

MONTAGUE SELECTBOARD MEETING

MONDAY, November 6, 2023

**In-Person at 1 Avenue A, Turners Falls and VIA ZOOM
AGENDA**

Zoom Login: <https://us02web.zoom.us/j/86551263160>

Meeting ID: 865 5126 3160 Passcode: 291986

Dial into meeting: **+1 646 558 8656**

This meeting/hearing of the Selectboard will be held in person at the location provided on this notice. Members of the public are welcome to attend this in-person meeting. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly.

Topics may start earlier than specified, unless there is a hearing scheduled

Meeting Being Taped

Votes May Be Taken

- 1. 6:30 PM** Selectboard Chair opens the meeting, including announcing that the meeting is being recorded and roll call taken
2. 6:30 Public Comment Period: Individuals will be limited to two (2) minutes each and the Selectboard will strictly adhere to time allotted for public comment
3. 6:32 Dog Complaint Hearing, Kim James-Caron, 20 N Street, Turners Falls
 - Violation of Dangerous Dog Order as those terms are defined in said statute
4. 6:40 Approve Selectboard Minutes from October 17, 23 and 30, 2023 if available
5. 6:45 Updates on Airport Solar Project, Bryan Camden
6. 6:55 Suzanne LoManto, RiverCulture Director
 - Use of Spinner Park and Sidewalks on Avenue A and Third Street: It's a Wonderful Night in Turners Falls, December 8, 2023, 6:15 PM to 8:15 PM
7. 7:00 Public Hearing- FY24 EPA Brownfield Cleanup Grant- Strathmore Mill- 20 Canal Road
8. 7:15 Board of Health Business, Ryan Paxton
 - Update Regarding Naloxbox Installation in Montague
 - Request Authorization to Join Opioid Settlement Agreement with McKinsey & Company, Inc.

Montague Selectboard Meeting

November 6, 2023

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9. 7:25 Assistant Town Administrator Business
- Strathmore Mill short-term stabilization needs and financing
 - Town Hall parking lot conditions and needs
 - Montague City Road Flooding Project updates
 - Burn Dump Closeout updates, additional design expense to address DEP Order
10. 7:40 Town Administrators Business
- Notice of Substantial Completion for Colle-Shea Roof Project
 - TA's Input to MassDOT Northern Tier East-West Rail Hearing of October 26
 - October 31 Response to DEP Notice of Non-compliance Filed
 - Tax Classification Hearing Date Planning
 - Personnel Update and Vacation Carryover Request

Next Meeting: Selectboard, Monday, November 13, 2023 at 6:00 PM, via ZOOM

Reminders:

- Public Meeting: Re-envisioning the Farren Property, **Wednesday, November 8th, 5:30 PM** at Great Falls Discovery Center
- Six Town Regionalization Planning Board Meeting, **November 14th, 6:30 PM** at Gill Town Hall



Selectboard Office Town of Montague

1 Avenue A
Turners Falls, MA 01376

(413) 863-3200 xt. 108

FAX: (413) 863-3231

October 30, 2023

BY CONSTABLE

Ms. Kim James-Caron
20 N Street
Turners Falls, MA 01376

NOTICE OF HEARING VIOLATION OF NUISANCE DOG ORDER

Dear Ms. James-Caron:

On **Monday, November 6, 2023 at 6:32 PM** the Montague Selectboard will hold a public hearing in the Montague Town Hall, One Avenue A, Turners Falls, MA, in accordance with Massachusetts General Laws, Chapter 140, Section 157, to determine whether you have violated the Board's October 18, 2023 order by failing to license the dogs kept on your property by the deadline set forth in that order.

This hearing is being convened in response to a complaint from Calin Giurgiu, Animal Control Officer that you have failed to license the dogs kept at the property by October 25, 2023, that you failed to surrender the dogs to the animal control officer, and that you have added as many as eleven additional dogs to the property, all in violation of the Board's order dated October 18, 2023.

During the hearing, the Board will examine the evidence, which will include an examination of the complainant under oath, and if you are found to have violated the Board's order, you will be required to surrender all dogs in your possession to the Animal Control Officer and you will be prohibited from licensing a dog in the Commonwealth for a period of five (5) years.

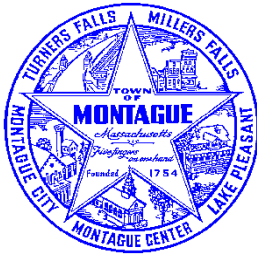
You may attend the hearing and at that time you may produce any documentation and/or witnesses. You may be represented by counsel at your own expense if you so choose. If you are unable to attend the hearing in person, arrangements can be made for you to attend by Zoom. Please be advised that you still have the option to surrender the dogs to the Animal Control Officer prior to the hearing.

If you have questions related to the hearing process, please call me at (413) 863-3200 ext. 110.

Respectfully,

Steven Ellis
Town Administrator

The Town of Montague is an equal opportunity provider and employer.



Turners Falls Municipal Airport

One Avenue A, Turners Falls MA. 01376
 Town Hall 413-863-3204 Airport Office 413-863-0044
 Airport FAX 413-863-0044

Airport Solar Revenue Update Selectboard Meeting 11/6/23

As most of you know, the airport relies on revenue generated internally to offset operational costs, including wages, benefits, and debt service payment. Recently, an RFP was published for proposals for photovoltaic development on property located on the north-east portion of the airport. The best qualified proposal was reviewed, and the company was awarded the land lease, to commence at the execution, for an annual revenue of \$227,855.60 to be paid in four (4) quarterly payments. The expected commencement of payments was on or around July 2023. While performing the due diligence phase of the project, the company discovered some major interconnection issues with the regional and local distribution network. While some issues were expected and planned for, a preliminary survey resulted in an estimated interconnection costs exceeding 16 million dollars. The company that was leasing the property was estimating an overall interconnection cost not exceeding 2.4 million dollars, with anything over 3.4 million making the project non feasible. Upon this discovery, the company approached the airport to discuss potential options that would still make the project viable. Understandably, making lease payments for a project that may or may not occur is not viable. Long term it will be critical for the airport that this project does happen and continue to generate revenue beyond a short-term period. Currently the airport is working with the FAA legal team, Eversource, the solar company, ISO New England, Airport Engineers, and many other teams to make this project viable and push it forward. As of today, the airport has brought all payers to the table to discuss. As of our last meeting in October, it appears that the project is heading in the correct direction, and a resolution may be reached in November, if not December of this year. If everything continues to proceed as expected, the airport should begin seeing payments by the end of this year if not the beginning of January. While this is a tense situation, and the financial security of the airport is reliant on this project, both the airport manager and the airport commission are confident that this will proceed forward, and the financial gap will be filled to ensure a sound FY24 revenue level. This is a fluid situation, and we will notify the board of any further changes, both negative and positive.



Board of Selectmen Town of Montague

1 Avenue A (413) 863-3200 xt. 108
Turners Falls, MA 01376 FAX: (413) 863-3231

REGISTRATION FOR ASSEMBLY, PUBLIC DEMONSTRATION, OR USE OF PUBLIC PROPERTY (Not for Peskeompskut Park or Montague Center Common)

All information must be complete. This form must be returned to the Board of Selectmen within a minimum of 10 days prior to the assembly.

Name of applicant: Suzanne LoManto
Address of applicant: 1 Avenue A Turners Falls
Phone # of applicant: 413-835-1390 (cell)
Name of organization: RiverCueure/Town of Montague
Name of legally responsible person: Town of Montague
Location of assembly: Spinner Park. Sidewalks A + 3rd.
Date of assembly: Friday, December 8
Time of assembly: Begin: 6:15pm End: 8:15pm
Number of expected participants: 6
If a procession/parade: "It's a Wonderful Night in Turners Falls"
Route:
Number of people expected to participate: 125
Number of vehicles expected to participate: 1 (firetruck)
Subject of demonstration: Santa arrives at Spinner Park, live Music on Ave A (+) 3 for one hour.

Attach a copy of your insurance policy or liability binder indicating a minimum policy of \$1 Million Individual/\$3 Million Group.

Signatures:

Police Chief: _____ Date: _____

Comments/Conditions: _____

Board of Selectmen, Chairman: _____ Date: _____

Comments/Conditions: _____



Office of the Town Administrator
Town of Montague
 One Avenue A
 Turners Falls, MA 01376

Phone (413) 863-3200 ext. 108

FY24 EPA Brownfield Grant Application

Narrative Information Sheet

Project Title: Strathmore Mill Cleanup

Applicant: Town of Montague
 One Avenue A
 Turners Falls, MA 01376

Grant Type: Single Site Cleanup

Federal Funds Requested: \$4,920,400

Location: Turners Falls, Franklin County, Massachusetts

Property Information: 20 Canal Road
 Turners Falls, MA 01376

Project Director: Walter Ramsey, Assistant Town Administrator
 One Avenue A Turners Falls, MA 01376
 413 863 3200x 126
Assistant.townadmin@montague-ma.gov

Highest Ranking Official: Richard Kuklewicz, Selectboard Chair
 413 863 3200x 110
RichardK@montague-ma.gov

Population: 8,463 (2022 ACS)

Other Factors	Page #
Community population is 10,000 or less.	(1)
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation	
The proposed site is adjacent to a body of water	(3)
The proposed site is in a federally designated floodplain	(3)
The reuse of the proposed cleanup site will facilitate renewable energy from wind, solar, or geothermal energy	(5)

The reuse of the proposed cleanup site will incorporate energy efficiency measures	(5)
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments	(5)
The target area(s) is located within a community in which a coal-fired power plan has recently closed (2013 or later)	

DRAFT

Narrative Proposal for Cleanup Grant

1. **PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

1.a. Target Area and Brownfields

1.a.i. Overview of Brownfield Challenges and Description of Target Area: The Town of Montague is located in Franklin County, in Western Massachusetts, the most rural county in the State. The population was 8,463 as of the 2022. Montague is the second largest community in Franklin County and a principal economic and employment center. The Target Community, known as the Village of Turners Falls, is defined by Census Tract 407.01. Turners Falls is the largest village and thus this target area has the highest population and employment density in the Town. Turners Falls was a planned mill community on the Connecticut River- the largest river in New England. The river was dammed, and a canal was built in the 1860s to support rapid industrial growth. Pulp and paper were the predominant industry, but cutlery and cotton were also produced. The steady decline of traditional industry has left the community with 6 vastly underutilized and blighted riverfront mill sites in the “Canal District.” In 2016 The Turners Falls Canal District was designated a “slum and blight” area by the Massachusetts Department of Housing and Community Development. The last operating paper mill in Turners Falls abruptly closed its doors in 2017, leaving 60 unemployed, which placed additional stress on the community, and marked the end of the industrial era. This application is to clean up Strathmore Mill. The Site is currently structurally unsound and at an acute risk of collapsing into the Connecticut River. By funding the cleanup of this property, EPA will not only remove blight, but will be the catalyst for the redevelopment of the Canal District, improve stormwater controls and fix the hydroelectric plant.

MassDEP identifies approximately fifty-seven (57) releases in Montague that are designated as brownfield sites according. More than 40 of those are located in the Target Area of Turners Falls. By far the most concentrated population of Brownfields is the Canal District, to which the Site is prominently situated in. This is the highest concentration of brownfields in Franklin County. The Canal District is dying. Over the last 15 years there have been two catastrophic fires in abandoned mill buildings in the Canal District, and the Strathmore Mill is close to collapse. The district and its brownfield sites have potential to become assets to the community but in their current state they are a true drain on community resources, safety and welfare. The scale of the brownfields problem is overwhelming for a community of just over 8,000 people.

1.a.ii. Description of the Proposed Brownfield Site: The Site to be cleaned up under this grant is a vacant riverfront paper mill complex known as Strathmore Mill. The subject site consists of 9 contiguous buildings which range in height from four to six stories. The two lower stories are below the elevation of the adjacent canal. The building has a footprint of approximately 55,000 square feet and was constructed in between 1874 and 1906 as a mill. Historically, mill operations included machining, stamping, forging, grinding, finishing, pulping, cutting, and bleaching. The complex has approximately 200,000 square feet in floor area and is serviced by town water and sewer.

The Town of Montague acquired the mill in 2010 through property tax foreclosure and it has become the primary redevelopment priority for the community given its riverfront access and proximity to downtown Turners Falls. In its current condition, the mill is in imminent risk of collapse, which could impact human life as well as the ecology of the Connecticut River.

The Site was initially listed with the DEP for the presence of arsenic and polyaromatic hydrocarbons (PAHs). A Phase I and Phase II (2004) which included soil and ground water testing did not indicate remediation was required at the site. A 2005 Hazardous materials survey indicated the presence of asbestos and hazardous building materials in the buildings at the mill complex such as TSI piping, flashing cement, transite boards, floor tiles, caulking, and glazing.

Although the Town has secured the property, it is inevitable that youth and vagrants enter the site, given the hundreds of potential access points. Several fires have occurred, at least one of which resulted in the release of ACMs to the environment. Workers and vagrants that enter the site are subject to exposure to hazardous materials. The condition of the Strathmore Site was major impediment to the redevelopment of the Turners Falls Paper Company property when it shut down in 2017.

The objective of the remediation is to remove a health and safety hazard and provide for reuse of the site as riverfront park. The site is currently owned by the Town of Montague, which took the property from Swift River Group via tax title, in February 2010. The parcel is located at 20 Canal Road in the Turners Falls section of the Town of Montague, Franklin County, Massachusetts and is zoned as Historic Industrial. According to the Montague Assessor's office, the site is listed as Map 2, Block 0, Lot 01.

According to a 2007 Site Feasibility Assessment by Finegold Alexander Associates, all of the nine buildings were found to be in "poor" or "fair" condition. Conditions have deteriorated significantly since the 2007 study. The 2023 Master Plan recommends full demolition by 2025. Sections of masonry are actively collapsed into the bank of the Connecticut River and the building has a vertical crack and is unsafe.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans: The Turners Falls Canal District is comprised of 6 former mill sites on 16 acres along the Connecticut River. The river powered the mills for over a century and now powers one of the largest hydro power generation facilities in Massachusetts. The removal of the mill is one of the Town's top priorities identified in Montague's Municipal Vulnerabilities Prioritization Plan (2018). In 2023, the Town of Montague, with support from MassDevelopment and the Urban Agenda Program, developed a master plan vision to transform six acres of blighted industrial riverfront into an outdoor recreational amenity for an environmental justice (EJ) neighborhood. The plan identified ways to enhance the ecology of the Connecticut River while unlocking potential for renewable energy generation, light manufacturing, and housing development, and removing an unsafe condition, and allow for better stormwater controls.

Despite over 50 years of decline and disinvestment in the Canal District, leaving every property in the District vacant and blighted, Turners Falls is a resilient town that has redefined itself as a

walkable hub for culture and recreation in the CT River Valley. Massive public and private investment is planned. MassDOT has committed to reconstruct 3 of the bridges in the district and the hydropower utility Firstlight Power is committed to provide boatable recreation flows in the river with public launch amenities for the next 50 years. This presents a novel opportunity to expand tourism, recreation, and economic development.

With major public and private investments underway and planned in the core of the District, blight will make way for riverfront access as a pathway to revitalization in the north end of the district. The cleanup of this Site will help Turners Falls embrace the Connecticut River as opposed to turning its back on the river as it has done for most of its industrial history.

1.b.ii. Outcomes and Benefits of Reuse Strategy: The current unsafe condition of the mill is an environmental catastrophe waiting to happen. There have already been 2 catastrophic fires in the District in the past 15 years. Actively collapsing buildings pose an environmental and safety threat to the Connecticut River and the active Power Canal. The removal of the Strathmore Mill will directly benefit an EJ community that is seeing an increased demand for passive and active outdoor recreation, as well as provide stormwater mitigation to improve the ecology of the river.

The project will directly support the sustainability of the hydropower industry in Montague. Hydro power is the largest industry in Montague and this project will support two separate hydropower projects. Hydro is of strategic economic development importance to Montague and the Commonwealth as part of climate impact mitigation measures and energy resiliency. In addition, the project will allow for stormwater controls to be implemented to mitigate runoff. Benefits and Outcomes are summarized below:

- Removes blight in an EJ census tract.
- Restores riparian habitat in an ecologically rich location.
- Proactively prevents an environmental disaster through planned demolition.
- Facilitates stability of hydropower operations as a means for power generation and tax base stability
- Provides riverfront access for over 200 units of affordable housing that will help stimulate the economy in Turners Falls and the Target Area.
- Establishes a regional draw for tourism dependent Franklin County
- Establishes a dedicated space to honor local indigenous lives lost at this location

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Characterization: The Town has included funds in this grant request for a supplemental hazardous material inventory to confirm the extent of asbestos and hazardous materials to be abated. These data are part of the remedial design and needed to fine tune quantities. The grant will allow access to an area that will be assessed using state resources (such as MassDevelopment brownfield Program, PARC grant, for open space and potentially funding through Franklin Regional Council of Governments' (FRCOG's) assessment program.

1.c.ii. Resources Needed for Site Remediation: In 2019 the Town invested \$350,000 into

abatement and remediation of interior hazardous materials in the complex, leaving ACM on the roof and windows. Now, with the structure's imminent failure, those ACMs that remained need to be remediated. While the Town is actively seeking funding from the State through an Environmental Bond Bill to demolish the mill, that could take years.

1.c.ii. Resources Needed for Site Reuse: The Town's objective is to demolish the buildings in the complex. The total expected cost of that is based on a 2023 estimate of \$7,873,530. The hazardous materials abatement element is expected to cost \$1,900,000. The Town is actively working with State and Federal partners to fund the remaining demolition costs.

1.c.i. Use of Existing Infrastructure: The site is located in an urban area with water, sewer, and electricity in the vicinity. The Town, through a settlement with FirstLight Power has an appropriation of \$200,000 for the purpose of improving infrastructure (water, sewer) to the redeveloped site.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. Community Need for Funding: The Town of Montague and the Target community of Turners Falls have a significant concentration of people living in poverty. One out of every four people in the Target Community are living in poverty. The poverty rates in the Target Community are significantly higher than the Town, County, State and National averages. The median household income of the Target Community is \$48,380 less than the state average and \$69,021 less than the national average. Additionally, the Town of Montague experiences chronically higher rates of unemployment than the state and national average. Montague is not a wealthy community compared to others in MA.

Table 1: Demographic Information for Montague, Massachusetts

	Targeted Community- Census Tract 407.01	Town of Montague	Franklin County	Massachusetts	National
Population	3,968	8,565	71,085	6,991,852	333,287,562
Unemployment	6.2%	4.9%	5.5%	5.4%	5.5%
Poverty Rate Over last 12 months	10.3%	9.1%	10.6%	9.9%	12.6%
Percent Minority	17.1%	12%	13.8%	37.9%	49.3%
Median Household Income in past 12 months	\$48,380	\$65,925	\$64,949	\$89,026	\$69,021
Percent of US Median household income	70%	95%	94%	129%	100%
Source: US Census Bureau's 2017-2021 ACS Five-Year Estimates					

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations : The Montague Housing Authority's Keith Apartment Complex houses 31 income restricted senior apartments and is less than 300 feet from the Site. Hundreds of cyclist's bike past the site daily on the Canalside Bike Path. The Franklin County Housing and Redevelopment Authority has offices 650 feet from the site. Besides employing over 30 people the Authority frequently services low-income clientele who walk to the property from downtown. Turners Falls has approximately 220 low-income public housing units, all less than 1,000 feet from the project site.

The cleanup of the Site will eliminate exposure of contaminants to the 31 low-income seniors living in public housing adjacent to the site, hundreds of daily users of the Canalside Rail Trail, the 30 plus employees of the Franklin County Housing and Redevelopment Authority. The removal of PCBs will eliminate potential exposure to PCBs that could cause cancer, as well as a variety of other adverse health effects on the immune system, reproductive system, nervous system, and endocrine system.

The removal of these contaminants from the riverfront removes a pollution source threatening residents and sensitive populations in Montague, Greenfield and every community downstream to Long Island Sound. The Mill in its current state is a deterrent to public access and recreational use of the river, which is a stated priority in Montague Comprehensive Plan and the Turners Falls Downtown Livability Plan. Consequently, the buildings along the Connecticut River are in the poorest condition and provided the most threat of collapsing directly into the river. The threat for direct release of ACMs and PCBs into the river will be eliminated.

In addition to health benefits, the welfare of the public will benefit greatly. The Turners Falls Canal District in particular is in a state of disrepair and has a recognizable pattern of disinvestment. A 2015 Slum and Blight Designation approved by the Town and the MA Department of Housing and Community Development determined the area to be blighted because 70% of the properties within the Canal District have experienced physical deterioration of buildings or improvements, abnormally low property values, chronic high vacancy rates, and known or suspected environmental contamination. Further, the public improvements throughout the area are in a general state of deterioration. Fifty-seven percent of the buildings in the study area have abnormally low property values and 41% of the buildings have been vacant for more than the last two years. In fact, 53% of the total square footage in the study area is vacant. These conditions contribute to the atmosphere of a distressed village of Turners Falls. These sites have attracted illegal dumping, vandalism, and arson.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: There are numerous health risks associated with the friable deteriorating asbestos and other contaminants at the Strathmore Mill Site. While the lower 2 stories are being secured, there are open windows on the upper 3 floors that are causing contamination to the general area- affecting the senior housing complex that is only 300 feet away, users of the Canalside Bike Path, and the myriad rare species in the Connecticut River. At least 40% of Montague and target area residents can be classified as belonging to a sensitive population as indicated in the following table. As described before the mill is adjacent to a 31 unit low-income elderly housing complex. These residents are at most risk from exposure. The remediation of known contaminants at the Site is an important step toward protecting these sensitive populations from possible exposure to harmful contaminants.

