

Phase I – Environmental Site Assessment

First Street Parking Lot, Turners Falls, Massachusetts



January 2023

Prepared for:

**Environmental Protection Agency
Targeted Brownfields Assessment Program**

EPA New England, Region 1
5 Post Office Square - Suite 100
Boston, MA 02109-3912



Contents

List of Tables	ii
List of Appendices	ii
Acronyms and Abbreviations	iii
Executive Summary.....	iv
1.0 Introduction	1
1.1 Purpose	1
1.2 Scope	1
2.0 Site Description	1
2.1 Site Location.....	1
2.2 Site Characteristics.....	1
2.3 Present Ownership and Use.....	2
2.4 Physical Setting	2
2.5 Adjoining Properties and Surrounding Area	4
3.0 Historical Records	4
3.1 Sanborn Maps	4
3.2 Aerial Photographs.....	5
3.3 Topographic Maps	6
3.4 Local Street Directories	7
4.0 Environmental Records.....	7
4.1 Environmental Database Search	7
4.2 Environmental Records Significant to the Site.....	10
5.0 User-Provided Information	10
5.1 Title and Ownership	10
5.2 Environmental Liens or Activity and Use Limitations	10
5.3 Specialized and Actual Knowledge or Experience	11
5.4 Valuation	11
5.5 Commonly Known or Reasonably Ascertainable Information	11
6.0 Site Reconnaissance.....	11
7.0 Interviews.....	13



7.1	Key Site Manager	13
7.2	Occupants	13
7.3	Past Owners, Operators, and Occupants	13
7.4	State and/or Local Government Officials.....	13
8.0	Data Gaps and Limitations	14
9.0	Findings and Opinions.....	14
10.0	Conclusions	14
11.0	Recommendations	15
12.0	References	16
13.0	Environmental Professional Statement	19

List of Tables

Table 1 – Summary of Environmental Database Records

Table 2 – Site Features Observed During Reconnaissance

List of Appendices

Appendix A – Figures

Appendix B – Site Photographs

Appendix C – Additional Maps

Appendix D – Sanborn Maps Report

Appendix E – Aerial Photographs Report

Appendix F – Topographic Maps Report

Appendix G – Local Government Information

Appendix H – EDR Radius Map Report

Appendix I – User-Provided Information

Appendix J – Site Reconnaissance Field Notes

Appendix K – Interview Records



Acronyms and Abbreviations

AUL	activity and use limitation
EDR	Environmental Database Report
EPA	United States Environmental Protection Agency
ESA	environmental site assessment
MassDEP	Massachusetts Department of Environmental Protection
RAO	remedial action objective
REC	recognized environmental condition
TBA	targeted brownfields assessment
USGS	United States Geological Survey
UST	underground storage tank
Volpe	John A. Volpe National Transportation Systems Center



Executive Summary

In support of the United States Environmental Protection Agency Region 1 Targeted Brownfields Assessment Program, the United States Department of Transportation John A. Volpe National Transportation System Center (Volpe) has completed a Phase I Environmental Site Assessment (ESA) for the property known as the First Street Parking Lot (the Site), located on First Street, Parcel ID 04-0-0031, in Turners Falls, Massachusetts, 01376.

The Site is a 0.65 acre parcel owned by the Inhabitants of Montague. It currently serves as a surface parking lot with future plans for development into affordable housing. The Site is relatively flat and located across the street from the Connecticut River.

Tenements were constructed at the Site along First Avenue sometime before 1884. This housing was demolished between 1961 and 1963. The Site was purchased by the town in 1963 and was left vacant until a parking lot for the Town of Montague was constructed sometime between 1975 and 1985. The Site has remained in that condition to the present day.

An environmental database search was conducted for the Site and surrounding one-mile radius. No records were identified for the subject property, and all records located within one mile surrounding the Site were reviewed. Based on review of the available records, there is no indication that hazardous substances and/or petroleum products were released or migrated to the Site.

Volpe visited the Site on December 12, 2022 to conduct a site reconnaissance visit. They inspected the Site with staff from the United States Environmental Protection Agency and the Town of Montague. No recognized environmental conditions in connection with the Site were identified during the visit. Interviews conducted with the key site manager and local officials did not reveal any recognized environmental conditions.

Analysis of significant data gaps from this ESA identified the potential for subsurface soil contamination associated with unknown historical site uses between the first use of the Site and the first available record (1884), the potential presence of urban fill material, and potentially buried construction and demolition waste related to the subsequent demolition of the tenement housing that formerly existed at the Site.

Volpe recommends that a subsurface soil investigation, including a geophysical survey and the advancement of soil borings, be completed to assess any potential impacts that may be related to unknown historical site uses and potentially buried construction and demolition waste and to characterize any urban fill material that may be present beneath the Site.

There are no additional recognized environmental conditions or significant data gaps in connection with the Site.



1.0 Introduction

In support of the United States Environmental Protection Agency (EPA) Region 1 Targeted Brownfields Assessment (TBA) Program, the United States Department of Transportation John A. Volpe National Transportation System Center (Volpe) has completed a Phase I Environmental Site Assessment (ESA) for the property known as the First Street Parking Lot (the Site), located on First Street, Parcel ID 04-0-0031, in Turners Falls, Massachusetts, 01376.

This Phase I ESA was performed in accordance with ASTM E1527 – 13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

1.1 Purpose

The purpose of a Phase I ESA is to identify any recognized environmental conditions (RECs) that may be present at the Site. Per ASTM, RECs are the presence – or likely presence – of hazardous substances or petroleum products at the Site due to a release – or likely release – to the environment; or are present under conditions that pose a material threat of a future release to the environment. A de minimis condition (i.e. one related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action) is not an REC.

1.2 Scope

As part of this Phase I ESA, Volpe completed a review of Site records including, but not limited to, federal, state, and local agency databases, historical maps, aerial photographs, and local directories. Additionally, Volpe conducted interviews with personnel familiar with the Site and government officials. Volpe visited the Site on December 12, 2022 to perform reconnaissance activities including visual and physical observations of the Site and identification of site features, activities, uses, and conditions.

