TOWN OF MONTAGUE

REQUEST FOR PROPOSALS FOR DISPOSITION OF PROPERTY AT 500 AVENUE A TURNERS FALLS, MA (ASSESSORS MAP 5 LOT 127)

FORMER DPW GARAGE DEVELOPMENT OPPORTUNITY

Released: November 3, 2021

Due: December 9, 2021

TOWN OF MONTAGUE SELECTBOARD
REQUEST FOR PROPOSALS
500 AVENUE A DEVELOPMENT OPPORTUNITY

In accordance with the provisions of Massachusetts General Laws, Chapter 30B, §16 the Town of Montague seeks written proposals to purchase and redevelop the so-called Montage DPW Garage (Assessor's Map 5, Lot 27). The Town-owned former highway department headquarters is located at 500 Avenue A in the village of Turners Falls.

The Site is 0.87 acres and is developed with one single-story, 11,250-square-foot commercial building that includes two (2) small attached garages, and one (1) large multi-bay attached garage. The property served as the Montague DPW maintenance facility between 1963 and December 2020.

The Town hopes to hear from a variety of individuals and organizations who will present proposals for the redevelopment of property in manner that will enhance the southern corridor of Avenue A.

Proposal Requirements. Due to the fact that the Town is seeking redevelopment of a property that requires rehabilitation and based upon a recent real estate appraisal, a minimum bid price for the Property has been established at $75,000. Proposals that meet the minimum requirements in Section II will be rated as "responsive", and shall be further evaluated in accordance with the comparative evaluation criteria outlined in Section IX.

The Town reserves the right to reject in whole or in part any and all proposals. This RFP may be cancelled if the Town determines that cancellation serves the best interests of the Town. The Selectboard has final approval of all awarded contracts. Minority and women-owned business are encouraged to submit proposals.

Proposal Submission Deadline is 10:00 AM Thursday December 9, 2021. The Town will conduct an informal session and tour of the site at 9:00 AM. Thursday, November 18, 2021.

All inquiries regarding to this RFP shall be directed in writing to: Walter Ramsey, Town Planner planner@montague-ma.gov. Copies of this Request for Proposals (RFP) and supporting reference documents may be obtained at www.montague-ma.gov.

I. PROPERTY DESCRIPTION

Site Description:
The primary site building is a single-story, 11,250-square-foot building constructed of a wooden frame and concrete-block walls. The foundation of the primary Site building is slab-on-grade, and the roof is constructed of a rubber membrane. The interior of the building includes a lunchroom area, several offices, two (2) small (i.e., 1-2 car) attached garages, and one (1) large, multi-bay attached garage. The offices and the lunchroom area are generally located in the southwestern portion of the building. A closet area near the offices and the lunchroom contains an oil-fired boiler. The garages comprise the northeastern portion of the building were used for DPW vehicle repair and maintenance. Additionally, the Site includes one (1) detached garage, one (1) small shed and one (1) large salt shed. The 37,753 square foot (0.8667 acre) site is defined by the survey titled "Subdivision Approval Not Required Plan of land in Montague Massachusetts" Prepared by Harold L. Eaton and Associates and dated 9/22/2020. The property is located in the southern corridor of Avenue A, which is a mixed-use area with industrial, commercial, and residential uses that is linked by the Canalside Rail Trail. For additional information about Planning priorities in Turners Falls, see the Downtown Turners Falls Livability Plan and the 2020 Check-in report.

Land Use History:
The earliest identified use of the Site was in 1914 when the northeastern portion of the Site, along with the property adjacent to the northeastern boundary of the Site, was developed with a silk mill. The silk mill building was demolished by 1940, and by 1952 a new building had been constructed in the location of the current primary Site building. According to the current property card, the current building was constructed in 1959, and the Town of Montague purchased the Site in 1963. The Site has been operated as the Montague Highway Department/DPW headquarters since that time. DPW operations at the site include vehicle storage and maintenance, sand and salt storage, and office work.

Utilities: The Turners Falls Water Department supplies drinking water to the Site and sanitary wastewater is discharged to the municipal sanitary sewer system. Electricity is provided to the Site by Eversource Energy. In FY2020, the town's utility expenses for 500 Avenue were as follows:
Electric: $4,600
Heating oil: $12,200
Water: $900
Sewer: $1,600

Zoning: The subject parcel is located within the Industrial Zoning District. The purpose of the Industrial zoning district is to allow for high quality employment opportunities through manufacturing, production, and research. Non-residential uses are not permitted. The following uses are allowed by-right:

- Business or professional office
- Manufacturing, processing, or research

- Bulk storage, warehousing, or distribution
- Agriculture or forestry products processing

The following uses are allowed by Special Permit from the Planning Board:

- Retail sales and services (including restaurants)
- Marijuana cultivation, production, research, or design
- Self service storage facilities

For a complete list, please review section 5.2.8 of the Montague Zoning Bylaws.

New structures will be subject to the Industrial district dimensional requirements found in section 5.5 of the Zoning Bylaws.

Since the property use is expected to change from a municipal use, it is anticipated that Site Plan Review will be required from the Montague Planning Board for a change of use that exceeds 3,000 square feet of area. Site Plan Review is conducted by the Planning Board under section 9.1 of the Zoning Bylaws will be acted upon within 60 days of submittal to that Board.

Proposals needing zoning relief should demonstrate a high probability of permitting approval within a reasonable timeframe. The speed and probability of securing approvals will influence the evaluation of the proposal.

Environmental

Weston & Sampson Engineers, Inc. (Weston & Sampson), on behalf of the Town of Montague, has prepared two sequential Environmental Site Assessment (ESA) Reports for 500 Avenue A. In June 2020, Weston & Sampson completed an American Society of Testing and Materials (ASTM) Phase I ESA of the Site in accordance with ASTM E1527-13. The Phase I ESA identified several Recognized Environmental Conditions (RECs) for the Site. In October 2021, Weston and Sampson subsequently completed a Phase II ESA to evaluate the RECs identified during the Phase I ESA and to complete a general characterization of Site subsurface conditions to facilitate the future sale and redevelopment of the Site.

Assessment activities under this Phase II ESA included a geophysical survey of the Site to evaluate whether Underground Storage Tanks (USTs) remain at the Site; a dye test to evaluate potential discharge point(s) for the floor drains in the primary Site building; the advancement of six (6) soil borings in select areas of the Site to evaluate subsurface conditions related to the various RECs identified during the Phase I ESA; the collection and analysis of six (6) soil samples as well as quality assurance (QA) and quality control (QC) samples; the completion of four (4) of the soil borings as groundwater monitoring wells; and, the collection and analysis of four (4) groundwater samples, as well as QA/QC samples, to evaluate Site groundwater conditions. Weston and Sampson concluded the following, based on the data presented in this Phase II ESA report:

- The geophysical survey identified no USTs at the Site; however, two (2) areas were identified as having undergone historical excavations or disturbances. The two (2) areas

are likely the locations from which USTs were historically removed from the Site. We concluded that the USTs were no longer at these locations.

- The two (2) floor drains in the primary Site building appear to be connected to the municipal sewer system and therefore are not a likely pathway for releases to environmental media at the Site.
- Soil and groundwater at the Site are impacted with low concentrations of various naturally occurring metals that are well below the applicable Massachusetts Contingency Plan (MCP) Reportable Concentrations (RCs) and Method 1 Cleanup Standards. The source of these impacts appear to be naturally occurring metals and while present do not necessarily indicate a release of oil and/or hazardous materials at the Site. Therefore Metals impacts identified during this Phase II ESA do not constitute a reportable condition to the Massachusetts Department of Environmental Protection (MassDEP).
- Soil in two (2) areas of the Site is impacted with low concentrations of petroleum hydrocarbons. The concentrations were below reportable concentrations. The source of petroleum-related impacts in one (1) area of the Site is likely historical USTs. The source of petroleum-related impacts in the other area of the Site is unknown, but could include surficial spills related to historical DPW operations at the Site. Petroleum-related impacts identified during this Phase II ESA do not constitute a reportable condition to MassDEP.

Based on the data presented in the report, no response actions are required for the Site and no additional action is required.

Building Conditions

Roof
The rubber membrane roof is estimated by the Highway Superintendent to be between 15 and 20 years old. The roof on the lean-to structure is 3 years old

Heating system
The Highway Superintendent estimates that the jackets of the furnace were replaced 15 years ago. The natural gas fired system is functional. The water heater is 7 years old.

Parking
The parking lot opposite the facility is privately owned and thus any re-use plan should not depend on usage of that property for parking.

Economic Development Incentives

Additionally, the following incentives are available, depending on your individual situation: New Market Tax Credits, Opportunity Zone Tax Credit, and Property Assessed Clean Energy (PACE). It is the responsibility of the bidder to determine how these incentives may apply to the project.

II. MINIMUM TOWN REQUIREMENTS

Below is a short list of conditions that are required of all proposals. Any Firm desiring consideration that submits a proposal not meeting these "initial" minimum qualifications/requirements will be determined to be non-responsive and disqualified from any further review.

At a minimum, the following conditions will be required of all Proposals:

- Price: The minimum bid price for the property, as voted by Montague Selectboard, is $75,000 with the stipulations contained in this RFP.
- Development of the site will be for a land use that is currently allowed by-right or by special permit; please refer to the Town of Montague's Zoning Bylaw.
- The property must be taxable or if the property will be owned by a non-taxable entity, that entity will be expected to enter into a "payment-in-lieu of taxes" (PILOT) agreement equivalent to the taxable value of the redeveloped property.
- Proposals will be submitted on-time and include all information requested in Section III of this RFP.
- The Proposer (as an individual or corporate officer), as of the proposal due date, must be current on all taxes due to the Town of Montague and have no properties in foreclosure or tax-title in the Town of Montague. (To be verified by Montague Treasurer).

Any respondent desiring consideration that submits a proposal not meeting these "initial" minimum qualifications/requirements will be determined to be non-responsive and disqualified from any further review.

In addition to the minimum criteria listed above, Developers are asked to consider the following while developing proposals:

- Stimulate economic development within the town, including the creation of permanent living wage positions.
- Develop the property in a way that will integrate with and aesthetically enhance the neighborhood.
- Proposal shall not exacerbate nuisances (e.g. traffic, noise, light, odor) beyond the existing use as a municipal highway garage. Traditional heavy industrial uses are discouraged at this location due to proximity to residential areas.
- Low employment uses such a self-storage and warehousing (as a primary use) are generally discouraged.

III. SUBMISSION REQUIREMENTS

Each Proposal shall contain the information requested in this Section of the RFP. Development Teams should follow the prescribed format and use the included forms or reasonable facsimiles thereof.

Proposals that do not include all of the information required below in this section, or proposals not meeting the minimum qualifications/requirements in Section II, shall be considered as non-responsive and may be dropped from further consideration.

Any information that is considered relevant by the Development Team that does not apply to the requirements listed below should be added as an appendix to the Proposal.

All Proposals shall be submitted in an envelope marked "500 Avenue A Proposal".

In order to be considered responsive, proposals must include the following:

- **Proposal Form:** Use of the Proposal Form in Section XIII of this RFP is required. Proposers must provide all information requested on the form, and provide such additional sheets as needed. A formattable .docx of the form can be provided upon request.
- **Bid Deposit:** The proposal shall contain a bid deposit of $1,000.00
- **Required Forms and Statements.** The submitted Proposal should include ***all*** of the *required signed state forms* and statements including non-collusion, certificate of state tax compliance, if non-profit the required Disclosure of Beneficial Interest in Real Property, and a Corporate Vote (see Section XII).

IV. ADDITIONAL INFORMATION

Any questions concerning the content or interpretation of this RFP must be submitted in writing to the Town Planner (planner@montague-ma.gov) no later than three (3) business days prior to the submission deadline.

Any response to such questions will be provided in writing to all parties that have been provided a copy of this RFP by mail. Acceptance for any and all addenda must be acknowledged in the proposal letter.

The Town will not be bound by any oral interpretation(s) or representation(s) made by any Town official or employee with respect to the terms and conditions of this RFP procedure, or of the condition of the Property.

V. DISCLOSURES AND LIMITING CONDITIONS

- This RFP is subject to the process outlined within this document.
- This RFP is made subject to errors, omissions, or withdrawal without prior notice. In no way does this obligate the Town to select a developer.
- The Property is presented in "as-is condition", with no representations or warranties by the Town.
- While all information furnished herein was gathered from sources deemed to be reliable, no representation or warranty is made as to the accuracy or completeness thereof. Prospective developers should undertake their own review and reach their own conclusions concerning zoning, physical conditions, environmental concerns, required approvals, use potential, and other development and ownership considerations.