Public health research indicates that poor educational outcomes are directly linked to brownfields-related conditions such as elevated lead levels and asthma. The major health risks attributed to asbestos exposure includes asbestosis, lung cancer, and mesothelioma. The table below shows the higher numbers of vulnerable residents in the target area.

Table 2: Percentage of Target Area and Montague Residents Belonging to a Sensitive Population		
	Targeted Community Census Tract 407.01	Town of Montague
Percent Minority	17.1%	12.0%
Over 65 Years Old	21.1%	19.6%
Children (under 18)	18.1%	17.9%
Poverty Rate	10.3%	9.1%
Source: US Census Bureau's 2017-2021 ACS Five-Year Estimates		

(3) Environmental Justice

(a) Identification of Environmental Justice Issues The Massachusetts Executive Office of Energy and Environmental Affairs recognizes the Turners Falls Target Area (Census Tract 407.01) as an EJ Neighborhood because the annual median household income is equal or less than 65% of the statewide median income. The highest concentration of brownfields in Franklin County is located within this EJ Neighborhood.

(b) Advancing Environmental Justice this EJ Neighborhood is at risk. By cleaning up this site in their neighborhood, the future development will offer new affordable housing opportunities and open space to a community that is currently underserved and plagued by blight.

2.b. Community Engagement

2.b.i. Project Involvement: The Town will lead outreach and presented this application and draft ABCA on November 6, 2023. The Town recently completed a Canal District Master Plan which included an extensive public engagement component that included surveys, focus groups, public workshops and participation from underrepresented stakeholder representing affordable housing and local youth. The major outcome of the study was decision to demolish the Strathmore Mill to make way for a riverfront park. The Town will make information readily available to the public through the Montague official website and Facebook page as well as collaboration with the **Connecticut River Conservancy** and their wide network. The town is supported by the following organizations:

Organization	Point of contact	Assistance Provided
Connecticut River Conservancy	Kelsey Wentling, kwentling@ctriver.org	Outreach, Advocacy, mailing list, host meetings
Franklin Regional council of Governments	Jessica Atwood jatwood@frcog.org	Assessment funding if needed, Redevelopment assistance

The Town will provide opportunities for public input and two-way communication to ensure the proposed cleanup activities are conducted in a manner that is protective of stakeholders. The Town will prepare a Community Involvement Plan (CIP) prior to any cleanup planning, which will set forth in greater detail how the community can be involved in the project. The project will include up to eight stakeholder meetings before, during and after the project. Methods of communicating with the public will be adjusted to ensure that they are appropriate and effective.

3. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

3.a. Proposed Cleanup Plan

The first step in the redevelopment of the Site is abatement and remediation. The Town has already received funding from the CDBG program to design and permit the selective demolition of approximately ½ the buildings following the completion of the proposed remediation project. However, given its terrible state of repair and unsafe condition, portions of this building will likely be demolished, and bulk loaded as ACM waste.

Proposed cleanup activities will include the abatement and off-site disposal of above-ground hazardous building materials and soil contamination. The Town will implement sustainable practices throughout the cleanup. First the Town will conduct limited asbestos, hazardous materials and PCB sampling to support the design. The cleanup will include the removal of 135,000 square feet of Asbestos impacted materials and 4,000 tons of contaminated soil. All cleanup activities will be conducted in accordance with the state's voluntary cleanup program know as the Massachusetts Contingency Plan (MCP). As required in Massachusetts, a Licensed Site Professional (LSP), who will serve as the QEP for the project, will be hired by the town to develop the remedial action plan and oversee cleanup and MCP response activities. The cleanup will create a safe site for open space and affordable housing.

3.b. Description of Tasks/ Activities and Outputs

a. Description of Tasks/Activities and Outputs

i. Project Implementation/ii. Anticipated Schedule/iii. Task Activity Lead/iv. Outputs

Task #1 – Cooperative Agreement Oversight
EPA funded tasks/activities: Manage and conduct cooperative agreement (CA) oversight activities which include: EPA Reporting (ACRES, MBE/WBE, FFR and Quarterly Reports, Close Out); Competitively procure and manage qualified environmental professional (QEP) and remediation contractors; Conduct financial reporting and drawdowns; Establish information repository, public website and maintain project files; Project coordination with stakeholders; Ensure program remains on schedule and budget. Travel/attend National Brownfields Conference and local events.
Non- EPA grant resources needed: Montague will provide in-kind services (in the form of staff time, travel, materials) for any additional activities not budgeted as part of this task.
Anticipated Project Schedule: These tasks will be completed over the four (4) year grant period. Montague expects to procure a QEP by November 30, 2024, and to kick off the program Dec 2024 / Jan 2025. Quarterly BAC mtgs. Quarterly reports will be submitted within 30 days of end of each quarter (Jan April/July/Oct), and MBE/WBE and FRR reports annually by Oct. 30 each grant year. ACRES will be updated upon grant award and at regular intervals as project cleanup and redevelopment milestones are achieved and/or new information available. Final closeout report will be submitted within 90-days after the end of the CA performance period (no later than 12/30/28).
Task/Activity Lead(s): Montague will lead CA oversight tasks to ensure compliance with Brownfields Programmatic Requirements. The QEP will provide technical support, as needed and provide updates to ACRES, quarterly and annual reports, and general programmatic assistance related tasks and activities.
Output(s): EPA Reporting (ACRES/DBE/FFR reports, 16 Quarterly Reports, Closeout Report), prepare Request For

FY24 Montague, MA EPA Brownfield Grant Application- Strathmore Mill

Qualifications for QEP & remedial contractor procurement, drawdown requests, 16 BAC Meetings, general CA oversight and attend National Brownfields Conference and local brownfield events.
Task #2 - Community Outreach & Engagement
EPA funded tasks/activities: Town of Montague will establish a public repository at Town Hall and Local Library in Turners Falls. The town will designate a community spokesperson and will develop a CIP. The CIP will outline the steps to ensure adequate public notice and opportunity for the community to provide input / feedback on the proposed cleanup/reuse plan and solicit response to comments. Reports and other materials will also be posted to the Town's website. Public notice of the updated draft ABCA and CIP will be presented at a public meeting with a 30-day comment period for members of the community to review and provide their input. Written responses to comments will be provided and incorporated into the final CRP and ABCA. The town will establish its Steering committee to include project partners to maximize stakeholder engagement in the target area.
Non- EPA grant resources needed: The Town will provide in-kind services (staff time, mailings, postage, travel, materials, etc.) for any additional activities not budgeted as part of this task.
Anticipated Project Schedule: Outreach activities are anticipated commence in the Spring 2025 with the generation of the CIP and occur over the following three (3) years throughout project implementation, until cleanup related filed work is completed, estimated to be Spring 2028. Outreach anticipated to be conducted at the following project milestones: 1) Spring 2025: Post CIP and present updated draft ABCA. 2) Spring 2026: Pre-cleanup and to solicit feedback from the community regarding proposed redevelopment. 3) Fall 2027: During Cleanup to discuss status of remediation and reuse planning update. 4) Spring 2028: Post cleanup and next steps.
Task/Activity Lead(s): Montague will lead community engagement activities. QEP will be the town's partner and generate the CIP and ABCA, provide technical expertise and support at meetings, including translation services if required. The town will review deliverables to ensure compliance with Brownfields Programmatic Requirements.
Output(s): Outreach materials, website updates, public notices, meeting presentation materials, social media posts. Eight (8) meetings with community, stakeholders and/or public meetings.
Task #3 – Site Specific Cleanup Activities
EPA funded tasks/activities: QEP will prepare documentation required for cleanup implementation, including a Health and Safety Plan (HASP), Quality Assurance Project Plan (QAPP), Remediation / Engineering Plans & Specifications, and MCP/VCP required documents and Remedial Action Plans. The grant will fund a public bid package, with support from QEP, for the procurement of a cleanup contractor. QEP will support the town with bidding assistance. Cleanup contractor will implement cleanup tasks with oversight from QEP.
Non- EPA grant resources needed: Montague will provide in-kind services (staff time & materials) for any additional support activities not budgeted as part of this task. If necessary, town will apply for supplemental funds from MassDevelopment and/or MassDEP and/or other resources.
Anticipated Project Schedule: Spring 2025: Coordination with potential developer to ensure final cleanup plan supports site reuse design features. Spring to Winter 2025: Generate cleanup plans, remediation / engineering designs and specifications, issue invitation for bids for cleanup contractor. Winter 2025 to Spring 2026: award cleanup contractor, secure permits. Spring/Summer 2026: Commence site remediation. Spring/Summer 2027: Complete site remediation related field tasks.
Task/Activity Lead(s): Montague will procure the cleanup contractor. QEP will prepare ABCA, QAPP, MCP/VCP reports and remedial engineering plans & specifications. Montague will review deliverables to ensure compliance state/federal Brownfields requirements. Cleanup contractor will obtain permits and implement specified cleanup tasks with QEP support / oversight.
Output(s): HASP, QAPP, MCP/VCP report(s), remedial engineering plans & specifications, site remediation & restoration. Removal of 135 square feet of asbestos impacted demolition debris, and removal of 4,000 tons of sub slab impacted soil. Prepare site so that the Risk to reuse is eliminated or mitigated sufficiently.
Task #4 - Site Cleanup Oversight and Cleanup/Completion Reports
EPA funded tasks/activities: During site remediation, the QEP will perform observation activities and document activities in the field to ensure cleanup is performed in compliance with the EPA approved ABCA and the MCP / state VCP requirements. The QEP will prepare and submit state required Remedial Action Plan, Status and Cleanup Completion reports to the MassDEP and EPA. The QEP will oversee construction to ensure consistency

with the drawings and specifications. Site will be surveyed for as-built plan and institutional controls if an Activity and Use Limitation (AUL) is required for site closure. QEP will issue closure report to MassDEP and EPA.
Non- EPA grant resources needed: Montague will provide in-kind services (staff time, travel, materials) for additional activities not budgeted as part of this task.
Anticipated Project Schedule: Cleanup activities and oversight are expected to occur <i>Spring/Summer 2026 – Spring/Summer 2027</i> . Final documentation and Cleanup Completion report is anticipated in <i>Spring 2028</i> .
Task/Activity Lead(s): QEP will provide technical oversight, and document remedial activities for compliance with applicable MassDEP/EPA standards & requirements. AUL (if needed) will be recorded at Registry of Deeds.
Output(s): Bills of Lading/Manifest, Remedial Action Plan, three (3) Status Reports, and Cleanup Completion & Closure Report. AUL. Regulatory closure under MCP/VCP through a Permanent Solution Statement

3.c Cost Estimates

a. Cost Estimates

The Town is requesting \$4,920,375 to be used to complete the tasks above. Costs have been estimated based upon past experience and estimates from environmental contractors and in consultation with the EPA's Interim General Budget Development Guidance for Applicants and Recipients of EPA Financial Assistance guidelines. *Please note, no fringe, indirect, equipment or supply costs are requested.* **Task 1: Personnel** = \$5,000 (~1.5hrs/mo x 48 mo x \$65/hr); **Travel:** \$5,000 Brownfield Conferences – 2 attendees (air travel, lodging, per diem = \$1,500/pp for national conference + \$1,000/pp for mileage/hotel/per diem for local events). **Contractual** = \$30,000 [General Cooperative Agreement Assistance, Quarterly Reports (16) and ACRES updates (~5hrs/mo x 44 mo @ \$135/hr average)]. **Task 2: Personnel** = \$7,500 (115hrs x \$65/hr); **Contractual** = \$25,000 [QEP (~\$2,000/mtg x 8 public / stakeholder meetings) + \$6,000 for CRP and ABCA + \$3,000 for production of outreach materials (22 hrs @ \$135/hr average)]. **Task 3: Personnel** = \$7,500 for review of documents, coordination for bidding (115hrs x \$65/hr); **Contractual:** \$150,000 [QEP = 1035 hrs @ \$145/hr average for: HASP, QAPP, Remediation/Engineering Plans & Specifications, and MCP/VCP required documents and Remedial Action Plans]; **Construction:** Remediation Contractor \$4,499,375 [\$2,025,000 in bulk loadout of contaminated materials, \$500,000 in soil remediation, \$586,875 in mobilization, contingency, site security, utilities, etc. plus \$1,320,000 in cover system construction and site restoration {includes geotextile barrier, import and placement clean material, erosion and stormwater management controls, retaining wall stabilization, loam, grading, seeding). **Task 4: Personnel** = \$6,000 (~92hrs x \$65/hr); **Contractual** = \$185,000 [QEP = 1050hrs @ \$120/hr average] plus \$59,000 for 3rd party asbestos air monitoring survey.

Budget Categories		Project Tasks (\$)				Total
		Cooperative Agreement Oversight	Community Engagement	Site Specific Cleanup Activities	Cleanup Oversight & Report	
Direct Costs	Personnel	\$5,000	\$7,500	\$7,500	\$6,000	\$26,000
	Fringe Benefits					
	Travel ¹	\$5,000				\$5,000
	Equipment ²					
	Supplies					
	Contractual	\$30,000	\$25,000	\$150,000	\$185,000	\$410,000
	Construction ³			\$4,499,375		\$4,499,375
	Other (include subawards)					

Total Direct Costs ⁴	\$40,000	\$32,500	\$4,656,875	\$191,000	\$4,920,375
Indirect Costs ⁴					
Total Budget	\$40,000	\$32,500	\$4,656,875	\$191,000	\$4,920,375

All contracts entered into by the applicant with third parties will be in compliance with 40 CFR31.36 and remediation contractor via MGL Chapter 140 and applicable state procurement laws with Massachusetts Prevailing wage and/or Davis Bacon Wage Rates (whichever is higher).

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

The town will track and measure progress with support from the QEP, based on progress reports and monthly invoicing with back up. The Project Manager will utilize project management software to track timelines, expenditures, and project progress. Data, and costs will be entered into ACRES as well as long-term outcomes such as the number of jobs created, funding leveraged, the number of acres made ready for reuse, and volume of soil remediated. The town will track project progress versus the proposed schedule. Reports prepared to satisfy state VCP requirements will further document cleanup activities and the effectiveness of the selected remedial action.

Outputs:

- A cleanup plan and scope of work that incorporates community comments, concerns, and suggestions including at least one community meeting.
- Obtaining funding commitments for all funds necessary to complete the cleanup.
- Cleanup by a target date of March 1, 2025.
- Submission of all required reporting until achievement of final closeout

Outcomes:

- An environmentally clean site and river.
- Facilitate creation of riverfront riparian restoration area and public access
- Elimination of exposure routes to target area residents including 31 income restricted senior apartments adjacent to the site

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

The Town of Montague has a three member Selectboard with the authority to execute grants, expend appropriations, and enter into contracts for services. The project will be managed by The Selectboard Office through the Assistant Town Administrator Walter Ramsey. He will be responsible for the administration, procurement, and reporting requirements of the grant. He is accredited with American Institute of Certified Planners. He has managed about 20 state and federal grants on behalf of the Town of Montague totaling over \$10M. He is the Town's representative for the FRCOG's Brownfields Committee. In 2017 he managed Mass Development Brownfields Cleanup Grant. The Town of Montague has a history of successfully managing many millions of dollars through state and federal programs and has never had any adverse audit findings. The Town's Chief Procurement Officer is Town Administrator Steve Ellis. He is a Massachusetts Certified Public Purchasing Official and will procure the QEP and remediation contractors.

4.b. Past Performance and Accomplishments

4b.ii Has Not Received an EPA Brownfield Grant but has Received Other Federal non-Federal Assistance Agreements

MassDevelopment Brownfields Fund Grant- \$250,000: The purpose of this grant was to abate select interior hazardous materials of the Strathmore Mill Complex. All work was completed on time and under budget. Completion date was December 2021. The Town provided \$132,000 in local funding. The town employed an LSP to oversee the project. Walter Ramsey, Town Planner was the grant manager which included quarterly reporting, reimbursement requests, and preparing documentation for final certification.

Community Development Block Grant Program- Community Development Fund: The Town of Montague has secured a CDBG grant every year since 2010. The Town subcontracts with the Franklin Regional Housing and Redevelopment Authority to manage the grant program on behalf of the Town. Montague is a non-entitlement community, meaning the Town competes for funding each year. Montague has never received any adverse audit findings. The program is extremely well managed, as indicated by the successful track record of securing these critical grants. Most notably, the program in recent years has provided for implementation of Avenue A Streetscape Enhancement Program Phase I and II and the reconstruction of Unity Park in Turners Falls.

Threshold Criteria for Cleanup Grant

1. Applicant Eligibility

The applicant is the Town of Montague, a municipality in the Commonwealth of Massachusetts.

2. Previously Awarded Cleanup Grants

The Town of Montague has not previously received a Cleanup grant for this Site.

3. Expenditure of Existing Multipurpose Grant funds

This Criterion does not apply. The town of Montague has not received a Multi-purpose Grant.

4. Site Ownership

The Town of Montague is currently the sole owner of the property, which consists of Strathmore Mill Buildings 1-9 on approximately 1.3 acres of land. The property is one of two parcels that compromise the Strathmore Mill Complex. The property was acquired by tax title foreclosure on February 19, 2010. The Deed can be found in the Franklin County Registry of Deeds Book 5494 Page 83 and the Judgment in the tax lien case is found in Book 1826 Page 16.

5. Basic Site Information

- A) Name of the Site: "Strathmore Mill"
- B) Address :20 Canal Road Turners Falls MA 01376
- C) Current owner: Town of Montague (Town)
- D) Date acquired property: Feb 19, 2010

6. Status and History of Contamination at the Site

- A) The site is contaminated with hazardous substances associated with building materials in the 9 building complex
- B) The site is former paper mill. The building is currently vacant and blighted. The Strathmore Mill complex was constructed between 1874 and 1970 and consists of 9 contiguous buildings on 1.3 acres along the Connecticut River. Historically, mill operations included machining, stamping, forging, grinding, finishing, pulping, cutting, and bleaching. The complex has over 200,000 square feet in floor area. The site is sandwiched on a narrow strip of land between a former coal generation power plant and an active paper mill.
- C) A January 2004 Phase II and Response Action Outcome which included soil and groundwater testing, concluded no further remediation is required. The contamination consists of hazardous substances and is present in the building structures and boilers.
- D) An April 2005 Hazardous Materials Survey report documented a significant number of materials throughout the mill buildings that were classified as asbestos containing materials. This report was updated in 2015. This identified over 4,000 linear feet of TSI Piping, 130 cubic yards of transite components, 20,000 square feet of transite panels, 4 industrial boilers, and 1,000 square feet of floor tile, window glazing, boiler seams, boiler gaskets, tar covered insulation. As part of the survey, the following hazardous materials were catalogued: light fixtures (with PCB ballasts), hydraulic oil, household wastes, oils, paints, cleaners, bird guano, lead containing paints.

- E) Building A is approximately 135,000 square feet and the remainder of the mill is approximately \$200,000 square feet in total.
- F) The various assessments have detected hazardous building materials such as asbestos containing materials (ACM), Lead-based paint (LBP) and Polychlorinated Biphenyls (PCBs) in building materials. In addition, heavy metals such as arsenic and lead, polycyclic aromatic hydrocarbons (PAHs) and PCBs have been detected in soil. Additionally, two RTNs for 20 Canal Road list petroleum these may have been from spills, overfills and were addressed and closed out. The arsenic, PAHs and lead is associated with historic fill as well as potential releases at the mill through various industrial uses over its lifespan.

7. Brownfields Site Definition

- A) The property is not listed or proposed for listing as a Superfund Site
- B) The property is not subject to unilateral administrative orders, court orders, administrative order on consent, or judicial consent decree issued by CERCLA
- C) The property is not subject to the jurisdiction, custody, or control of the US government

8. Environmental Assessment Required for Cleanup Proposals

Numerous past studies and environmental investigations of the Strathmore Mill have been conducted by various engineers, environmental consultants, planners since 2005. The results of these efforts are documents and summarized in reports which include:

- Phase I Environmental Site Assessment - Tighe + Bond (2004).
- Phase II Environmental Site Assessment and Response Action Outcome- Tighe + Bond (2004).
- Hazardous Materials Survey (2005)- Tighe + Bond. Updated 2015 by Tighe + Bond
- Phase I Environmental Site Assessment (updated 2013)- Tighe+Bond
- Strathmore Feasibility Study (2005) Finegold Alexander + Associates Inc
- Site Development Assessment (2008) Fuss & O'Neill

9. Site Characterization

Please see the attached letter from the Massachusetts Department of Environmental Protection (MassDEP) indicating that this Site is eligible for enrollment into the state cleanup program, known as the Massachusetts contingency Plan (MCP). There is currently one Release Tracking Numbers (RTN) for this Site and two for the Site Address:

- RTN 1-13843 – 20 Canal Road - Fuel Oil – limited amount
- RTN 1-15175 – Strathmore Mill - arsenic
- RTN 1-16634 – 20 Canal road - Oil

Most of these sites were closed under current site conditions, however, for future redevelopment the residual contaminants would need to be addressed. Based on the contaminants detected at the site, plus the presence of ACM, the cleanup could either be conducted under one of these RTNs or can enroll and get a new RTN under the MCP.