2.0 Site Description

2.1 Site Location

The Site is a 0.65-acre parcel (ID 04-0-0031) located on First Street, downtown in Turners Falls, Massachusetts. Turners Falls is an unincorporated village located in the town of Montague in Franklin County. Franklin County is situated in northwestern Massachusetts. The Site is located at the following coordinates: 42.608842°, -72.55475°. The Site location is presented in Appendix A, Figure 1.

2.2 Site Characteristics

Layout

The Site is primarily a paved asphalt lot surrounded by grass and trees. There are no buildings or other structures located at the Site. The paved area approximately measures 80 by 190 feet. The lot is accessed by paved drives on both ends of the lot that allow vehicles to enter and exit from First Street, which is located immediately northeast of the Site. A paved concrete sidewalk, grass median, and several trees are



located between the lot and First Street. The southeastern portion of the Site is grass-covered. Trees and vegetation line the southwestern edge of the Site. Bare gravel and soil slope up in a northwestern direction at the northwest edge of the Site. The paved lot contains a few cracks but is kept in relatively good condition. A layout of the site is presented in Appendix A, Figure 2. Photographs of the Site are included in Appendix B.

Structures

No buildings, towers, or other structures are currently present at the Site.

Utilities

No utility poles, overhead wires, or manhole covers are present at the Site.

Zoning

The Site is zoned for Neighborhood Business/40R Smart Growth overlay. Per the Massachusetts Executive Office of Energy and Environmental Affairs, Chapter 40R of the Massachusetts General Laws “encourages cities and towns to establish new overlay zoning districts to promote housing production and, more generally, smart growth development.”

The parcel’s property card lists land use code 930, which is defined by the Massachusetts Department of Revenue Division of Local Services as a Municipal or County Code for Vacant, Selectmen or City Council land use. The surrounding area is a mix of commercial and residential properties.

2.3 Present Ownership and Use

The Site is owned by the Inhabitants of Montague and is currently used as a parking lot. It is maintained by the Town of Montague. The TBA application submitted by the Assistant Town Manager describes the parking lot as underutilized and discusses plans to convert the parking lot into affordable housing for up to 12 units.

2.4 Physical Setting

Topography

The Site is relatively flat with a gentle slope east towards the Connecticut river. The highest point of the lot is the western corner, located approximately 190 feet above mean sea level. The lowest point of the lot is the eastern corner, approximately 185 feet above mean sea level. A short, steep slope on the northwestern edge of the lot leads up to the adjacent property to approximately 200 feet above mean sea level.

Surface Water

The closest significant body of water to the Site is the Connecticut River, which is located approximately 270 ft from the easternmost edge of the Site. The river primarily flows from north to south across Massachusetts, however near Montague, it flows from east to west around the northern edge of Turners Falls. The Connecticut River is shown in Appendix A, Figure 1.



Surface runoff at the Site is expected to flow from west to east across the impervious lot. No storm drains are located on or immediately next to the Site. Federal Emergency Management Agency Flood Insurance Rate Map #250122-0001-C shows the Site to be located in an area of minimal flooding. This map is included in Appendix C.

Wetlands

A review of the United States Fish and Wildlife Service National Wetlands Inventory did not show any wetlands at or in the vicinity of the Site. No wetlands were observed during the site visit. A wetlands delineation study was not performed for this Phase I ESA. The wetlands inventory map is included in Appendix C.

Soils and Geology

A review of the Natural Resources Conservation Service National Cooperative Soil Survey shows that the soil located beneath the Site primarily consists of Agawam fine sandy loam. This soil is defined as well drained with very low runoff. The northwestern edge of the Site that slopes upward consists of Udorthents-Urban land complex. Based on a United States Geological Survey (USGS) surficial materials map, the surficial geology at the Site appears to consist of artificial fill deposits (i.e. urban fill) underlain by a flood-plain alluvium deposit. USGS describes artificial fill deposits as earth materials and manmade materials that have been artificially emplaced. The flood-plain alluvium deposit is described as sand, gravel, silt, and some organic material, stratified and well sorted to poorly sorted, beneath the flood plains of modern streams, commonly less than 5 feet thick. According to a USGS Surficial Geology Report for the Greenfield Quadrangle, the flood-plain alluvium is underlain by ice-laid, glaciofluvial, and glaciolacustrine deposits. No soil borings have been advanced at the Site; therefore, the exact thickness of surficial deposits is unknown.

Based on the United States Geological Survey Bedrock Geologic Map of Massachusetts, bedrock beneath the Site consists of Turners Falls Sandstone from the Lower Jurassic period. The Site is situated within the Mesozoic Basin Geologic Province. Bedrock outcrops were not observed within or near the Site. No borings have been advanced at the Site, therefore the depth to bedrock is unknown. The soils and geology maps are included in Appendix C.

Groundwater

The Massachusetts Department of Environmental Protection (MassDEP) Water Supply Protection Areas Map shows that the Site does not lie within a public water supply watershed, an interim wellhead protection area, or an approved (Zone II) wellhead protection area. Since buildings are planned to be constructed at the Site, groundwater at the Site meets the definition of Ground Water Category GW-2 per 310 Code of Massachusetts Regulations 40.0932. Buildings and residences in the area of the Site obtain their drinking water from the municipal water supply. The MassDEP Well Database lists 376 domestic wells in the Town of Montague, none of which are located on or in the immediate vicinity of the Site. No borings have been advanced at the Site, therefore the depth to groundwater is unknown. Groundwater is expected to flow from west to east, towards the river.



2.5 Adjoining Properties and Surrounding Area

The Town of Montague’s Web-based Zoning and Parcel Mapping site was reviewed to identify properties that surround the Site. These properties were also observed during the Site visit. ASTM E1527-13 defines adjoining properties as “any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the subject property but for a street, road, or other public thoroughfare separating them.” Below is a description of the properties adjoining or surrounding the Site.

Northwest

The northwest end of the Site slopes up towards the parking lot of Shady Glen restaurant, owned by Chuck Wagon LLC. The restaurant faces Avenue A, a main thoroughfare of Turners Falls.

Northeast

First Street lines the northeast edge of the Site. It is a paved road with a sidewalk on the side adjacent to the Site. Immediately across First Street is the Montague Town Hall, which consists of a building and garages surrounded by a paved parking lot. The town hall parcel is owned by the Inhabitants of Montague. The parcels behind the town hall and immediately on the river are owned by FirstLight MA Hydro LLC. The parcels are mostly grass and tree covered and include a parking lot and a community riverwalk path.