- Responders are asked to provide information regarding any legal or administrative actions past, pending, or threatened which could relate to the conduct of the responder's (or its principals or affiliates) business and/or their compliance with laws.
- Disclosure is required of any past or present affiliations of the responder, responder team members or employees with the Town of Montague. Please describe the nature and duration of the affiliation, including a disclosure of existing or past public contracts in Montague, the contracting parties, scope of the contract, and period of performance.
- Nothing herein is intended to exclude any responsible Proposer, or in any way restrain competition. All responsible purchaser/developers are encouraged to submit proposals.
- The Town of Montague encourages participation by Minority and Women Owned Business Enterprises (MWBE)

VI. QUALIFICATIONS

The recommendation for award of this property is based on a Qualification Based Selection (QBS) Process. All Applicants must possess and provide evidence of "initial" minimum qualifications stated in Section II, and meet all submission requirements in Section III for the submitted proposal to be considered as "responsive".

Non-responsive Proposals. Any Applicants desiring consideration that has not provided evidence of initial minimum qualifications stated in Section II will be determined to be ***non-responsive*** and disqualified from any further review.

VII. SUBMISSION OF PROPOSALS

Interested Proposers/Developers must submit the following in a sealed envelope clearly marked "500 Avenue A Proposal" with the name and address of the Proposer on the outside of the envelope to the Selectboard's Secretary by the Submittal Deadline:

- One (1) original (un-bound) copy of the Proposal, including, all required forms, and all information requested in Sections II and III.

Wendy Bogusz, Selectboard Secretary
Town of Montague, Town Hall
1 Avenue A, Turners Falls, MA
Phone: 413 863 3200x 108
Email: selectscty@montague-ma.gov

Proposal Deadline: Deadline for submission of Proposals is 10:00AM Thursday December 9, 2021. Proposals will be publicly opened at that time, with the name of each proposer and the price recorded. Proposals become public information when they are opened. Proposals received after the deadline will be rejected and returned to the proposer unopened. Proposals submitted prior to the deadline may be corrected, modified or withdrawn by written notice received prior to the submission deadline stated above. The Town may waive any informality in a proposal submission or allow the proposer to correct them. Persons submitting a proposal by mail or other delivery service shall bear full responsibility for delivery to the designated office prior to the

submission deadline. All materials submitted by Purchaser/Developer become the property of the Town. The Town is under no obligation to return any of the material submitted by a Purchaser/Developer in response to this RFP. The Town reserves the right to accept or reject any or all of the proposals submitted and waive informalities and technicalities.

VIII. PROPOSAL TIME FRAME

Each Purchaser/Developer's proposal must remain in effect for at least 120 days from the Deadline for its submission. The Town will decide upon acceptance within 120 days of submission.

IX. CRITERIA FOR EVALUATION

All proposals will be reviewed and scored by the Montague Capital Improvements Committee. To be considered responsive, proposals must meet the minimum submittal requirements set out in Sections II and III of this RFP.

Projects meeting the minimum threshold criteria will also be further evaluated and rated according to the Evaluation Criteria in order to determine the proposal which indicates the most appropriate use of the site. Within each category, the degree to which the proposal satisfies the stated objective shall be reviewed and rated on a system of "Highly Advantageous", "Advantageous", or "Not Advantageous".

QUALIFICATIONS OF APPLICANT

Highly Advantageous – Applicant demonstrates exceptional development experience and/or business history and has the internal capacity to implement the plan
Advantageous - Applicant demonstrates some related development experience and/or business history. Applicant is a startup/new venture but can demonstrate internal capacity and qualifications to implement the plan
Not Advantageous – Applicant has no related development experience and/or business history and does not demonstrate internal capacity to implement the plan or a thorough understanding of the town's goals.

PROPERTY REUSE PLAN

Highly Advantageous - A proposal that demonstrates the most viable reuse of the property for uses currently allowed by-right or by special permit. Commercial occupants are committed and the facility will fully utilize the facility
Advantageous - A proposal that demonstrates a viable reuse of the property for uses currently allowed by-right or by special permit. The primary commercial occupant is committed, but may not occupy the entire facility. There is a plan to occupy the remainder of the facility
Not Advantageous –A proposal for uses not currently allowed by-right or by special permit, or a proposal that speculative in nature. Low employment uses such as warehousing or self-storage

INVESTMENT STRATEGY

Highly Advantageous - A proposal that demonstrates a well-planned and feasible redevelopment strategy of the property, and a shows a strong commitment to the following:

- Full retrofit of the property that exceeds minimum code requirements
- Commence the redevelopment project or rehabilitation within ninety (90) days of conveyance of title and completion within 2 years

Advantageous - A proposal that demonstrates a carefully considered redevelopment strategy of the property, and a shows a strong commitment to the following:

- Upgrades to meet code compliance or less than full retrofit at initial buildout
- Commence the redevelopment project or rehabilitation within ninety (90) days of conveyance of title and completion within 2 years

Not Advantageous - A proposal that does not demonstrates a well-planned use of the property, or proposal has one or more of the following shortcomings.

- Not in a position to commence work within 90 days or complete within 2 years
- Investment is contingent on securing a primary tenant
- Proposed improvements overlook key code requirements or are not commensurate with the intended use

ECONOMIC BENEFITS

Highly Advantageous - A proposal that maximizes new full time employment opportunities with advancement, livable wages, and benefits to the site, and any other employment related functions such as training opportunities. Fills a critical market gap or complements a key market cluster in the local economy.

Advantageous - A proposal that will offer at least some new employment opportunities with livable wages and benefits.

Not Advantageous - A proposal that does not offer new employment opportunities or relies principally on minimum wage jobs.

NEIGHBORHOOD BENEFITS

Highly Advantageous - A proposal that will functionally and aesthetically enhance the mixed-use neighborhood, will stimulate further development opportunities in the area, and will fully mitigate or otherwise avoid all potential neighborhood nuisance issues (e.g. traffic, noise, light, odor).

Advantageous - A proposal that will functionally and aesthetically integrate with the mixed-use neighborhood, and will fully mitigate or otherwise avoid potential neighborhood nuisance issues in a manner that improves the existing conditions (municipal highway garage).

Not Advantageous - A proposal that will not stimulate further development opportunities, or will not functionally or aesthetically integrate with the mixed-use neighborhood, or will produce neighborhood nuisances equal to or in excess of the existing use.

All finalist on the shortlist will be required to provide evidence of financial ability and will be subject to one additional evaluation as follows:

EVIDENCE OF FINANCIAL ABILITY

Highly Advantageous - A proposal that demonstrates firm financial commitments and the financial capability to initiate and complete the redevelopment within a definitive timeframe that is in the best interests of the Town of Montague.

Advantageous - A proposal that has letters of financial interest and the capability to initiate and complete the redevelopment within a definitive timeframe that is in the best interests of the Town of Montague.

Not Advantageous - A proposal that does not include letters of financial interest or does not adequately address a timetable for the redevelopment of the property.

X. RULE FOR AWARD

The Capital Improvements Committee (CIC) will evaluate and rate all responsive proposals in accordance to the criteria in this RFP. The CIC reserves the right to interview prospective applicants and the results of the interviews will be considered in the full evaluation process. The CIC shall make recommendation of award to the Selectboard, which is the awarding authority. The Selectboard will vote to award taking into consideration the recommendation of the CIC and ultimately the best interest of the Town. The scoring is based on the comparative criteria. This is not a price-based evaluation.

In no way is the Town obligated to select a developer. The Town reserves the right to reject in whole or in part any and all proposals. This Request for Proposals may be cancelled if the Town determines that cancellation serves the best interests of the Town of Montague

XI. TERMS OF AGREEMENT

- A Land Disposition Agreement will be reviewed by the Town Attorney for compliance with the terms of the RFP, and may incorporate the terms of this RFP and of the proposal selected.
- The successful Proposer will be expected to execute a Land Disposition Agreement within thirty (30) days of the delivery of the Agreement. Failure to execute the Land Disposition Agreement within thirty (30) days will result in forfeiture of the security, otherwise, the deposit will be returned.
- Bid deposits of unsuccessful proposers will be returned upon the execution of the Land Disposition Agreement.
- The Purchaser/Developer shall not assign, transfer, sublet, convey or otherwise dispose of any agreement or contract which results from this RFP, or its right, title or interest therein or its power to execute the same to any other person, firm, partnership, company or corporation without the previous consent in writing of the Town. Should the Purchaser/Developer attempt any of the above without written consent of the Town, the Town reserves the right to declare the Purchaser in default and terminate the agreement or contract for cause.
- Developer expressly acknowledges that he or she is aware of the potential for historical presence of hazardous waste and/or contaminated soil or other material on property and understands that, if Town accepts Developer's proposal, Town will require Developer to agree to a provision in the Land Disposition/Development Agreement, substantially as follows:

  > Developer releases the Town of Montague from any and all claims which he now has, or may in the future have, for damage or expense in any way arising from or related to the presence of hazardous waste and/or contaminated soil or other material and/or all costs to remove or remediate same and Developer expressly waives in advance any and all rights to sue which Developer now has or may, in the future, have against Town to recover for any loss, damage or expense of any type in any way arising from or related to the presence of hazardous waste and/or contaminated soil or other material and/or all costs to remove or remediate same. Developer agrees to defend, indemnify, and hold harmless Town from and against any and all loss, damage or expense, including court costs and attorney's fees which Town incurs as the result of action against Town by Developer, any representative, heir, transferee, assignee or subrogee of Developer in any way arising from or related to the presence of hazardous waste and/or contaminated soil or other material and/or all costs to remove or remediate same.

- Prospective Purchaser/Developers must be current in taxes and all water and sewer liabilities on any and all real estate owned in the Town of Montague
- The sale of the property is subject to any easements existing and required for street, sewer and water or any other public purposes within the Property or in the streets abutting the Property.
- The Purchaser/Developer is to be responsible for providing for, and paying for, all title work.
- The Developer will have complete responsibility for all expenses related to the operations and maintenance of any future buildings including taxes, as required by law (real estate

and personal property); any nonprofit user will be required to sign a "payment-in-lieu of taxes" (PILOT) agreement acceptable to the Town.

- All building and expansion schedules will be subject to the prior approval of the Town, including any and all building and or construction permits.
- The Developer will be responsible for all utilities, including water, sewer and storm drainage, solid waste disposal, snow and ice removal, and all repairs required to maintain any building or other facilities constructed at the Property in compliance with all applicable provisions of law, regulations, and building codes.

XII. REQUIRED FORMS

Proposal Form

Town of Montague
Disposition of Real Property
Former DPW Garage Development Opportunity, 500 Avenue A

Use additional pages as necessary

1) Name/ Address/ phone/ email of Individual, Corporation or other entity submitting this proposal

2) Does the applicant operate on a for-profit basis
YES or NO. If no, please provide evidence not-for profit status

3) Qualifications of Applicant

Development experience or history of business:

Capacity/qualifications to follow-through with buildout of new facility:

4) Description of Proposed Use

Type of business(es):

Description of proposed operations including typical hours of operation:

Have all commercial occupants been identified?

Plan for parking management:

5) Investment Strategy and Financial Plan

Description of planned improvements and buildout to the facility:

Timeline for improvements. Anticipated start date and completion date:

Describe availability of sufficient resources to purchase, secure, and complete the re-use of the property. Indicate whether internal financing or borrowing will be used. Please note that proposers must be willing to provide the evaluation committee with financial statements (preferably audited) and bank references, if requested during a final proposal evaluation.

6) Statement of Economic Benefits

Number and type of full time and part time employment opportunities:

Other economic benefits such as foot traffic generation, training opportunities, and increased property value:

7) Statement of Neighborhood Benefits

Description of exterior improvements to building and site:

Methods to mitigate noise, odor, and traffic:

Other benefits to the community:

8) Does the applicant agree to execute a Land Disposition Agreement in substantially the form described in this Request for Proposals within thirty (30) days of delivery of such Agreement by the Town.

____ Yes ____ No

9) Do you acknowledge receipt of any and all addenda issued (if applicable)

____ Yes ____ No _____N/A

10) Proposed price to purchase 500 Avenue A _____

Attached hereto is a certified check or money offer drawn on a banking institution licensed in the Commonwealth of Massachusetts totaling $1,000.00 to serve as surety for faithful performance of this disposition of property from the Town of Montague. This sum shall be forfeited to the Town of Montague if the remaining balance is not tendered to the Town of Montague within twenty-one days from the notice of being selected bidder of the property. For proposals that are not selected, deposits will be returned within 30 days.

