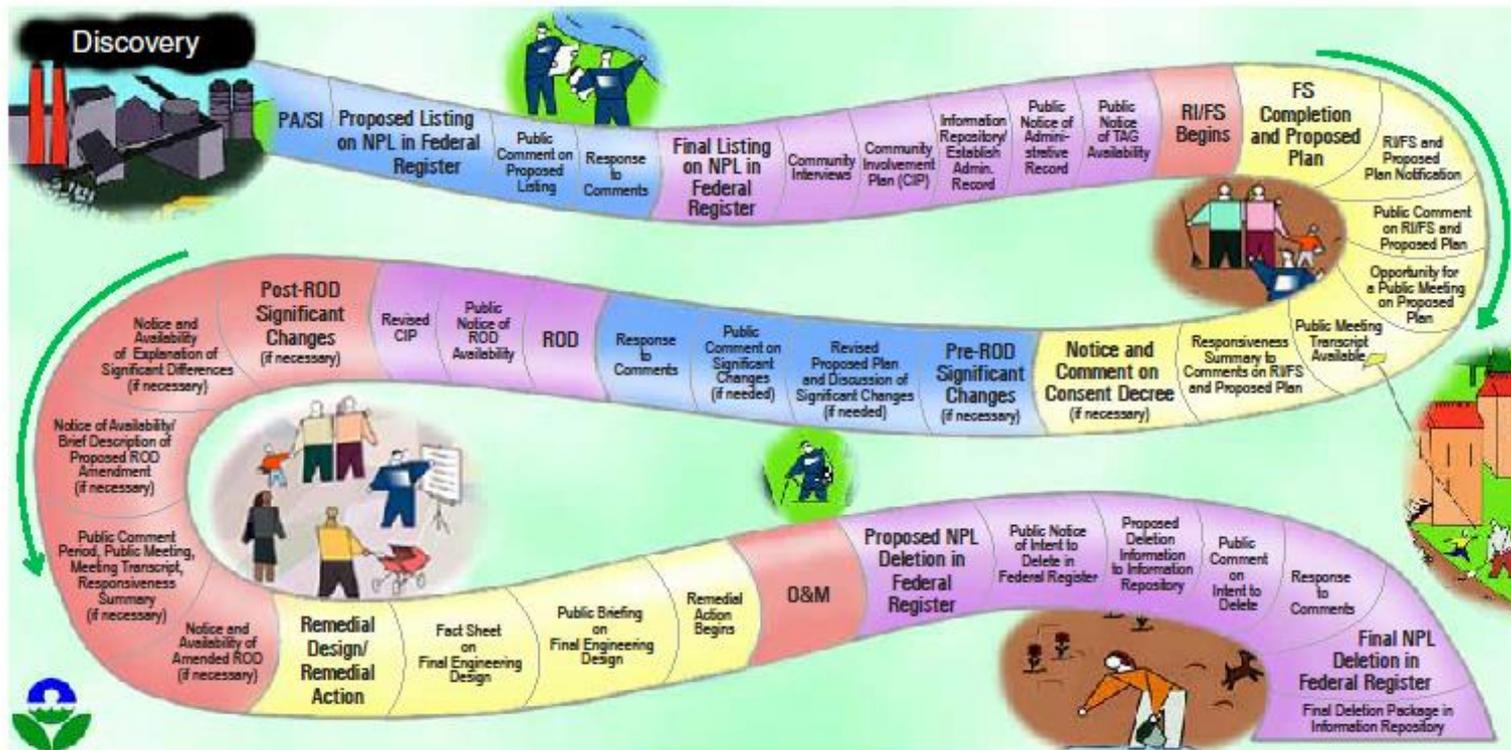
- Brownfields as defined by U.S. EPA - **“Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant”**
- Key elements in common for contaminated “sites” (federal and state)
 - Source (the oil and/or hazardous material)
 - Release (the leak, spill, improper disposal)
 - Targets (the sensitive receptors)
- Greenfields – A property that is perceived to be free of man made contaminants.