For the contaminants there appears to be sufficient data to support cleanup. Because the work needs to be publicly bid, some sampling would be conducted to support and fine tune quantities in the design. In addition, following cleanup, post remediation data would also be required.

For this site the predominant contaminants of concern include heavy metals, PCBs and PAHs plus building materials such as ACM and LBP. It is likely that some petroleum contamination could still reside and be mixed but petroleum is not the predominant contaminant as it was cleaned up previously as part of earlier MCP response actions.

10. Enforcement and Other Actions

There are no enforcement or other actions on this site.

11. Sites requiring a Property-Specific Determination

The property does not require a property specific determination because the owner has affirmed as such under 3.c. that the property is eligible for funding. In addition the site:

- Is **not** subject to planned or ongoing removal actions under CERCLA
- Has **not** been issued administrative, consent or judicial orders under RCRA, FWPCA, TSCA or SDWA.
- Is **not** subject to a RCRA corrective action.
- Is **not** required to submit a RCRA closure notification and is not subject to RCRA closure requirements.
- The presence of PCBs are **not** subject to TSCA, and
- The Site has **not** received funds from the LUST Trust fund.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

As discussed above the petroleum previously detected is co-mingled and is not the driver for remediation at this site.

(A) Property Ownership Eligibility- Hazardous Substances Sites

(1) CERCLA 107 Liability- The Town of Montague affirms that it is not liable for the contamination at the site:

- The Town has not used the site for the disposal of contaminated or hazardous materials and is seeking assistance to clean up the existing hazardous materials.
- The Town was not an owner or operator at the time of the disposal
- The Town did not arrange for treatment or disposal
- The Town did not accept hazardous substances for transport to disposal or treatment

(2) Information on Liability and Defenses/Protections

(A) Information on Property Acquisition

The Town acquired fee simple ownership in 1.9 acres which included the Strathmore Mill Complex through foreclosure of real property taxes on February 19, 2010. The previous owner was Swift River Strathmore Development, LLC.

(B) Timing and/or Contribution Toward Hazardous Substances Disposal

Hazardous Substances were present on the Property prior to acquisition by the Town of Montague. The Town in no way caused or contributed to the hazardous substances on the property. The Town was involved in a 2011 ACM cleanup of collapsed Building #10. The

cleanup project was funded by ad EPA Subgrant from the Franklin County Regional Brownfields Program and thus was overseen by a Qualified Environmental Professional.

(C) Pre-Purchase Inquiry

The Town conducted the following pre-purchase inquiries:

- Phase I Environmental Site Assessment (2004) by Tighe + Bond
- Phase II Environmental Site Assessment and Response Action Outcome by Tighe + Bond (2004).
- Hazardous Materials Survey (2005)- Tighe + Bond. Updated 2015 by Tighe + Bond

(D) Post-Acquisition Uses

The Site has not changed since the acquisition and remains under the ownership of the Town of Montague. The mill has remained vacant, secured, and unused. Copies of the Executive summaries from these reports is provided in the attachments. The full reports are 1000s of pages and are available on request.

(E) Continuing Obligations

The Town of Montague has boarded up Strathmore Mill in order to restrict potential access to trespassers or vagrants and direct exposures to asbestos and other chemical hazards present in the building. Security measures are in place to prevent the potential for a release or potential exposure to the public. Currently, the contamination is contained and is not expected to be released to the environment.

However, potential risk to human health, public welfare, safety and the environment exists should a release of hazardous materials (asbestos) occur as a result of a fire. This risk is very real as evidenced by the occurrence of a 2007 arson fire that resulted in co-mingled asbestos debris cleaned up by the Town in 2011. The Town confirms its commitment to comply with all land use restrictions and institutional controls, assist and cooperate with those performing cleanup including access; comply with all information requests; and provide all legally required notices.

12.b – Petroleum Eligibility – this site is a hazardous materials site. Any petroleum is a minor amount and is co-mingled. Petroleum is not the driver for risk at the site and is not considered a contaminant of concern. Therefore a petroleum eligibility is not required for this site.

13. Cleanup Authority and Oversight Structure

(A) Describe how you will oversee the cleanup

The Town will engage the assistance of a Qualified Environmental Professional (QEP) to oversee the cleanup and a certified asbestos inspector. This professional will be in place prior to the start of the cleanup and will be procured using the Commonwealth's public procurement process which is an open, competitive bidding process. Cleanup will be conducted under the direction and/or in coordination with a Massachusetts Licensed Site Professional (LSP), as required under MGL 21E and the Massachusetts Contingency Plan (MCP), 310 CMR 40.0000. the LSP chosen will develop design documents for public procurement of a remediation contractor also specializing in hazardous building material abatement, demolition, and selective deconstruction.

14. Community Notification

A grant informational session was duly posted with the Town Clerk and the official Town Website on October 26, 2023. The notice ran in the Montague Reporter on October 26, 2023.

The draft grant application was publicly available for review on the town website. The information session was hosted by the Montague Selectboard on November 6, 2023. The meeting was facilitated by the Assistant Town Administrator Walter Ramsey, AICP. The session was filmed by Montague Community Television and is available on MCTV's Vimeo.com account. A copy of the public meeting advertisement along with and meeting summary are attached to the application.

15. Contractors and named subrecipients

The Town of Montague has not procured a contractor for this work (QEP or remediation contractor), nor any named subrecipients, therefore this section is not applicable.

ATTACHMENT C

Letter from MassDEP



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

Western Regional Office • 436 Dwight Street, Springfield MA 01103 • 413-784-1100

Maura T. Healey
Governor

Kimberley Driscoll
Lieutenant Governor

Rebecca L. Tepper
Secretary

Bonnie Heiple
Commissioner

October 30, 2023

U.S. EPA New England
Attn: Frank Gardner
5 Post Office Square, Suite 100
Mail Code: OSRR7-2
Boston, Massachusetts 02109-3912

RE: STATE LETTER OF ACKNOWLEDGEMENT
*Town of Montague, EPA Brownfields Cleanup Grant,
Strathmore Mill, 20 Canal Road, Turners Falls*

Dear Mr. Gardner:

I am writing to support the application submitted by the Town of Montague (the "Town") under the Fiscal Year 2024, U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grant Program. Funding from EPA will assist the Town in the cleanup of asbestos containing materials and other hazardous materials at the municipally-owned Strathmore Mill, located at 20 Canal Road, in Turners Falls, Massachusetts. The mill is currently dilapidated causing concern to public health and safety. In addition, it also represents a direct threat to an Environmental Justice population as well as the natural resources of the Connecticut River. With EPA funding, the Town's vision to restore the riparian area and create riverfront open space may be achievable.

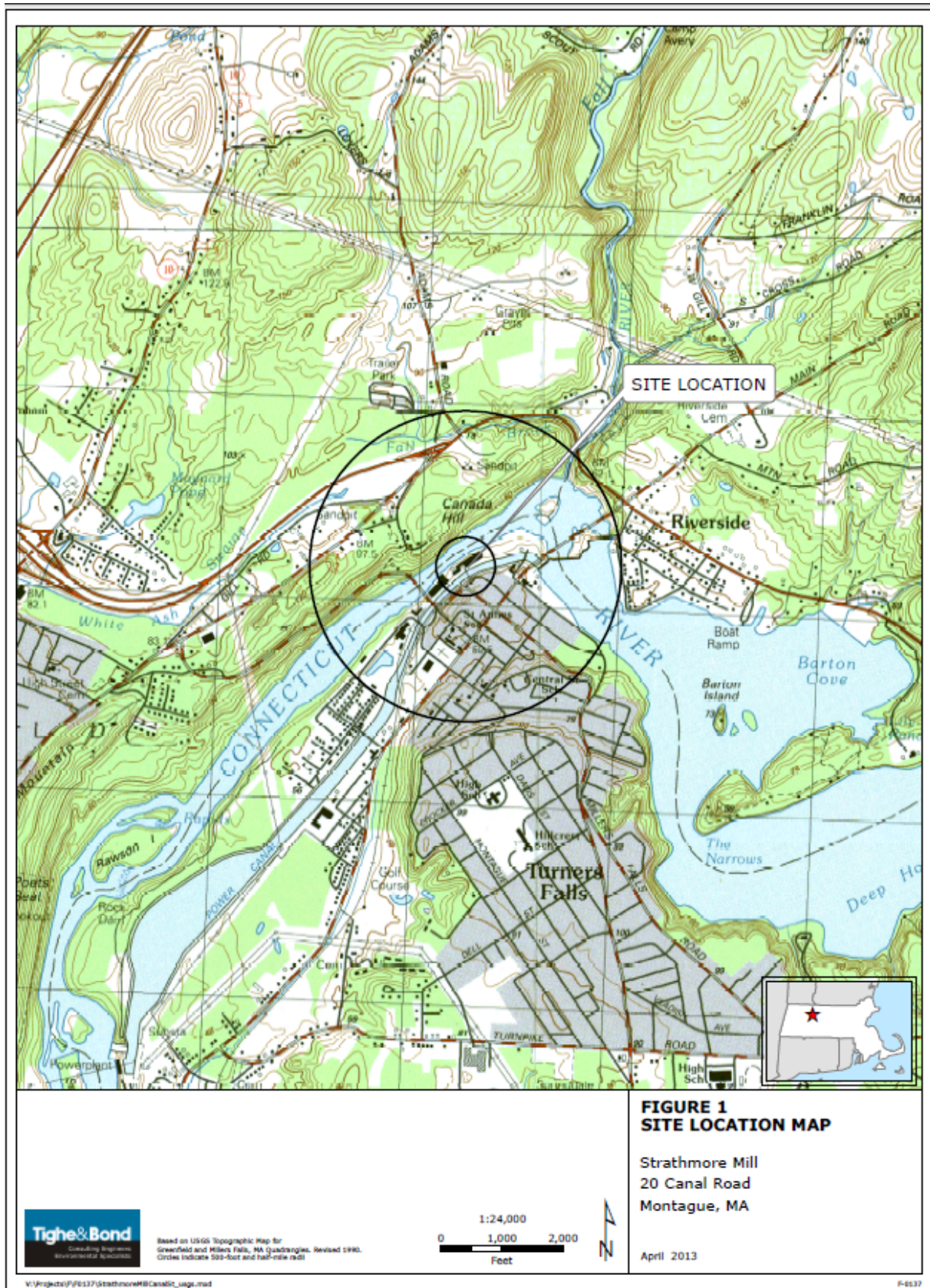
The Massachusetts Department of Environmental Protection (MassDEP) Western Regional Office provides technical support to Brownfield project proponents when regulatory issues arise. If this proposal is selected, MassDEP will work with our State and Federal partners to support the Town of Montague to help make this project a success. We greatly appreciate EPA's continued support of Brownfield efforts in Massachusetts.

Sincerely,

Michael J. Gorski
Regional Director

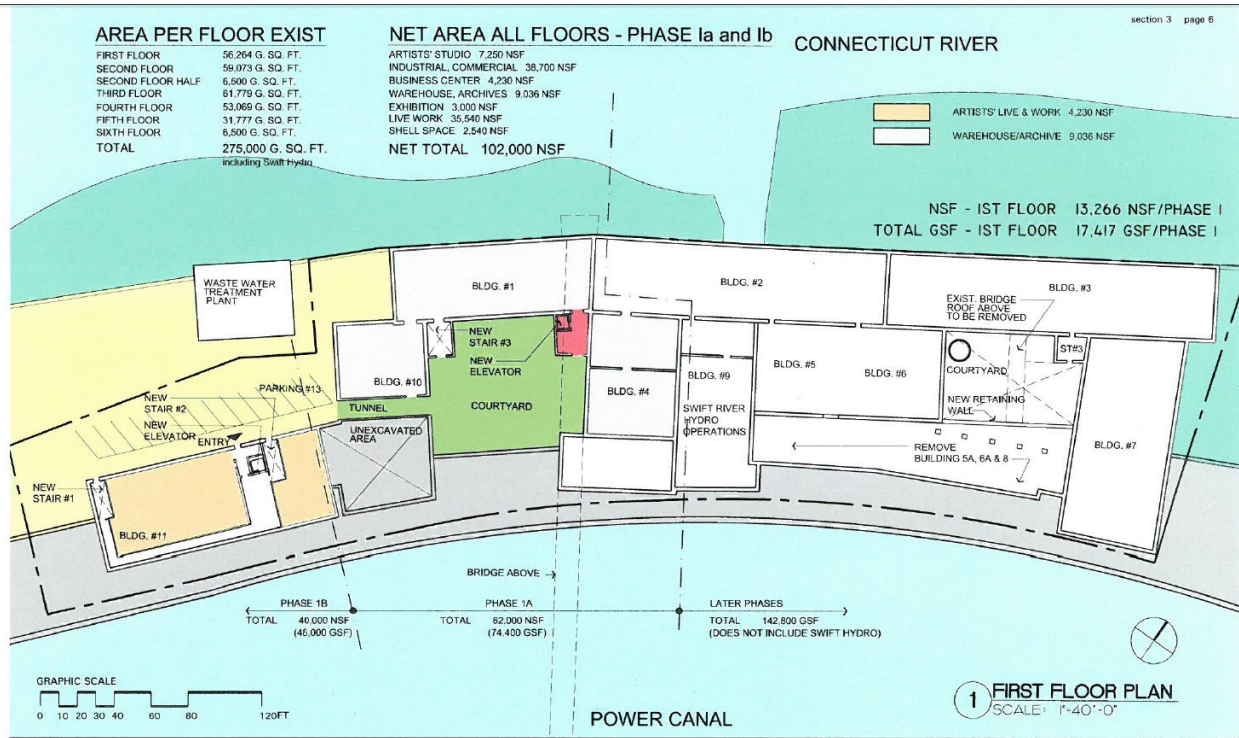
This information is available in alternate format. Please contact Melixza Esenyie at 617-626-1282.
TTY# MassRelay Service 1-800-439-2370

DRAFT





FY24 Montague, MA EPA Brownfield Grant Application- Strathmore Mill



Finegold Alexander Associates Inc

ALLIED

Tighe & Bond

FM ASSOCIATES

STRATHMORE MILL FEASIBILITY STUDY FOR THE TOWN OF MONTAGUE

FY24 Montague, MA EPA Brownfield Grant Application- Strathmore Mill

Strathmore Mill Asbestos Inventory Table					
Building 1					
Sample ID	Location	Material Description	Quantity	Test Result	Comments
14-A,B,C	First floor	Sheetrock	-	Negative	Negative for asbestos.
15-A,B,C	First floor	Sheetrock tape and compound	-	Negative	Negative for asbestos.
16-A	First floor, above small offices, two locations	Pipe TSI and fittings	110 LF	Positive	The pipe TSI is located above the small offices along the side of the room. Pipe diameters range from 1/4" to 4". All pipe TSI and fittings shall be removed and disposed of as ACM.
17-A,B,C	First floor, above small offices	Air-O-Cell pipe TSI	20 LF	Positive	The pipe TSI is located above the small offices along the side of the room. Pipe diameter is 1/4". All pipe TSI and fittings shall be removed and disposed of as ACM.
25-A,B,C and A-19, A-20, A-21	Throughout all floors	Window glaze	110 Count	Positive	Initially tested negative, supplemental samples discovered ACM.
Same as 24-A,B,C	Throughout all floors	Window caulk	110 Count	Assumed Positive	All window caulking must be removed and disposed of as ACM. Windows are approx. 4' x 6' in size.
26-A,B,C	Second floor	Sheetrock and tape/compound	-	Negative	Negative for asbestos.
Assumed positive	Throughout all floors	Transite components	1/8 Cubic yard	Assumed Positive	Miscellaneous components inside electrical boxes throughout building. Approx. 15 locations.
Assumed positive	Second floor	Pipe TSI and fittings	120 LF	Assumed Positive	Pipe diameters range from 1"-4". All pipe TSI and fittings must be removed and disposed of as ACM.
27-A,B,C	Second floor, small room	12"x12" floor tile and mastic	-	Negative	The floor tile and mastic tested negative for asbestos.
39-A,B,C	Third floor office area hallway	White square pattern linoleum	-	Negative	The flooring tested negative for asbestos.
40-A,B,C	Third floor bathroom	Gray covebase and mastic	-	Negative	The covebase and mastic tested negative for asbestos.
41-A,B,C	Third floor bathroom	Gray spotted linoleum	-	Negative	The flooring tested negative for asbestos.
A-22, A-23, A-24	Third floor throughout	Wall panel adhesive	-	Negative	Adheres wall panels to wall.
A-25, A-26, A-27	Third floor stairwell	Plaster	-	Negative	
42-A,B,C	Third floor offices and hallway	6" brown covebase and mastic	-	Negative	The covebase and mastic tested negative for asbestos.
Assumed positive	Third floor near door	Pipe TSI	15 LF	Assumed Positive	Pipe TSI must be removed and disposed of as ACM.
49-A,B,C	Fourth floor	2'x4' ceiling tiles	-	Negative	The tiles tested negative for asbestos.
Assumed positive	Fourth floor	Pipe TSI and fittings	400 LF/50 fittings	Assumed Positive	All pipe TSI and fittings shall be removed and disposed of as ACM. Pipe diameters range from 2" to 12" pipe.
50-A,B,C	Fourth floor	Brown speckled linoleum floor and mastic	-	Negative	The flooring tested negative for asbestos.
Assumed positive	Attic	Pipe TSI and fittings	20 LF/5 fittings	Assumed Positive	All pipe TSI and fittings shall be removed and disposed of as ACM. Pipe diameters range from 2" to 12" pipe.
Assumed positive	Roof	Roofing and flashing cements	7,200 SF	Assumed Positive	Treat all roofing materials as ACM until bulk sampling proves otherwise.
Building 2					
7-A,B,C & A-37, A-38, A-39	Throughout all floors	Window glaze	-	Negative	
Assumed positive	Throughout all floors	Window caulk	150 Count	Assumed Positive	The window caulking must be removed and disposed of as ACM. Collect samples to confirm presence of ACM. Windows are approx. 6' x 4' in size.
Assumed positive	First floor, main area	Pipe TSI	70 LF	Assumed Positive	The pipe TSI must be removed and disposed as ACM. The insulation is on 2" - 6" pipes.
9-A,B,C	First floor, along ceiling above catwalk	Tar paper	-	Negative	White paper along ceiling

FY24 Montague, MA EPA Brownfield Grant Application- Strathmore Mill

Sample ID	Location	Material Description	Quantity	Test Result	Comments
Assumed positive	Second floor, main steam line area	Pipe TSI	150 LF	Assumed Positive	The pipe TSI must be removed and disposed as ACM. The insulation is on 2" - 6" pipes and is wrapped in a metal jacket.
Assumed positive	Third floor	Pipe TSI and fittings	60 LF/6 Fittings & 1 Cubic yard debris	Assumed Positive	The TSI is in poor condition and is on the ground in a metal pile. The TSI has a metal jacket around it for protection. All debris and contaminated metals shall be disposed as ACM.
Assumed positive	Third floor, around spiral stairs	Transite	20 SF	Assumed Positive	All transite shall be removed and disposed of as ACM.
37-A,B,C	Third floor, ceiling	Transite	4,000 SF	Positive	Transite is attached to large sections of the ceiling throughout the third floor. All transite shall be removed and disposed of as ACM.
38-A,B,C	Third floor	Plaster and skim coat	-	Negative	Located on all of the columns and beams. Plaster contains a wire lathe for support.
A-31/31A, A-32/32A, A-33/33A	Third floor	12" Gray and white checkerboard floor tile and mastic	-	Negative	23' x 50' area.
Assumed positive	Fourth floor	Pipe TSI and fittings	600 LF/60 fittings	Assumed Positive	All pipe TSI and fittings shall be removed and disposed of as ACM.
Assumed positive	Fourth floor, electrical room	Pipe TSI and fittings	100 LF/10 fittings	Assumed Positive	All pipe TSI and fittings shall be removed and disposed of as ACM.
51-A,B,C	Fourth floor	Floor backing	-	Negative	The floor backing tested negative for asbestos.
Assumed positive	Fourth floor ceiling	Transite	1,700 SF	Assumed Positive	All transite that is attached to the ceiling shall be removed and disposed of as ACM.
Assumed positive	Roof	Roofing and flashing cements	8,000 SF	Assumed Positive	Treat all roofing materials as ACM until bulk sampling proves otherwise.
Assumed positive	Fifth floor	Pipe TSI and fittings	150 LF/15 fittings	Assumed Positive	All pipe TSI and fittings shall be removed and disposed of as ACM. Pipe diameters range from 2" to 12" pipe.
Building 3					
6-A,B,C & A-34, A-35, A-36	First floor	Window glaze	28 Count	Positive	Windows are 15'x3' and encased in concrete.
Assumed positive	First floor, upper level cat walk area	Pipe TSI	15 LF	Assumed Positive	TSI insulates 12" diameter pipe.
A-26, A-29, A-30	Throughout #3 stairwell	Window glaze	-	Negative	Windows are 4'x5'.
34-A,B,C	Third floor, bathroom by stairs	Linoleum flooring and mastic	-	Negative	The flooring tested negative for asbestos.
Assumed positive	Third, fourth, fifth and attic floors	Window caulk	125 count	Assumed Positive	All window caulking must be removed and disposed of as ACM. Window sizes are approx. 6' x 4'.
35-A,B,C	Throughout	Window glaze	-	Negative	Windows (primarily upper levels) are 6' x 4' in size. Additional samples of glazing should be collected to confirm as non-ACM.
Assumed positive	Third floor	Pipe TSI	10 LF	Assumed Positive	Metal jacketed TSI must be removed and disposed of as ACM.
Assumed positive	Fourth floor	Pipe TSI and fittings	450 LF/60 fittings	Assumed Positive	Pipe is 2"-8" inches in diameter. All pipe TSI and fittings shall be removed and disposed of as ACM.
53-A,B,C	Fourth floor	Sheetrock and tape/compound	-	Negative	The sheetrock and tape/compound tested negative for asbestos.
Assumed positive	Fifth floor	Pipe TSI and fittings	35 LF/5 fittings	Assumed Positive	All pipe TSI and fittings must be removed and disposed of as ACM.
Assumed positive	Roof, including 3a stairwell	Roofing and flashing cements	8,900 SF	Assumed Positive	Treat all roofing materials as ACM until bulk sampling proves otherwise.
Building 3A Stairwell					
13-A,B,C	First floor	Window glaze in door	-	Negative	The window glaze tested negative for asbestos.
54-A,B,C	Throughout all floors	Plaster and skim coat	-	Negative	The plaster and skim coat tested negative for asbestos.
Building 4					