Southeast

The southeast end of the Site is a grass field that extends into the adjacent property which is owned by Christian S. Couture. The parcel is an undeveloped grass field lined with trees. Farther southeast are L Street and residential properties.

Southwest

The southwest edge of the Site is lined by trees and First Street Alley, a paved alleyway that connects L Street and Avenue A. Properties immediately across First Street Alley are located on Second Street. They include residential houses, Richie Richardson clothing store, and “Between the Uprights at 2nd St.” bar.

3.0 Historical Records

The following subsections describe the records that were reviewed to understand the history of the Site. In summary, tenements were constructed at the Site along First Avenue sometime before 1884. This housing was demolished sometime between 1961 and 1966 and sold to the Inhabitants of Montague in February 1963. The parcel was left vacant until a parking lot for the Town of Montague was constructed at the Site sometime between 1975 and 1985. The Site has remained a parking lot to the present day.

3.1 Sanborn Maps

Volpe requested a report of Sanborn maps from Environmental Database Reports (EDR). The Report included certified Sanborn maps from 1884 to 1952. These maps were produced by the Sanborn Map Company, which produced detailed maps of cities and towns in the United States for fire insurance



companies to assess liability. These maps are useful for understanding the historical changes and previous uses of an urban property and its surrounding area. The maps obtained by EDR for the Site are included as Appendix D and are summarized below.

- **1884** – Structures are present at the Site. A row of housing that faces First Street is labeled “French Roofs Tenements” and depicts 17 housing units, street-numbered from 311 to 325 (including 311 ½ and 312 ½). The tenements are constructed of brick and are two-stories high. Behind the tenements is a structure labeled “sheds” that sits along the First Street Alley. The property to the northwest of the Site – where Shady Glen restaurant is currently located – is used to store wood piles. The area across First Street along the river contains a small rail yard and rail sheds. The parcel to the southeast of the site is empty and the area to the west of the site between the alley and Second Street contains residential units and a bookstore.
- **1889, 1895, and 1902** – The wood piles on the property northwest of the Site are gone and the parcel is now empty. A dance hall and office building owned by the Turners Falls Water Power Company appears across First Street near the rail yard.
- **1909** – The tenements are now labeled as three stories high but appear to have the same footprint. The sheds on the Site are no longer shown. A henhouse appears next to the tenements on the parcel immediately southeast of the Site.
- **1914** – Three additional structures labeled “Storage” and “Shed” appear on the parcel immediately southeast of the Site.
- **1940** – Seven of the units on the eastern edge of the tenements on the Site are no longer present. Ten units remain. A single story shed appears on the Site behind the tenements along the alley. All except the largest of the structures on the parcel immediately southeast of the Site have been removed. An addition to the Turners Falls Water Power Company office building has been constructed. The addition includes auto, print, and carpentry shops. This building is the present-day town hall.
- **1952** – The shed behind the tenements no longer appears. The last remaining storage building on the parcel immediately southeast of the Site has been removed. Turners Falls Water Power Company building is now labeled “Western Mass. Electric Co.”

3.2 Aerial Photographs

The EDR request from Volpe included historical aerial photographs. Photographs from 1952 to 2016 were provided and are summarized in this section. The images are available as Appendix E.

- **1952** – This image shows the tenements as depicted in the 1952 Sanborn map. The area of the Site between the tenements and alley appears to be either paved or a dirt plot, presumably used for



parking behind the tenements. No structures are visible on the properties immediately northwest and southeast of the Site. The only visible items are trees and paths. The railyard along the river across from First Street appears to be undergoing removal.

- **1961** – The tenements are still present at the Site. The building that is now the Shady Glen restaurant appears in the property northwest of the Site.
- **1966** – The tenements have been demolished and the Site is now a flat vacant lot.
- **1972 and 1975** – The Site remains vacant. The railyard area is now vacant.
- **1985** – A parking lot appears at the Site. An additional parking lot appears across First Street near the former railyard along the river.
- **1992 and 2008** – The Site remains a parking lot. Trees and a path appear across First Street near the former railyard along the river.
- **2012** – Two trailers are present on the southeast end of the parking lot at the Site.
- **2016** – The trailers are gone. The Site and surrounding area are consistent with present-day conditions.

3.3 Topographic Maps

The EDR request from Volpe included a Topographic maps report. Maps from 1890 to 2018 were provided and are summarized in this section. The maps are available as Appendix F.

- **1890 and 1894** – These maps depict the major streets in Turners Falls. First Street is not shown. Some buildings in the vicinity of the Site are shown but none are drawn on the Site. Based on the Sanborn Maps, First Street and tenements on the Site were present and are simply not drawn in this map. The Turners Falls Branch of the Fitchburg Railroad is shown across Turners Falls, following the inside curve of the river. The railroad passes around the Site along the river.
- **1936, 1941, 1943, 1946, and 1954** – First Street and Second Street are now shown. A structure along First Street representing the tenements is present on the Site. The structure is not labeled.
- **1968** – Residential buildings are not drawn on this map. No structures are visible on the Site.
- **1975** – This map uses an aerial image base map. No structures are visible on the Site.
- **1977** – Residential buildings are not drawn on this map. No structures are visible on the Site.
- **1990, 2012, 2015** – Residential buildings are not drawn on this map. No structures are visible on the Site. The railroad across First Street is no longer shown.



- **2018** – Residential buildings are not drawn on this map. No structures are visible on the Site. The First Street Alley is now shown, even though it had long been constructed.

3.4 Local Street Directories

The Town of Montague CAI Property Card lists the current owner of the Site as the Inhabitants of Montague, who acquired the land in 1963.

EDR provided Volpe with a local street directory report. A record from the Manning’s City Directory from 1966 lists the west side of First Street between Avenue A and L Street – where the Site is located – as vacant.

The local street directory report and property information are included in Appendix G.

4.0 Environmental Records

4.1 Environmental Database Search

Volpe requested an environmental database records search from EDR for the Site. A total of 99 environmental databases were searched for records. No environmental records were identified for the Site.