Why Brownfields?

- Superfund – Handles uncontrolled abandoned waste sites that cannot be managed at a state level
- The Lists:
 - EPA CERCLA Information System (CERCLIS)
 - List of all sites investigated by EPA
 - 50,000+ as of 2016
 - EPA NPL sites a subset of CERCLIS
 - 1,328 as of 2016
 - EPA ACRES
 - Estimated 450,000 Brownfields Sites Nationwide
 - Over 100,000 sites in ACRES
 - MA DEP Searchable Sites (Amesbury)
 - 144 Release Tracking Numbers (RTN)
- “Environmental Stigma” – The perception that if EPA or MA DEP investigated your property it must be really bad.



Community Involvement Activities at NPL Sites



Community Involvement and Outreach Center
Office of Emergency and Remedial Response

U.S. EPA Phone: 703-603-XXXX
Ariel Rios Building Fax: 703-603-9100
1200 Pennsylvania Ave., NW <http://www>
Washington, DC 20460

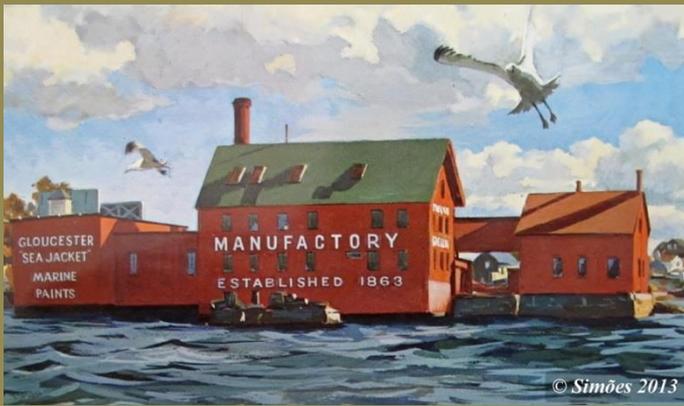
epa.gov/superfund

January 2001

Example Brownfields

- Leather Tanneries
- Electroplating Facilities
- Gasoline Stations
- Rail Yards
- Dry Cleaners
- Manufactured Gas Plants
- Coal Storage
- Shipbuilding
- Military Bases
- Laboratories
- Mill Works





Is it a Brownfields?
Yes-No-Maybe?





