



Town of Spencer
Office of the Board of Selectmen
&
Town Administrator

Board of Selectmen:
Jared Grigg
Ralph E. Hicks
John J. Howard
Anthony D. Pepe
Gary E. Woodbury

Town Administrator:
Jeffrey K. Bridges
jbridges@spencerma.gov

FY2024 Brownfields Cleanup Grant Application

RFP No.: EPA

Narrative Information Sheet

R01-24-C-008

1. Applicant Identification

Town of Spencer, 157 Main Street, Spencer MA 01562

2. Funding Requested

- a. Grant Type: Single Site Cleanup.
- b. Federal Funds Requested
- c. Amount requested: \$500,000.

3. Location

The Site is in the Town of Spencer, Worcester County, Massachusetts.

4. Property Information

The Site is the Former Lake Street Elementary School, 17 Lake Street, Spencer Massachusetts 01562-2123.

5. Contacts

a. Project Director

Name: Jeffrey K. Bridges, Jr. Town Administrator.
 Address: 157 Main Street, Spencer MA 01562-2123.
 Phone: 508-885-7500, ext. 132.
 Email: JBridges@SpencerMA.gov

b. Chief Executive/Highest Ranking Elected Official

Chief Administrator Officer: Jeffrey K. Bridges, Jr.
 Phone Number: 508-885-7500, ext. 132.
 Email: JBridges@SpencerMA.gov
 Mailing Address: 157 Main Street
 Spencer, MA 01562-2123

Chief Elected Official: John Howard, Chairman
 Spencer Board of Selectmen
 Phone Number: 508-885-7500
 Email: JHoward@SpencerMA.gov
 Mailing Address: 157 Main Street
 Spencer, MA 01562-2123

Jeffrey K. Bridges, Jr. is the primary contact on the grant.

6. Population

The population of the Town of Spencer is 11,911 as of July 1, 2022, according to the U.S. Census Bureau.

7. Other Factors Checklist

| Other Factors | Page # |
|---|---------------|
| Community Population is 10,000 or less | NA |
| The applicant is, or will assist, a federally recognized Indian tribe or United States territory. | NA |
| The proposed brownfield site(s) is impacted by mine-scarred land | NA |
| 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. | 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). | NA |
| The proposed site(s) is in a federally designated flood plain. | NA |
| The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy. | NA |
| The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures. | 3 |
| The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments. | NA |
| 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. | NA |

8. Releasing Copies of Applications

There are no restrictions on the release of this complete application.

Sincerely,

Jeff Bridges
 Town Administrator

Memorial Town Hall, 157 Main Street Spencer, MA 01562 Tel: (508) 885-7500 x 155 Fax: (508) 885-7528
www.spencerma.gov

EPA Cleanup Proposal Narrative

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 Spencer, population 11,991 and incorporated in 1753, is a traditional New England Town. Population and growth occurred during the industrial revolution with significant textile industries and then again after World War II as a suburban community to the greater Worcester area. As a result, new elementary schools were developed in the 1950's to accommodate the education of the community's children. The Former Lake Street School opened in 1956 and remained an elementary school until 2015.

The target area for this EPA Cleanup Grant is the center of the Town of Spencer, a Census Designated Place. Almost 90% of the town population lives within this area of 450 acres that includes the Target Site. The Site is in: Census Tract 25027726200, Blockgroup 250277262004. The Former Lake Street School sits on a 24-acre parcel that is a mixture of the school site and open space adjacent to one of the Town's most significant parks, Luther Hill Park. The area is a combination of single-family homes, duplexes and triplexes, and housing for specific populations including the elderly, special needs, and low income, all of which are overrepresented in the town population. Currently there are eight known brownfields in the Town. Also, there are three Superfund SEMS sights, 38 active RCRA and 11 inactive RCRA sites. With over 70% of the land in Spencer is forest and wetlands, this concentration of sites in a relatively thickly settled population area provides risk of contamination and blight to the community. Further, with these many sites, possible redevelopment and re-utilization is possible. However, the Town's resources are extremely constrained by the taxation limits imposed by the Massachusetts Proposition 2.5 which limits the annual increase in the tax levy. For remediation of any one of these sites, grants funds will be necessary as there are very little, if any local funds for these types of projects.