All records that were identified within one mile of the Site are summarized in the table below. The full EDR Radius Map Report, including database acronyms, is attached as Appendix H. Records with a MassDEP Release Tracking Number were searched in the Massachusetts Executive Office of Energy and Environmental Affairs Data Portal and supporting documents were reviewed.

Table 1 – Summary of Environmental Database Records		
Site	Database	Summary
Sites < 1/8 miles from the Site		
Heritage State Park	MA SHWS, MA INST CONTROL, MA RELEASE	Discovery Falls State Park is located across Avenue A from the Site between First St. and Second St. Polycyclic aromatic hydrocarbons and metals were discovered above applicable cleanup standards in the soil in 1988 when the park was proposed. Contamination was tied to previous uses including automobile junkyard, coal burning, and blacksmithing purposes. Hotspot soils were removed and other contaminated surface soils were paved over. This site is in Response Action Outcome (RAO) status with MassDEP, meaning response actions were sufficient to achieve a level of no significant risk.
Turners Falls Dam	MA SHWS, MA RELEASE, MA SPILLS	Approximately 25 gallons of hydraulic oil were spilled at the Turners Falls Dam in February 1996 and one to two gallons were spilled in November 1996. A visible sheen was observed on the Connecticut River. An oil containment boom was deployed to clean up the sheen during both incidents, and the releases are in RAO status.
Escotts Service Station	EDR Hist Auto, RCRA NonGen/NLR, FINDS, ECHO	A gas station on Avenue A across from the Site, where Discovery Falls Park currently sits, appears in the database from 1969 to 1994. There are no releases associated with this record.



Table 1 – Summary of Environmental Database Records

Site	Database	Summary
Sunoco Gas Station	MA UST	A former gas station on Avenue A across from the Site, where Discovery Falls Park currently sits had underground storage tanks (USTs) that were installed 1966-1967 and removed in 1990. There are no documented releases.
Cumberland Farms	MA UST	A former gas station across Avenue A at Second St. had USTs that were installed 1974 and removed in 1993. There are no documented releases.
Beaubien William (Sunoco Gas Station)	EDR Hist Auto MA UST	A former gas station on Third St. near Avenue L. Appears in EDR records starting in 1969. USTs were removed in 1992. There are no documented releases.
Pioneer Litho Inc.	RCRA NonGen/NLR,	Former print shop near Avenue A and Second St.
F.L Roberts Station (Nouria)	MA UST, EDR Hist Auto, MA AST, RCRA-VSQQ	An existing gas station at Third St. and Avenue L. The property has been a gas station since 1921 and is a Nouria Retail facility. The site is listed as a Conditionally Exempt Small Quantity Generator. Multiple releases have occurred at the property and are summarized in the following rows.
F.L Roberts Station	MA LUST, MA RELEASE, MA SPILLS	Contamination was detected while removing four gasoline USTs in 1987. After sampling and monitoring, soil and groundwater samples were found to be below cleanup standards. The site is in No Further Action status with MassDEP.
F.L Roberts Station	MA LUST, MA RELEASE	Contamination was detected while removing a UST in 1999. Contaminated soil was excavated. Soil and groundwater samples were below cleanup standards. The site is in RAO status.
F.L Roberts Station	MA SHWS, MA RELEASE	17 gallons of diesel fuel were spilled during a truck fueling in 2013. Spilled materials were cleaned up, nearby soils were excavated, and soil and groundwater samples were below cleanup standards. The site is in RAO status.
Williams Garage	EDR Hist Auto, RCRA NonGen/NLR, FINDS, ECHO	An existing auto garage on the east end of Second St. across Avenue L. EDR records date back to 1965. USTs were removed in 1982 and 1996.
Comet Cleaners	MA SHWS, MA INST CONTROL, MA RELEASE, RCRA-VSQQ, FINDS, ECHO, EDR HIST CLEANER	Former dry-cleaning facility located across Avenue A at Fourth St. In 1983 the property was listed as a Conditionally Exempt Small Quantity Generator. The property is now a parking lot with an Activity and Use Limitation (AUL) that prevents residential, recreation, school, daycare, or playground uses due to tetrachlorethylene in soil.
Sites 1/8 to 1/4 miles from the Site		
Chicks Automotive	US Brownfields, FINDS, RCRA NonGen/NLR	Former auto shop on Third St. across Avenue L. Currently, a sculpture studio. In 1986, two USTs were removed. Heating fuel ASTs are on site. Database research indicates no known releases or potential contamination sources. Historical RECS were identified on site. Due to historical filling activities that involved ash, lead and PAHs were found in soil samples. However, the exceedances did not constitute a reportable condition.
8 Canal Road	US Brownfields, RCRA NonGen/NLR	Abandoned property northwest of the Site, across the canal. The site is part of a former mill complex developed in the late 1800s. A powerplant was built in the 1980s and closed in 1996. A Phase I and II ESA were conducted. The site has a MassDEP permanent solution with conditions as PAHs and lead remain in the soil.
Power Turners Falls	RCRA NonGen/NLR, MA HW GEN	Residential building lessor across Avenue A at Fourth St.
BY Essleek Paper	MA SHWS, MA RELEASE	Twenty gallons of heating oil were released from a truck at a property on Canal St. at Fourth St. in 1996. Site is in RAO Status.