East Boston Waterfront

Almost no contamination

Minor hotspots of Lead in soil



Former Lewis Chemical Site Boston, MA

PCBs in soils

Volatile Organic Compounds like TCE in groundwater and soil



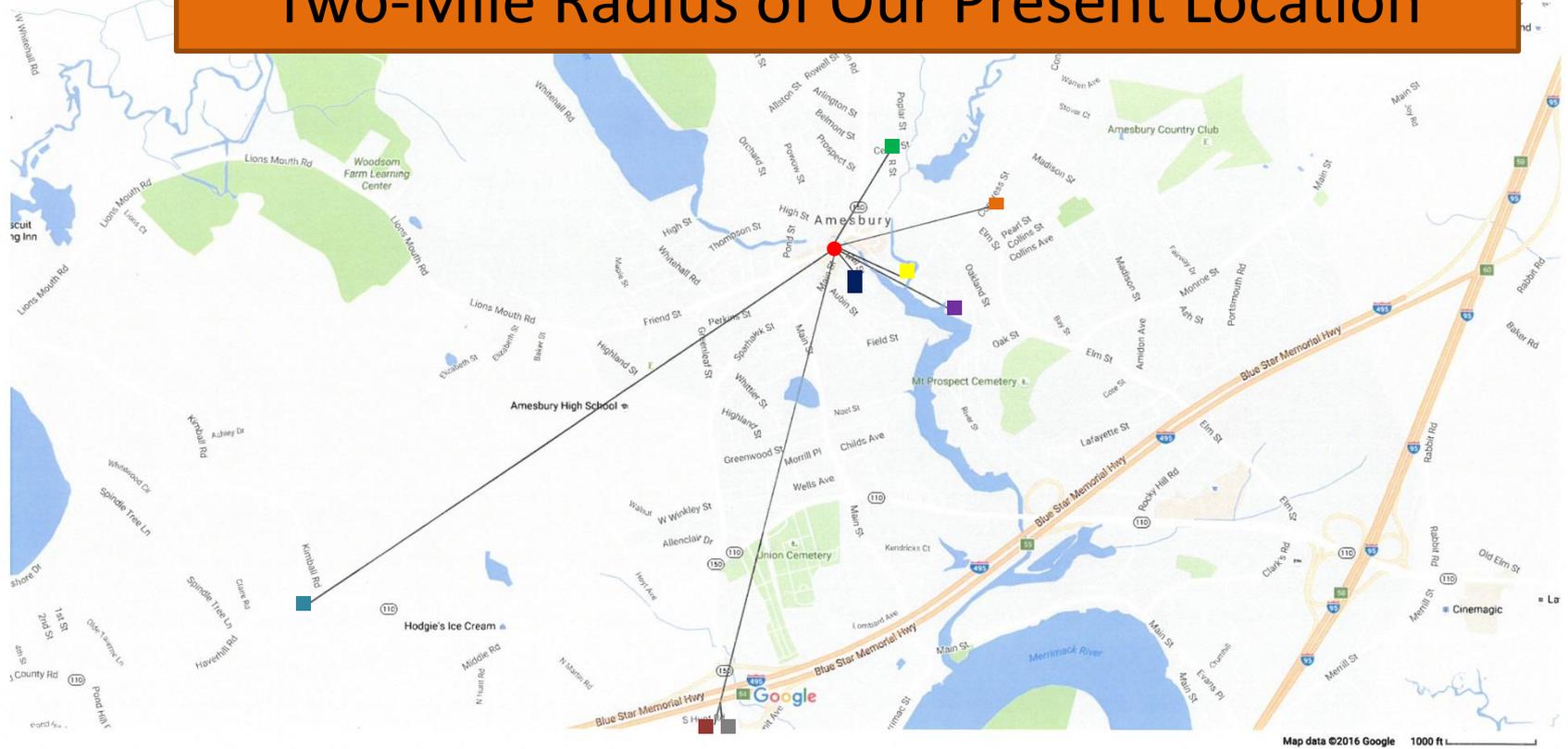
Apple Orchard Anywhere, USA

Lead Arsenate based pesticides

Lead and Arsenic contaminated soils

