



FUSS & O'NEILL
Disciplines to Deliver

May 18, 2011

Ms. Jerry Minor-Gordon
United States Environmental Protection Agency
5 Post Office Square, Suite 100
Boston, MA 02109-3912

RE: Analysis of Brownfields Cleanup Alternatives
Former Nu-Style Property, Lot 27
87 Grove Street
Franklin, Massachusetts
Mass DEP RTN 2-16694

Dear Ms. Minor-Gordon:

Fuss & O'Neill Inc. (Fuss & O'Neill) has conducted an analysis of potential brownfields cleanup alternatives for the environmental remediation planned at the Former Nu-Style Property site, located at 87 Grove Street in Franklin, Massachusetts (the site). Three alternatives related to the dilapidated on-site building and four remedial alternatives for the releases of metals and chlorinated volatile organic compounds (VOC) to soil at the site were evaluated on the basis of protectiveness, implementability, and cost. A summary of the documented environmental conditions, the evaluations of remedial alternatives, and the preferred remedial alternative are described herein. Fuss & O'Neill prepared this analysis on behalf of the Town of Franklin (the Town). This analysis has been finalized following the completion of public notice, a public meeting and presentation of these alternatives, and a 30-day public comment period to solicit feedback from the community regarding the proposed strategy.

Site History, Environmental Conditions, and Current Status

The subject property is an approximately two-acre parcel located on the western side of Grove Street in a mixed commercial and residential area in Franklin, Massachusetts (Norfolk County). The subject property is comprised of two parcels identified by the Town Tax Assessor as Plat 276, Lots 22 and 27. This document and the remedial alternatives identified herein pertain solely to Lot 27. From hereon, the term Site refers solely to Lot 27. However, the lots were developed concurrently and utilized for similar purposes historically. A site location map and a site plan are attached hereto as *Figures 1 and 2*, respectively.

Lot 27 is an approximately one-acre parcel and consists of two distinct sections divided by Mine Brook, which flows generally east-to-west through the site and over a dam adjacent

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to the subject building. The southern end of the site south of Mine Brook is improved with a parking lot, which is utilized by an abutting property owner with the permission of the Town. An approximately 12,000-square foot (sf), two-story former mill building is located on the northern portion of Lot 27, north of Mine Brook.

The mill building was constructed circa 1900 and has been utilized throughout its history for a variety of industrial uses, including textile and paint manufacture, metal plating, and jewelry manufacturing. At least five underground storage tanks (USTs) with a combined capacity of approximately 15,000 gallons were historically utilized at the site for the storage of petroleum products. The last documented industrial usage of the site occurred in 1989, with the closure of the Nu-Style jewelry manufacturing company.

In 1991, four of the USTs, including a 5,000-gallon UST, a 2,000-gallon UST, and a 1,000-gallon UST used to store No. 2 fuel oil, and a 2,000-gallon gasoline UST were removed. In 1991, the ownership of Nu-Style declared bankruptcy, and the property defaulted to the ownership of the Federal Deposit Insurance Corporation (FDIC). In January 1992, the United States Environmental Protection Agency (USEPA) inspected the property and identified drums and containers, including unlabeled containers with unknown contents, abandoned plating equipment and other chemicals and waste materials. Materials identified during the inspection included chlorinated solvents, cyanide sludges, nickel sulfate, and chromic acid. USEPA removed the materials during a Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) removal action.

In 2002 and 2005, the Town acquired Lots 22 and 27, respectively, via tax-title foreclosure. In 2005, the Town Building Commissioner inspected the mill building and determined that it was in poor condition, recommending it be sealed and not entered. The building has been formally condemned due to its structural condition.

In May 2006, Fuss & O'Neill completed a *Phase I Environmental Site Assessment (ESA)* for the subject site, and identified the following Recognized Environmental Conditions (RECs) at the site:

- The site had been operated for approximately 90 years as an industrial operation, for the manufacture of textiles and jewelry. Process chemicals used in these operations included cyanide, metals, chlorinated solvents, and petroleum products.
- At least one UST had not been removed from the property prior to 2006.
- A brick arched pipe, which was potentially a historic mill race or waste disposal conduit, was observed beneath the building on Lot 22.
- A release of chlorinated solvents to soil and groundwater was identified on Lot 26, an abutting property to the south. This property was historically operated by the

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same owners as the site, and there was the potential for similar releases to have occurred on the site.