By: _____
Signature of Authorized Individual

_____
Printed name and Title

_____
Name of Organization (if applicable)

CERTIFICATE OF TAX COMPLIANCE

No contract or other agreement for the purposes of providing goods, services or real estate space to any of the foregoing agencies shall be entered into, renewed or extended with any person unless such person certifies in writing, under penalties of perjury, that he had complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

_____ _____

Social Security or Federal I.D. number Signature: Individual or Corporate Officer

_____

Date

PLEASE PRINT

Corporate Name: _____

Address: _____

City, State, Zip Code: _____

CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person, business, partnership, corporation, union committee, club or other organization, entity or group of individuals.

_____

Signature of individual submitting bid or proposal

_____

Name of Business

DISCLOSURE OF BENEFICIAL INTERESTS IN REAL PROPERTY TRANSACTION

This form contains a disclosure of the names and addresses of all persons with a direct or indirect beneficial interest in the real estate transaction described below. This form must be filed with the Massachusetts Division of Capital Asset Management, as required by M.G.L. Chapter 7, Section 40J, prior to the conveyance of or execution of a lease for the real property described below. Attach additional sheets if necessary.

1. Public agency involved in this transaction:

2. Complete legal description of the property:

3. Type of transaction: __Sale ___Lease or rental for up to four five-year terms:

4. Lessor(s):
   Lesseer:

5. Names and addresses of all persons who have or will have a direct or indirect beneficial interest in the real property described above. Note: If a corporation has or will have a direct or indirect beneficial interest in the real property, the names of all stockholders must also be listed except that, if the stock of the corporation is listed for sale to the general public, the name of any person holding less than ten percent of the outstanding voting shares need not be disclosed.

   Name: Address:

   _____

   None of the persons listed in this section is an official elected to public office in the Commonwealth of Massachusetts except as noted below:

   Name: Title or Position:

   _____

6. This section must be signed by the individual(s) or organization(s) entering into this real property transaction with the public agency named in item 1. If this form is signed on behalf of a corporation, it must be signed by a duly authorized officer of that corporation.
   The undersigned acknowledges that any changes or additions to item 4 of this form during the term of any lease or rental will require filing a new disclosure with the Division of Capital Planning and Operations within 30 days following the change or addition.

The undersigned swears under the pains and penalties of perjury that this form is complete and accurate in all respects:

Signature: _____ _____
Printed Name: _____ _____
Title: _____ _____
Date: _____ _____

CERTIFICATE OF AUTHORITY

At a duly authorized meeting of the Board of Directors of the

_____ held on _____
(Name of Corporation) (Date)

At which all the Directors were present or waived notice, it was voted that,

_____ _____
(Name) (Officer)

of this company, be appointed and is hereby authorized to execute contracts and bonds in the name and behalf of said company, and affix its Corporate Seal thereto, and such execution of any contract or obligation in this company's name on its behalf by said officer, under seal of the company, shall be valid and binding upon this company.

A TRUE COPY,

ATTEST: _____
(Clerk)

Place of Business: _____

DATE OF THIS CONTRACT:

_____

I hereby certify that I am the Clerk of the _____

that _____ is the duly elected_____
of said company, and the above vote has not been amended or rescinded and remains in full force and effect as of the date of this contract.

_____
(Clerk) (Corporate Seal)

ATTACHMENT A
REFERENCE DOCUMENTS

Survey of Land
Phase II Environmental Assessment dated October 2021
Site Photographs

These documents are available at www.montague-ma.gov/BIDS

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

PLANNING BOARD
MONTAGUE, MASSACHUSETTS

_____

_____

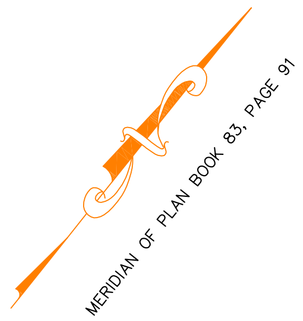
_____

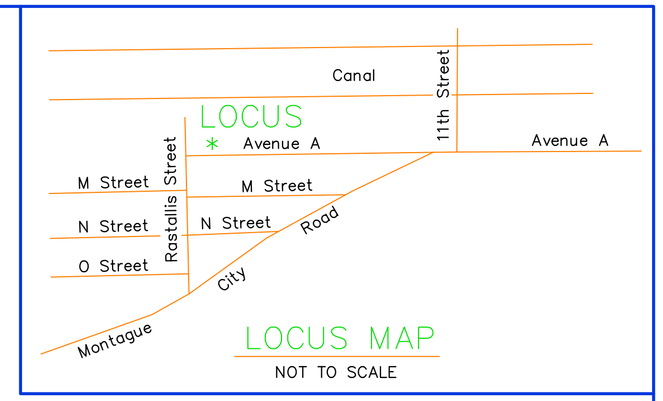
_____

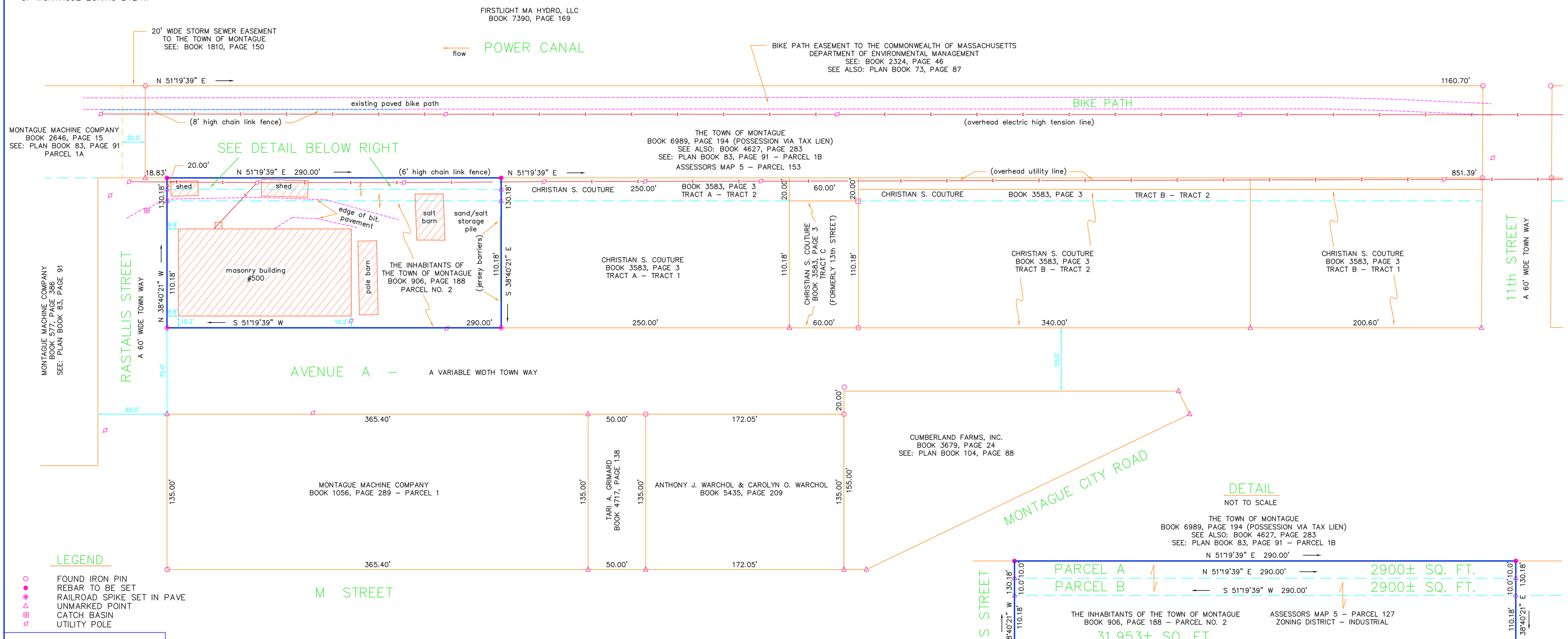
_____

DATE: _____

"ENDORSEMENT OF THIS ANR PLAN DOES NOT CERTIFY THAT THE LOTS SHOWN ON THE PLAN QUALIFY AS BUILDING LOTS UNDER THE TOWN OF MONTAGUE ZONING BYLAW"



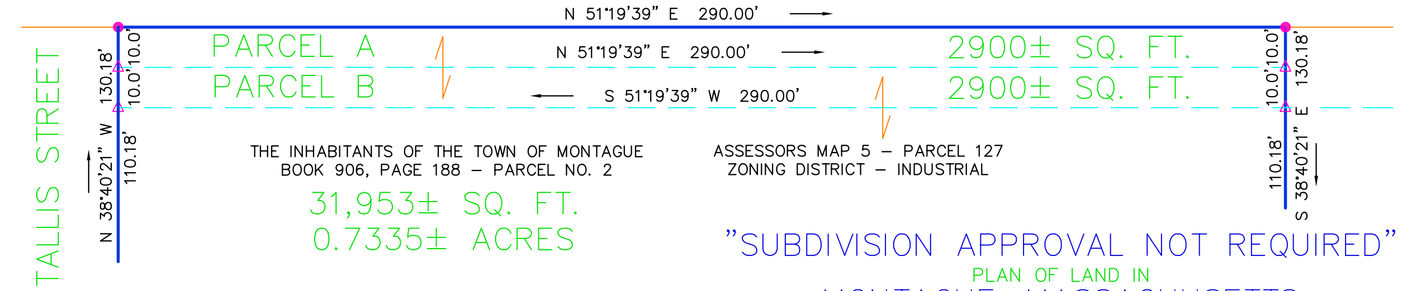




LEGEND

- ○ FOUND IRON PIN
- ● REBAR TO BE SET
- ◉ RAILROAD SPIKE SET IN PAVE
- △ UNMARKED POINT
- ⊞ CATCH BASIN
- ⌀ UTILITY POLE

DETAIL
NOT TO SCALE



TOTAL LOT AREA
37,753± SQ. FT.
0.8667± ACRES
(INCLUDES PARCEL A AND PARCEL B)

PARCEL A AND PARCEL B ARE PART OF AN ALLEY WAY SHOWN IN PLAN BOOK 169, PAGE 132. ALLEY IS NOT CURRENTLY ON THE GROUND OR IN USE, HOWEVER IT MAY BE SUBJECT TO THE RIGHT OF OTHERS.

I REPORT THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE 1976 RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

_____
RANDALL E. IZER #35032

COMMONWEALTH OF MASSACHUSETTS
RANDALL E. IZER #35032
REGISTERED PROFESSIONAL LAND SURVEYOR

"SUBDIVISION APPROVAL NOT REQUIRED"

PLAN OF LAND IN
MONTAGUE, MASSACHUSETTS
PREPARED FOR
THE TOWN OF MONTAGUE

SCALE: 1"=40' SEPTEMBER 22, 2020

HAROLD L. EATON AND ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
235 RUSSELL STREET – HADLEY – MASSACHUSETTS
413-584-7599 413-585-5976 (fax)
email – hleaton@aol.com

0' 40' 80' 120'

Weston & Sampson

westonandsampson.com

WESTON & SAMPSON ENGINEERS, INC.
55 Walkers Brook Drive, Suite 100
Reading, MA 01867
tel: 978.532.1900

REPORT

October 2021

TOWN OF
Montague
MASSACHUSETTS

ASTM Phase II Environmental Site Assessment (ESA)
Former Montague DPW Property
500 Avenue A, Montague, Massachusetts

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EXECUTIVE SUMMARY

Weston & Sampson Engineers, Inc. (Weston & Sampson), on behalf of the Town of Montague, has prepared this Phase II Environmental Site Assessment (ESA) Report for the former Montague Highway Department and Department of Public Works (DPW) headquarters facility located at 500 Avenue A, Turners Falls (Town of Montague), Massachusetts (the Site). The Site is a 0.732-acre, industrially-zoned parcel of land that was operated as the Montague DPW facility until late 2020. The Site is currently vacant.

In June 2020, Weston & Sampson completed an American Society of Testing and Materials (ASTM) Phase I ESA of the Site in accordance with ASTM E1527-13. The Phase I ESA identified several Recognized Environmental Conditions (RECs) for the Site. Weston & Sampson completed this Phase II ESA to evaluate the RECs identified during the Phase I ESA and to complete a general characterization of Site subsurface conditions to facilitate the future sale and possible redevelopment of the Site.