Amesbury Brownfields With a Two-Mile Radius of Our Present Location

Google Maps



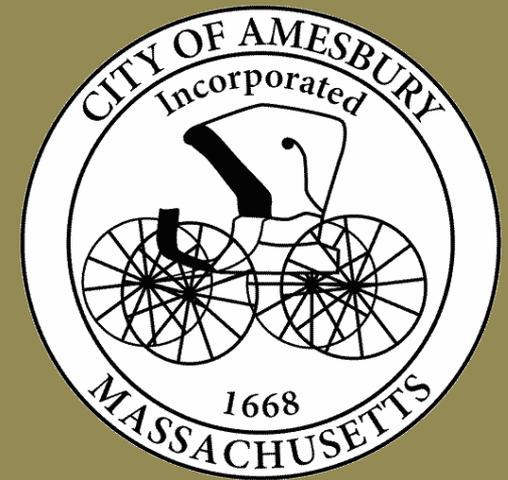
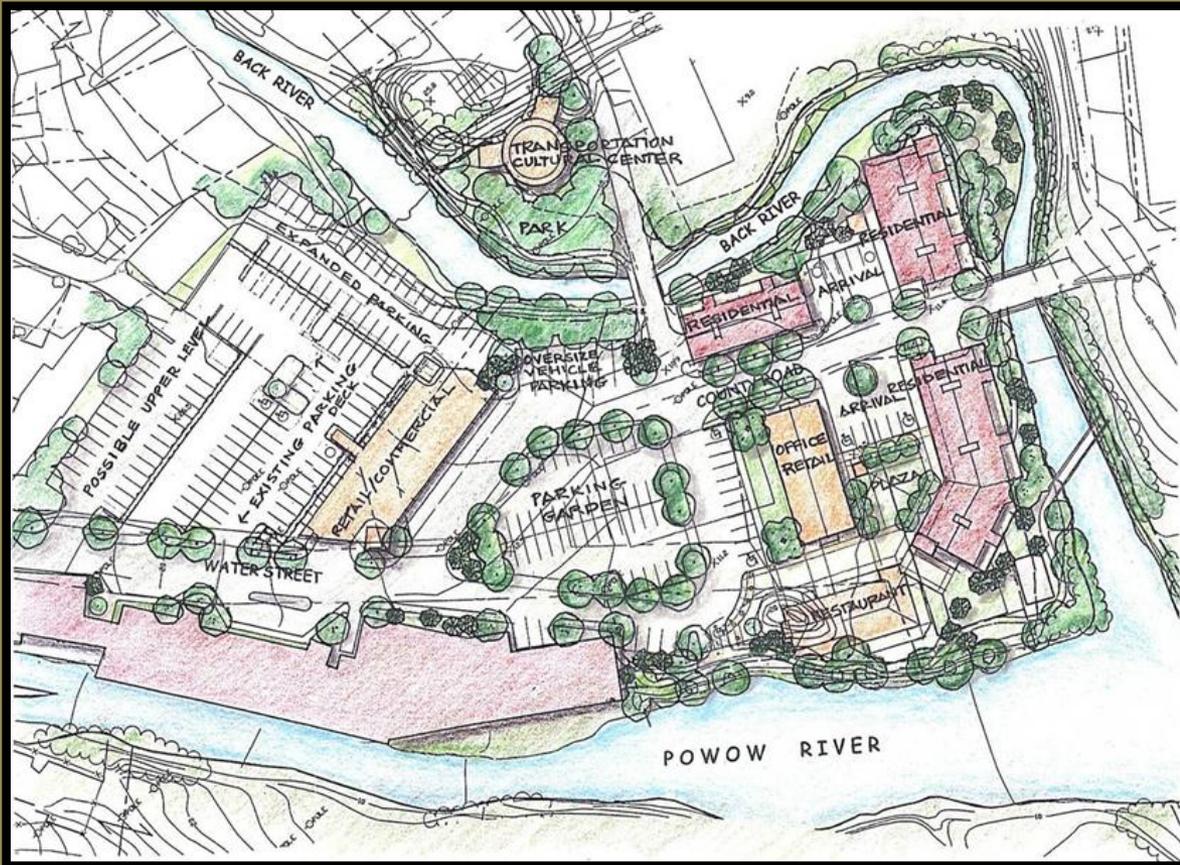
- We are here
- 14 Cedar St. 1/3 Mile
- Horace Mann School 1/2 Mile
- Former MGP 1/3 Mile
- 33 Mill St. Former MGP 600 Feet
- Lower Mill Yard 1000 Feet
- Titcomb LF & Trader Allen's 1.5 Miles
- Rt. 110 Former Mircofab 1.87 Miles