- A mill pond impoundment was filled in approximately 1960 at the southern end of the site. The origin of the fill material was undocumented.

In light of the above conditions, Fuss & O'Neill completed a *Phase II ESA* in September 2007 and more comprehensive environmental and building materials-related assessment activities between 2007 and 2010. To date, Fuss & O'Neill has identified the following environmental conditions at the site:

- A fifth UST, with a storage capacity of 5,000 gallons, was removed from the site in May 2007. Confirmatory soil samples collected from the UST grave were not reported to contain reportable concentrations of petroleum fractions or target compounds.
- Lead was detected in surficial soil (less than two feet below grade [fbg]) and deeper soil (8 to 10 fbg) at the northeastern corner of the building, adjacent to the loading dock. Based on the vertical dispersion of the lead and other metals detected at concentrations less than Massachusetts Department of Environmental Protection (MassDEP) risk-based soil standards and its location adjacent to the loading dock, Fuss & O'Neill inferred that the release mechanism was surficial and may have included spills of chemicals during delivery or removal from the site.
- Chlorinated VOC were detected in surficial and deeper soil on the northwestern corner of the site, adjacent to the site building. Chlorinated VOC were additionally detected in overburden groundwater in this area. The release mechanism for this release is not currently known but may include incidental spills onto surficial soil.
- Chlorinated VOC were detected in the first water-bearing bedrock fracture beneath the building foundation, which was constructed directly on bedrock. The concentrations of VOC in groundwater samples collected directly beneath the building were approximately 100 times greater than in groundwater samples collected from bedrock wells adjacent to the exterior of the building. Based on this condition, Fuss & O'Neill inferred that the release mechanism was a spill from an interior structure, but the exact source of the release has not been identified. This release has not been adequately defined to commence remedial action, as additional bedrock wells are necessary to define the nature and extent of this release. The installation of additional bedrock wells is currently infeasible due to the presence of the site building.
- The site building contains lead painted surfaces, asbestos-containing materials (ACM), and mercury- and polychlorinated biphenyl (PCB)-containing electrical equipment.
- Sediment in Mine Brook downstream of the on-site mill dam and adjacent to Lot 22 contains concentrations of polycyclic aromatic hydrocarbons (PAH) greater than

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risk-based MassDEP criteria. The concentrations of PAH were generally reported to be higher in samples collected downstream of the “Old Grove Street” bridge adjacent to Lot 22 than at upstream locations. The source of PAH is currently unknown. Because the location of PAH in sediment is associated with Lot 22 rather than Lot 27, it is not addressed by the cleanup alternatives presented herein.

Brownfields Cleanup Alternatives

In April 2010, the Town was selected for a \$200,000 USEPA Brownfields Cleanup Grant for remedial activities on Lot 27. The Town intends to use the grant money to conduct the remedial activities recommended herein, community involvement activities, and reporting associated with the site.

Two distinct problems are currently associated with the site: 1) the environmental condition of the site and 2) the dilapidated building, which poses a potential risk to public safety. The Lot 27 building is condemned due to its structural condition and presents a risk to public safety. Soil at the site has been adequately characterized to consider the remedial alternatives described below. Therefore, the cleanup alternatives discussed herein pertain only to the building condition and soil remediation on Lot 27. These two conditions are evaluated separately below, and the final recommendation incorporates both of these elements into an overall cleanup strategy. The following sections discuss the individual alternatives and the potential costs and benefits associated with potential strategy.

Previous assessments have documented the detection of chlorinated VOC in groundwater in the bedrock aquifer. The presence of the on-site building is preventing assessment of groundwater quality in the bedrock aquifer. Further investigation of the bedrock aquifer is required to complete a Phase II Comprehensive Site Assessment (CSA) in accordance with the Massachusetts Contingency Plan (MCP) and develop a remediation strategy for the groundwater condition. An analysis of potential groundwater remedial alternatives is not included herein due to the necessity of eliminating the building prior to the performance of further assessment of the release to groundwater.

Building Condition Alternative #1: No Action

No action may be feasible as an appropriate remedial alternative at certain properties, as existing site conditions may not pose an unacceptable risk.