Table 1 – Summary of Environmental Database Records

Site	Database	Summary
Dubois Enterprises	MA SHWS, MA BROWNFIELDS, MA RELEASE, SEMS-ARCHIVE, PRP	Approximately 30 leaking drums were identified at a former auto shop and junk yard on Canal St. at Third St. in 1991, with impacts to soil and groundwater. The property was remediated through 2002 and put into RAO status.
Sweeny Ford	MA SHWS, MA RELEASE, US BROWNFIELDS, FINDS	Same location as the Dubois Enterprises. Soil contamination was identified during a Brownfields investigation in 2003. EPA removed contaminated soils and suspect materials from the property, which is now in RAO status.
APEX Dental	MA HW GEN	Dental office on Avenue A at Fifth St.
Strathmore Paper Mill	RCRA NonGen/NLR, NY MANIFEST, US BROWNFIELDS, FINDS, MA SHWS, MA BROWNFIELDS, MA RELEASE, MA ASBESTOS	Former mill across the canal on Canal St. built in 1874. Arsenic was identified in property soils in 2003 but it was determined there was no risk to the environment and the site was put in RAO status. There was a fire at the property in 2007 and a sheen was observed in the river from firefighting water runoff. A boom was placed to clean up the sheen and the release was given RAO status. The Town cleaned up some debris and asbestos from the fire in 2013.
Esleek Manufacturing Co.	MA UST	A tank was removed in 1989 from a former facility on Canal St.
Couture Bros	MA UST	Three tanks were removed in 1991 from a former facility on Canal St.
Roadways	MA SHWS, MA RELEASE	A hydraulic line on a garbage truck ruptured on Avenue A, 6th, J, and 5th Streets in 2009. Absorbent was applied to the road. Release is in RAO status.
Chaper & Sadler	MA UST	Two tanks were removed in 1988 from a former facility on Central St.
Verizon	MA UST, MA AST	A UST was removed in 1995 from a former facility on Central St.
Sites 1/4 to 1/2 miles from the Site		
Couture Property	MA LUST, MA RELEASE	Leaking UST discovered in 1988 at a facility on Avenue A between Fifth and Seventh St. Release is in RAO status.
Southworth Specialty Papers	MA SHWS, MA LAST, MA RELEASE, MA AIRS, MA ASBESTOS, MA HW GEN	Paper mill on the canal that closed in 2017. Turners Falls Fire Department required the paper company to remove remaining containers of oil and hazardous materials in 2018 to prevent potential releases. The site is in RAO status.
28 Park Street Residence	MA LAST, MA RELEASE	100-gallon release of #2 fuel oil from a residence on Park St. in 2005. Release is in RAO status.
Aubuchon Hardware	MA Mercury	Hardware store on Avenue A at Seventh St.
Railroad Salvage/ Griswold Cotton	SEMS, PRP, ECHO, US BROWNFIELDS, FINDS	Asbestos cleanup at a former facility across the canal on Power St. following a 2017 fire.
Turners Falls Station	MA SHWS, MA RELEASE	Soil samples detected polynuclear aromatic hydrocarbons and petroleum in soil at a property across the canal on Power St. in 1999. Follow-up sampling identified no risk. Site is in RAO status.
Roadway in Vicinity of 250 Avenue A	MA SHWS, MA RELEASE	A hydraulic line ruptured on Avenue A between Seventh and Ninth St. in 2016. Release is in RAO status.
Gill Mobile	MA SHWS, MA RELEASE, MA ASBESTOS, MA LUST, MA HW GEN	Fuel releases at a gas station across the Connecticut River in Gill, MA on French King Hwy.



Table 1 – Summary of Environmental Database Records		
Site	Database	Summary
Sites 1/2 to 1 miles from the Site		
Pole 2/3 Factory Hallow Road	MA SHWS, MA RELEASE	Transformer oil release across the river in Greenfield, MA in 1996.
Mackin Construction	MA SHWS, MA RELEASE, MA LAST, MA ASBESTOS	Oil release from an AST at a property in Greenfield, MA in 2005.
Lot #57	MA SHWS, MA RELEASE	Residential fuel oil release in Greenfield, MA in 1996.
Contrans	MA SHWS, MA RELEASE	Oil release at a commercial property in Gill, MA in 2006.
Coca-Cola Refreshments	MA SHWS, MA RELEASE, MA HW GEN, MA TIER 2	Release from a tanker at a bottling plant in Greenfield, MA in 2020.
Super Stop and Shop	MA SHWS, MA RELEASE	25-gallon diesel fuel spill from a commercial vehicle at a store in Greenfield, MA in 2001.
French King Hwy	MA SHWS, MA RELEASE	30 gallons of diesel fuel released from a vehicle across a mile stretch of French King Hwy in Greenfield, MA in 2014.
Transformer Pad behind Stop & Shop	MA SHWS, MA RELEASE	Pad-mounted transformer oil release in Greenfield, MA in 2015.

4.2 Environmental Records Significant to the Site

From the environmental database search discussed above, the findings have been narrowed down to records that are most likely to have a potential impact on the Site. None of the sites listed above are likely to have current or former releases of hazardous substances and/or petroleum products with the potential to migrate to the Site.

5.0 User-Provided Information

Per ASTM 1527, “a user that is an EPA Brownfield Assessment and Characterization grantee, has specific responsibilities for completing a successful application of this practice.” An EPA Brownfields Targeted Assessment Application Form was prepared by the Town of Montague. The ASTM practice states that the user is responsible for providing information summarized in the sections below. The user-provided information is included as Appendix I.

5.1 Title and Ownership

The user states that the Site is owned by the Inhabitants of Montague. The Site is defined as Parcel ID 04-0-0031 and was acquired on February 6, 1963. FirstLight Power holds a subsurface easement on the Site.

5.2 Environmental Liens or Activity and Use Limitations

Representatives of the Town of Montague did not disclose any information indicating the presence of environmental liens or activity and use limitations at the Site.



5.3 Specialized and Actual Knowledge or Experience

The user did not indicate any knowledge or experience of RECs present at the Site. The application states that no environmental cleanup is anticipated.

5.4 Valuation

The application states that the Site was purchased for \$1. The Assistant Town Manger clarified that the land was acquired by the town through a tax title taking process with several other tax title parcels. It was not purchased and there was no town meeting vote to acquire the property. The application also states that the Site is assessed at \$50,500. The appraised value of the Site is not known by the user. The application states that the Town will issue a request for proposals and offer property at nominal cost. The Town has passed zoning to encourage dense housing and is conducting environmental due diligence to incentivize development.

5.5 Commonly Known or Reasonably Ascertainable Information

According to the user, there was substantial community engagement around this property. The application states that in May 2022, the Town of Montague passed a 40R Smart Growth Zoning Overlay district for this site and authorized the Town Selectboard to repurpose the Site for housing purposes. The user did not provide any information that would suggest an obvious presence or likely presence of releases or threatened releases at the Site.