Weston & Sampson completed assessment activities under this Phase II ESA that included a geophysical survey of the Site to evaluate whether Underground Storage Tanks (USTs) remain at the Site; a dye test to evaluate potential discharge point(s) for the floor drains in the primary Site building; the advancement of six (6) soil borings in select areas of the Site to evaluate subsurface conditions related to the various RECs identified during the Phase I ESA; the collection and analysis of six (6) soil samples as well as quality assurance (QA) and quality control (QC) samples; the completion of four (4) of the soil borings as groundwater monitoring wells; and, the collection and analysis of four (4) groundwater samples, as well as QA/QC samples, to evaluate Site groundwater conditions. We concluded the following, based on the data presented in this Phase II ESA report:

- The geophysical survey identified no USTs at the Site; however, two (2) areas were identified as having undergone historical excavations or disturbances. The two (2) areas are likely the locations from which USTs were historically removed from the Site. We concluded that the USTs were no longer at these locations.

- The two (2) floor drains in the primary Site building appear to be connected to the municipal sewer system and therefore are not a likely pathway for releases to environmental media at the Site.

- Soil and groundwater at the Site are impacted with low concentrations of various naturally occurring metals that are well below the applicable Massachusetts Contingency Plan (MCP) Reportable Concentrations (RCs) and Method 1 Cleanup Standards. The source of these impacts appear to be naturally occurring metals and while present do not necessarily indicate a release of oil and/or hazardous materials at the Site. Therefore Metals impacts identified during this Phase II ESA do not constitute a reportable condition to the Massachusetts Department of Environmental Protection (MassDEP).

- Soil in two (2) areas of the Site is impacted with low concentrations of petroleum hydrocarbons. The concentrations were below reportable concentrations. The source of petroleum-related impacts in one (1) area of the Site is likely historical USTs. The source of petroleum-related impacts in the other area of the Site is unknown, but could include surficial spills related to historical DPW operations at the Site. Petroleum-related impacts identified during this Phase II ESA do not constitute a reportable condition to MassDEP.

Based on the data presented in this report, no response actions are required for the Site and no additional action is required.

1.0 INTRODUCTION

1.1 General

Weston & Sampson, on behalf of the Town of Montague, has prepared this Phase II ESA Report for the former Montague DPW property located at 500 Avenue A in the Village of Turners Falls (Town of Montague), Massachusetts (the Site).

The Town of Montague retained Weston & Sampson to complete a due diligence Phase II ESA of the Site. The purpose of this Phase II ESA is to evaluate several RECs, as defined in ASTM E1527-13, that Weston & Sampson identified during an ASTM Phase I ESA completed for the Site in June 2020 to facilitate the future sale of the Site. At the request of the Town of Montague, Weston & Sampson developed a Scope of Work and Cost Estimate in August 2020 to evaluate the RECs identified in the Phase I ESA.

This Phase II ESA is not part of a response action under the Massachusetts Contingency Plan (MCP; 310 CMR 40.0000) nor is it intended to provide a comprehensive characterization of Site subsurface conditions. Weston & Sampson and its subcontractors did, however, perform sample collection and data analytical procedures associated with this Phase II ESA in accordance with MCP performance standards to support future MCP response actions, if warranted. Weston & Sampson is not acting as Licensed Site Professional (LSP)-of-Record for the Site.

1.2 Property Location and Description

The Site consists of one (1) 0.732-acre parcel of land located on the northwestern side of Avenue A and the northeastern side of Rastallis Street in a commercial area of the Village of Turners Falls (Town of Montague), Massachusetts. The Site location and surrounding area are depicted in Figure 1, and a Site Plan is included as Figure 2. The approximate center of the Site is located at the following geographical coordinates:

UTM Coordinates:	Zone 18 4,719,249 m N 699,678 m E
Latitude/Longitude:	42° 35’ 59.36” North 72° 33’ 57.64” West

The Site is bounded by the following properties or boundaries:

- Northwest - Montague Power Canal and the Canalside Rail Trail (former railroad that was redeveloped as a multi-use recreational path);
- Southeast - Parking lot owned by the Montague Machine Co. and used for vehicle storage by the Montague DPW;
- Southwest - Montague Machine Co. (machine assembly, engineering, machining, repair/maintenance, and distribution); and,
- Northeast - Couture Brothers, Inc. painting contractors.

The Site, identified by the Montague Board of Assessors as Assessors Parcel Number (APN) 50-0-127, is currently vacant. The Site is zoned Industrial and was formerly used as the Montague DPW

headquarters. Associated historical Site operations included vehicle storage and maintenance, sand and salt storage, and office work.

The primary Site building is a single-story, 11,250-square-foot building constructed of a wooden frame and concrete-block walls. The foundation of the primary Site building is slab-on-grade, and the roof is constructed of a rubber membrane. The interior of the building includes a lunchroom area, several offices, two (2) small (i.e., 1-2 car) attached garages, and one (1) large, multi-bay attached garage. The offices and the lunchroom area are generally located in the southwestern portion of the building. A closet area near the offices and the lunchroom contains an oil-fired boiler.

The garages comprise the northeastern portion of the building and were formerly used for DPW vehicle repair and maintenance. Various tools and automotive fluids were stored in the garages for this use; however, these fluids were removed when the Montague DPW vacated the Site in late 2020. One of the small garages near the rear of the building houses two (2) 275-gallon heating oil Above-Ground Storage Tanks (ASTs). Additionally, the Site includes: one (1) detached garage that was used to store road signs, fencing, and miscellaneous equipment; one (1) small shed that housed a sodium chloride chemical storage container; and one (1) large salt shed.

The Site was historically serviced with municipal utilities including drinking water and municipal sewer service; however, municipal utility service has been disconnected from the Site since the Site was vacated. Electricity is currently provided to the Site by Eversource Energy.

1.3 Property History

1.3.1 Operations and Ownership

According to Sanborn Fire Insurance Maps reviewed as part of the June 2020 Phase I ESA for the Site, the northeastern portion of the Site was first developed sometime before 1914, at which time the Site operated as a silk mill. By 1940, the silk mill had been demolished and by 1952 a new building had been constructed in the location of the current primary Site building. According to the current property card, the Site building was constructed in 1959 and the Town of Montague purchased the Site in 1963. The Town of Montague operated the Site as the Montague Highway Department/DPW headquarters between 1963 and 2020. The surrounding area has been developed for commercial, industrial, and residential use since at least 1914.

1.3.2 Hazardous Substances and Petroleum Product Storage and Usage

Because the Site is vacant, no hazardous substances or petroleum products are currently used for Site operations; however, Weston & Samson observed the following evidence of hazardous substances and petroleum product storage at the Site while performing this Phase II ESA:

- Two (2) drums having unknown contents located outside the northeastern wall of the primary Site building; and,
- Six (6) drums containing automotive fluids and motor oils outside the northwestern wall of the primary Site building.

The drums in both locations appeared to be in good condition, and Weston & Sampson observed no

evidence of releases to the underlying ground surface (e.g., staining, odors, stressed vegetation, etc.)

Additionally, Weston & Sampson identified the following evidence of historical storage and use of hazardous substances and petroleum products at the Site while completing our 2020 Phase I ESA of the Site:

- The MassDEP underground storage tank (UST) Facility Search database identified the Site as a closed UST facility. The database entry identified six (6) USTs with capacities of between 500 and 10,000 gallons that were reportedly installed at the Site between 1946 and 1980 and removed between 1980 and 1998. The entry stated that three (3) of the USTs contained gasoline, (1) of the USTs contained diesel, one (1) of the USTs contained heating oil, and one (1) of the USTs contained waste oil.

- Numerous drums inside the Site building containing solvents, automotive fluids, and motor oil associated with DPW operations in the building. The drums were observed to be in good condition, and Weston & Sampson observed no evidence of releases from the drums. The drums were removed from the Site prior to the completion of this Phase II ESA.

- Numerous small (i.e., <5-gallon) containers of paint, cleaning solvents, automotive fluids, and engine oil in the garage areas of the primary Site building and detached garages associated with DPW operations at the Site. The containers appeared to be in good condition and Weston & Sampson observed no evidence of releases from the containers.

- Two ASTs containing heating oil located in the primary Site building fuel the oil-fired boiler that provides heat to the building. Weston & Sampson observed that the ASTs appeared to be in good condition and that there was no evidence of releases in their vicinity.

The evidence of historical storage and use of hazardous substances and petroleum products at the Site is consistent with the historical operation of the Site as a DPW facility dating back to the early 1960s.

1.4 Area Receptors

As shown in Figure 3, the Site is not located within a Zone II or Interim Well Protection Area (IWPA) for a public water supply. The Site is also not located in a potentially productive aquifer or within a Current or Potential Drinking Water Source Area. Additionally, there are no known drinking water wells within 500 feet of the Site. No portion of the Site is listed as Natural Heritage and Endangered Species Protected (NHESP) Wetlands Habitats for Rare or Endangered Species. One (1) area of Protected Open Space is located within 500-feet to the east/southeast of the Site, which Montague Assessors records identified as the privately-owned Thomas Memorial Golf Course. The closest surface water body to the Site is the Turners Falls Power Canal, which is a diverted, man-made channel of the Connecticut River that flows from northeast to southwest. The canal is approximately 80 feet northwest of the Site and is separated from the Site only by the Canalside Rail Trail.

1.5 MCP Method 1 Soil and Groundwater Classification

Weston & Sampson identified the MCP soil and groundwater classifications presented below in accordance with 310 CMR 40.0933 and 310 CMR 40.0932, respectively. Weston & Sampson used these classifications to compare the analytical results discussed in Section 4.0 with applicable MCP Method

1 Cleanup Standards developed by MassDEP for preliminary risk screening purposes.

1.5.1 Soil

Under current conditions, since human receptors including children are unlikely to be present, direct exposure to soil at the Site is considered low frequency and low intensity. Given the potential for trespassers, we have conservatively considered that children might be present at a low frequency. Based on these considerations, soil located 0 to 3 feet bgs in unpaved areas of the Site is classified as S-2. Soil located at depths greater than 3 feet bgs and all soil beneath pavement at the Site is classified as S-3. No soil borings were advanced in unpaved portions of the Site, which include a small strip of land adjacent to the northwestern wall of the primary Site building.

The Method 1 S-1 Cleanup Standards are the most stringent and considered to be protective of human health for residential use, which considers the highest exposure potential and the most sensitive receptors (young children, elderly, pregnant females). Consequently, if concentrations are below Method 1 S-1 cleanup standards, it may be concluded that a condition of No Significant Risk (NSR) exists for unrestricted use, and no further risk characterization, remedial response actions, or land use restrictions are required; therefore, soil analytical results were compared to MCP Method 1 S-1 Cleanup Standards for risk characterization purposes.

1.5.2 Groundwater

Based on potential exposures, MassDEP has defined three categories of groundwater for risk characterization, classified as follows:

- Groundwater category GW-1 applies to groundwater located within current or potential drinking water source areas;

- Groundwater category GW-2 is a potential source of oil and/or hazardous materials (OHM) vapors to indoor air, and includes groundwater with an average annual depth of the water table less than 15 feet below ground surface (bgs), and groundwater in which contaminants are identified located within 30 feet of an occupied building; and,

- Groundwater category GW-3 applies to all groundwater in Massachusetts due to its potential to discharge to surface water bodies.

Weston & Sampson used a series of databases developed by MassDEP and the Massachusetts Executive Office of Energy and Environmental Affairs (EEA) to identify the applicable groundwater categories for the Site. The databases contain location and descriptive data for relevant cultural features, water supplies, medium and high yield aquifers, MassDEP-approved wellhead protection areas, certified vernal pools, and other environmentally sensitive receptors. Figure 3 – Area Receptors Map is a summary of this information.

As discussed in Section 1.4, the Site is not located within a Zone II or Interim Well Protection Area (IWPA) for a public water supply. The Site is also not located in a potentially productive aquifer or within a Current or Potential Drinking Water Source Area. In addition, there are no known drinking water wells within 500 feet of the Site. Given that the Site is not located within a current or potential drinking water source area, the GW-1 groundwater category is not applicable to the Site.