FY24 Montague, MA EPA Brownfield Grant Application- Strathmore Mill

Sample ID	Location	Material Description	Quantity	Test Result	Comments
10-A,B,C	Second floor	Black tar coating with cloth on duct work	120 SF	Positive	Fiberglass insulation, wire, and all associated material must be removed.
Assumed positive	Second floor	Pipe TSI and fittings	10 LF	Assumed Positive	1"-4" pipe diameter. Insulation is encased in metal jacket.
11-A,B,C	Second floor by column	Fiberglass pipe wrap	-	Negative	1"-4" pipe diameter.
Assumed positive	Second floor	Window caulk	1 count	Assumed Positive	The window caulking must be removed and disposed of as ACM.
12-A,B,C	Second floor	Pipe wrap on fiberglass insulation	-	Negative	The pipe wrap did not contain asbestos.
Assumed positive	Second floor	Pipe TSI	40 LF	Assumed Positive	6"-12" diameter pipes. All insulation must be removed and disposed of as ACM.
Assumed positive	Third floor	Transite	7,250 SF	Assumed Positive	Entire ceiling has transite on it, some of it multi-layered. Remove and dispose of all transite as ACM.
Assumed positive	Third and fourth floor	Window caulk	30 count	Assumed Positive	Windows are replacement vinyl type and boarded up. Windows are approx. 4' x 6'.
Assumed positive	Fourth floor	Pipe TSI and fittings	30 LF/10 fittings	Assumed Positive	All pipe TSI and fittings are to be removed and disposed of as ACM.
Assumed positive	Roof	Roofing and flashing cements	3,000 SF	Assumed Positive	Treat all roofing materials as ACM until bulk sampling proves otherwise.
Building 5					
1-A,B,C	First floor, Boiler room	Fiberglass insulation pipe wrap	-	Negative	
2-A	First floor, Boiler room	Pipe TSI	400 LF / 40 Cubic yards debris	Positive	1"-4" pipe diameter. All pipe TSI is to be removed and disposed of as ACM. Debris under and around piping systems has become co-mingled with building debris. It appears some piping has been abated since 2005 inspection.
3-A	First floor, Boiler room	Pipe fittings	60 fittings	Positive	1"-4" pipe diameter. All fittings shall be removed and disposed of as ACM.
4-A,B,C	First floor, Boiler room, oil pump system	Fiberglass insulations with white coating	-	Negative	Located on heat exchangers under metal jacket.
Assumed positive	First floor	Interior Boiler gaskets and rope insulations	(4) 4' x 5' x 5' boiler units	Assumed Positive	Associated with (4) HB smith metal clad boilers.
5-A,B,C & 6-A,B,C	First floor	Interior Boiler gaskets and packing insulation within old boiler system	300 cubic yards	Positive	(3) original boilers are 30"x20"x30" each. All boilers must be dismantled under containment. All boiler components, gaskets, etc. shall be disposed of as contaminated with ACM or fine cleaned and recycled.
Assumed positive	First floor, Boiler room	Breach insulation	75 LF	Assumed Positive	16" diameter breaching piping associated with main boiler system.
Assumed positive	First floor, Boiler room, oil pump system	Fittings	20 count	Assumed Positive	1" to 4" diameter fittings.
Assumed positive	First floor, Boiler room	Breach insulation	-	Assumed Positive	Initially quantified as 400 SF, has been abated.
Assumed positive	First floor, Boiler room	Breach and boiler gaskets	Throughout all boiler breaching	Assumed Positive	All metal mating surfaces shall be opened and cleaned of the ACM gasketing found between them.
Assumed positive	Fourth and fifth floors	Window glazing and caulking	18 Count	Assumed Positive	4' x 5' sized windows. Assume as ACM until bulk sampling proves otherwise.
Assumed positive	Fifth floor and attic	Transite panels	1,300 SF	Assumed Positive	Panels nailed in place to ceilings
Assumed positive	Fourth and fifth floor	Pipe TSI and fittings	90 LF/10 fittings	Assumed Positive	The pipe TSI and fittings shall be removed and disposed of as ACM.
A-43/43A, A-44/44A	Fourth floor	12" Floor tile and mastic	375 SF double layered	Negative but treat as ACM	Top layer of double layered floor tile system. Bottom layer tested positive. Treat both layers as ACM due to inability to separate. Remove interior partitions, etc. to access.
A-45/45A	Fourth floor	9" Floor tile and mastic	255 SF	Floor tile positive, mastic negative	Applied on wood. Remove interior partitions, etc. to access.
Assumed positive	Fourth floor	Transite panels	300 SF	Assumed Positive	Panels nailed in place in office / locker area.

FY24 Montague, MA EPA Brownfield Grant Application- Strathmore Mill

Sample ID	Location	Material Description	Quantity	Test Result	Comments
A-49, A-50	Fourth floor	Vinyl sheet flooring	-	Negative	Within office area, approx. 1000 SF.
Assumed positive	Attic	Pipe TSI and fittings	20 LF/2 fittings	Assumed Positive	The pipe TSI and fittings shall be removed and disposed of as ACM.
Assumed positive	Roof	Roofing and flashing cements	2,800 SF	Assumed Positive	Treat all roofing materials as ACM until bulk sampling proves otherwise.
Building 6					
Assumed positive (caulking) & A-40, A-41, A-42 (glazing)	Throughout	Window caulk and glazing compounds	15 count	Assumed Positive	All window caulking and glazing shall be removed and disposed of as ACM. Glazing tested positive for asbestos. Windows are approx. 6' x 4'.
Assumed positive	Third floor	Transite panels and components	450 SF & 2 Cubic yards	Assumed Positive	Located on ceiling and around spiral staircase. Components stored on pallets.
35-A,B,C	Third floor	Shotcrete and finish coating	-	Negative	pipe is 2"-6" inches in diameter. All pipe TSI and fittings shall be removed and disposed of as ACM.
52-A,B,C	Fourth floor	Floor matting	400 SF	Positive	Located on the floor of the room. Located under a significant amount of stored components and other wood flooring.
Assumed positive	Fourth floor	Pipe TSI and fittings	50 LF/10 fittings	Assumed Positive	The pipe TSI and fittings shall be removed and disposed of as ACM.
Assumed positive	Fourth and fifth floor	Transite	180 SF	Assumed Positive	Located around spiral staircase.
Assumed positive	Roof	Roofing and flashing cements	3,600 SF	Assumed Positive	Treat all roofing materials as ACM until bulk sampling proves otherwise.
Building 7					
Assumed positive	Second floor	Pipe TSI and fittings, TSI block & Debris	100 LF/100 SF mag block / 3 Cubic yards debris	Assumed Positive	The pipe TSI is in a metal jacket. There is also a significant amount of pipe and magnesium block debris (on floor and on ducts) that must be removed and disposed of as ACM.
Assumed positive	Second floor	Transite debris	1/2 Cubic yard	Assumed Positive	Broken transite panel debris observed on ground.
Assumed positive	Throughout	Window caulk	35 count	Assumed Positive	Windows are approx. 6' x 4'.
31-A,B,C	Third floor	Linoleum flooring and mastic	-	Negative	The flooring tested negative for asbestos.
32-A,B,C	Third floor	Brown covebase and mastic	-	Negative	The covebase and mastic tested negative for asbestos.
33-A,B,C	Throughout	Window glaze	-	Negative	The window glaze tested negative for asbestos.
Assumed positive	Third floor	Transite	2,500 SF	Assumed Positive	Transite is attached to ceiling.
Assumed positive	Fourth floor	Pipe TSI and fittings	120 LF/10 fittings	Assumed Positive	
Assumed positive	Roof 7/7A	Roofing and flashing cements	7,000 SF	Assumed Positive	Treat all roofing materials as ACM until bulk sampling proves otherwise.
Building 7A					
28-A,B,C	Second floor	12"x12" white floor tile and mastic	-	Negative	White and blue floor tile is mixed together.
29-A,B,C	Second floor	12"x12" blue floor tile and mastic	-	Negative	White and blue floor tile is mixed together.
30-A,B,C	Second floor, back room with pump pit	Transite wall	250 SF	Positive	Transite located in unsafe area. Special access plans necessary for safe abatement.
Building 8					
Same as 10-A,B,C	Second floor	Fan unit insulation, black tar coating	30 SF	Assumed Positive	All tar coating and insulation shall be removed and disposed of as ACM.
Building 10-Entire area has been abated, demolished and removed from site in 2012					
Building 11					
Assumed positive	First floor, throughout	Pipe TSI	120 LF	Assumed Positive	Two areas observed.
Assumed positive	First floor	TSI debris	1/2 Cubic yard	Assumed Positive	Debris was found in various locations throughout floor.

FY24 Montague, MA EPA Brownfield Grant Application- Strathmore Mill

Sample ID	Location	Material Description	Quantity	Test Result	Comments
Assumed positive	West end lowest level, Mezzanine, second level	Transite panels	1,900 SF	Assumed Positive	Transite panels nailed to walls and ceilings throughout western area. Some small transite components throughout / within electrical boxes, all floors.
Assumed positive	Throughout	Transite components	1/4 Cubic yard	Assumed Positive	Transite panels nailed to walls and ceilings throughout western area. Some small transite components throughout / within electrical boxes, all floors.
A-01, A-02, A-03	Throughout	Paper	-	Negative	Under floorboards.
18-A, B, C & 19-A, B, C	Throughout	Window glazing and caulking	120 count	Positive	Windows are located throughout all levels and are approx. 6' x 5' in size or smaller. Treat all caulking as ACM.
Assumed positive	Second floor	Pipe TSI	120 LF	Assumed Positive	1"-6" pipe diameter.
20-A, B, C	Second floor	Fiberglass pipe TSI wrap	-	Negative	The pipe wrap did not contain asbestos. Located near hazardous waste collection area.
21-A, B, C	Second floor, bathroom stalls	9x9 gray floor tile and mastic	-	Negative	The floor tiles are in bad condition and most of them are already lifting.
A-04/04A/04B, A-05/05A/05B, A-06/06A/06B, A-07/07A/07B, A-08/08A/08B, A-09/09A/09B	Second, fourth and fifth floors	Sheetrock/ seam tape/joint compound	-	Negative	Comprises interior walls.
Assumed positive	Third floor	Pipe TSI and fittings	90 LF/8 fittings	Assumed Positive	4"-12" pipe diameter. Some of the pipe TSI is encased in a metal jacket. All TSI and fittings shall be removed and disposed of as ACM.
Assumed positive	Fourth floor	Pipe TSI and fittings	225 LF/35 fittings	Assumed Positive	4"-12" pipe diameter. Some of the pipe TSI is encased in a metal jacket. All TSI and fittings shall be removed and disposed of as ACM.
Assumed positive	Fourth floor	Transite	3,500 SF	Assumed Positive	Transite is attached to ceiling.
45-A, B, C	Fifth floor	12"x12" gray floor tile and mastic	325 SF	Negative	The floor tile and mastic tested negative for asbestos.
46-A, B, C	Fifth floor	Black covebase and mastic	250 LF	Negative	The covebase and mastic tested negative for asbestos.
47-A, B, C	Fifth floor	12"x12" tan floor tile and mastic	300 SF	Negative	The floor tile and mastic tested negative for asbestos.
48-A, B, C	Fifth floor	12"x12" brown floor tile and mastic	45 SF	Negative	The floor tile and mastic tested negative for asbestos.
49-A, B, C	Fifth floor	Sheetrock and tape/compound	4,500 SF	Negative	The sheetrock and tape/compound tested negative for asbestos.
Assumed positive	Fifth floor	Pipe TSI and fittings	50 LF/10 fittings	Assumed Positive	The pipe TSI and fittings shall be removed and disposed of as ACM.
Assumed positive	Sixth floor	Pipe TSI and fittings	35 LF/5 fittings	Assumed Positive	The pipe TSI and fittings shall be removed and disposed of as ACM.
A-10, A-11, A-12	Sixth floor	Red paper	-	Negative	Under floorboards.
Assumed positive	Roof	Glazing compound	(1) 10' x 10' skylight	Assumed Positive	Treat skylight as ACM until bulk sampling proves otherwise.
A-13, A-14, A-15, A-16, A-17, A-18	Roof	Roofing, flashing cements and silver paint layers	7,700 SF	Assumed Positive	Treat all roofing materials as ACM until bulk sampling proves otherwise.
Exterior areas					
Assumed positive	Courtyard outside building 3A	Breath insulation	-	Assumed Positive	Has been abated.
Assumed positive	Courtyard outside building 1	Fitting	-	Assumed Positive	Has been abated.
Notes: 1. Negative - A negative result contains no asbestos. 2. Positive - A positive result contains trace to greater than 1% asbestos or more. 3. Assumed Positive - Material that was not sampled but is assumed to contain asbestos. 4. Bolded Area - Any material that tested as trace, positive or assumed positive for asbestos. 5. SF - Square Feet. 6. LF - Linear Feet. 7. ACM - Asbestos Containing Material. Supplemental limited asbestos survey performed by Brian F. Day, Tighe & Bond, December 2014. Massachusetts Inspector # A1061626.					

ATTACHMENT E

Ability to Leverage

DRAFT



**TOWN OF MONTAGUE
TOWN CLERK'S OFFICE**

One Avenue A

Turners Falls, Massachusetts 01376

413 863-3200 ext 203

townclerk@montague-ma.gov

Debra A. Bourbeau

Town Clerk

Madelyn E. Hampp

Assistant Town Clerk

November 13, 2017

U.S. EPA New England
Attn: Frank Gardner
5 Post Office Square, Suite 100
Mail Code: OSRR07-3
Boston, MA 02109-3912

Dear Mr. Gardner,

Please be advised that Montague Town Meeting Members passed the sum of \$385,000 for the purpose of abating hazardous and asbestos containing materials within the Strathmore Mill Complex at the Annual Town Meeting held on Saturday, May 7, 2016.

On Monday, June 27, 2016 the Town of Montague passed a debt exclusion vote to exempt from the provisions of Proposition Two and One-Half, so called, the amounts required to pay for the bond issued in order to fund the abatement of hazardous and asbestos containing materials, including any incidental and related costs, within the Strathmore Mill Complex, 20 Canal Road in Turners Falls.

Please see attached certified votes.

If you have any questions or need further information, I can be reached at 413-863-3200, ext 203 or townclerk@montague-ma.gov.

Sincerely,

Debra A. Bourbeau
Montague Town Clerk

ATTACHMENT F

Letters of Commitment

DRAFT



Connecticut River
Conservancy

Clean water. Healthy habitat. Thriving communities.

15 Bank Row, Greenfield, MA 01301
413-772-2020 • www.ctriver.org

October 19, 2017

U.S. EPA New England
Attn: Frank Gardner
5 Post Office Square, Suite 100
Mail Code: OSRR07-3
Boston, MA 02109-3912

Dear Mr. Gardner,

The Connecticut River Conservancy (CRC), formerly known as the Connecticut River Watershed Council, is pleased to partner with the Town of Montague on a US EPA Brownfields Cleanup grant project for the Strathmore Mill complex in the village of Turners Falls. CRC's mission is to protect our 4-state watershed to enjoy the beauty and recreational benefits of the Connecticut River, and enhance the environment and water quality. CRC applauds Montague for working to rehabilitate and revitalize an important waterfront property. One of the barriers to redevelopment of the Strathmore Mill property is cleanup of hazardous materials. The grant will help eliminate a threat to the River and help the Town move forward developing a piece of downtown Turners Falls while preserving an element of its industrial history.

CRC and the Town, together with other stakeholders, have been working collaboratively on the hydropower relicensing of the Turners Falls Dam. In negotiating the terms to a new license, we hope to improve flows in the Connecticut River that will support habitat, but also increase the recreational boating and fishing capacity of the river below the dam and adjacent to the Strathmore Mill. Adaptive re-use of the Strathmore property has some interconnections with improving the health and access to the Connecticut River in Turners Falls through relicensing.

CRC is pleased to partner with Montague on this project. We will help notify the public about the cleanup project through our print newsletter, member e-blasts, and through social media. We are happy to help in other ways as they arise. CRC supports Montague's application for a brownfields cleanup grant from US EPA. I can be reached at adonlon@ctriver.org or (413) 772-2020 x. 205. Thank you for your consideration.

Sincerely,

Andrea F. Donlon
Massachusetts River Steward



October 5, 2017

Walter Ramsey, Town Planner
Town of Montague
1 Avenue A
Turners Falls, MA 01376

Dear Mr. Ramsey:

The Franklin Regional Council of Governments (FRCOG) is pleased to confirm our commitment as a partnering organization to the Town of Montague to support the cleanup of the former Strathmore Mill at 20 Canal Road, Turners Falls, MA. The FRCOG is a strong advocate for the cleanup and redevelopment of this site and the revitalization of this community. The cleanup of contaminated sites and their return to productive use are top goals in the 2013 Regional Plan for Sustainable Development for Franklin County, and the 2015 Greater Franklin County Comprehensive Economic Development Strategy (CEDS) Five-year Plan. In both plans, the Strathmore Mill project is highlighted due to its regional importance.

There is movement to invest and re-energize the village of Turners Falls, an economic distressed community. However, this site remains a significant blight and hazard. The cleanup and redevelopment of this property will provide an excellent opportunity to create a mix of residential, commercial, and/or light industrial space, and contribute to this revitalization.

Over the last 18 years, the FRCOG has received six EPA assessment grants and operated an EPA-funded Brownfields Cleanup Revolving Loan Fund. As part of our agreement oversight experience, we use EPA's online ACRES system to maintain records for brownfield sites, including the former Strathmore Mill site.

We commit to work with the Town of Montague on this cleanup project by having FRCOG staff update the project's ACRES record. FRCOG staff will input data into ACRES on behalf of the Town for this project in a consistent and timely manner. In addition, FRCOG staff will support the Town's outreach efforts, as requested. Such assistance, may include providing opportunities for the project to be presented at region-wide public meetings as well as offering to have FRCOG staff participate in project public information sessions to review potential resources for site redevelopment.

We look forward to continuing to work with you and the Town on this important project. If there are any questions or comments, please contact me at 413-774-3167 x133 or psloan@frcog.org.

Sincerely,


Peggy Sloan, Director of Planning & Development



ATTACHMENT G

Community Notification

DRAFT

ATTACHMENT H

Proof of Ownership

DRAFT

VALLEY TITLE COMPANY, LTD.

377 Main Street, First Floor · Greenfield, MA 01301

413-774-6359 · Fax 413-774-6350 · valleytitle@valleytitleco.com

Title: 3057-D
To: Town of Montague
Walter Ramsey, Town Planner and Conservation Agent
Re: Strathmore site – Turners Falls Canal

TITLE CERTIFICATE

We have examined an abstract of title provided by Valley Title Company, Ltd. from the records of the Franklin County Registry of Deeds and relevant Probate Registries relative to the premises located in Turners Falls, Montague, Franklin County, Massachusetts, and described in the following deed and instrument of taking:

- a. Deed from Fabulous Investment Opportunities LLC to Swift River Strathmore Development, LLC dated April 28, 2008 and recorded in Book 5494, Page 83;
- b. Instrument of Taking by the Town of Montague dated October 3, 2005 and recorded in Book 4972, Page 251;
- c. Judgment in Tax Lien Case dated February 19, 2010 and recorded in Book 5826, Page 165;

and from such examination as of document No. 12597 recorded on October 18, 2012, we are of the opinion that **The Town of Montague** holds good and sufficient record and marketable title thereto free from all matters of record except those set forth on Schedules "A" and "B" attached hereto.