6.0 Site Reconnaissance

On December 12, 2022, Jacob Klaybor and Emilio Paleo from Volpe visited the Site to perform reconnaissance activities. They were met at the Site by Mr. James Byrne of the EPA and Mr. Walter Ramsey, Montague Assistant Town Manager. No RECs in connection with the Site were identified. A scanned copy of field notes from the Site visit are included in Appendix J.

The table below identifies features listed in Section 9.4 of ASTM 1527 that were assessed during reconnaissance of the Site.

Table 2 – Site Features Observed During Reconnaissance		
Feature	Observed	Comments
Structures and Other Improvements	Yes	A paved asphalt parking is present at the Site. There are no structures.
Roads	No	While the Site has pedestrian and vehicular access to First Street, no roads are located within the Site.
Potable Water Supply/Source	No	There is no water supply or source located at the Site.
Sewage Disposal System	No	There is no sewage disposal system at the Site. Buried sewer lines run adjacent to the Site beneath First Street.



Table 2 – Site Features Observed During Reconnaissance		
Feature	Observed	Comments
Hazardous Substances and Petroleum Products	No	No hazardous substances or petroleum products were observed at the Site.
Storage Tanks	No	No aboveground storage tanks, underground storage tanks, vent pipes, fill pipes, or access ways indicating underground storage tanks were observed at the Site.
Strong, Pungent, or Noxious Odors and their Source	No	No strong, pungent, or noxious odors were observed at the Site.
Standing Surface Water and Pools or Sumps Containing Liquids Likely to be Hazardous Substances or Petroleum Products	No	No standing surface water, pools, or sumps were observed at the Site.
Drums, Totes, and Intermediate Bulk Containers	No	No drums, totes, or intermediate bulk containers were observed at the Site.
Unidentified Substance Containers	No	No unidentified substance containers were observed at the Site.
PCB-Containing Items	No	No PCB-containing items were observed at the Site.
Heating/Cooling	No	No heating or cooling systems, or their fuel sources, were observed at the Site.
Stains or Corrosion on Floors, Walls, or Ceilings	No	The Site does not contain any structures with floors, walls, or ceilings.
Drains and Sumps	No	No drains or sumps were observed at the Site.
Pits, Ponds, or Lagoons	No	No pits, ponds, or lagoons were observed at the Site.
Stained Soil or Pavement	No	No staining was observed in soil or pavement at the Site. Since soil and pavement were partially covered by snow and ice during the site reconnaissance visit, Mr. Walter Ramsey was asked if he has ever observed staining at the Site. He answered that he had not.
Stressed Vegetation	No	Vegetation at the Site was not observed to be stressed.
Solid Waste	No	Solid waste or areas suggesting trash or other solid waste disposal were not observed at the Site.
Water/Wastewater	No	No water or wastewater was observed during the site reconnaissance visit and there are no storm drains discharging to or from the Site. The steep slope along the northwestern edge of the Site is likely to facilitate surface runoff from adjoining properties during heavy rainfall.
Wells	No	No wells including dry wells, irrigation wells, injection wells, monitoring wells, abandoned wells, or other wells were observed at the Site.
Septic Systems or Cesspools	No	No septic systems or cesspools were observed at the Site.



7.0 Interviews

7.1 Key Site Manager

Mr. Walter Ramsey, Montague Assistant Town Manager has been identified as the Key Site Manager for the Site and was contacted via email on December 19, 2022 for an interview. A response was received the same day. Mr. Ramsey is not aware of any past or present environmental concerns associated with the Site, including environmental liens or activity and use limitations, releases of hazardous substances or petroleum products, or contamination identified through previous sampling investigations. He confirmed that utilities do not intersect the Site, and that utilities for the Site can be accessed beneath First Street. Mr. Ramsey also confirmed that housing is the intended future use of the Site. A copy of the interview is provided in Appendix K.

7.2 Occupants

The Site serves as a parking lot and therefore has no long-term occupants. No occupants were identified for an interview.

7.3 Past Owners, Operators, and Occupants

The Site has been owned by the Inhabitants of Montague and served as a parking lot since 1963. No past owners, operators, and occupants were able to be identified during this assessment.

7.4 State and/or Local Government Officials

Turners Falls Fire Chief

Turners Falls Fire Chief Todd Brunelle was contacted via email on December 19, 2022 for an interview. A response was received on January 3, 2022. Chief Brunelle indicated that he has no records of any spills or hazardous material incidents at the Site. There are no records of current or previous fuel storage tanks and no other environmental concerns at the Site.

Montague Building Inspector

The Montague Building Inspector was contacted via email on December 19, 2022 to identify any potential records associated with the former tenements that were demolished at the Site. Mr. Bill Ketchen returned a phone call on January 10, 2023 to state that their office was unable to identify any records associated with former buildings at the Site.

Montague Health Clerk

An email was sent to the Montague Health Clerk on December 19, 2022 asking for information on any known health or environmental concerns associated with the Site. A response was received on January 3, 2023, stating that a search of paper and electronic files revealed no record of any health or environmental concerns at the Site.

A copy of the interviews with local officials is provided in Appendix K.



8.0 Data Gaps and Limitations

Practice E1527-13 defines a data gap as “a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to, site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.)” It defines a significant data gap as a “data gap that affects the ability of the environmental professional to identify a recognized environmental condition.” The following significant data gaps were identified:

- There may be unknown historical site uses between the first use of the Site and the first available record. The oldest available record identified for the Site is the 1884 Sanborn map that depicts the tenement housing. Historical site uses and activities prior to this date are unknown.
- Any urban fill material that may be at the Site is uncharacterized. Soil beneath the site, which may consist of urban fill material, has not been previously sampled or characterized for contamination potentially associated with historical fill. No records related to the source of the urban fill material have been identified.
- Construction and demolition waste may potentially have been buried at the Site. Due to the lack of demolition records for the Site, it cannot be confirmed that waste was properly managed during demolition activities.

This Phase I ESA includes no limiting conditions, deletions, or deviations from ASTM Practice E1527-13.

9.0 Findings and Opinions

A review of historical and environmental records, a site reconnaissance visit, and interviews with local officials and key site personnel did not reveal any information that indicates the presence of any additional RECs, controlled RECs, historical RECs, or de minimis conditions associated with the Site.