By removal of the former school, the 24 acres can be laid out to accommodate new housing and open community space providing which the community needs both of. Improving the living conditions for the community, encouraging development, and creating open spaces within the community are priorities for the Town, which must be accommodated within existing developed space, and this grant will support all of these objectives, while removing blight associated with the former school.

ii. Description of the Priority Brownfield Site(s)

The Site is the Former Lake Street Elementary School opened in 1956 and operated as an elementary school until 2015. The building is approximately 50,000 square feet. The Site sits on a 24-acre parcel adjacent to Luther Hill Park, which includes lake front for swimming and water activities. When in operation the school utilized approximately 10 acres of the total site. The remainder of the site was open space.

The removal of a 10,000-gallon underground fuel tank was undertaken several years ago under the supervision of licensed personnel. There is no residual fuel contamination on the Site.

A Hazardous Materials Survey conducted on the former school in the summer of 2023 identified the presence of hazardous building materials including asbestos in caulking, adhesives, plaster, and roofing materials and 663 items containing PCB's (lighting fixtures). Also, there are 1,326 lighting fixtures containing mercury and 15 signs containing radioactive materials.

The building is vacant; however, graffiti, vandalism, and other signs of trespassing and criminal activity are present. The main environmental concern at the Site is the presence of hazardous building materials. By removing the hazardous materials and the rest of the building, the potential for the public to encounter these substances is eliminated and they are disposed of properly.

The site is served by public water and sewer, it is close to the downtown area where there is shopping and services, and public transportation is available by the Worcester Regional Transit Authority.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

Massachusetts General Law 40B requires communities in Massachusetts to have 10% of their housing stock available as affordable which is attainable for a household making no more than 80% of the area median income. The Town of Spencer currently has 5.67% of its housing stock available as affordable. The 2023 Town of Spencer Housing Production Plan has identified the former Lake Street School site as a potential site for additional affordable housing. In addition, the Town is currently undertaking an update to the Town's Master Plan. The Master Plan Steering Committee will be incorporating the Housing Production Plan into the Master Plan as integral to meeting the current and future housing needs of the Community. The Town currently has 331 units in its subsidized housing inventory. To meet the goals established by the Commonwealth, a total of 540 units is necessary.

The site lends itself to this use in several ways. The Site is currently zoned Village Residential which allows for single and two-family housing by right and multifamily housing by special permit of the Zoning Board of Appeals. It is a 24-acre site that would allow for both recreational use and a portion of the site for new housing. The site could be subdivided to provide for both uses. With the building gone, a more efficient plan could be developed. A prior proposal for re-use of the site proposed 34 affordable units for the elderly. Ten acres could be used for the development of the housing, with the remainder left for open space and recreational use. The recreational uses could include a multi-use field that would allow for a variety of community sports and events. The open space could include walking trails connecting to the adjacent town park.

A proposal to use a portion of the site for housing was proposed prior to the pandemic but did not survive due to the financial impacts of the pandemic. The proposal at the time was for

housing for low to moderate income seniors. The Town of Spencer current population is currently 20% age 65 and above. Addition affordable housing opportunities are critical for these residents to stay in the community.

ii. Outcomes and Benefits of the Reuse Strategy

Currently, the former school is boarded up and is subject to consistent intrusion. Removal of the building will eliminate these instances and provides a clean slate to reutilize the 24 acres. Additional housing with a significant portion of the property preserved as open / recreation space would be a boon to the now very heavily developed downtown area.

The former school has recreation fields for organized sports facilities such as baseball fields. Removal of the building a new master plan for the property could include additional community recreation spaces as well as open / passive recreation uses.