This Certificate only covers "record title" as defined in G.L.C. 93 sec. 70 and does not cover any rights not appearing of record or improperly indexed, any defects, restrictions, or impediments arising from enactment or regulations of the federal government, Commonwealth of Massachusetts, and the municipality in which the land lies, or any agencies thereof, municipal or district taxes and other assessments, validity of corporate or other type existence, any and all boundaries and such state of facts as may be disclosed by an inspection of the premises or a survey, whether or not restrictions or covenants have been violated, bankruptcy proceedings not recorded in said registry of deeds, accuracy of descriptions or surveys, rights of parties in possession and any facts which would establish whether the locus is located within a flood plain.

This Certificate is to be used only in connection with the transaction (purchase and/or mortgage) for which the certificate has been requested and may not be used for future transactions without written permission of Valley Title Company, Ltd.

Searching Franklin and Hampshire Counties since 1986

Date: October 18, 2012

VALLEY TITLE COMPANY, LTD.

By: 

David J. Singer, Esq.

Counsel for Valley Title Company, Ltd.

McKinsey & Co., Inc., National Prescription Opiate Consultant Litigation

Case No. 3:21-md-02996-CRB

A settlement has been reached in a class action lawsuit against McKinsey & Company, Inc.; McKinsey Holdings, Inc.; McKinsey & Company, Inc., United States; and McKinsey & Company, Inc., Washington, D.C., ("McKinsey") claiming that McKinsey played a central role in the unfolding, propagation, and exploitation of the opioid crisis by advising multiple opioid manufacturers and other industry participants how to sell as many prescription opioids as possible. The lawsuit is known as *In re McKinsey & Co., Inc., National Prescription Opiate Consultant Litigation*, Case No. 3:21-md-02996-CRB (N.D. California). McKinsey denies Plaintiffs' allegations.

IF YOU ARE A POLITICAL SUBDIVISION YOU MAY BE ENTITLED TO RECEIVE A PAYMENT FROM AN OPIOIDS CLASS ACTION SETTLEMENT.

Your Legal Rights and Options in This Settlement

Remain in the Class	No need to take any action to receive your share of the Settlement.
Object to the Settlement Deadline (Postmarked): January 5, 2024	If you stay in the Class, you may object to the Settlement. You may submit a timely written notice of objection to the Court.
Exclude Your Subdivision (Opt Out) Deadline: January 5, 2024	You may request to be excluded from the Settlement, and, if you do, you will receive no benefits from the Settlement.
Attend the Final Approval Hearing	If you object to the Settlement as described above, you may also ask to speak in Court about the fairness of the Settlement.

Important Dates

January 5, 2024

Deadline to Exclude Your Subdivision from the Settlement

January 5, 2024 (Postmarked)

Deadline to Object to the Settlement

February 2, 2024, at 10:00 a.m.

Final Approval Hearing

[Contact](#) [Privacy Policy](#) [Terms of Use](#)

Questions? Contact the Notice Administrator at 1-888-575-4125 (Toll-Free).



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Providence, RI 02909
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F: 401.751.8613
www.gza.com

September 27, 2023
File No. 18-222

Mr. Walter Ramsey
Assistant Town Administrator
Town of Montague
1 Avenue A
Turners Falls, MA 01376

Re: Response to DEP Unilateral Administrative Order
Former Sandy Lane Burn Dump
Montague, Massachusetts

GZA GeoEnvironmental, Inc. (GZA) is pleased to provide this proposal to the Town of Montague (Client) for engineering services to prepare a response to the Unilateral Administrative Order (UAO) that was issued by the Massachusetts Department of Environmental Protection (MassDEP) on August 11, 2023.

PROJECT BACKGROUND

Mass DEP issued the UAO based on the following statements:

1. An unnamed intermittent Stream (SARISCODE: 3420910; as defined by 310 CMR 10.04) which is a Cold-Water Fishery and Critical Area (both as defined by 310 CMR 10.02) flows south along the eastern edge of the Site. The unnamed intermittent stream is a tributary of the Connecticut River. A Bordering Vegetated Wetland ("BVW"; as defined by 310 CMR 10.55(2)) borders the unnamed intermittent Stream.
2. On November 8, 2018, the Montague Conservation Commission issued an Order of Conditions ("OOC"; MassDEP File Number 229-0252) to the Town of Montague and Kearsarge Solar LLC for the Montague Burn Dump Closure Project and the Montague II Solar Project, which included the capping of the Montague Burn Dump and the installation of a solar array on top of the cap. The Order indicated that the project was not subject to the Massachusetts Stormwater Standards and per Special Condition 2(b), Kearsarge was required to relocate the proposed stormwater basin outlet pipe outside the Buffer Zone to the BVW (as defined by 310 CMR 10.04). The Order approved work solely within the Buffer Zone. No impacts were authorized within Resource Areas (as defined by 310 CMR 10.04). No stormwater basins were authorized within the Buffer Zone. The Order was issued for a period of three (3) years and was not amended or extended.
3. On July 18, 2023, Department staff conducted a site inspection at the Site to review conditions following recent heavy rain events.
4. While on-site, Department staff observed a constructed stormwater basin with a wood chip berm containing standing water. The basin was within 100 feet of a BVW and an unnamed intermittent stream. A portion of the berm was breached from recent heavy rain events and water was flowing through the berm. Down-gradient of the berm, water from the basin had eroded through a steep slope, causing a deeply incised channel through the BVW, and unnamed intermittent stream bank. Approximately 50 square feet of the BVW, 5 linear feet of bank, and 5,500 square feet of Buffer Zone were altered.



5. On July 19, 2023, Department staff met on-site with the Town, and the Town's consultant. The Town indicated that the permitted and constructed stormwater basin located outside of jurisdictional areas was not functioning as designed and therefore Kearsarge, with approval from the Town, constructed the additional basin and woodchip berm to manage groundwater and surface water from the Site.
6. After reviewing the OOC, the Notice of Intent, dated October 2018, the approved plans entitled "Montague Burn Dump Closure Project," dated October 2, 2018, and the approved plans entitled "Montague II Solar Project," dated October 29, 2019, MassDEP determined that the Town did not submit a new or Amended Notice of Intent (as defined by 310 CMR 10.04 Notice of Intent) for the construction of the new basin and berm, per the requirement by 310 CMR 10.05(4)(a); and that Kearsarge, with approval from the Town, commenced the work without receiving a valid Final Order of Conditions (as defined by 310 CMR 10.04 Final Order).

Based on these findings, MassDEP is requiring that the Town prepare and submit a draft "drainage improvements plan" to address the issues cited in the UAO.

OBJECTIVES

GZA's objective is to provide engineering services to address the requirements of the UAO.

SCOPE OF SERVICES

Our engineering services will include the following tasks:

Task 1. Submission to MassDEP (Partially Complete)

In accordance with the UAO, GZA will provide services required to address Order C of the UAO. The order states that:

The Town shall hire a professional environmental consultant with appropriate expertise and certification in wetland science, stormwater, and landfill design to prepare and submit a draft "Drainage Improvements Plan" within thirty (30) calendar days to the Department. Said plan is subject to the review and approval of the Department. Said plan should address, at a minimum:

1. *Delineation and flags for all Resource Areas and the depiction of all jurisdictional areas within the vicinity of the Site on the plan.*
2. *Restoration of areas of BVW and Bank that were impacted by the gully erosion, downgradient of the woodchip berm.*
3. *Design of a system to manage stormwater and groundwater from the Site in accordance the Massachusetts Stormwater Management Standards provided in 310 CMR 10.05(k) through (q).*
4. *Implementation of robust and appropriate sedimentation barriers around the perimeter of disturbance.*
5. *Methods for managing the water contained in the existing basin during construction.*
6. *Methods for management of stormwater on and along the travel surfaces such that deposition of sediments into Resource Areas is precluded. Design of any stormwater best management practices should follow Volume 2, Chapter 2 of the Massachusetts Stormwater Handbook, Structural BMP Specifications (MassDEP, 2008).*
7. *Take any other measure(s) necessary to protect the Jurisdictional Resource Areas, associated Buffer Zones and/or Surface Waters of the Commonwealth.*

To address Order C, GZA has prepared a "drainage improvement plan" figure set, a stormwater management plan, and operations and maintenance plan, which were submitted to MassDEP on September 11, 2023. GZA has been in communication with MassDEP regarding the submission and most recently submitted a revised "drainage improvement plan" on September 25, 2023.



Task 2. Construction Phase Services

GZA will provide third-party, independent construction observation and documentation services overseen by a Professional Engineer Registered in the Commonwealth of Massachusetts. GZA construction observation personnel will be knowledgeable in landfill design and construction. GZA's construction observation personnel will observe the overall construction of the restoration areas and document the work in writing and with representative photographs. Construction observation will be performed under the direct supervision of a Professional Engineer Registered in the Commonwealth of Massachusetts and will perform construction oversight responsibilities in accordance with the MassDEP Landfill Technical Guidance Manual (1997), Massachusetts Stormwater Handbook (2008) and 310 CMR 10.00: Wetlands Protection Act Regulation.

The duties GZA construction oversight personnel will include:

- Observation of the installation and construction of the components of the stormwater management and slope stabilization methods
- Confirm the final grades via RTK GPS
- Observation and confirmation of QA/QC testing and data generated by the testing program;
- Documentation of construction and QA/QC activities

GZA's field engineer will be responsible for the coordination and verification of QA/QC activities including confirmation of material conformance to design specifications, , soil compaction testing data and site-line and grade survey data.

After site visits, GZA will produce a written field summary documenting the number of on-site site personnel, equipment operating, work performed during the visit, general site housekeeping, conformance to best practices, adherence to construction documents and permits and documentation of construction means, and methods and materials installed. GZA's documentation will be limited to the work observed during the site visit.

GZA's construction oversight personnel will be supported by GZA's Project Manager and Principal in Charge. GZA's project manager is responsible for the review of daily field reports, review of construction submittals from the site contractor, communication of construction status to town and MassDEP officials and compilation of construction reports. GZA's Project Manager will also perform site visits as required to address issues and concerns encountered during construction. This proposal includes 6 full time days of site visits and 2 site visits by the Project Manager.

GZA's Principal-In-Charge for the project maintains ultimate responsibility for work staffing, completion, and conformance to the MassDEP UAO.

BASIS OF CHARGES AND FEE ESTIMATE

Our estimate to complete the scope of work described above is itemized in the table below. Billings for GZA's professional services will be on a lump sum basis in accordance with the values provided in the table below.

Task		Cost
Task 1	Submission to MassDEP	\$20,000
Task 2	Construction Phase Services	\$15,000
Total Cost		\$35,000



SCHEDULE

As stated above, Task 1 is partially complete; task 2 will be completed as required, based on the construction schedule, which is currently being coordinated by the Site solar developer, Kearsarge..

TERMS AND CONDITIONS AND PROPOSAL ACCEPTANCE

This proposal is considered an addendum to our executed agreement for services dated April 23, 2020, and is subject to the same Terms and Conditions of Engagement. Notwithstanding the foregoing, You agree to hold harmless, indemnify, and defend GZA and its affiliates and subcontractors and their employees, officers, directors and agents (collectively referred to in this paragraph as "GZA") against all claims, suits, fines and penalties, including mandated cleanup costs and attorneys' fees and other costs of settlement and defense, which claims, suits, fines, penalties or costs arise out of or are related to this Agreement or the services, except to the extent they are caused by GZA's negligence or willful misconduct. GZA will not be responsible for the acts or omissions of engineer, contractors or others at the Site, except for its own subcontractors and employees. GZA will not supervise, direct or assume control over or the authority to stop any other party's work, nor shall GZA's professional activities nor the presence of GZA or its employees and subcontractors be construed to imply that GZA has authority over or responsibility for the means, methods, techniques, sequences or procedures of construction, for work site health or safety precautions or programs, or for any failure of other party's to comply with contracts, plans, specifications or laws.

This proposal may be accepted by signing in the appropriate spaces below and returning one complete copy (with attachments) to us. This Proposal for Services and Terms and Conditions shall constitute the entire agreement between the parties. The fees in this proposal may be subject to change if not accepted within 30 days from the date of issue. Issuance of a purchase order implicitly acknowledges acceptance of the attached Terms and Conditions.

Thank you for the opportunity to submit this proposal. If you have any questions, please do not hesitate to call us.

Very truly yours,

GZA GEOENVIRONMENTAL, INC.



Ryan DaPonte, P.E.
Senior Project Manager



Richard Carlone, P.E.^{RI}
Consultant Reviewer



Todd R. Greene, P.E.^{RI}
Principal



This Proposal for Services and Terms and Conditions of Engagement are hereby accepted and executed by a duly authorized signatory, who, by execution hereof, warrants that he/she has full authority to act for, in the name of, and on behalf of The Town of Montague.

TOWN OF MONTAGUE

By: _____ Title: _____

Typed Name: _____ Date: _____

Billing Address (if different from above):

P:\2018\18-222.EAS\MONTAGUE 2\CN-4\18-222 MONTAGUE WETLANDS RESPONSE PROPOSAL - FINAL.DOCX



Northern Tier Passenger Rail Study

Working Group Meeting #3

October 19, 2023



Zoom Controls



- Drop down menu to check microphone and speakers



- Ask a question and share comments



- Raise your hand



- If you are unable to access the internet or are having technical problems, please call into the meeting at 646-931-3860, Webinar ID: 871 3449 5521



If you have trouble with the meeting technology during the presentation, please call:

1-888-799-9666

Closed captioning automatically generated by Zoom



Unmute



Start Video



Q&A



Raise Hand



Interpretation

Leave

Public Meeting Notes and Procedures

Notification of recording

- This virtual public meeting will be recorded. The Massachusetts Department of Transportation may choose to retain and distribute the video, still images, audio, and/or chat transcript.
- By continuing attendance with this virtual public meeting, you are consenting to participate in a recorded event.
- All recordings and chat transcript will be considered a public record.
- If you are not comfortable being recorded, please turn off your camera, keep your microphone muted, and refrain from chatting in the transcript box. Otherwise, you may choose to excuse yourself from the meeting.

Important notes

- Your microphone and webcam are automatically disabled upon entering the meeting.
- The meeting will be open to questions and answers at the end of the presentation.

All questions and comments are welcome and appreciated, however we do request that you refrain from any disrespectful comments.

Agenda

- 1 Study Overview
- 2 Public Workshop Review
- 3 Phase 2 Alternatives Development and Evaluation
- 4 Working Group Discussion
- 5 Public Comment
- 6 Next Steps



Study Overview

Study Overview

- Study initiated at the direction of the Massachusetts Legislature to conduct a feasibility study of rail access between the cities of North Adams and Boston
- Conceptual planning study to examine economic and environmental benefits, and identify all necessary improvements and any challenges



Study Process



The steps in **bold** represent the current stage of the study process

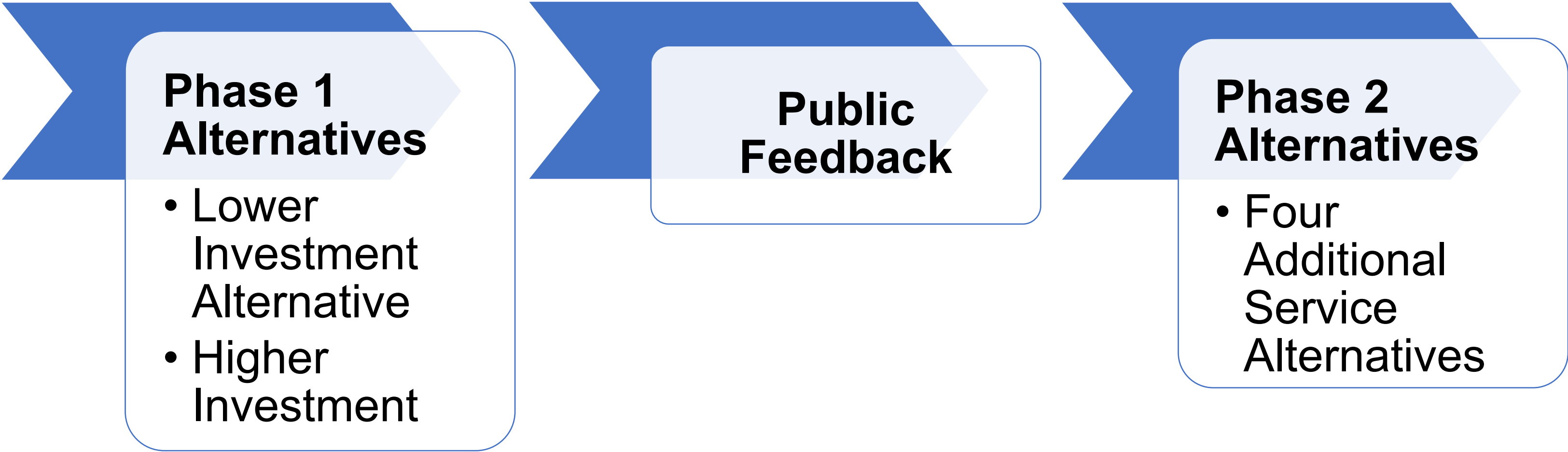
Study Goals and Objectives

- **Goal: Support economic development along the Northern Tier corridor**
 - Improve connectivity and access to destinations (e.g., jobs and services, academic institutions, tourist attractions, etc.)
 - Support the advancement of relevant economic development-related policies, plans, and designations
 - Minimize impacts to freight rail operations
- **Goal: Promote transportation equity**
 - Increase mobility options between Western and Eastern Massachusetts
 - Improve connectivity and reliability
 - Enhance safety
- **Goal: Minimize impacts on public health and the environment from transportation**
 - Improve public health outcomes
 - Minimize air/noise pollution and greenhouse gas emissions
 - Minimize or avoid impacts to cultural or natural resources



Public Workshop Review

Two-Phase Alternatives Development Process



Phase 1 Service Alternatives Recap

Common Attributes	Lower Investment & Higher Investment Alternatives	
Service Type	One-seat ride from North Adams to Boston North Station	
Number of Stations	4 (North Adams, Greenfield, Fitchburg, Boston North Station)	
Frequency	5 trains daily (1 AM peak, 2 midday, 1 PM peak, 1 evening)	
Schedule Times	Schedule times selected for trip purposes; secondary bias toward connection with North-South Service at Greenfield	
Other uses of ROW	Assumes commuter schedules and freight trains	
Dwell Time at Stations	2 minutes (Amtrak Scheduling Standard)	
Equipment Type	Diesel trains with Amfleet passenger cars and same consist as Valley Flyer	
MBTA Infrastructure	No modification to MBTA infrastructure	

Unique Attributes	Lower Investment	Higher Investment
Track Infrastructure Improvements	Limited to signal improvements (including PTC) and upgrade of Class 1 track at PAS East Deerfield Freight Yard; some trackage additions to support meet-pass locations; no change in superelevation on PAS corridor	More track rehabilitation and improvements to support superelevation and increase in track class to fully use capability of the train to match superelevation; some trackage additions to support meet-pass locations

Phase 1 Service Alternatives – Initial Evaluation

Evaluation Criteria	Lower Investment	Higher Investment
Coverage Area and Populations Served	North Adams, Greenfield, Fitchburg and Boston North Station	North Adams, Greenfield, Fitchburg and Boston North Station
Environmental Impacts	Minimal potential environmental impacts	Minimal potential environmental impacts
Passenger Rail Impacts	Not expected to impact MBTA operations	Not expected to impact MBTA operations
Travel Times	3 hours 55 minutes eastbound 3 hours 59 minutes westbound	2 hours 48 minutes eastbound 2 hours 58 minutes westbound
Economic Impacts	\$1,248,000 to \$3,293,000 transportation cost savings 2,964 construction jobs (year 1) \$424,000,000 construction output (year 1)	\$1,932,000 to \$5,193,000 transportation cost savings 4,912 construction jobs (year 1) \$714,000,000 construction output (year 1)
Cost Effectiveness	\$7,358,100 capital cost per mile \$18,735 to \$49,472 capital cost per rider \$215 to \$568 annual operating cost per rider	\$15,403,875 capital cost per mile \$27,390 to \$73,107 capital cost per rider \$150 to \$401 annual operating cost per rider
Freight Rail Impacts	10 minutes of average freight delay estimated	10 minutes of average freight delay estimated
Annual VMT Reduction	-2,313,821 to -6,105,127	-3,754,257 to -10,128,225

Public Workshop Feedback – Phase 2 Alternatives

Consider additional
stops

(e.g., Shelburne Falls,
Athol/Orange, Gardner,
Porter Square)