The MCP at 310 CMR 40.0932(6) specifies that groundwater shall be categorized as GW-2 if it is located

within 30 feet of an existing occupied building or structure, and the average annual depth to groundwater in that area is 15 feet or less. Weston & Sampson encountered groundwater at depths of between 10.71 and 12.02 feet bgs (Table 1), and groundwater samples were collected within 30 feet of the primary Site building. Because the Site is currently vacant, the GW-2 category does not apply to groundwater at the Site under current use conditions. To evaluate Site groundwater with respect to potential future use scenarios, the tables presented in this Phase II ESA include a comparison of groundwater analytical results to the GW-2 Cleanup Standards.

Groundwater at all disposal sites is considered a potential source of discharge to surface water, as defined by 310 CMR 40.0932(2), and therefore, all groundwater shall be classified as the GW-3 groundwater category. The MCP Method 1 GW-3 Cleanup Standards are meant to be protective of aquatic organisms in surface water bodies, the closest being the Mill River to the south.

In summary, the applicable MCP Method 1 groundwater cleanup categories for the Site is GW-3.

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2.0 PREVIOUS ENVIRONMMENTAL INVESTIGATIONS

In June 2020, the Town of Montague and the Franklin Regional Council of Governments (FRCOG) contracted Weston & Sampson to complete a due diligence Phase I ESA for the Site in accordance with the ASTM E1527-13 Standard. Funding for the Phase I ESA was provided by FRCOG through a United States Environmental Protection Agency (EPA) Brownfields Assessment Grant (BF00A00358). The Town of Montague reported that the Phase I ESA was being completed to facilitate the future sale of the Site.

The Phase I ESA identified that the earliest use of the Site was in 1914 when the northeastern portion of the Site, along with the property adjacent to the northeastern boundary of the Site, was developed with a silk mill. The silk mill building was demolished by 1940, and by 1952 a new building had been constructed in the location of the current primary Site building. According to the most recent property card reviewed at the time of the Site reconnaissance, the current Site building was constructed in 1959, and the Town of Montague purchased the Site in 1963. The Site was operated as the Montague Highway Department/DPW headquarters from the Town's purchase of the Site in 1963 until 2020.

The Phase I ESA identified the following RECs for the Site:

- At the time of the Site reconnaissance, the Site was being used as an automotive repair and maintenance facility as part of DPW operations. The Site had historically been used throughout its time of operation as the Montague Highway Department and DPW headquarters. Automotive repair and maintenance is considered a high-risk use with which releases of hazardous substances and/or petroleum products are commonly associated. Potential releases to the environment related to the use of the Site as an automotive repair and maintenance facility constituted a REC;

- Weston & Sampson identified at least two (2) floor drains in the primary Site building during the Site reconnaissance. The Town of Montague reported that the outlets of the drains were unknown. Potential releases to the environment indicated by interior staining observed during the Site reconnaissance in the vicinity of a floor drain at the Site constituted a REC;

- Records indicated that six (6) USTs (further described in Section 1.3) were installed and removed from the Site between 1946 and 1998; however, no UST closure or subsurface assessment documentation was available for review. A REC due to potential releases related to the former presence of six (6) USTs at the Site could not be ruled out;

- The Montague Machine Co. property, which is a RCRA small quantity generator, is located adjacent to the Site. The property historically operated as a foundry. A Phase I ESA performed at a portion of the property in 2015 identified an area of illegal dumping and recommended a Phase II limited subsurface investigation for the property. Based on this information, a REC due to possible impacts to environmental media at the Site from potential releases at the adjacent Montague Machine Co. could not be ruled out; and,

- A Vapor Encroachment Condition (VEC) related to potential releases related to the current and former high-risk use of the property as an automotive repair facility within critical distances of Site buildings, as defined in ASTM E2600-15, constituted a REC.

Weston & Sampson recommended the performance of a Phase II ESA at the Site to evaluate the potential for adverse environmental impacts associated with those RECs and to fully characterize the Site for redevelopment.

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3.0 PHASE II SUBSURFACE INVESTIGATION

In December 2020, the Town of Montague contracted Weston & Sampson to develop a scope of work for a Phase II ESA of the Site based on the findings of the June 2020 Phase I ESA. Subsurface investigation activities completed as part of this Phase II ESA included the following:

- A geophysical survey of the Site to evaluate whether USTs remain at the Site;
- A dye test to identify the discharge point(s) for the floor drains in the primary Site building;
- The advancement of six (6) soil borings in select areas of the Site to evaluate subsurface conditions related to the various RECs identified during the Phase I ESA;
- The collection and analysis of one (1) soil sample from each boring, for a total of six (6) soil samples (not including QA/QC samples);
- The completion of four (4) of the soil borings as groundwater monitoring wells; and,
- The collection and analysis of one (1) groundwater sample from each monitoring well, for a total of four (4) groundwater samples (not including QA/QC samples), to evaluate Site groundwater conditions.

Weston & Sampson selected soil boring, groundwater monitoring well, and sampling locations to further evaluate RECs identified during the performance of the Phase I ESA and to complete a general characterization of the Site for future redevelopment. Details of the Phase II ESA activities are presented in the following subsections. Results of the subsurface investigation activities described in this section are discussed in Section 4.0.

3.1 Floor Drain Dye Test

On September 1, 2021, Weston & Sampson performed a dye test of the two (2) floor drains identified in the primary Site building during the June 2020 Phase I ESA. To identify the discharge point(s) for the floor drains, Weston & Sampson flushed the floor drains with a total of 30 gallons of bottled water containing dissolved tracer dye tablets [Bright Dyes Yellow/Green, certified by the National Science Foundation (NSF) International to American National Standards Institute (ANSI)/NSF Standard 60 for use in potable water]. With the assistance of the Town of Montague, Weston & Sampson opened several down-gradient manhole covers associated with the Town's municipal sewer and storm water pipelines. Weston & Sampson then monitored the manholes, the nearest downgradient catch basins to the Site, and the unpaved ground surface at the Site for evidence of the tracer dye.

3.2 Geophysical Survey

On September 1, 2021, Weston & Sampson observed a geophysical survey of the Site performed by Sub-Surface, LLC (Sub-Surface) of East Longmeadow, Massachusetts. Sub-Surface completed the survey of the Site using ground penetrating radar (GPR) methods. The GPR system used for the survey comprised a subsurface interface radar (SIR-3000) computer manufactured by Geophysical Survey Systems, Inc., a power supply, a graphic recorder, a video display unit, and transmitting and receiving antenna. Sub-Surface traversed the Site with the GPR system in a grid pattern consisting of transects spaced no more than 3 feet apart to identify anomalies that might correspond to USTs at the Site. Sub-Surface performed the GPR survey to a depth of 10 feet below grade surface (bgs). Additional details of the methods employed by Sub-Surface are provided in the GPR survey report provided in Appendix A.

3.3 Soil Boring Advancement

On September 13, 2021, Weston & Sampson observed the advancement of six (6) soil borings by New England Geotech of Jamestown, Rhode Island (New England Geotech). New England Geotech advanced soil borings via Geoprobe direct-push technology.. The soil borings, identified as WS-B-101 through WS-B-106, were positioned to evaluate the RECs identified during the Phase I ESA, to evaluate potential areas of interest identified during the geophysical survey, and to provide a general characterization of Site subsurface conditions to facilitate future redevelopment of the Site. Soil boring locations are shown on Figure 2.

New England Geotech advanced each soil boring using a Geoprobe 6600 truck-mounted rig. All six (6) soil borings were terminated at a depth of 15 feet bgs based on the encountered depth of groundwater at each boring location. Weston & Sampson continuously screened soil samples during soil boring advancements. At a minimum, Weston & Sampson recorded the following details for soils observed at each boring location:

- Soil type, color, depth, thickness, and field-estimated moisture content;
- Field instrumentation readings;
- Evidence of contamination (visual, olfactory, etc.), if observed;
- Sampling intervals; and,
- Borehole abandonment details.

Weston & Sampson sampled soils at a minimum frequency of one (1) sample per 5-foot interval. Sampled soils were screened for headspace volatile organic compounds (VOCs) using a photoionization detector (PID) equipped with a 10.6 eV lamp and in accordance with the jar headspace screening method outlined in MassDEP Waste Site Cleanup Policy #WSC-94-400 entitled Interim Remediation Waste Management Policy for Petroleum Contaminated Soils. Soil characterization details and PID readings are provided in the soil boring logs included in Appendix B.

3.4 Soil Sampling and Analysis

During soil boring advancement, Weston & Sampson collected one (1) soil sample from each soil boring location for laboratory analysis. Weston & Sampson collected soil samples from the depth interval at which soils appeared most impacted (e.g., the depth at which PID readings indicated the highest headspace VOCs or at which Weston & Sampson observed the greatest evidence of field contamination). In the absence of observed impacts, Weston & Sampson collected soil samples from the depth interval immediately above the groundwater table. Samples from all locations were submitted for laboratory analysis of MCP 14 metals (antimony, arsenic, barium, beryllium, cadmium, chromium, lead, mercury, nickel, selenium, silver, thallium, vanadium, and zinc), VOCs, extractable petroleum hydrocarbons (EPH) with target polycyclic aromatic hydrocarbons (PAHs), and volatile petroleum hydrocarbons (VPH) with target VOCs.

For quality assurance and quality control (QA/QC) purposes, Weston & Sampson submitted one (1) duplicate soil sample for all of the above-listed sample analyses, one (1) VOC trip blank, and one (1) matrix spike (MS) and matrix spike duplicate (MSD) for analysis of MCP 14 metals.

Weston & Sampson placed all soil samples collected for laboratory analysis directly into new, laboratory-prepared sample containers. Weston & Sampson packed the filled sample containers on ice for transportation to Pace Analytical Laboratory (Pace) of East Longmeadow, Massachusetts in accordance with professional standards of care for the previously-listed analyses via EPA methods or equivalent

State-approved methods. Chain-of-custody documentation was maintained throughout the sampling process. Copies of the chains of custody are included in the lab reports provided in Appendix C.

3.5 Monitoring Well Installation

On September 13, 2021, New England Geotech completed four (4) of the six (6) soil borings as 2-inch-diameter, polyvinyl chloride (PVC) monitoring wells in general accordance with MassDEP publication #WSC-310-91 entitled Standard Reference for Monitoring Wells and MassDEP Policy Standard References for Monitoring Wells, Small Diameter Driven Well Supplement, dated January 1999. Each monitoring well was constructed with a 10-foot, 0.010-inch slotted screen and completed with flush-mounted road boxes. The groundwater monitoring well locations were selected based on the following criteria:

- To evaluate the RECs identified during the Phase I ESA;
- Based on evidence of impacts observed during the preceding subsurface investigation activities; and,
- To complete a general characterization of Site groundwater.

The table below summarizes soil borings completed as monitoring wells at the Site, and their respective location identifiers.

Soil Boring Location Identifier	Completed as Monitoring Well? (Yes/No)	Monitoring Well Location Identifier
WS-B-101	No	N/A
WS-B-102	Yes	WS-MW-102
WS-B-103	Yes	WS-MW-103
WS-B-104	No	N/A
WS-B-105	Yes	WS-MW-104
WS-B-106	Yes	WS-MW-101

Groundwater monitoring well construction logs are included in Appendix B. Monitoring well locations are shown in Figure 2.

3.6 Groundwater Elevation Survey

On September 22, 2021, Weston & Sampson surveyed the newly installed well network using a stadia rod, tripod, and auto level. Weston & Sampson recorded top-of-riser and top-of-casing elevations, which were surveyed relative to an arbitrary benchmark of 100 feet above mean sea level (FAMSL).

3.7 Groundwater Sampling and Analysis

Weston & Sampson conducted one (1) round of groundwater sampling on October 6, 2021. Weston & Sampson sampled each of the four (4) newly-installed groundwater monitoring wells using low-flow sampling techniques in accordance with EPA's Region I "Low Stress (low flow) Purging and Sampling Procedure for the Collection of Ground Water Samples from Monitoring Wells", EPASOP-GW 001 (Revision 4, September 19, 2017). The groundwater samples were submitted to Pace for laboratory analysis of dissolved MCP 14 metals, VOCs, EPH with target PAHs, and VPH with target VOCs.

Prior to sampling, Weston & Sampson gauged the four (4) wells to evaluate the presence of non-aqueous phase liquid (NAPL) and to record depths to groundwater and depths to well bottoms using an oil-water interface probe. Dedicated disposable tubing was used at each well to prevent cross-contamination between sample locations. A peristaltic pump was used to pump the water to the ground surface, and groundwater was monitored for physical and chemical parameters using a multi-function water quality meter and stand-alone turbidity meter. Once a stable drawdown was achieved, select parameters and water level were recorded approximately every five minutes until stable, and then samples were collected. Non-dedicated equipment was decontaminated between sampling locations with a double wash using an Alconox detergent solution followed by a double rinse with deionized water.