Any reuse of the property would include the most current energy systems which could include solar, energy efficient heating and cooling systems, and building materials in accordance with the Massachusetts Stretch Energy Building Codes and best practices for green infrastructure for climate resilience.

c. Strategy for Leveraging Resource

i. Resources Needed for Site Characterization

No additional characterization is anticipated for the remediation. A full hazardous materials survey was conducted and a bid process in accordance with Massachusetts purchasing laws took place in the summer of 2023. Unfortunately, due to the amount of hazardous materials to be remediated, the cost of the project exceeded the Town's available project budget. However, the Town does have additional project funds available for any additional site characterization through the funds provided in the original project budget for demolition.

ii. Resources Needed for Site Remediation

The FY24 EPA Cleanup Grant funds requested (\$500,000) will be sufficient to effectuate the remediation. The Town has \$700,000 available for the demolition and disposal of the rest of the building. The Town's source of funds is the COVID-19 Federal State and Local Fiscal Recovery Funds.

iii. Resources Needed for Site Reuse

The Town has \$700,000 to complete the demolition. In addition, existing and projected budgetary resources are available to complete the development of the reuse plan including staff time, board and committee resources and community participation activities.

iv. Use of Existing Infrastructure

The Site is served by water, sewer, storm sewer, and paved streets. In addition, public transportation is available by the Worcester Regional Transit Authority.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding

The Town of Spencer is a small town, population 11,911, and a low-income community. The median household income of \$68,559 is significantly lower than the Massachusetts median income of \$89,026 and national median of \$69,021; within the Spencer CDP, the Target Area, this value is \$48,646. With a limited tax base, which is further constrained by Massachusetts Proposition 2.5, the Town must rely on grant funding for projects such as this.

The Town allocated \$700,000 of its COVID-19 State and Local Fiscal Recovery Funds to the demolition of the Former Lake Street Elementary School. However, the bids for the project which included the remediation were well over \$1,000,000 with an additional estimate of \$46,000.00 for the environmental monitoring services to oversee the remediation. This grant is necessary for the remediation of the Site to facilitate the demolition of the remaining structure and thus provide for the ability of the reuse of the site.

This grant is critical for the project since there are no local funds available for the remediation. The Town is unable to increase its taxes to provide additional funds for such a project. Massachusetts Proposition 2.5 limits the increase in the local tax levy by 2.5% each year. For FY 2024, that 2.5% increment in taxing authority equals \$415,000. Finding \$500,000 in local taxes to fund the remediation would require the use of all the annual levy increase and then some leaving nothing for education, public safety, or other governmental operations. Without the support of grants such as the FY24 EPA Brownfield Cleanup Grant, the cleanup of this property would be financially out of reach.

ii. Threats to sensitive populations

(1) Health or Welfare of Sensitive Populations

Sensitive populations include low income (69th percentile in state) unemployed (78th percentile in state and 76th nationally), people with less than high school education (63rd in state, 52nd nationally) and over 65 years of age (83rd both state and nation). EJSCREEN

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

The population in Spencer CDP suffers disproportionately from both asthma (87th percentile nationally) and cancer (67th percentile nationally) according to EJSCREEN. Both conditions are burdened by the presence of hazardous building materials such as asbestos, Pb paint and PCB's which are linked to respiratory diseases and are carcinogenic. This grant will facilitate the removal of these contaminants and decrease additional health burdens to sensitive populations.

(3) Promoting Environmental Justice

a. Identification of Environmental Justice Issues

While Spencer CDP is not identified as a disadvantaged census tract according to CEJST, it is an EPA IRA disadvantaged community according to EJSCREEN and a state-designated EJ population according to income criteria. The sensitive populations in the Target area are exposed to further environmental burdens beyond brownfields, as indicated by several EJ indices (Traffic proximity 75th percentile nationally; Pb paint 73rd percentile; hazardous waste proximity 72nd; underground storage tanks 52nd; Wastewater discharge 78th). Flood risk in the area also exceeds the national average (68th percentile).