Evaluate a connection
to Albany

Consider seasonal
attractors

Consider potential
upgrades to support
higher speeds

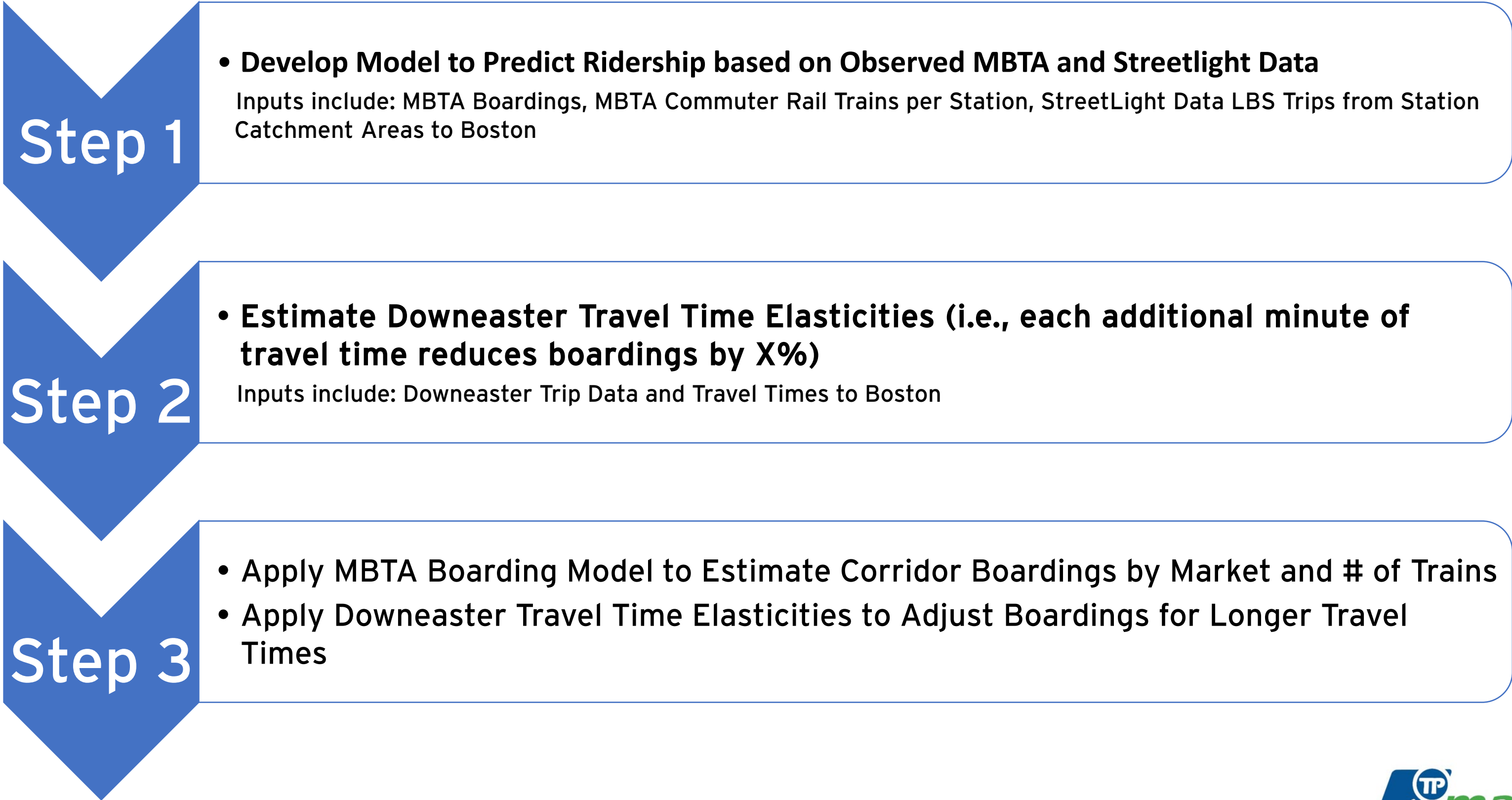
Public Workshop Feedback – Comments/Questions

Ridership
Projections

Cost Estimation

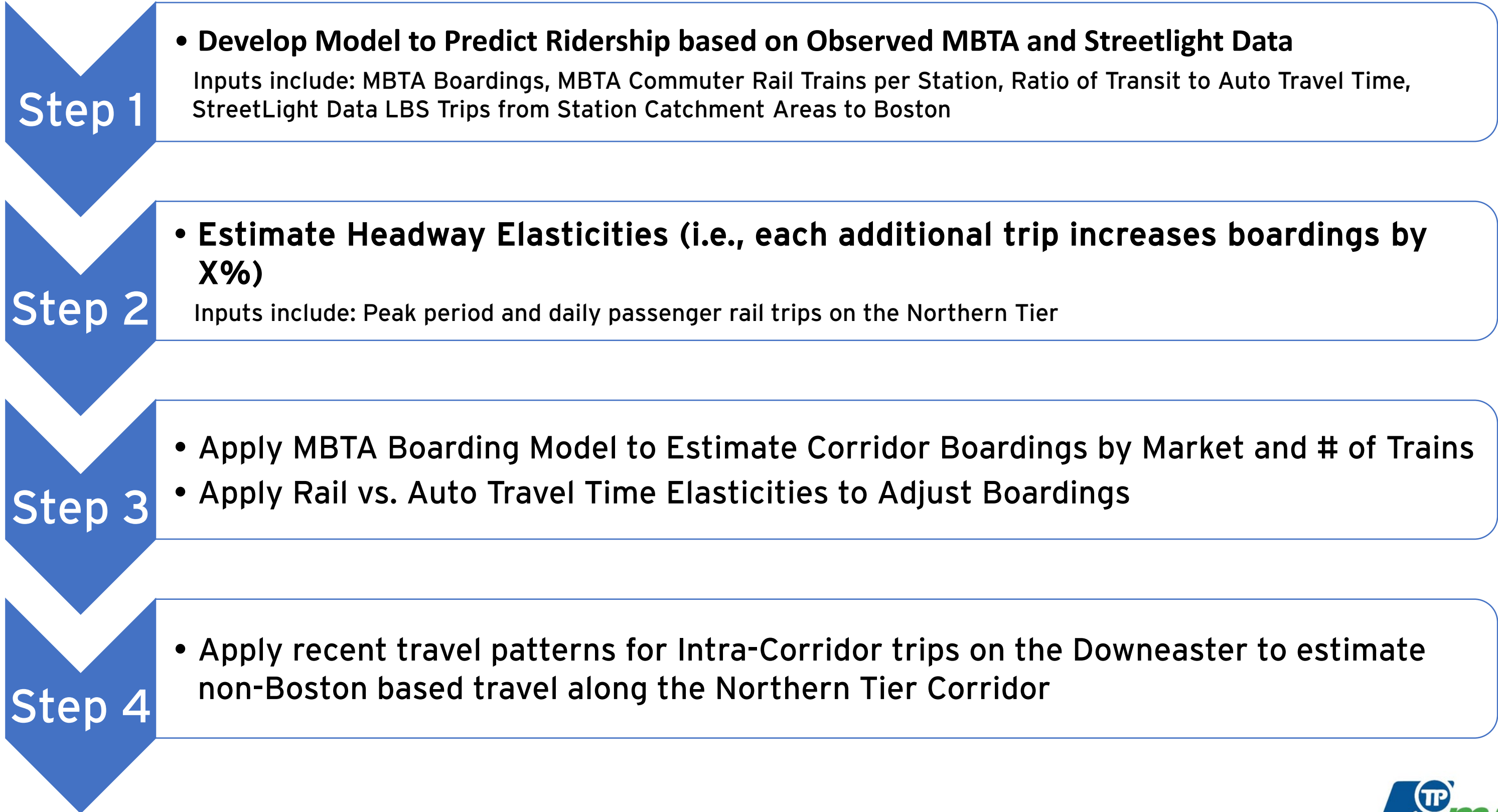
Public Workshop Feedback – Clarifications: Ridership

Initial Ridership Estimation Process



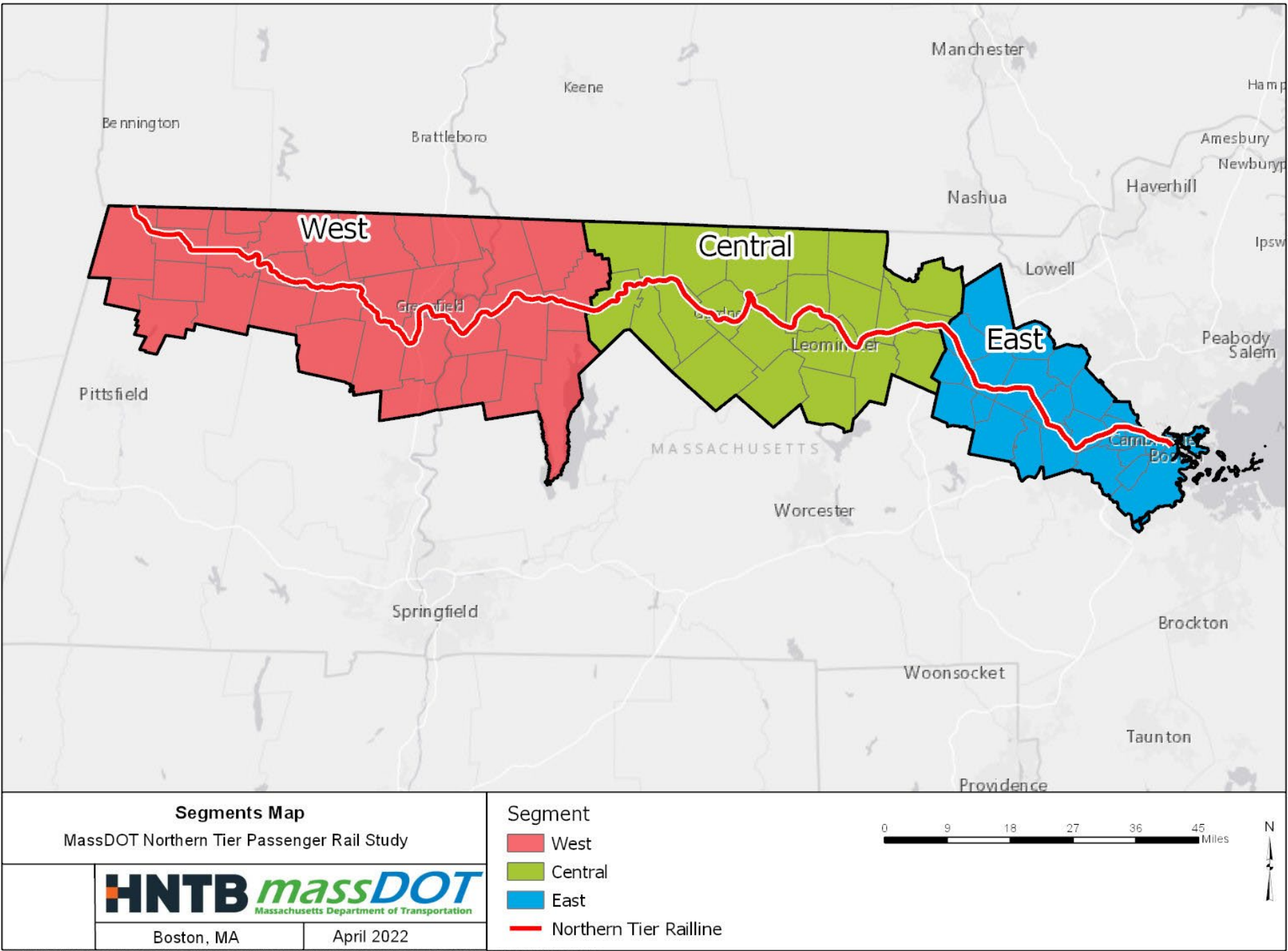
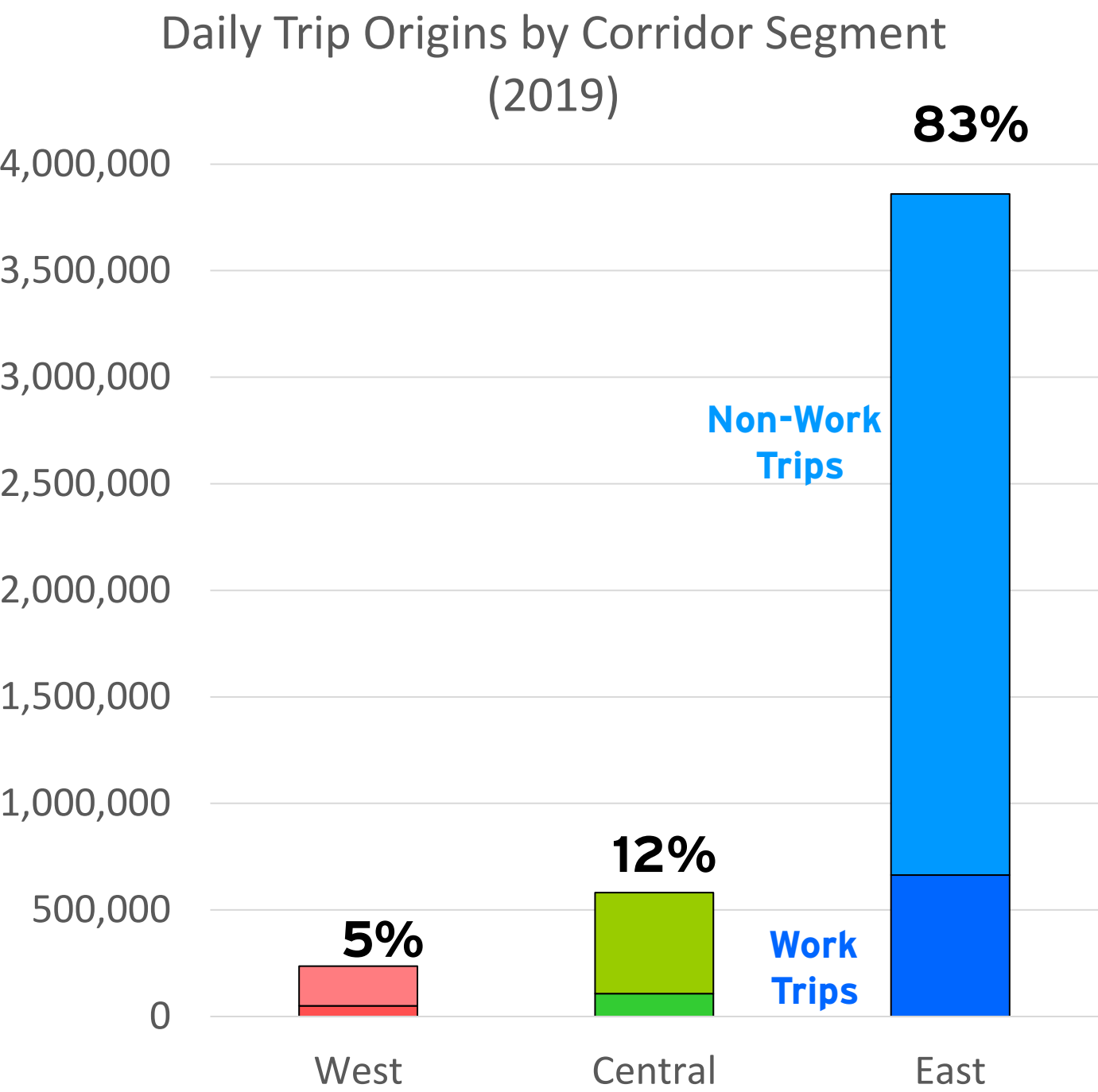
Public Workshop Feedback – Clarifications: Ridership

Updated Ridership Estimation Process



Public Workshop Feedback – Clarifications: Ridership

Overview of Travel Purpose in the Corridor

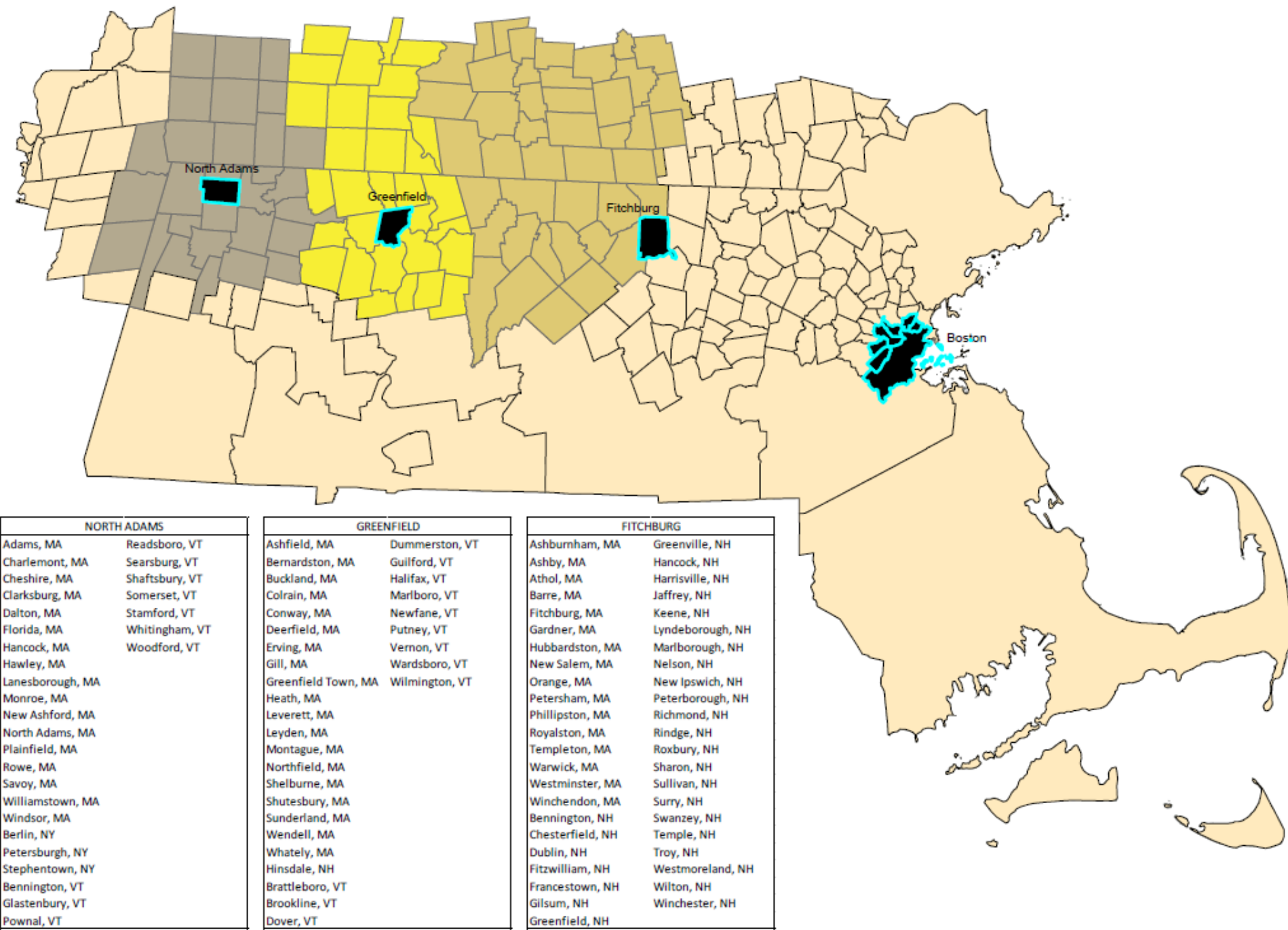


Source: Streetlight Data, 2019

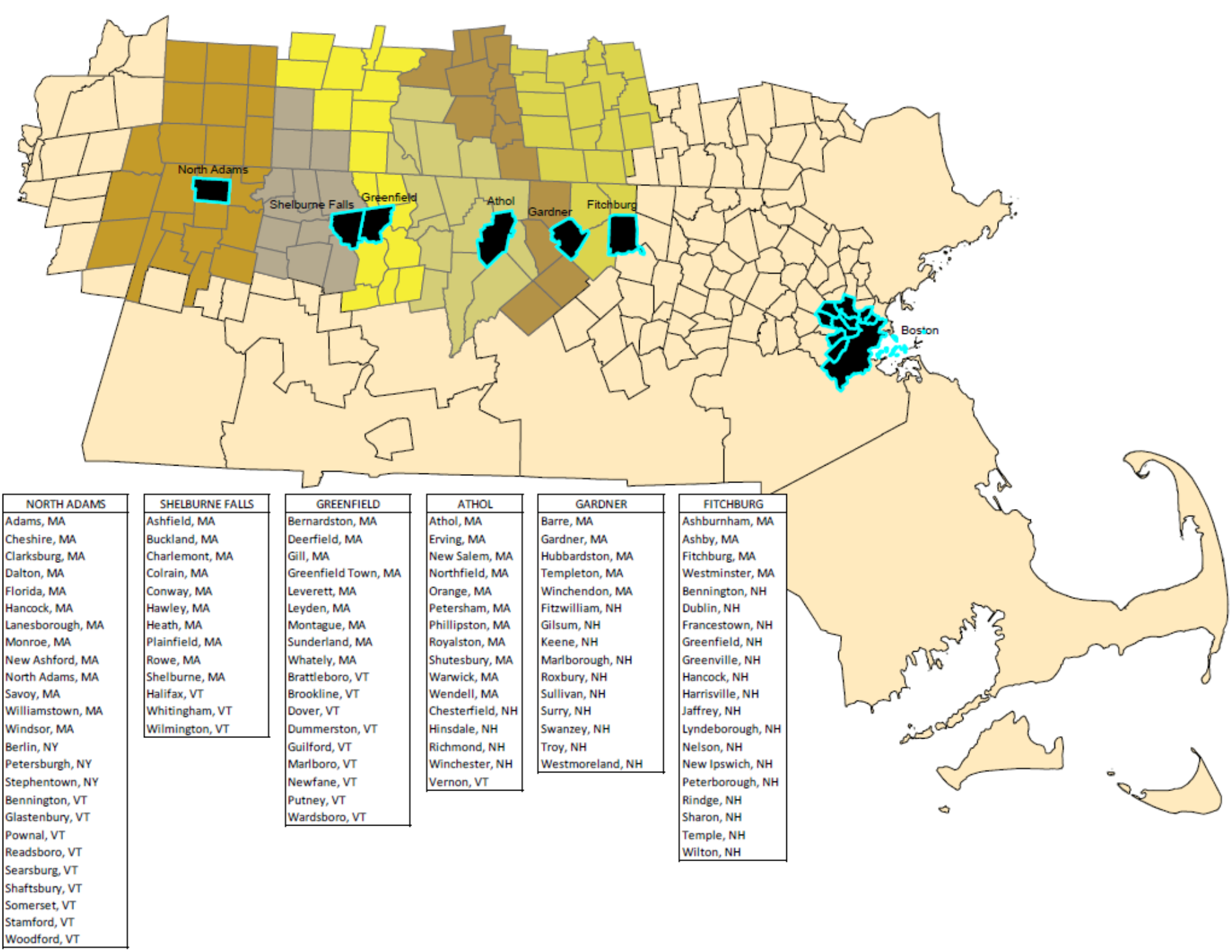
Public Workshop Feedback – Clarifications: Ridership