How the City Benefits from Brownfields Reuse

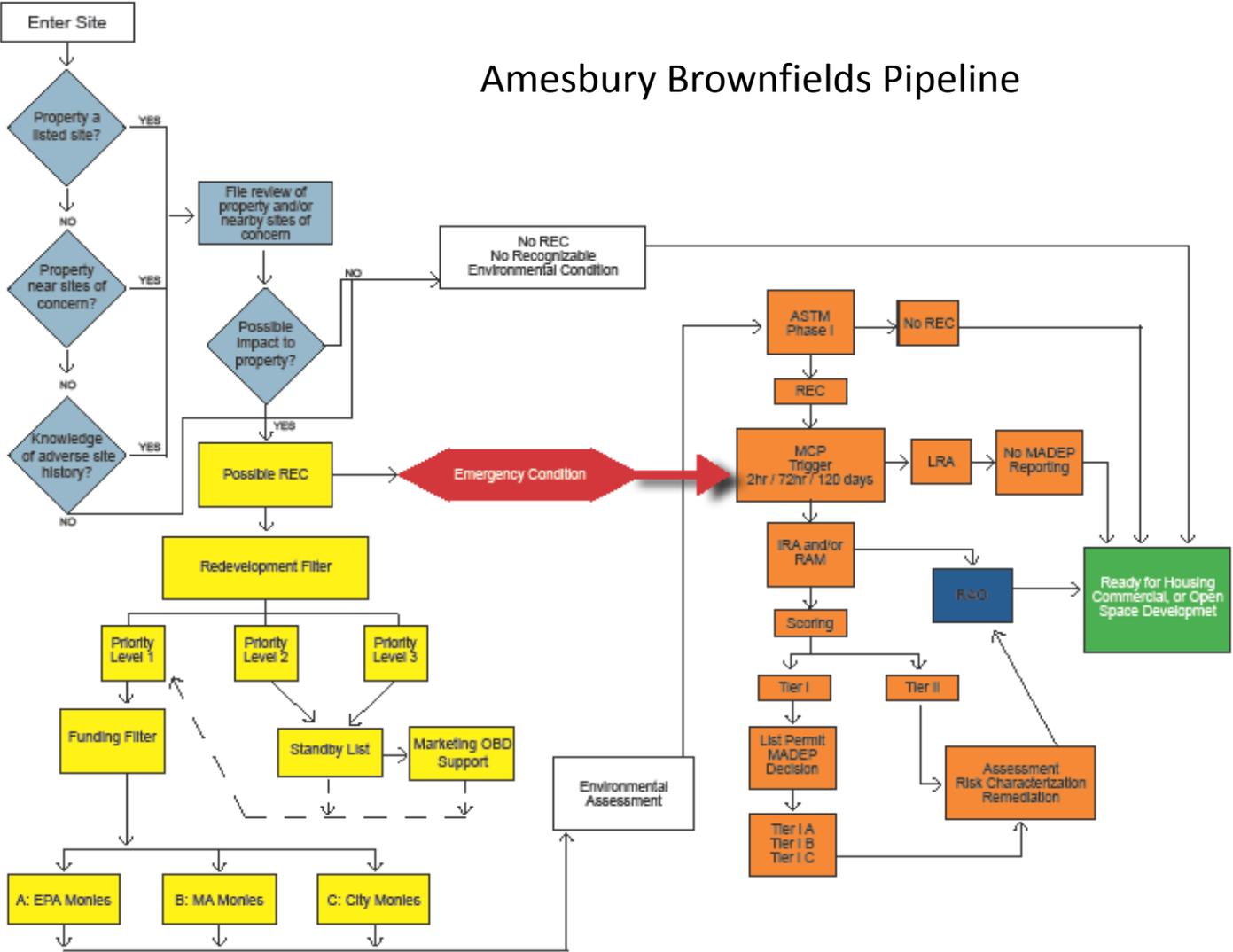
- Brownfields Program Goals:
 - Empower Communities to assess, remediate, and sustainably reuse environmentally impaired properties
- Mayor Gray's Goals:
 - Decrease Property Taxes *
 - Improve the quality of life for residents **
- Benefits of Reuse
 - Public Health **
 - Job Creation *
 - Walkable Community **
 - Increases Commercial/Industrial Tax Base *
 - Sustainable Reuse of Infrastructure *
 - Preservation of Open Space **
 - Returns Foreclosed Properties Back to the Tax Rolls *



How Can the City Help?



Amesbury Brownfields Pipeline



- Can't Do –
 - Shield a Responsible Party from Liability
- Can Do –
 - Public/Private Partnerships
 - Economic Incentives
 - Assessing City Foreclosed Properties
 - Communicating with Regulators
 - Potential Grant Funding
 - Introduction to Federal and State Programs
 - Technical Comment
 - Making Introductions

Thomas Barrasso
Director of Energy &
Environment

barrassot@amesburyma.gov
978-388-8110