However, the significant data gaps listed above may prevent the identification of potential RECs associated with historical site uses, uncharacterized urban fill material, and potentially buried construction and demolition waste. Therefore, Volpe has provided recommendations in the following sections to address these data gaps.

10.0 Conclusions

Volpe has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the Site. Any exceptions to, or deletions from, this practice are described in Section 8 of this report. This assessment has revealed no RECs or controlled RECs in connection with the Site. This assessment has revealed the following significant data gaps:

- There may be unknown historical site uses between the first use of the Site and the first available record.



- Soil beneath the site, which may consist of urban fill material, has not been previously sampled or characterized for contamination potentially associated with historical fill.
- Due to the lack of demolition records for the Site, it cannot be confirmed that construction and demolition waste was not buried at the Site.

11.0 Recommendations

Based on the conclusion stated above, it is recommended that a subsurface soil investigation take place to assess any potential impacts related to potentially buried construction and demolition waste and to characterize any urban fill material that may be present beneath the Site.

Volpe recommends that a subsurface soil investigation, including a geophysical survey and the advancement of soil borings, be completed to assess any potential impacts that may be related to unknown historical site uses and potentially buried construction and demolition waste and to characterize any urban fill material that may be present beneath the Site. It is recommended that the soil borings be advanced and analyzed in line with MassDEP's *Similar Soils Provision Guidance* and compared to the applicable Massachusetts RCS-1 soil standards in order to facilitate the management of fill during future development of the Site.



12.0 References

- ASTM. (2013). *E1527 - 13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.
- Brunelle, T. (2023, January 3). Turners Falls Fire Chief.
- EDR. (2022). *Certified Sanborn® Map Report*. Shelton, CT: EDR.
- EDR. (2022). *EDR Historical Topo Map Report*. Shelton, CT: EDR.
- EDR. (2022). *The EDR Aerial Photo Decade Package*. Shelton, CT: EDR.
- EDR. (2022). *The EDR Radius Map™ Report with GeoCheck®*. Shelton, CT: EDR.
- EDR. (2022). *The EDR-City Directory Image Report*. Shelton, CT: EDR.
- EPA. (2020). *Railroad Salvage/Griswold Cotton Mill (EPA ID: MAN000103200)*. Retrieved from Superfund Site Information: RAILROAD SALVAGE/GRISWOLD COTTON MILL (EPA ID: MAN000103200)
- Federal Emergency Management Agency. (1982, February 12). *Flood Insurance Rate Map 250122-0001-C*. Retrieved from FEMA Flood Map Service Center: <https://msc.fema.gov/portal/home>
- Franklin County Registry of Deeds. (1928). In *Book 750* (p. 133).
- Jahns, R. H. (1966). *Surficial Geologic Map of the Greenfield Quadrangle, Franklin County, Massachusetts*. Washington, D.C.: USGS.
- Ketchen, B. (2023, January 10). Montague Building Inspector.
- Massachusetts Bureau of Geographic Information. (2004, January). *MassGIS Data: Bedrock Lithology*. Retrieved from <https://www.mass.gov/info-details/massgis-data-bedrock-lithology>
- Massachusetts Department of Environmental Protection. (n.d.). *Water Supply Protection Areas Map*. Retrieved from <http://maps.massgis.state.ma.us/images/dep/omv/wspviewer.htm>
- Massachusetts Department of Revenue. (2016, June). *Property Type Classification Codes, Non-Arm's Length Codes, and Sales Report Spreadsheet Specifications*. Retrieved from <https://www.mass.gov/files/documents/2016/08/wr/classificationcodebook.pdf>
- Massachusetts Executive Office of Energy & Environmental Affairs. (1993, July 23). *Waste Site & Reportable Releases Information: F.L. Roberts Station (1-0000375)*. Retrieved from Office of Energy & Environmental Affairs Data Portal: <https://eeaonline.eea.state.ma.us/portal#!/wastesite/1-0000375>
- Massachusetts Executive Office of Energy & Environmental Affairs. (1996, July 22). *Waste Site & Reportable Releases Information: BY Essleek Paper (1-0011381)*. Retrieved from Energy & Environmental Affairs Data Portal: <https://eeaonline.eea.state.ma.us/portal#!/wastesite/1-0011381>
- Massachusetts Executive Office of Energy & Environmental Affairs. (1997, January 17). *Waste Site & Reportable Releases Information: Turners Falls Dam (1-0011248 and 1-0011602)*. Retrieved from Energy & Environmental Affairs Data Portal: <https://eeaonline.eea.state.ma.us/portal#!/wastesite/1-0011248> and <https://eeaonline.eea.state.ma.us/portal#!/wastesite/1-0011602>
- Massachusetts Executive Office of Energy & Environmental Affairs. (2000, September 22). *Waste Site & Reportable Releases Information: F.L. Roberts Station(1-0013186)*. Retrieved from Office of Energy & Environmental Affairs Data Portal:



- <https://eeaonline.eea.state.ma.us/portal#!/wastesite/1-0013186>
- Massachusetts Executive Office of Energy & Environmental Affairs. (2000, August 7). *Waste Site & Reportable Releases Information: Turners Falls Station (1-0013059)*. Retrieved from Energy & Environmental Affairs Data Portal: <https://eeaonline.eea.state.ma.us/portal#!/wastesite/1-0013059>
- Massachusetts Executive Office of Energy & Environmental Affairs. (2001, December 19). *Waste Site & Reportable Releases Information: Comet Cleaners (1-0013687)*. Retrieved from Energy & Environmental Affairs Data Portal: <https://eeaonline.eea.state.ma.us/portal#!/wastesite/1-0013687>
- Massachusetts Executive Office of Energy & Environmental Affairs. (2002, August 2). *Waste Site & Reportable Releases Information: Duboise Enterprises (1-0000870)*. Retrieved from Energy & Environmental Affairs Data Portal: <https://eeaonline.eea.state.ma.us/portal#!/wastesite/1-0000870>
- Massachusetts Executive Office of Energy & Environmental Affairs. (2005, January 14). *Waste Site & Reportable Releases Information: 28 Park Street Residence (1-0015169)*. Retrieved from Energy & Environmental Affairs Data Portal: <https://eeaonline.eea.state.ma.us/portal#!/wastesite/1-0015169>
- Massachusetts Executive Office of Energy & Environmental Affairs. (2005, January 31). *Waste Site & Reportable Releases Information: Heritage State Park TF (1-0000494)*. Retrieved from Energy & Environmental Affairs Data Portal: <https://eeaonline.eea.state.ma.us/portal#!/wastesite/1-0000494>
- Massachusetts Executive Office of Energy & Environmental Affairs. (2005, September 21). *Waste Site & Reportable Releases Information: Sweeny Ford (1-0014962)*. Retrieved from Office of Energy & Environmental Affairs Data Portal: <https://eeaonline.eea.state.ma.us/portal#!/wastesite/1-0014962>
- Massachusetts Executive Office of Energy & Environmental Affairs. (2007, October 1). *Waste Site & Reportable Releases Information: Strathmore Mill (1-0015175 and 1-0016634)*. Retrieved from Energy & Environmental Affairs Data Portal:
<https://eeaonline.eea.state.ma.us/portal#!/wastesite/1-0015175> and
<https://eeaonline.eea.state.ma.us/portal#!/wastesite/1-0016634>
- Massachusetts Executive Office of Energy & Environmental Affairs. (2009, September 2). *Waste Site & Reportable Releases Information: Roadways (1-0017513)*. Retrieved from Energy & Environmental Affairs Data Portal: <https://eeaonline.eea.state.ma.us/portal#!/wastesite/1-0017513>
- Massachusetts Executive Office of Energy & Environmental Affairs. (2013, September 19). *Waste Site & Reportable Releases Information: F.L. Roberts Station (1-0018984)*. Retrieved from Office of Energy & Environmental Affairs Data Portal:
<https://eeaonline.eea.state.ma.us/portal#!/wastesite/1-0018984>
- Massachusetts Executive Office of Energy & Environmental Affairs. (2019, November 25). *Waste Site & Reportable Releases Information: 8 Canal Road (1-0020912)*. Retrieved from Energy &



Environmental Affairs Data Portal: <https://eeaonline.eea.state.ma.us/portal#!/wastesite/1-0020912>

Massachusetts Executive Office of Energy & Environmental Affairs. (2019, May 28). *Waste Site & Reportable Releases Information: Southworth Co. Turners Falls Paper Mill (1-0020371)*. Retrieved from Energy & Environmental Affairs Data Portal: <https://eeaonline.eea.state.ma.us/portal#!/wastesite/1-0020371>

Massachusetts Executive Office of Energy & Environmental Affairs. (n.d.). *Smart Growth / Smart Energy Toolkit Modules - Chapter 40R (and Chapter 40S)*. Retrieved from <https://www.mass.gov/service-details/smart-growth-smart-energy-toolkit-modules-chapter-40r-and-chapter-40s>

MassDEP. (2014, September 4). *Similar Soils Provision Guidance*. Retrieved from <https://www.mass.gov/doc/wsc13-500-similar-soils-provision-guidance-0/download>

MassDEP. (n.d.). *Well Database*. Retrieved from <https://www.mass.gov/service-details/well-database>

Natural Resources Conservation Service. (2022). *National Cooperative Soil Survey*. Retrieved from Web Soil Survey: <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

Ramsey, W. (2022, December 19). Montague Assistant Town Manager.

Stone, J. S.-C. (2018). *Surficial materials of Massachusetts—A 1:24,000-scale geologic map database: U.S. Geological Survey Scientific Investigations Map 3402, 189 sheets, scale 1:24,000; index map, scale 1:250,000; 58-p. pamphlet; and geodatabase files*. Retrieved from <https://doi.org/10.3133/sim3402>

Stuart, A. (2023, January 3). Montague Health Clerk.

Town of Montague. (2022). *CAI Property Card: PARCEL ID: 04-0-0031*. CAI Technologies.

Town of Montague. (2022). EPA Browfields Targeted Assessment Application Form.

Town of Montague. (2022). *Web-based Zoning and Parcel Mapping*. Retrieved from <https://www.montague-ma.gov/p/410/Web-based-Zoning-and-Parcel-Mapping-GIS>

United States Fish and Wildlife Service. (2022). *Wetlands Mapper*. Retrieved from National Wetlands Inventory: <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>

Zen, E-an, Goldsmith, Richard, Ratcliffe, N.M., Robinson, Peter, Stanley, R.S., Hatch, N.L., Shride, A.F., Weed, E.G.A., and Wones, D.R. (1983). *Bedrock geologic map of Massachusetts*. Retrieved from United States Geological Survey: https://ngmdb.usgs.gov/Prodesc/prodesc_16357.htm



13.0 Environmental Professional Statement

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental professional as defined in § 312.10 of 40 C.F.R. § 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Site. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Part 312.

Signature of Environmental Professional



Appendix A

Figures

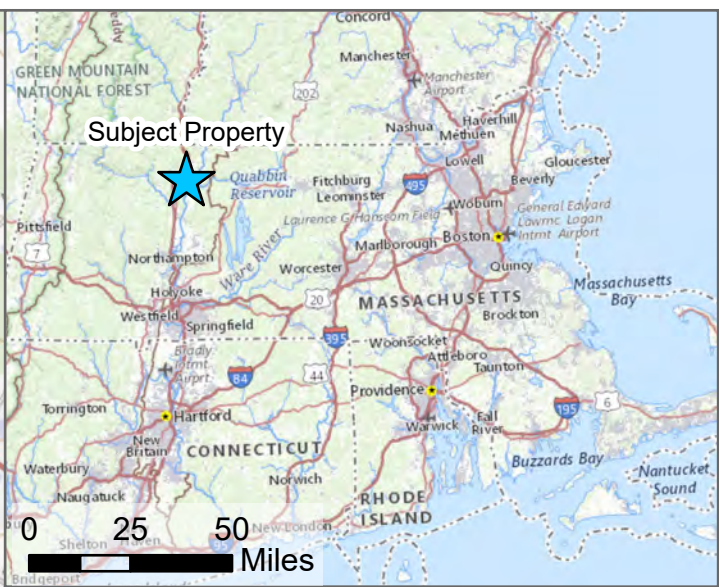


Figure 1: Site Location
 First Street Parking Lot
 Turners Falls, MA



Appendix B

Site Photographs