Station Catchment Areas for LBS Trips

Stations in Phase A Alts



Effect of Added Stations

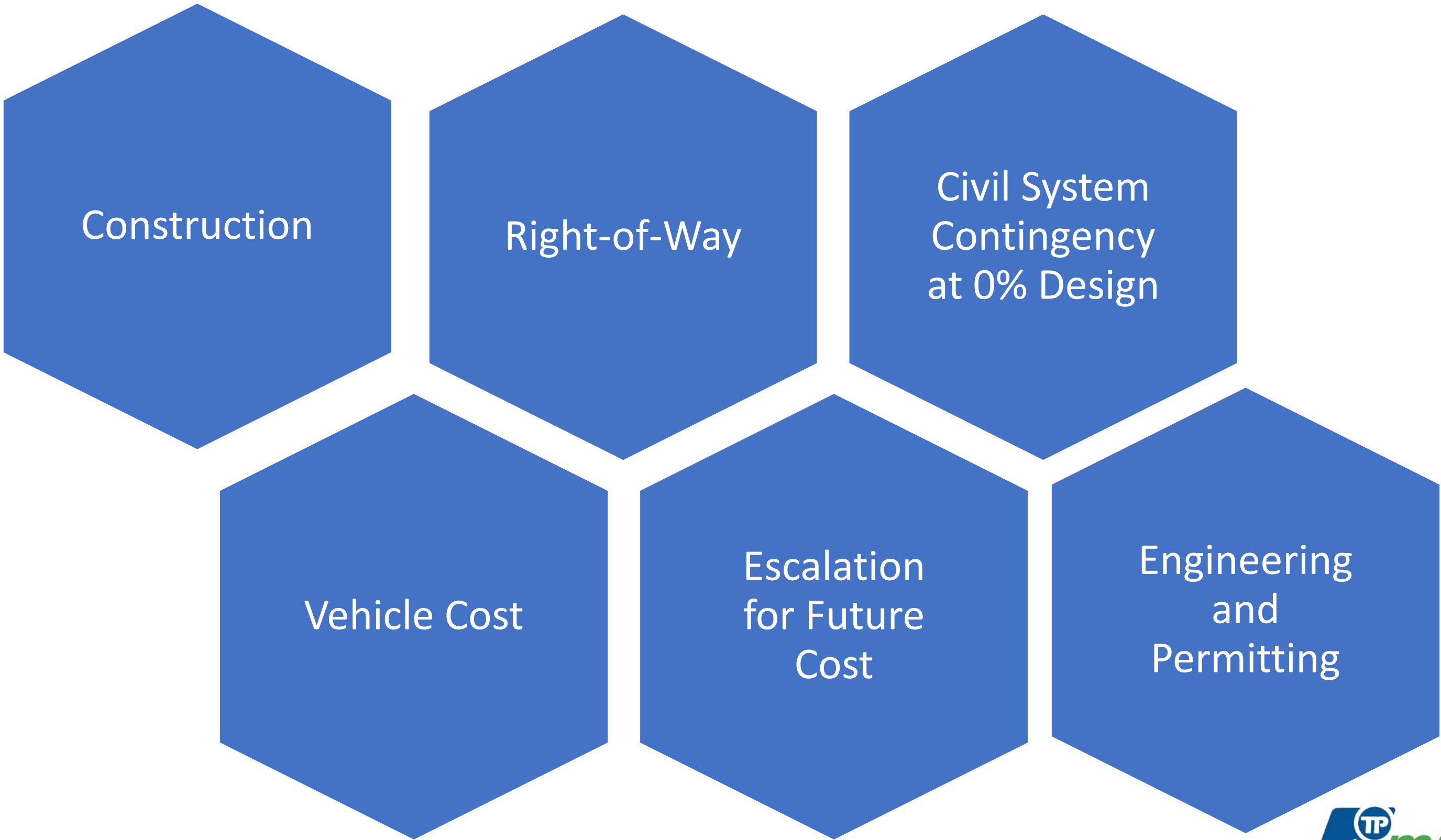


Public Workshop Feedback – Clarifications: Cost Estimation

- Cost estimation is the process of forecasting the cost of building an infrastructure project
 - Considers factors such as materials, location, equipment, and labor
 - Process depends upon level of design
- Northern Tier is at pre-design stage
 - Contingency costs account for unknown, but expected elements of the project
- Cost estimates are based on material, equipment, and labor costs from recent railroad construction projects in Massachusetts and surrounding states

Public Workshop Feedback – Clarifications: Cost Estimation

Cost Categories



Public Workshop Feedback – Clarifications: Cost Estimation

- Costs of track components were refined
- The typical practice of recycling rail was incorporated
- Rolling stock estimates were updated with new assumptions on consists and recent rolling stock purchases
- Station estimates reflect accessible station features



Phase 2 Alternatives Development and Evaluation

Proposed Phase 2 Service Alternatives

- Based on input received on the two initial alternatives, four additional service alternatives are proposed:

Alternative 3 – Electrified Service

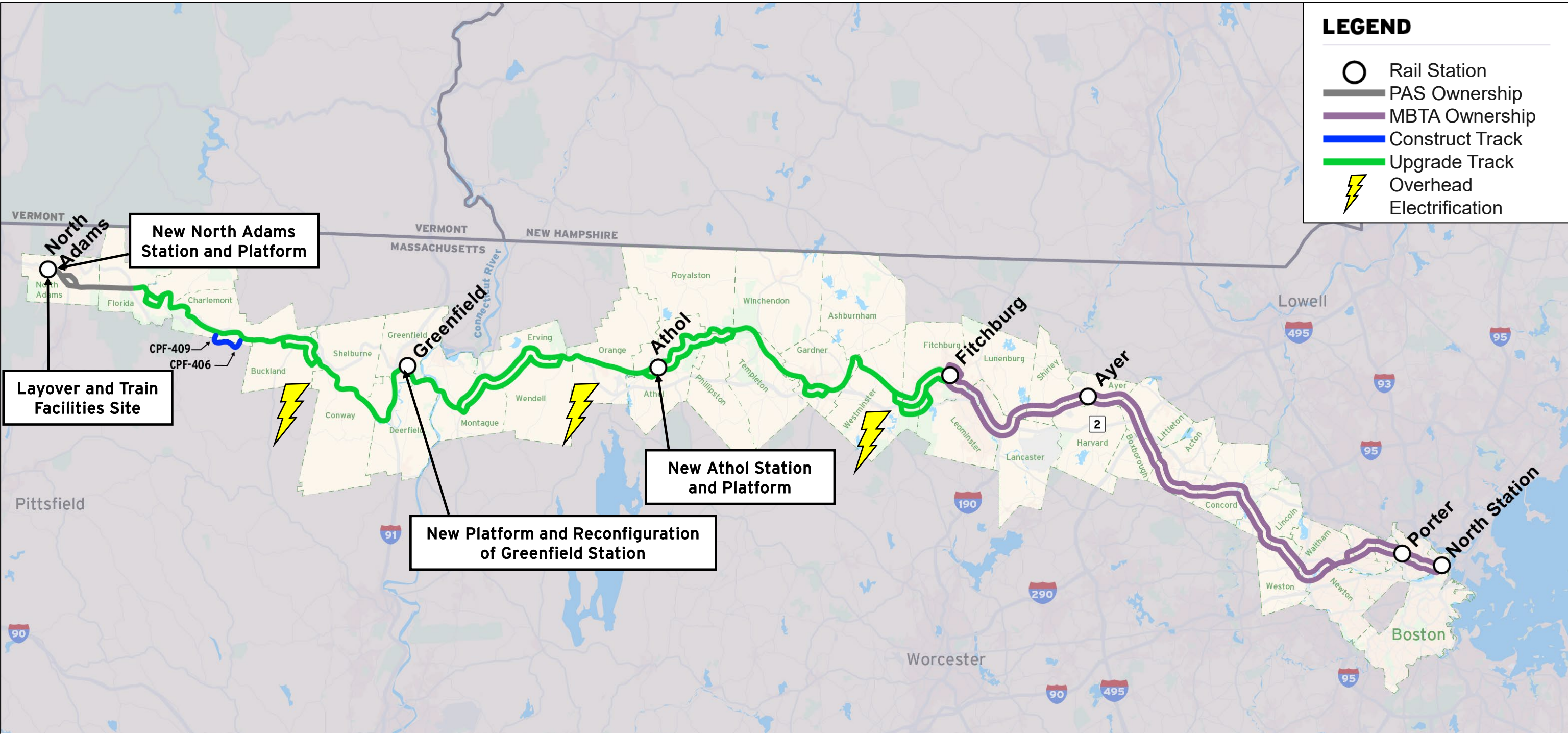
Alternative 4 – Full Local Service

Alternative 5 – Albany Extension

Alternative 6 – Northern Tier Rail Link

Proposed Phase 2 Service Alternatives

Alternative 3 – Electrified Service

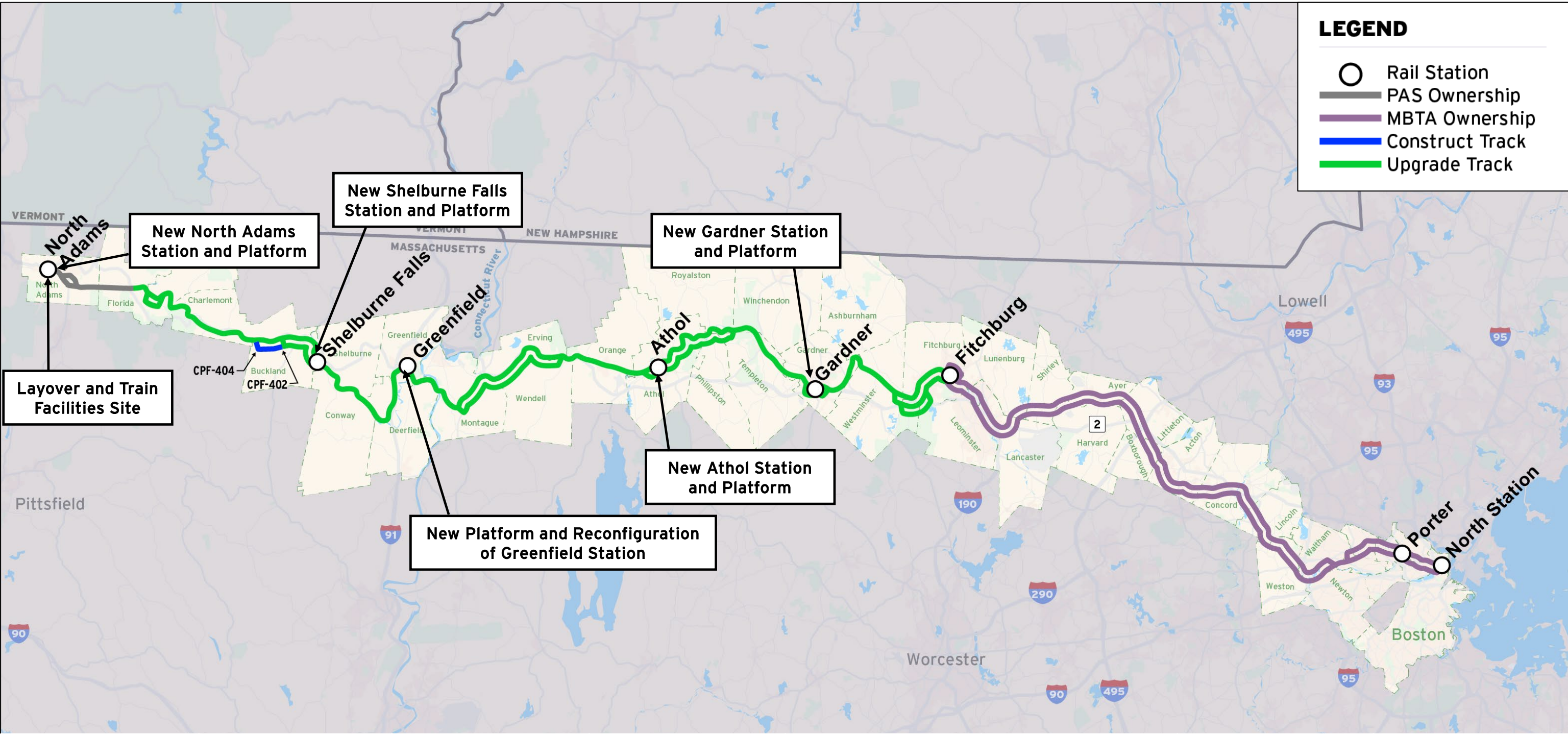


Track Work	Bridges	Signals & Grade Xings	Electrification	Stations	Layover	Rolling Stock	Total
\$876,805,373	\$429,711,003	\$141,368,789	\$1,325,887,659	\$34,669,646	\$15,969,632	\$102,087,316	\$2,926,449,410

Cost of electrification for the corridor west of the MBTA Fitchburg Line

Proposed Phase 2 Service Alternatives

Alternative 4 – Full Local Service



Service Type

- 5 Trains/day
- All Stops

Stations

- North Adams
- Shelburne Falls
- Greenfield
- Athol
- Gardner
- Fitchburg
- Porter
- North Station

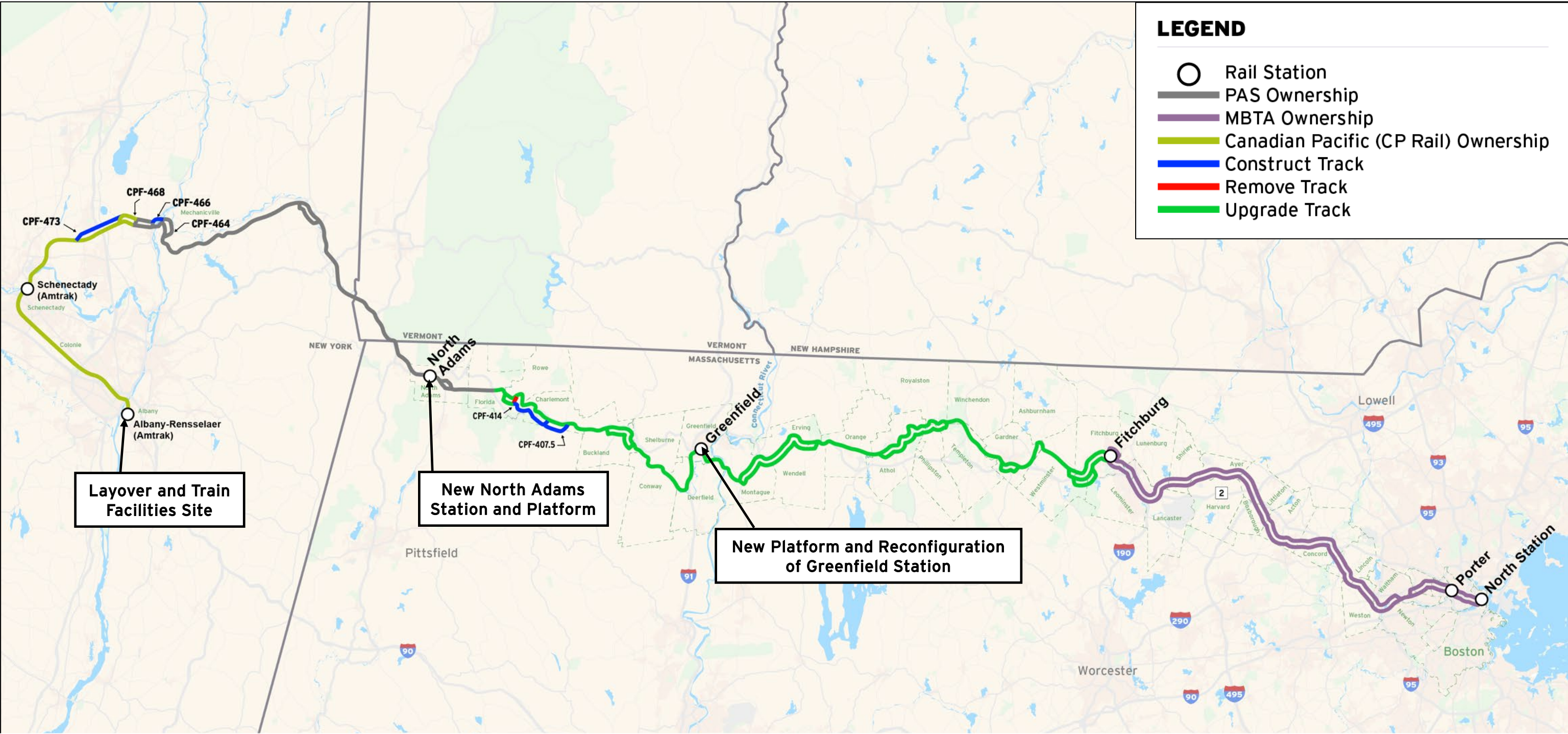
Proposed Improvements

- New double track in Buckland
- Track upgraded to Class 3 and 4
- Crossing renewals
- Bridge rehabilitation
- Signal replacement & Positive Train Control
- North Adams layover

Track Work	Bridges	Signals & Grade Xings	Electrification	Stations	Layover	Rolling Stock	Total
\$862,686,962	\$429,711,003	\$141,368,789	\$0	\$57,782,743	\$15,969,632	\$82,945,944	\$1,590,465,076

Proposed Phase 2 Service Alternatives

Alternative 5 – Albany Extension



Service Type

- 5 Trains/day
- All Stops

Stations

- Albany (NY)
- Schenectady (NY)
- North Adams
- Greenfield
- Fitchburg
- Porter
- North Station

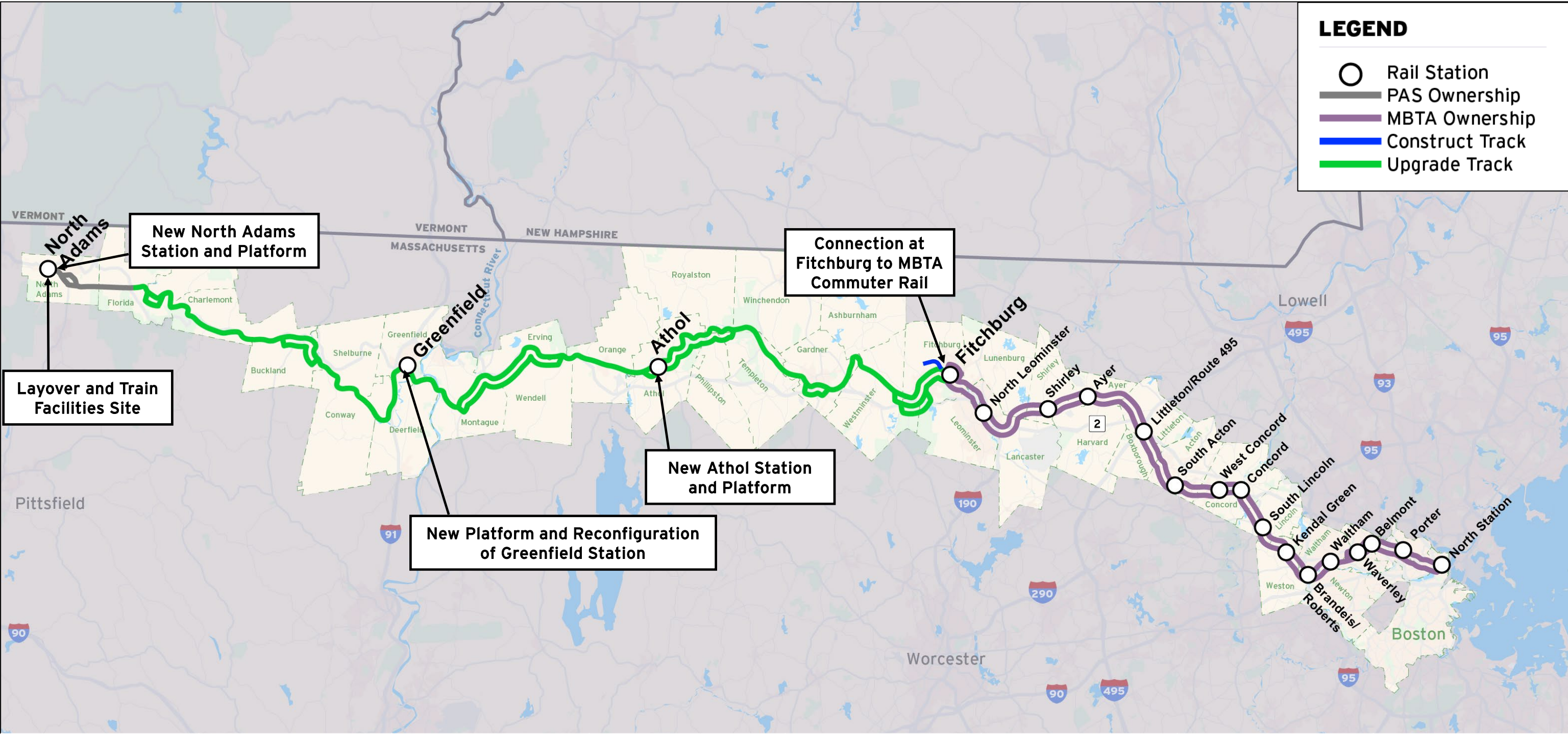
Proposed Improvements

- New double track:
 - Charlemont,
 - Stillwater (NY)
 - Clifton Park (NY)
- Track upgraded to Class 3 and 4
- Crossing renewals
- Bridge rehabilitation
- Signal replacement & Positive Train Control
- Uses Albany layover