Once sampling conditions were established, each groundwater sample was collected for laboratory analysis by pumping directly into laboratory-supplied containers. The groundwater samples, including one (1) duplicate sample, were collected and submitted on ice to Pace for laboratory analysis. Chain-of-custody documentation was maintained throughout the sampling process. A copy of the chain of custody is included in the associated laboratory report, provided in Appendix C.

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4.0 PHASE II SUBSURFACE INVESTIGATION RESULTS

4.1 Floor Drain Dye Test

While monitoring the manholes, catch basins, and ground surface for evidence of the dye on September 1, 2021, Weston & Sampson observed no evidence of dye and did not identify the discharge point(s) for the floor drains. On September 14, 2021, when Weston & Sampson returned to the Site for soil boring advancement observation, Mr. Tom Bergeron of the Montague DPW Department reported that dyed water was received at the Montague Water Pollution Control Facility from the municipal sewer system later in the day on September 1, 2021. The Montague DPW stated that they were not aware of other dye tests being performed that day, and concluded that, based on this evidence, the floor drains likely connect to the municipal sewer system.

4.2 Geophysical Survey

Our subconsultant, Sub-Surface, did not observe anomalies consistent with USTs at the Site during the geophysical survey. Sub-Surface identified anomalies in two (2) areas of the Site that appeared to be consistent with former excavations or disturbances. The larger of the two areas is located adjacent to the southwestern edge of the primary Site building and the smaller of the two areas is located adjacent to the western corner of the primary Site building and extends northeast (Figure 2).

Based on anecdotal evidence from the Montague DPW and from employees at the adjacent Montague Machine Company, the larger of the two areas was the historical location of a pump island and was likely the location of the gasoline USTs identified in the MassDEP UST database. The smaller of the two areas might have been the former location of the heating oil and/or waste oil USTs identified in the MassDEP UST database; however, Weston & Sampson identified no historical plans depicting the former locations of the USTs at the Site.

4.3 Underlying Bedrock and Surficial Geology

4.3.1 Bedrock Geology

According to the Bedrock Geologic Map of Massachusetts, the Site is underlain by Turner Falls Sandstone. Turner Falls Sandstone is a Lower Jurassic-aged sedimentary formation that is described as a reddish-brown to pale red arkosic sandstone and a gray sandstone, gray siltstone, and black shale interpreted as being lake beds. Weston & Sampson did not encounter bedrock during Phase II investigation activities. Additionally, Weston & Sampson did not observe bedrock outcroppings at the Site or in the area immediately surrounding the Site.

4.3.2 Surficial Geology

In general, surficial soils encountered at the Site consisted of tan, fine-to-coarse sand. A copy of the complete boring logs is included in Appendix B.

4.3.3 Groundwater Elevations and Flow Direction

Weston & Sampson used the September 22, 2021 survey data and October 6, 2021 water level gauging data to evaluate groundwater flow direction at the Site. Groundwater was encountered at depths ranging from 10.71 feet bgs in WS-MW-103 (measured to the top of the monitoring well riser) to 12.02 feet bgs in WS-MW-102 during the October 6, 2021 gauging and groundwater sampling event. As shown in Figure 4, groundwater flow at the Site is to the south-southeast, which is away from the Montague Power

Canal. Weston & Sampson attempted to gauge the groundwater monitoring wells on September 22, 2021 while surveying the well network; however, the monitoring wells were dry. Weston & Sampson observed that the Turners Falls Power Canal had been drained for maintenance. The canal was full when we returned to sample on October 6. Based on this observation, the aquifer underlying the Site appears to be hydrologically connected to the canal. Groundwater elevation data from the October groundwater gauging event are summarized in Table 1.

4.4 Soil

4.4.1 Soil Field Observations and Instrumentation Readings

During soil boring advancements, Weston & Sampson observed no visual or olfactory evidence of soil contamination. Weston & Sampson observed that soil samples collected from the six (6) soil boring locations consisted of primarily fine to medium sand. Soil sample headspace VOCs, measured in the field with a PID, ranged between 0.0 and 0.4 parts per million by volume (ppmv). Detailed soil descriptions and PID readings are included in the boring logs provided in Appendix B.

4.4.2 Soil Sample Analytical Results

Laboratory analysis identified no contaminants of concern in soil samples at concentrations exceeding the applicable MCP RCs or Method 1 Cleanup Standards[1] (Table 2). The soil sample collected at WS-B-103 (11-12 feet bgs) contained concentrations of the EPH ranges C19-C36 aliphatics and C11-C22 aromatics that were above laboratory method reporting limits but well below the applicable standards. The soil sample collected at WS-B-106 (11-12 feet bgs) contained the EPH range C19-C36 aliphatics at a concentration above laboratory method reporting limits but well below the applicable standards. No other EPH ranges and no target PAHs were detected above laboratory method reporting limits in the soil samples submitted for laboratory analysis.

Soil samples collected at all soil boring locations contained barium, chromium, lead, nickel, vanadium, and zinc at concentrations above laboratory method reporting limits but below the applicable RCs and Method 1 Cleanup Standards. Soil samples collected at WS-B-102 (11.5-12.5 feet bgs) and WS-B-103 (11-12 feet bgs) also contained beryllium at concentrations above laboratory method reporting limits but well below the applicable RCs and Method 1 Cleanup Standards.

No VPH ranges, target VOCs, or VOCs were detected in soil samples submitted for laboratory analysis at concentrations above method reporting limits. Soil sample analytical results are provided in Table 2. Laboratory analytical reports are provided in Appendix C.

4.5 Groundwater

Laboratory analysis identified no contaminants of concern in groundwater samples at concentrations exceeding the applicable MCP RCs or Method 1 Cleanup Standards (Table 3). The following contaminants were detected in groundwater samples collected on October 6, 2021 at concentrations above laboratory method reporting limits but well below the applicable RCs and Method 1 Cleanup Standards:

[1] Reportable Concentrations and Method 1 Cleanup Standards are from the Massachusetts Contingency Plan (MCP), 310 CMR 40.0000, dated April 2014.

- Barium was detected in samples collected from monitoring wells WS-MW-101 (including the field duplicate sample, identified as WS-MW-105), WS-MW-102, and WS-MW-103 at concentrations ranging from 11 µg/l in WS-MW-101 to 46 µg/l in WS-MW-103;
- Chromium was detected in groundwater samples collected from all four (4) monitoring wells at concentrations ranging from 1.1 µg/l to 1.3 µg/l;
- Cadmium and zinc were detected in the groundwater sample collected from WS-MW-102 at concentrations of 0.32 µg/l and 13 µg/l, respectively.

No other contaminants of concern were detected in the groundwater samples at concentrations above laboratory method reporting limits. Groundwater sample analytical results are presented in Table 3. Laboratory analytical reports are provided in Appendix C.

4.6 Nature and Extent of Contamination

Soil sample analytical data indicate that the Site is impacted with low concentrations of metals at depths of up to at least 12 feet bgs. Metals concentrations in soil samples did not exceed the applicable RCs or Method 1 Cleanup Standards in any of the locations sampled during this Phase II ESA. Groundwater sample analytical data also indicate that Site groundwater is impacted with low concentrations of metals that are well below the applicable standards.

Soil collected from two (2) areas of the Site, WS-B-106 and WS-B-103, contain low concentrations of EPH ranges. WS-B-106 was advanced in the suspected area from which USTs were historically removed from the Site, and WS-B-103 was advanced outside of the northeastern wall of the primary Site building. EPH ranges in soil samples did not exceed the applicable RCs or Method 1 Cleanup Standards in any of the locations sampled during this Phase II ESA. Additionally, no EPH ranges or target PAHs were detected above laboratory method reporting limits in any of the groundwater samples collected during this Phase II ESA.

No other contaminants of concern were detected at concentrations above laboratory method reporting limits in soil or groundwater samples collected during this Phase II ESA.

5.0 CONCEPTUAL SITE MODEL

Weston & Sampson used the findings of the subsurface investigation described in this report to develop a Conceptual Site Model (CSM). The CSM describes known or suspected contaminant sources and release mechanisms; contaminant distribution, exposure pathways, migration routes, and potential receptors; and, impacted media types. By synthesizing these data, the CSM illustrates our current understanding of the lifecycle of contaminants of concern at the Site based on the data that Weston & Sampson has collected to date.

The Site is a 0.732-acre, vacant property that previously served as the Montague DPW headquarters. The Site is developed with a single-story, 11,250-square-foot primary building that includes a lunchroom area, several offices, two (2) small attached garages, and one (1) large, multi-bay attached garage. The offices and the lunchroom area are generally located in the southwestern portion of the building. A closet area near the offices and the lunchroom contains an oil-fired boiler. The Site is also developed with a salt shed and two small outbuildings.

The Site is entirely paved except for a thin strip of land adjacent to the northwestern exterior wall of the primary Site building. In general, Site soils underlying the asphalt include tan fine to medium sand at depths of up to at least 12 feet bgs. Weston & Sampson did not encounter bedrock at the Site.

Weston & Sampson's sampling approach for this Phase II ESA was to evaluate the RECs identified during our June 2020 Phase I ESA of the Site and to provide a general characterization of Site subsurface conditions to facilitate the future sale and possible redevelopment of the Site. The dataset discussed in this report is not meant to be exhaustive or complete.

The Site is generally impacted with low concentrations of metals. The most likely source of metals at the Site is historical commercial and industrial operations, which include the operation of a portion of the Site as a silk mill dating back to at least 1914, and the operation of the Site as the Montague Highway Department and DPW between at least the early 1960s and 2020. Highway Department and DPW operations included the operation of the Site as an automobile repair and maintenance facility.

Two (2) areas of the Site are also impacted with low concentrations of petroleum hydrocarbons. The most likely source of petroleum contamination in the southwestern portion of the Site is USTs that appear to have historically been removed from that area of the Site, as evidenced by the results of the geophysical survey. Petroleum impacts in the area of WS-B-103 might be related to surficial spills; however, the specific source of impacts in this area of the Site is unknown. Petroleum impacts at the Site do not appear to have migrated into groundwater.

Soil and groundwater analytical data collected during this Phase II ESA indicate that no contaminants of concern are present in Site subsurface media at concentrations exceeding the applicable MCP RCs or Method 1 Cleanup Standards. Based on the limited dataset presented in this report, there are no known releases at the Site that require notification to MassDEP; however, this Phase II ESA is not intended to serve as a comprehensive assessment of the Site.

Under current Site conditions, there are no likely exposure pathways for human or environmental receptors to impacted subsurface media at the Site. Additionally, as previously discussed, the data collected during this Phase II ESA did not identify soil or groundwater containing contaminants of concern at concentrations exceeding the applicable standards.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Weston & Sampson completed a Phase II ESA for the Site that included a geophysical survey of the Site to evaluate whether USTs remain at the Site; a dye test to identify the discharge point(s) for the floor drains in the primary Site building; the advancement of six (6) soil borings in select areas of the Site to evaluate subsurface conditions related to the various RECs identified during the Phase I ESA; the collection and analysis of one (1) soil sample from each boring, for a total of six (6) soil samples (not including QA/QC samples); the completion of four (4) of the soil borings as monitoring wells; and, the collection and analysis of one (1) groundwater sample from each monitoring well, for a total of four (4) groundwater samples (not including QA/QC samples), to evaluate Site groundwater conditions.

Weston & Sampson selected sampling locations to evaluate the RECs identified during our June 2020 ASTM Phase I ESA of the Site and to complete a general characterization of the Site to facilitate the future sale and possible redevelopment of the Site. We conclude the following, based on the data presented in this Phase II ESA report:

- The geophysical survey performed as part of this Phase II ESA did not identify USTs at the Site. Two (2) areas were identified as having undergone historical excavations or disturbances. Based on the results of the geophysical survey and anecdotal reports from Montague DPW personnel, the two (2) areas are likely the locations from which USTs were historically removed from the Site.

- The floor drains in the primary Site building appear to be connected to the municipal sewer system and are not a likely pathway for releases to environmental media at the Site.

- Soil and groundwater at the Site are impacted with low concentrations of various metals that are well below the applicable MCP RCs and Method 1 Cleanup Standards. The source of these impacts may be naturally occurring metals or may be low concentrations from historical industrial and DPW operations at the Site, which date back to at least 1914. Metals impacts identified during this Phase II ESA do not constitute a reportable condition to MassDEP.