b. Advancing Environmental Justice

The redevelopment of the Lake Street school into housing and open space will address the Environmental Justice issues by removing blight and creating affordable living opportunities for our most sensitive populations, along with recreational open space. This reuse will directly combat displacement of populations that do not have the ability to access market rate housing in our town.

b. Community Engagement

Our key stakeholders outlined in the table below will be engaged in providing input and facilitating communication with respect to cleanup and redevelopment of the Site:

i. Project Involvement & ii Project Roles

| Name of Organization/Entity/Group | Point of Contact (name, email & phone) | Specific Involvement in the Project or Assistance Provided |
|---|---|---|
| Spencer Board of Selectmen | Jeff Bridges, Town Administrator Jbridges@SpencerMA.Gov | Owner of the Site. Will be responsible for developing and approval of any use plan, also for solicitation of community input. Provide funds for demolition. |
| Spencer Planning Board | Lauren Vivier, Town Planner, Conservation Agent. Lvivier@SpencerMA.gov | Review possible reuse plan and permitting. Hold public hearings on proposed reuses. |
| Spencer Zoning Board of Appeals | Lauren Vivier, Town Planner, Conservation Agent. Lvivier@SpencerMA.gov | Review and permitting of possible reuses. Hold public hearings on proposed reuses. |
| Spencer Parks and Recreation Commission | Jeff Bridges, Town Administrator. Jbridges@SpencerMA.Gov | Work with community on potential open / recreational space needs. |

To have a positive impact and achieve the goals of the reuse plan, the residents must be informed and participate in the process. The Town is equipped with many mediums and tools to include residents and stakeholders in the process including remote meetings, live public hearings, online surveys, and community meetings in the Town Hall Great Room.

The Town has used the Central Massachusetts Regional Planning Commission as the facilitator of the Town's Housing Production Plan and Town's Master Plan with both including substantial public comment which has emphasized this site as a potential for future affordable housing.

iii. Incorporating Community Input

Community outreach will be performed through postings on the Town's website; local newspaper articles, and notices on the Community Cable Chanel hosted by Spencer Cable Access. Redevelopment plans will be made available on the Town's website and hard copies will be available at the Town Administrator's Office and the Spencer Sugden Public Library. The reuse plan will have a series of public meetings to gather input into the specifics of the reuse of the property, the housing component, and the recreation component. These meetings could be hosted by third parties. Also, Town Meeting may be necessary for approval of the plan depending on the developer of the housing and the term and conditions of the sale and / or use of the property.

A public meeting on the grant application was held on Thursday, October 26, 2023, at the Spencer Town Hall, 157 Main Street Spencer. The meeting was held in person and remote access was available through the Town's remote platform GotoMeeting.

The public input period on the grant application is through November 10, 2023.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan

The Site is not suitable for redevelopment and reuse without the removal of asbestos-containing materials (ACM), and various other hazardous building materials. The proposed cleanup activities to remediate the Site are outlined in Alternative #3 the ABCA. Based upon the findings of the hazardous materials survey, there is a substantial concentration of hazardous materials at the Site including asbestos, lead, mercury and PCBs in the lighting and fixtures. A Qualified Environmental Professional will oversee the remediation of the Site. The bid package for the remediation / demolition will require the bidders to provide the necessary permits and disposal plan for the hazardous materials. Once the hazardous materials are disposed of, the remainder of the building will be demolished and properly disposed of.

For the redevelopment of the site, the Former School must be removed to make the most efficient use of the site for housing and / or open space / recreation.