Track Work	Bridges	Signals & Grade Xings	Electrification	Stations	Layover	Rolling Stock	Total
\$1,286,096,089	\$429,711,003	\$141,368,789	\$0	\$23,113,097	\$0	\$82,945,944	\$1,963,234,923

Proposed Phase 2 Service Alternatives

Alternative 6 – Northern Tier Rail Link



- Service Type**
- 5 Trains/day
 - Connection to MBTA System at Fitchburg
- Stations**
- North Adams
 - Greenfield
 - Athol
 - Fitchburg (for connections to MBTA Commuter Rail)

- Proposed Improvements**
- Track upgraded to Class 3 and 4
 - Rehabilitate siding in Fitchburg
 - Crossing renewals
 - Bridge rehabilitation
 - Signal replacement & Positive Train Control
 - North Adams layover

Track Work	Bridges	Signals & Grade Xings	Electrification	Stations	Layover	Rolling Stock	Total
\$853,049,390	\$429,711,003	\$141,368,789	\$0	\$34,669,646	\$15,969,632	\$82,945,944	\$1,557,714,406

Proposed Phase 2 Service Alternatives

Total Project Cost Comparisons

Alternative or Project	Total Project Cost per Route Mile	Total Miles per Route
Alternative 1 – Lower Investment	\$ 6,187,280	142
Alternative 2 – Higher Investment	\$ 11,064,097	142
Alternative 3 – Electrified Service	\$ 20,609,150	142
Alternative 4 – Full Local Service	\$ 11,200,458	142
Alternative 5 – Albany Extension	\$ 8,803,744	223
Alternative 6 – Northern Tier Rail Link	\$ 10,969,819	142
Hartford Line	\$18,946,651	62
South Coast Rail	\$ 12,647,189	76

Proposed Phase 2 Service Alternatives Evaluation

Evaluation Criteria	Alt. 1 – Lower Investment	Alt. 2 - Higher Investment	Alt. 3 – Electrified Service	Alt 4. - Full Local Service	Alt. 5 - Albany Extension	Alt 6. – Northern Tier Rail Link
Frequency	5 Trains per day	5 Trains per day	5 Trains per day	5 Trains per day	5 Trains per day	5 Trains per day
Coverage Area and Populations Served	North Adams, Greenfield, Fitchburg, North Station	North Adams, Greenfield, Fitchburg, North Station	North Adams, Greenfield, Athol, Fitchburg, Ayer, Porter, North Station	North Adams, Shelburne Falls, Greenfield, Athol, Gardner, Fitchburg, Porter, North Station	Albany (NY), Schenectady (NY), North Adams, Greenfield, Fitchburg, Porter, North Station	North Adams, Greenfield, Fitchburg, MBTA Commuter Rail Stations (via Transfer at Fitchburg)
Eastbound Travel Times North Adams to Boston	3 hours, 48 mins	2 hours, 48 mins	2 hours, 50 mins	2 hours, 59 mins	2 hours, 49 mins	3 hours, 22 mins
Greenfield to Boston	2 hours, 31 mins	2 hours, 0 mins	2 hours, 4 mins	2 hours, 8 mins	2 hours, 2 mins	2 hours, 34 mins
Maximum Speeds	60 mph (PAS), 80 mph (MBTA)	60 mph (PAS), 80 mph (MBTA)	60 mph (PAS), 80 mph (MBTA)	60 mph (PAS), 80 mph (MBTA)	60 mph (PAS), 80 mph (MBTA)	60 mph (PAS), 80 mph (MBTA)
Environmental Impacts	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
Passenger Rail Impacts	None	None	None	None	None	None
Freight Rail Impacts	Minimal delay estimated	Minimal delay estimated	Minimal delay estimated	Minimal delay estimated	Delays west of North Adams TBD	Minimal delay estimated
Community/Safety Impacts Grade Crossings Impacted	69 crossings	69 crossings	69 crossings	69 crossings	119 crossings	69 crossings

*The average time travel by car between North Adams and Boston is 2 hours and 48 minutes, between Greenfield and Boston 2 hours and 8 minutes

* Schedules were built with the goal to minimize conflicts with freight rail service and to create no conflict with MBTA service

Proposed Phase 2 Service Alternatives Evaluation

Comparison to Other Services

Evaluation Criteria	Northern Tier Passenger Rail (MA-NY)	Pere Marquette (IL-IN-MI)	Piedmont (NC)	Downeaster (ME-NH-MA)	Vermonter (VT-MA-CT-NEC)
Service	North Adams - Boston Albany, NY - Boston	Chicago, IL – Grand Rapids, MI	Charlotte, NC – Raleigh, NC	Brunswick, ME – Boston, MA	St. Albans, VT – Washington, DC
Frequency	5 Trains per day	1 Train per day	3 Trains per day	5 Trains per day	1 Train per day
Distance	142 miles (Boston – North Adams) 223 miles (Boston – Albany, NY)	176 miles	173 miles	145 miles	308 miles (St. Albans, VT – New Haven, CT) 605 miles (St. Albans, VT – Washington DC)
Population of Service Area (within 25 miles)	6.7 million	6.5 million	4.9 million	5.1 million	33.8 million
Annual Ridership	3,900 -304,200	96,500	211,000	550,000	98,000

Northern Tier operates over a shorter distance than the other services with comparable populations.
Ridership estimates are comparable

Phase Two Key Takeaways

- All alternatives estimated to provide connectivity, mobility, and choice
- All alternatives estimated to provide positive environmental and economic impacts
- Alternative 3 (Electrified Service) and Alternative 4 (Full Local Service) generate higher ridership levels and the measurements associated with them, including transportation cost savings and VMT reduction



Working Group Discussion

Summary of Proposed Alternatives

Evaluation Criteria	Alt. 1 – Lower Investment	Alt. 2 - Higher Investment	Alt. 3 – Electrified Service	Alt 4. - Full Local Service	Alt. 5 - Albany Extension	Alt 6. – Northern Tier Rail Link
Frequency	5 Trains per day	5 Trains per day	5 Trains per day	5 Trains per day	5 Trains per day	5 Trains per day
Coverage Area and Populations Served	North Adams, Greenfield, Fitchburg, North Station	North Adams, Greenfield, Fitchburg, North Station	North Adams, Greenfield, Athol, Fitchburg, Ayer, Porter, North Station	North Adams, Shelburne Falls, Greenfield, Athol, Gardner, Fitchburg, Porter, North Station	Albany (NY) Schenectady (NY) North Adams, Greenfield, Fitchburg, Porter, North Station	North Adams, Greenfield, Fitchburg, MBTA Commuter Rail Stations (via Transfer at Fitchburg)
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Maximum Speeds	60 mph (PAS), 80 mph (MBTA)	60 mph (PAS), 80 mph (MBTA)	60 mph (PAS), 80 mph (MBTA)	60 mph (PAS), 80 mph (MBTA)	60 mph (PAS), 80 mph (MBTA)	60 mph (PAS), 80 mph (MBTA)
Environmental Impacts	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
Passenger Rail Impacts	None	None	None	None	None	None
Freight Rail Impacts	Minimal delay estimated	Minimal delay estimated	Minimal delay estimated	Minimal delay estimated	Delays west of North Adams	Minimal delay estimated

Working Group Discussion

- **General comments or questions about the alternatives evaluation?**
- **What next steps would you recommend?**
 - Which of these alternatives best address the goals and objectives of the study?
 - Are there additional items that could be further examined?



Public Comment

Questions and Answers



- “Raise your hand” to be unmuted for verbal questions



- Submit your questions and comments using the Q&A button



- Please state your name before your question



- Please share only 1 question or comment at a time, limited to 2 minutes, to allow others to participate



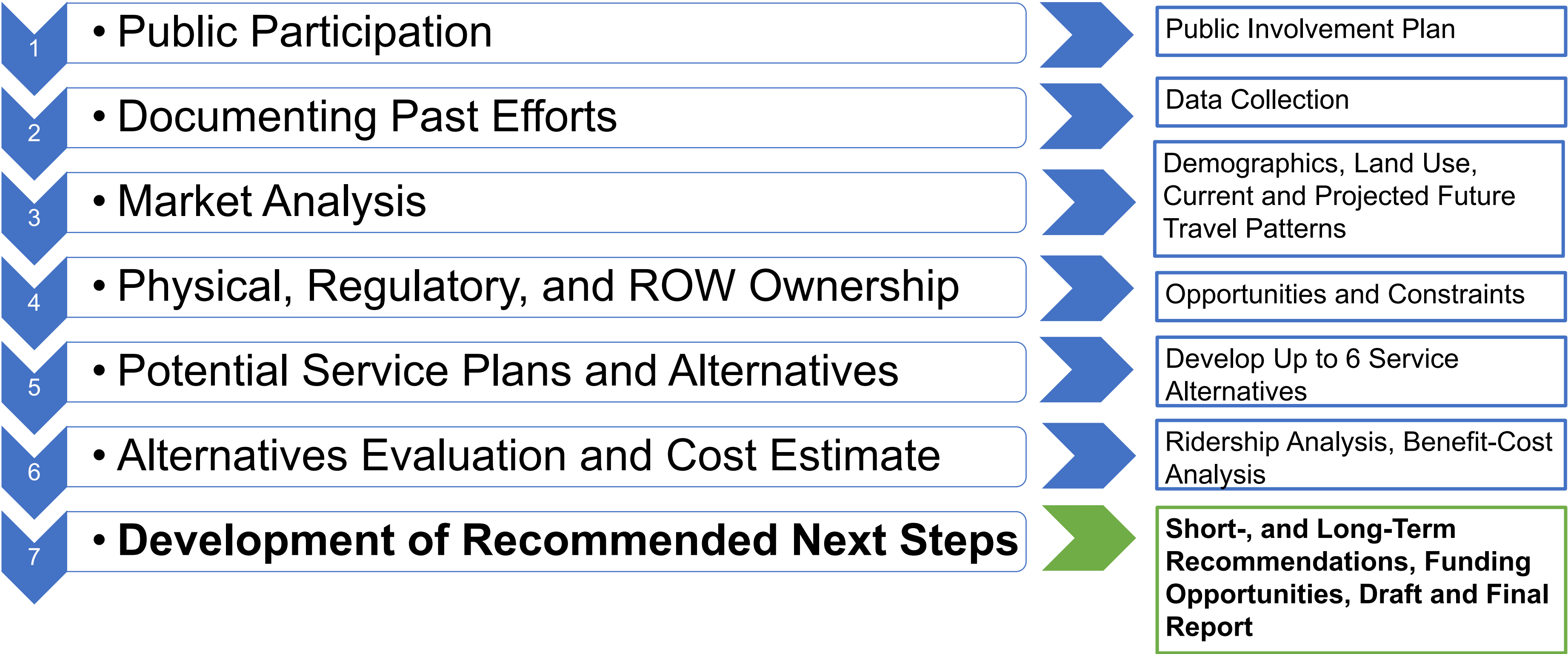
- To ask a question via phone, dial *9 and the moderator will call out the last 4-digits of your phone number and unmute your audio when it is your turn.

**All questions and comments are subject to disclosure for public records.
Please use these functions for project related business only.**



Next Steps

Next Steps





Learn More

Please visit the Study website to receive Study updates and to view past materials and meeting recordings:

<https://www.mass.gov/northern-tier-passenger-rail-study>



Please visit the PIMA website to submit your comments and questions:

<https://tinyurl.com/NTPRS-COMMENTS>





Office of the Town Administrator

Town of Montague

One Avenue A
Turners Falls, MA 01376

10C

Phone (413) 863-3200 ext. 108

FAX (413) 863-3231

October 31, 2023

Matthew J. Sokop
Section Chief, Wastewater Management
Bureau of Water Resources
Mass Department of Environmental Protection
436 Dwight Street
Springfield, MA 01103

By Electronic Mail: Matthew.Sokop@mass.gov, Daniel.j.kurpaska@mass.gov,
saadi.motamedi@mass.gov, melcher.john@epa.gov

Dear Matthew,

In accordance with our discussion of July 13, 2023 and Montague's subsequent response dated July 31, 2023 requesting an extension of the time period for response and corrective actions outlined in a MassDEP's Notice of Noncompliance (NON), Enforcement Docket Number: 00014945, dated May 25, 2023; the Town submits this interim response to that NON. This NON referenced deficiencies in our response to Administrative Order (AO) CWA-AO-R01-FY20-31.

As this interim response to NON 00014945 will demonstrate, the Town is working purposefully to enhance its attention to all required elements of collection system and facility maintenance, operation, and reporting; with particular emphasis on the collection system. The present response will share substantive updates to supplement our original 2022 reporting documents.

Supplemental data and reports were developed over the course of 2022 into 2023 include:

- Updated 2023 Collection System O&M Staffing Chart
- CMOMS self-assessment checklist and narrative matrix forms
- CSO Long Term Control Plan Update Report (Wright Pierce), also including
 - Appendix A: Modified Implementation Plan
 - Appendix B: CSO Notification Plan Updated May 25, 2023
 - Appendix C: Avenue A Buffer Line SOP
 - Appendix D: 2021 and 2022 Annual Reports for Industrial Pretreatment Program
 - Appendix E: 2022 CSO Monitoring Report
 - Appendix F: Turners Falls Technical Memo – I/I Field Investigations (Turners Falls, Montague Center, Lake Pleasant)
 - Appendix G: Hydraulic Modeling Memo
 - Appendix H: Financial Capacity Assessment
- Wright Pierce Technical Memorandum Investigation of Sources of I/I (Millers Falls System)

New capacity, activity and commitments have been made in 2023 and will be continued or completed in 2024 to ensure compliance with the AO. These include:

Accomplishments:

- Completion of a sludge drying pad at the WWTP to allow for proper handling of solids removed by the vacuor truck.
- Hiring of the Lead Collection System Operator to provide dedicated staff focused on operation and maintenance of the collection system, implementation of routine maintenance protocols and CSO response protocols, as well as investigations recommended through the updated LTCP.
- Development of Interim Maintenance Tracking Forms and Activity Logs (currently in use).
- Development of Collection System GIS Maintenance Program (training, initial implementation).
- Working relationship established with MRWA to support further investigation of I/I issues in the Millers Falls Basin, to begin in November 2023.
- Continued relationship with RCAP services to support continued investigation of the Turners Falls Village Center, implementation of the new collection system GIS system, and maintenance tracking over the coming federal fiscal year.
- Continued progress on review and development of updated sewer rate setting methodology through technical assistance support by the New England Environmental Finance Center.

Grants and Appropriations:

- Receipt of a \$500,000 Rural and Small Town Grant to fund enhancements to the Avenue A CSO weir, consistent with short-term objectives defined in the LTCP Modified Implementation Plan.
- \$50,000 Town Meeting appropriation to fund an expert consultant to conduct/develop:
 - A comprehensive CMOMs assessment;
 - A Collection Systems O&M manual as required by the Town's new NPDES Permit, inclusive of prioritized and routine maintenance schedules and all required SOPs;
 - Modeling to Supplement the WWTP's existing High Flow Plan, defining an SOP to maximize flow to and through the WWTP to limit CSO spills.
- \$99,900 Town Meeting appropriation to fund an expert consultant to conduct/develop:
 - 2023 CSO Monitoring Report inclusive of analyses outlined in the May 25, 2023 NON.
 - 2023 Nine Minimum Controls Report
 - 2023 Annual Collection System O&M Report and I/I Control Plan Report
 - 2023 Collection System O&M Corrective Action Plan
 - Update of Montague Sewer Use Ordinance (2013)

- Selectboard and Finance Committee agreement and support for the use of General Fund revenues to assist with sanitary sewer system consulting, capital, and staff expenses related to the combined system.

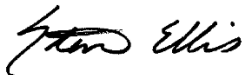
The Town of Montague appreciates that the Administrative Orders and Notices of Non-compliance presented to the community reflect true deficits in our past responsiveness to NPDES permit requirements. Their issuance has produced greater understanding of those requirements and this understanding is supported by an honest commitment to meeting requirements as we move forward.

We would welcome a follow up conversation to discuss this response and any next steps you feel are advised or may be required as we move forward with our now established maintenance protocols and planned projects. Please note that the following page includes an index of the attachments to this memorandum.

The attachments exceed normal allowances for email conveyance, so this memo and all attachments will be forwarded through a shared file site accessible to addressees of this email. Further permissions will be granted upon agency request.

We thank you for your partnership in this work.

Respectfully,

A handwritten signature in black ink, appearing to read "Steven Ellis".

Steven Ellis, MPA
Town Administrator

CC: Montague Sewer Commission/Selectboard
Tom Bergeron, Superintendent - Department of Public Works
Chelsey Little, Superintendent - Clean Water Facility

Index of Attachments

Attachment 1: 2023 Staffing Chart and CMOMS Self Assessments

Attachment 2: CSO Long Term Control Plan Update

Attachment 3: CSO Long Term Control Plan Appendices

- Appendix A: Modified Implementation Plan
- Appendix B: CSO Notification Plan Updated May 25, 2023
- Appendix C: Avenue A Buffer Line SOP
- Appendix D: 2021 and 2022 Annual Reports for Industrial Pretreatment Program
- Appendix E: 2022 CSO Monitoring Report
- Appendix F: Turners Falls/Montague Center/Lake Pleasant I/I Field Investigations
- Appendix G: Hydraulic Modeling Memo
- Appendix H: Financial Capacity Assessment

Attachment 4: Millers Falls I/I Field Investigations Report

Attachment 5: Originally Submitted 2022 Reports

Attachment 6: Lead Collection System Operator Job Description

Attachment 7: Interim Maintenance and Tracking Forms and Logs

Attachment 8: Sewer Line Jetting Program Maps

Attachment 9: Sludge Drying Pad for Vactor Truck

Attachment 10: Rural and Small Town Grant Award Notification

Attachment 11: Scope of Services for CMOMs/O&M Manual/High Flow Protocols

Attachment 12: Scope of Services for NON Compliance and CY 2023 Reporting

TOWN OF MONTAGUE EMPLOYEE TIME SHEET ACTIVITY

Empl # 1782
DOH 11/28/2016
STEP Date 7/1/2023

NAME **Steven Ellis**PAY PERIOD OF: 10/22/23 thru **10/28/23**

DEPARTMENT	DEPT #	10/22 S	10/23 M	10/24 T	10/25 W	10/26 T	10/27 F	10/28 S	TOTAL
Selectboard	122		11.00	9.50	10.00	10.00	7.00		47.50
									-
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									-
									-
TOTAL HOURS WORKED		-	11.00	9.50	10.00	10.00	7.00	-	47.50
HOLIDAY									-
VACATION									-
SICK									-
FAMILY SICK									-
PERSONAL									-
OTHER LEAVE - SPECIFY									-
									-
TOTALS		-	11.00	9.50	10.00	10.00	7.00	-	47.50
COMPTIME + OR -									10.00

PLEASE TOTAL ALL COLUMNS ACROSS AND DOWN

Prepared by _____ Date _____

Employee _____ Date _____

Approved By _____ Date _____

	Net Comp	Vacation Hours	Personal Hours	Sick Hours	Family Sick				
Time Taken	-	-	-	-	-	Comp time over maximum not accrued			
New Accrual						Prior Yrs	FY23 YTD	This wk	Total
Previous Total	75.00	205.50	(3.00)	811.25	(15.50)				
Total to Date	75.00	205.50	(3.00)	811.25	(15.50)		1,362.75	10.00	1,372.75

COMP/FLEX TIME EARNED AND USED

DATE	PURPOSE	GAINED	USED
24-Oct		1	
25-Oct		0.5	
26-Oct	DOT Hearing - East-West Rail Project Design	1.5	
27-Oct	DOT Bridge Project, Strathmore Mtg, DEP NON Response	7	