- Soil in two (2) limited areas of the Site is impacted with low concentrations of petroleum hydrocarbons. The source of petroleum-related impacts in one (1) area of the Site is likely historical USTs. The source of petroleum-related impacts in the other area of the Site is unknown, but could include surficial spills related to historical DPW operations at the Site. Petroleum-related impacts identified during this Phase II ESA do not constitute a reportable condition to MassDEP.

Based on the data presented in this report, no response actions are required for the Site and no additional action is required.

7.0 LIMITATIONS

This Phase II ESA was prepared for the use of the Town of Montague exclusively. The findings provided by Weston & Sampson in this report are based solely on the information reported in this document. Future investigations, and/or information that was not available to Weston & Sampson at the time of the investigation, may result in a modification of the findings stated in this report.

Should additional information become available concerning this Site or neighboring properties, which could directly impact the Site in the future, that information should be made available to Weston & Sampson for review so that, if necessary, conclusions presented in this report may be modified. The conclusions of this report are based on Site conditions observed by Weston & Sampson personnel at the time of the investigation, information provided by the Town of Montague, and samples collected and analyzed on the dates shown or stated in this report. This report has been prepared in accordance with generally accepted engineering and geological practices. No other warranty, express or implied, is made.

8.0 REFERENCES

ASTM E1527-13, 2013, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, published by ASTM, West Conshohocken, PA.

ASTM E2600-15, 2015, Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, published by ASTM, West Conshohocken, PA.

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MassDEP, July 1, 2010. Quality Assurance and Quality Control Guidelines for the Acquisition and Reporting of Analytical Data in Support of Response Actions Conducted Under the Massachusetts Contingency Plan (MCP), Revision No. 3, Bureau of Waste Site Cleanup.

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Zen, E-An (ed.), Goldsmith, R. (comp.), Ratcliffe, N.M. (comp.), Robinson, P. (comp.), Stanley, R.S. (comp.), Hatch, N.L., Jr., Shride, A.F., Weed, E.G.A., Wones, D.R., 1983, Bedrock Geologic Map of Massachusetts: U.S. Geological Survey, Reston, VA, scale 1: 250,000

FIGURES

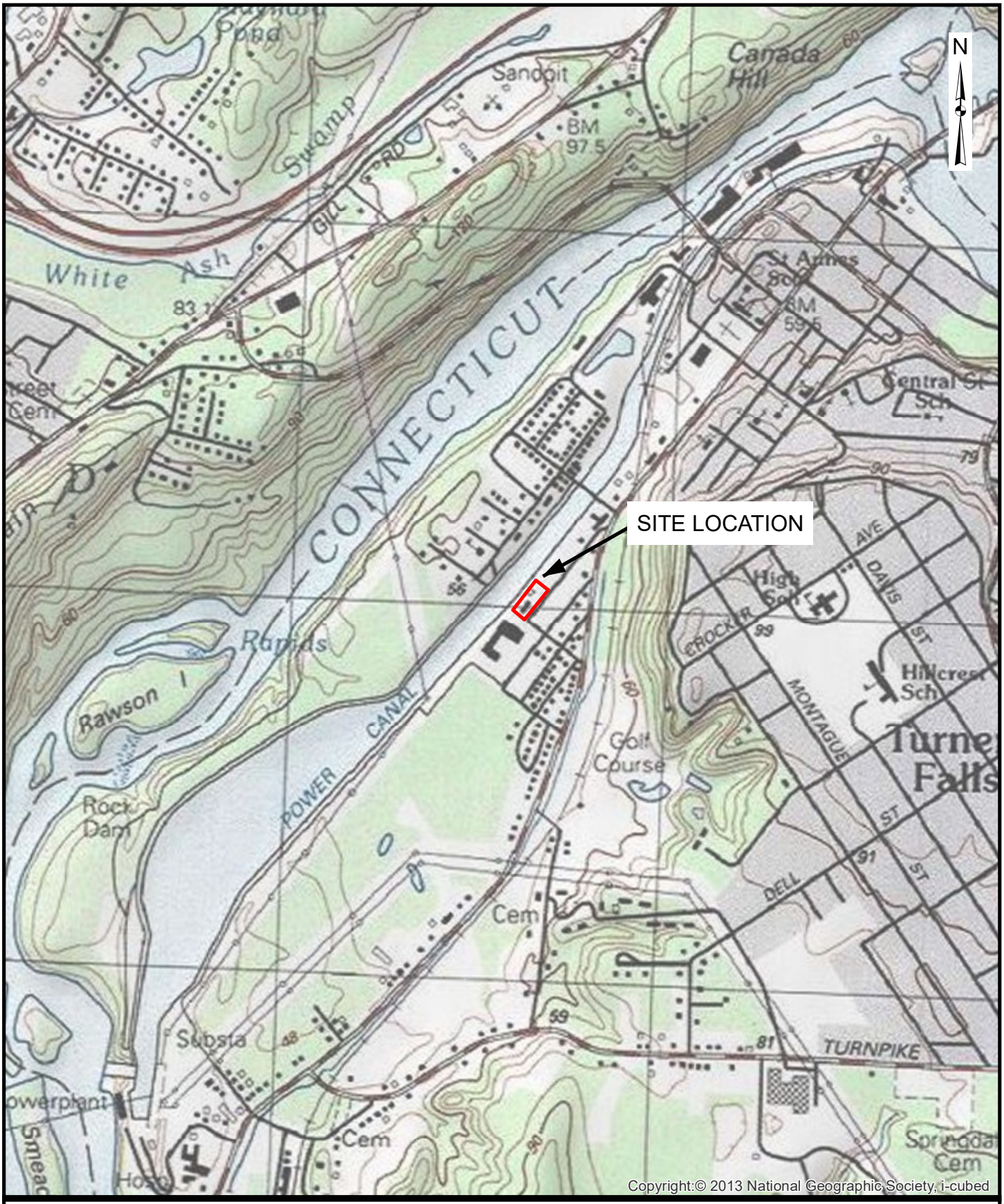


FIGURE 1
500 AVENUE A
MONTAGUE, MA

LOCUS MAP

1,900 0 1,900

Scale In Feet

Weston & Sampson

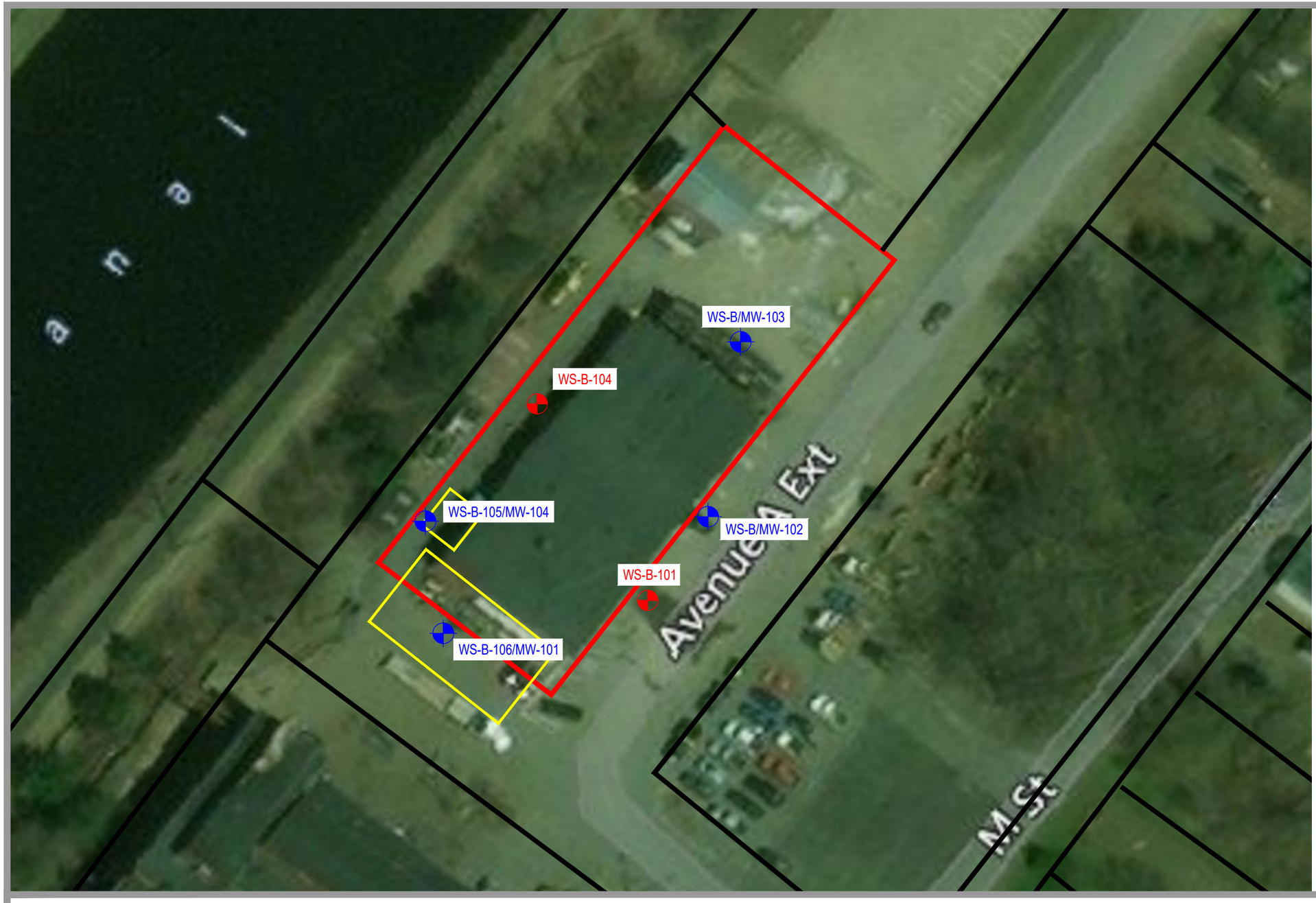


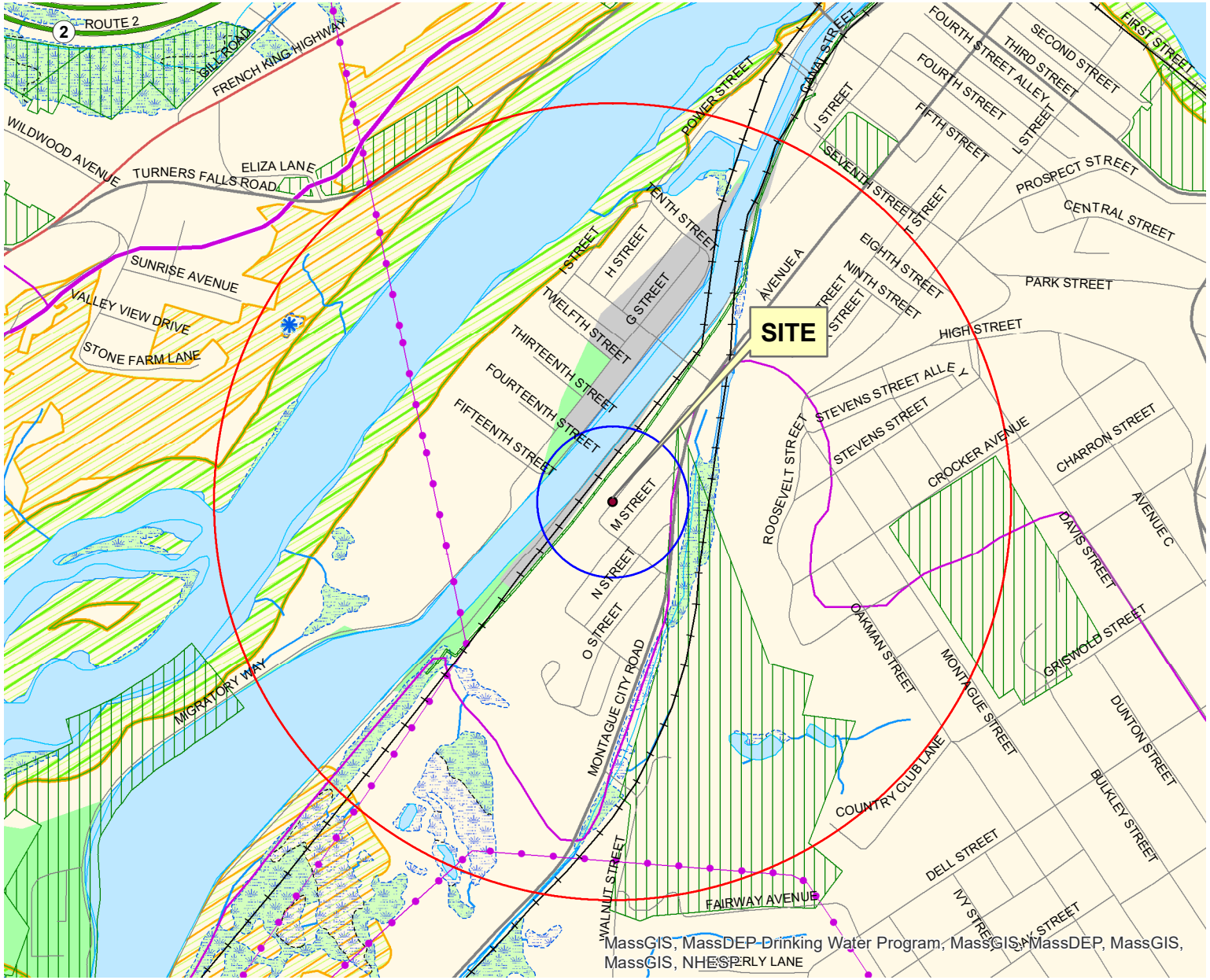
FIGURE 2
500 AVENUE A
MONTAGUE, MA

SITE PLAN

SCALE: 1"=50'

0 50 100

Rev: 1.7 Date: 08/12/2019



N
W E
S

1,000 500 0 1,000 Feet

0.5 0.25 0 Miles

Data Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs

NOTE: Radii shown are approximately 500-feet and 1/2-mile from center of site.