b. Description of Tasks/Activities and Outputs

| |
|--|
| Task/Activity 1: Program Management |
|--|

| |
|---|
| i. Project Implementation: <i>Non-EPA grant resources:</i> Town Staff will solicit proposals for a Qualified Environmental Profession (QEP) to act as project manager for the remediation of the Site. Solicitation will comply with all Massachusetts purchasing requirements. Town Staff will create and maintain an ACRES account for reporting updates. |
| ii. Anticipated Project Schedule: 1-9, QEP Solicitation 1-3 months, quarterly progress reports and continuous ACRES updates. |
| iii. Task/Activity Lead: Town Staff, Jeff Bridges, Town Administrator |
| iv. Outputs: Procurement of an QEP and begin reporting in the ACRES database. |
| Task/Activity 2: Community Engagement |
| i. Project Implementation: <i>Non-EPA grant resources:</i> Town Staff, Parks and Recreation Commission, and Board of Selectmen will gather input on housing and recreational opportunities through formal public hearings, online surveys, and discussions with local realtors / developers. |
| ii. Anticipated Project Schedule: 1-12 Months. Continuous community outreach. |
| iii. Task/Activity Lead: Jeff Bridges, Town Administrator, Lauren Vivier, Town Planner |
| iv. Outputs: Information materials, newspaper articles, reports to boards and commissions, meeting minutes, website updates. Community engagement will also take place with the completion of the Town’s revised Master Plan and implementation of the Housing Production Plan. |
| Task/Activity 3: Cleanup Planning |
| i. Project Implementation: <i>EPA Grant Resources:</i> Development of the bid package by the QEP and compliance with EPA Grant requirements. |
| ii. Anticipated Project Schedule: Months 3-9. |
| iii. Task/Activity Lead: Town Staff with QEP. |
| iv. Outputs: Solicitation of bids for the remediation and demolition of the Site. The QEP will develop the non-traditional work plan and solicitation of a licensed contractor to perform the remediation and oversee the proper removal and disposal of the material in a landfill licensed to handle the waste. The contractor will dispose of the non-hazardous waste in a licensed landfill appropriate for the waste. Reporting to EPA and Massachusetts DEP as required. |
| Task/Activity 4: Cleanup Activities and Reporting |
| i. Project Implementation: <i>EPA and Non-EPA resources:</i> Select contractor for remediation and demolition of site. |
| ii. Anticipated Project Schedule: 6-13 months |
| iii. Task/Activity Lead: Town Staff / QEP |
| iv. Outputs: Complete remediation of the Site including the asbestos, PCBs, Lead, and Mercury and disposed of properly. Final demolition of the remaining structure and disposal in an appropriately licensed landfill. Site to be seeded. Maintain updates in the ACRES database. Send required reports to MA DEP. Define process for final determination of the reuse of the site. |

c. Cost Estimates

Sample Format for Budget (do not change Budget Categories)

| Budget Categories | | Task 1 | Task 2 | Task 3 | Task 4 | Totals |
|---------------------|-----------------|--------|--------|--------|--------|--------|
| Direct Costs | Personnel | | | | | |
| | Fringe Benefits | | | | | |
| | Travel | | | | | |

| | | | | | |
|---|--|--|----------------|------------------|------------------|
| Equipment | | | | | |
| Supplies | | | | | |
| Contractual | | | \$5,900 | \$69,550 | \$ 75,450 |
| Construction | | | | \$424,550 | \$424,550 |
| Other (meeting expenses, participant support cost, subawards) | | | | | |
| Total | | | | | |
| Total Direct Costs | | | | | |
| Indirect Costs | | | | | |
| Total Budget | | | \$5,900 | \$494,100 | 500,000 |

| |
|--|
| Cost Breakdown |
| Category 1: Construction |
| Task 1 Activities include the securing of the site, removal of the hazardous materials and transport to disposal facility. The remediation costs are derived from the estimated quantities of various hazardous materials requiring abatement multiplied by the Bid Form unit Costs from the American Environmental Inc., plus a small contingency. |
| Category 2: Contractual |
| Task 2 is for Project Management: Prepare specifications for abatement: \$2,500, prepare the non-traditional work plan: \$2,000, Project monitoring and air testing, 75 shifts @ \$800/shift: \$60,000, Air samples analysis 500 @ \$12/sample: \$6,000, TEM air samples, 3 sets @ \$500/set: \$1,500, Close out report: \$650, Project Management 20 hours @ 140/hr. Cost estimates provided by Glenn Nelson of Smith & Wessel Associates based upon the review of the Hazardous Materials Survey Report. |

d. Plan to Measure and Evaluate Environmental Progress and Results

The outputs will be the reports to EPA for grant compliance and ACRES reporting,

The outcomes will be measured by the completed remediation of the Site. The proper disposal at a licensed hazardous materials landfill and the certification of the rest of the Site as clean demolition will be the expected outcome.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure

The Town of Spencer will utilize Town Staff including Town Administrator, Jeff Bridges, to oversee the project. Procurement of licensed professionals in accordance with Massachusetts Purchasing Laws will be competed to select professionals with necessary expertise.

The Town's Accounting Department will provide accounting of the grant funds and pay audited claims for payments. Certified payrolls for compliance with Davis / Bacon and prevailing wage requirements will be conducted by selected consultants.

Remediation activities will comply with all state, local, and federal laws, and regulations.

ii. Description of Key Staff

The key staff are:

Jeff Bridges, Town Administrator.
Susan Maliff, Town Accountant.
Pete Boria, Director of Utilities and Facilities.
Duane Amos, Building Inspector.
Lauren Vivier, Town Planer / Conservation Agent.

iii. Acquiring Additional Resources

The Town of Spencer will commit its resources and personnel and, if necessary, augment staff with additional expertise solicited through an RFP, a standard practice for many town projects. Spencer will hire a Qualified Environmental Professional to generate cleanup plans and oversee remedial actions. Bid requests will be published on the town's website, in the Massachusetts Central Register and on Commbuys (Commonwealth purchasing system). Spencer will comply with all Massachusetts Purchasing Laws include M.G.L. Chapter 30B, M.G.L. Chapter 149, and 30-39b. The Town will select the most responsible and responsive bidders for the project. Town Staff will be responsible for contract compliance, demolition permitting, and reporting, and final close out of the project. If necessary, the Town will solicit assistance from EPA Region 1 Staff for guidance.

b. Past Performance and Accomplishments

The Town of Spencer has not received a prior EPA Cleanup Grant but has received other federal grants, most notably the federal CARES Act Funds and COVID-19 State and Local Fiscal Recover Funds.

(1) Purpose and Accomplishments

The purpose of these grants was to respond to the public health and economic impacts of the COVID-19 Pandemic. CARES Act funds were used to help support public health professionals, the performance of contact tracing, and temporary building modifications the continuity of services at the Town's facilities. CARES Act funds were also used to provide personal protective equipment and technology for remote work.

The COVID-19 State and Local Fiscal Recovery Funds (SLFRF) were another federal grant received by the Town. These funds are to be used to address the economic impacts resulting from the pandemic including assistance to businesses, residents, and revenue replacement for local

government. The Town must obligate these funds by the end of December of 2024, and expend them by the end of 2026.

(2) Compliance with Grant Requirements

The Town performed all required reports on the use of the CARES Act funds and the program closed out in December of 2021.

The COVID-19 State and Local Fiscal Recovery Funds are ongoing. There have been two required reports for the expenditure of the funds, one in April of 2022, another in April of 2023.

It is anticipated that a federal single audit will be necessary due to the granted funds.

FY24 EPA Cleanup Grant Application

Threshold Criteria

1. Applicant Eligibility

The Town of Spencer, Massachusetts is eligible as a Town of the Commonwealth of Massachusetts, a local government entity. This affirms that the Town of Spencer is eligible for funding.

2. Previously Awarded Cleanup Grants

The Town of Spencer, Massachusetts has not received a prior EPA Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds

The Town of Spencer, Massachusetts does not have an open 14 EPA Brownfields Multipurpose Grant.

4. Site Ownership

The Town of Spencer, Massachusetts is the current owner of the Site. The deeds are attached as Exhibit A.

5. Basic Site Information

The name of the Site is the Former Lake Street Elementary School, located at 17 Lake Street, Spencer, MA 10562-2123. The Town of Spencer, Massachusetts is the owner of the property.

6. Status and History of Contamination at Site

The Site is contaminated with hazardous building materials including asbestos, lead, mercury, and PCB's in the lighting and fixtures. The Site was used as an elementary school from its construction in 1956 to its closure in 2015. The Site is approximately 50,000 square feet. The Site became contaminated by the use of the building materials standard for school construction at the time of construction. The extent of the contamination is in the asbestos containing materials, mercury, lead paint, and PCB's in the lighting and fixtures.

7. Brownfield Site Definition

The Town of Spencer affirms that the Site is not listed or proposed for listing on the National Priorities List; 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; and not subject to the jurisdiction, custody, or control of the U.S. government.

8. Environmental Assessment Required for Cleanup Grant Application

A Hazardous Materials Survey was conducted on the Site by Partner Engineering and Science, Inc., in July of 2023.

9. Site Characterization

The Site is not eligible for enrollment in a voluntary response program due to the Site contamination composition of building materials. A letter from David Foss of the Massachusetts Department of Environmental Protection for the required confirmation.

10. Enforcement or Other Actions

There are currently, nor anticipated, enforcement actions on the Site.

11. Sites Requiring a Property-Specific Determination

This Site does not require a property-specific determination.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

- a. This Site is exempt from CERCLA liability due to the CERLCA Asbestos Exclusion. No
- b. The property is publicly owned prior to January 11, 2002.

13. Cleanup Authority and Oversight Structure

- a. The cleanup of the Site will be overseen by a Massachusetts Licensed Hazardous Waste Cleanup Professional. The Site will not be enrolled in a state response program. Competitive purchasing requirements will be overseen by the Project Manager.
- b. There are no impacts to adjacent properties anticipated by the cleanup of the Site. Access to the Site is provided by public street and public property.

14. Community Notification

A notice of the intent to apply for the FY 24 EPA Cleanup Grant for the Former Lake Street Elementary School was published in the October 23, 2023, edition of the Worcester Telegram and Telegram Gazette newspaper. A public meeting has been scheduled for October 26, 2023, and the public comment period will run through November 10, 2023. Notice of the public meeting is included in the publish notice and online at www.SpencerMA.gov.

a. Draft Analysis of Brownfield Cleanup Alternatives

The Draft Analysis of Brownfield Cleanup Alternatives is attached at Exhibit B.

b. Community Notification Ad.

A notice of the intent to apply for the FY 24 EPA Cleanup Grant for the Former Lake Street Elementary School was published in the October 23, 2023, edition of the Worcester Telegram and Telegram Gazette newspaper.

c. Public Meeting

A public meeting on the FY24 EPA Cleanup Grant Application for the Former Lake Street School was held on Thursday, October 26, 2023, at Spencer Town Hall. This meeting was live and remote access was provided through GOtoMeeting.

d. Community Notification Documents

All community notification documents will be included with the final application.

15. Contractors and Subrecipients

No contractors and / or subrecipients have been selected for the project.



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 3, 2023

Via Email

Jeff Bridges, Town Administrator
Town of Spencer
157 Main Street
Spencer, MA 01562

RE: STATE LETTER OF ACKNOWLEDGMENT
Town of Spencer – Brownfields Cleanup Grant
17 Lake Street, Spencer [unenrolled]

Dear Mr. Bridges:

I am writing to support the application submitted by the Town of Spencer under the Fiscal Year 2024 U.S. Environmental Protection Agency (EPA) Brownfield Cleanup Grant Program. We understand that the Town of Spencer is proposing to undertake cleanup activities including the abatement and remediation of hazardous building materials at the subject property, specifically in former Lake Street Elementary School buildings.

Based on information provided by the Town of Spencer, the property targeted for this Cleanup grant is not enrolled in the Massachusetts voluntary cleanup program. According to the Town and their hazardous building material consultant, the level of assessment of hazardous building materials 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 Spencer 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
Kevin Daoust, MassDEP Central Regional Office
Amy Sullivan, MassDEP Central Regional Office