Legend

- 0.5 Mile Radius
- 500 Foot Radius
- Ground Water
- Surface Water
- Non-Community
- NHESP Certified Vernal Pools
- Railroads by Ownership
- Pipeline
- Pipeline Arbitrary Extension
- Powerline
- Powerline Arbitrary Extension
- Ski Lift/Tramway
- Substation
- Landing Strip/Airport
- Highway Exit Locations

All Roads

Road Classification

- Limited Access Highway
- Multi-lane Hwy, not limited access
- Other Numbered Highway
- Major Road, Collector
- Minor Road, Arterial
- Sub-basins
- Major Basins
- Landfills
- Dumping Grounds
- Protected Open Space
- ACECs
- Zone A
- IWPAs
- DEP Approved Zone IIs
- River, Stream, Shoreline
- Water
- Wetland
- Sole Source Aquifers
- NHESP Estimated Habitats of Rare Wildlife
- NHESP Priority Habitats of Rare Species

Non Potential Drinking Water Source Area

- High Yield
- Medium Yield

Aquifers

- High Yield
- Medium Yield

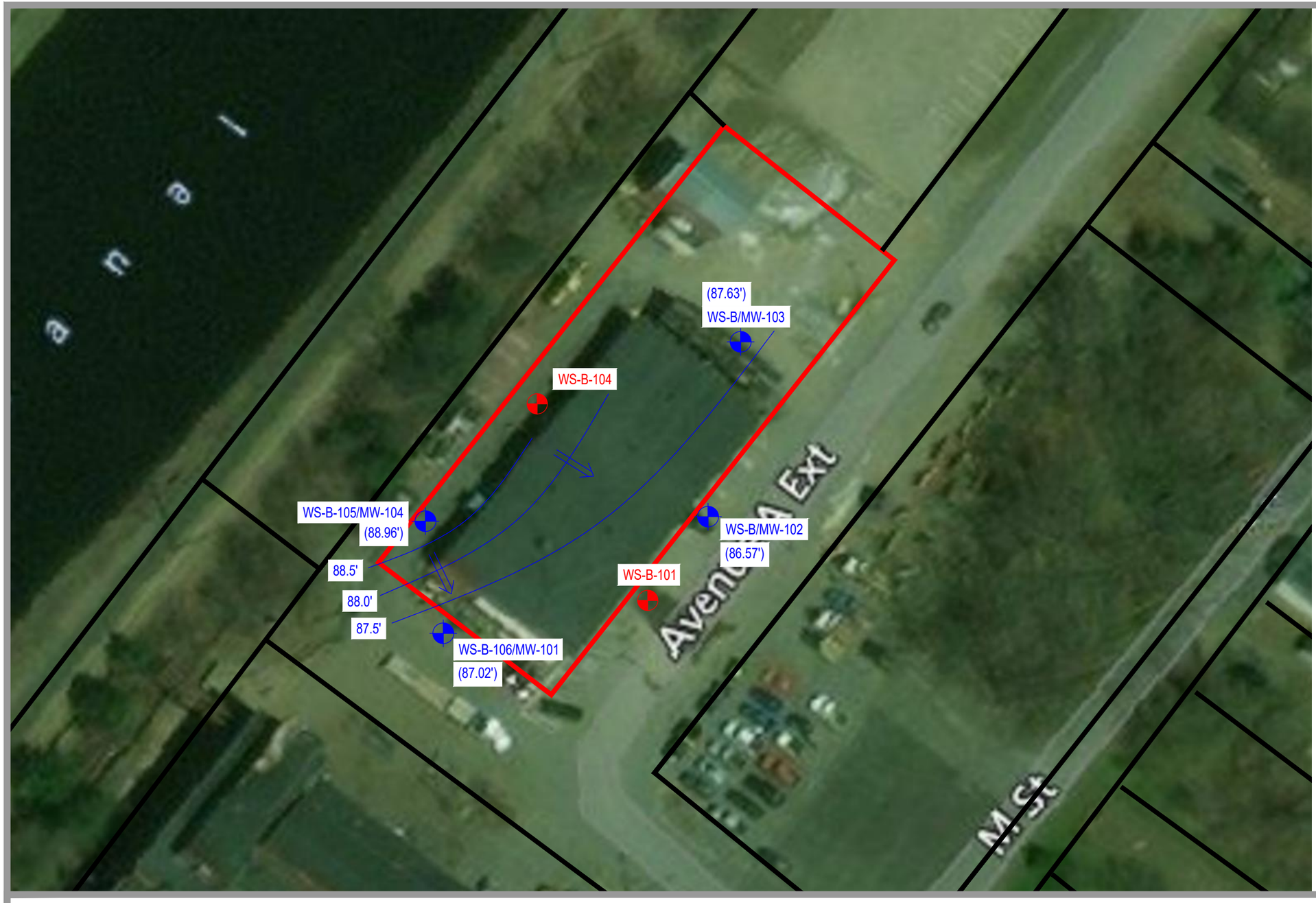
MA Towns (from Survey Points)

- MA Towns (from Survey Points)

FIGURE 3

Area Receptors Map
500 Avenue A
Montague, Massachusetts

Weston & Sampson



N

LEGEND:

- SOIL BORING LOCATION
- SOIL BORING / MONITORING WELL LOCATION
- PROPERTY BOUNDARY
- (87.63') GROUNDWATER ELEVATION
- INFERRED GROUNDWATER CONTOUR
- INFERRED GROUNDWATER FLOW

Weston & Sampson

FIGURE 4
500 AVENUE A
MONTAGUE, MA

GROUNDWATER CONTOUR MAP

SCALE: 1"=50'

0 50 100

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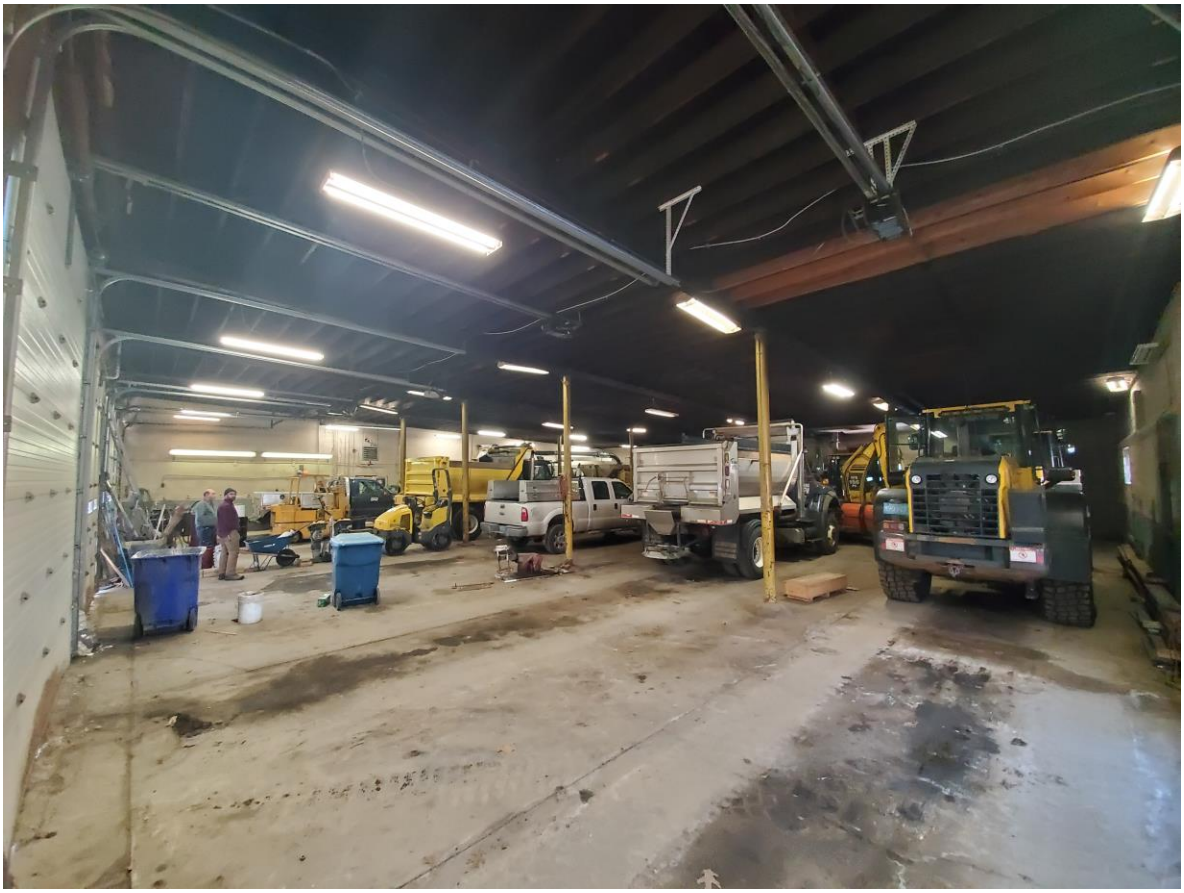
Rev: 1.7 Date: 08/12/2019

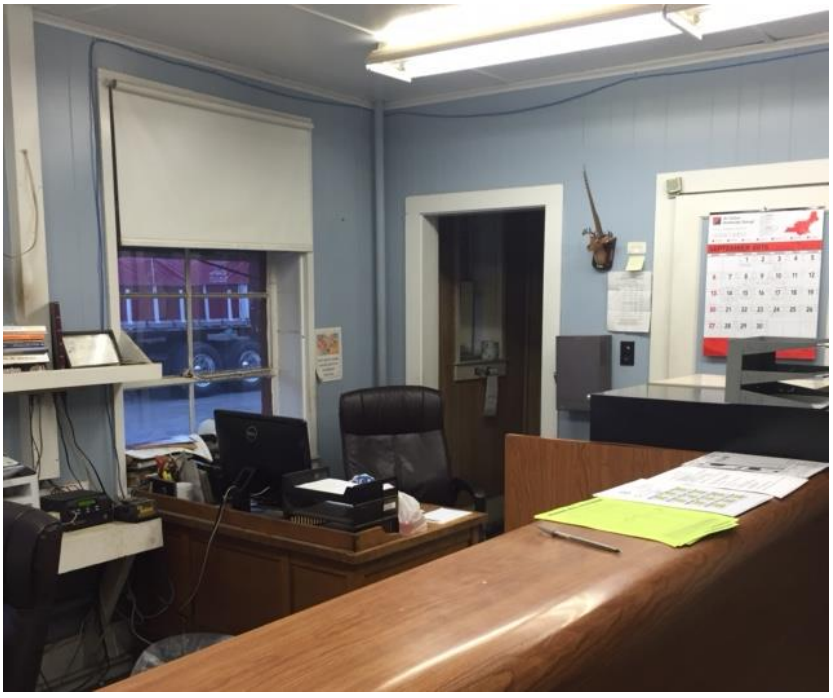
500 Avenue A- Property Photographs



Main Garage Interior

Front of building

Interior Workspace



Front office