Protectiveness

The existing structure is currently condemned due to its structural condition and poses a potential risk to public safety. Due to impacts associated with weather and the current state of disrepair of the building, this condition will not improve and is anticipated to

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worsen over time. Therefore, if no corrective action is taken, the site will continue to pose a risk to public safety, and, therefore, this alternative is not protective of human health and safety. Structural collapse would potentially impact Mine Brook wetlands, and thus, this alternative would also not be protective of the environment.

Implementability

Implementation of a “no action” alternative is technically feasible, as no action would be taken. However, based on the current condition of the building, deliberate inaction could result in enforcement actions taken against the Town and would not facilitate cleanup and reuse of the site, which is the Town’s eventual goal. Therefore, while this process may be technically possible, it is not feasible to implement this alternative while still achieving regulatory compliance as well as the Town’s eventual goal of site reuse.

Cost

By not conducting response actions, the Town would not incur an immediate cost. However, the opportunity cost of inaction (i.e. the holding cost of the property, property value and tax revenue sacrificed by the Town) as well as the potential response action cost of emergency response and the eventual cost of demolition, if the structure collapses, and additional remediation activities, would be borne by the Town. These costs could far exceed the cost of remedial activities that would be implemented at this time.

Building Condition Alternative #2: Renovation

Renovation of the existing structure would be a potential method to improve its structural integrity and mitigate the risk to public safety posed by the site.

Protectiveness

By restoring the building to a usable state, immediate risks to public safety would be minimized, and the site could potentially be returned to active use. During renovation activities, workers may be exposed to hazardous building materials (including lead paint, asbestos, and mercury- and PCB-containing building materials) as documented previously by Fuss & O'Neill EnviroScience, LLC (EnviroScience) in a March 2009 *Hazardous Building Materials Inspection*. However, personnel conducting these activities would be required to have appropriate training and personnel protective equipment to mitigate significant risks to their health during renovation activities. Ideally, these materials would be removed from the building prior to renovation activities, and thus, later-stage construction workers and future site users would not be exposed to these materials. Due to the condemnation of the building and lack of structural integrity, it may not be feasible to implement a building materials abatement program.

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Fuss & O'Neill's data indicates that a source of VOC exists in bedrock below the on-site building and may pose a risk of vapor intrusion into the building. Therefore, the building would be required to be retrofitted with a vapor mitigation system in order to mitigate vapor intrusion risks to future building users. Furthermore, this VOC source has not been adequately characterized, and rehabilitation of the existing structure could complicate future investigation and remediation of this release.

Implementability

The building has been condemned by the Town Building Commissioner, and, therefore, building rehabilitation is assumed to be infeasible for both legal and technical reasons. Portions of the building are collapsed and water damaged, and as such, rehabilitation would likely require complete reconstruction of the building.

Cost

The cost of building rehabilitation, if this alternative were permitted by the Town, would significantly exceed the \$240,000 currently budgeted by the Town for this project. The cost of rehabilitation may be significantly greater than this amount, due to the anticipated technical challenges of rehabilitating a building in such poor structural condition. Therefore, this method may not be cost-effective for the Town to implement.

Building Condition Alternative #3: Demolition and Off-Site Disposal of Building Materials

Building demolition and off-site disposal of building materials would remove the risk posed by the structurally unsound building by dismantling the building in a controlled manner.

Protectiveness

Removal of the building would mitigate the risk posed to public safety by removing the source of the risk (the dilapidated building). During demolition activities, workers may be exposed to hazardous building materials on a short-term, high-intensity basis, as documented above. However, personnel conducting these activities would be required to have appropriate training and personnel protective equipment to mitigate significant risks to their health during demolition activities. Following the completion of abatement and demolition activities, the building will not pose a continued risk to site users.

Removal of the building would additionally facilitate other remediation efforts by making bedrock beneath the building footprint accessible for future investigation. Additionally, demolition of the building foundation would facilitate access to contaminated soil to support additional remediation activities. Therefore, removal of the building would

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facilitate additional response actions which would be used to mitigate risks to human health and the environment at the site.

Implementability

Implementation of building demolition is technically feasible. Based on the current condition of the building, demolition would occur, and the resulting waste materials would be segregated for disposal as regulated asbestos waste, or other waste category based on the results of characterization of the constituent materials. Interior abatement work is not considered feasible due to the structural condition of the building. To implement this approach it will be necessary for the Town to apply for and receive a waiver from MassDEP to allow demolition prior to abatement.

The building material data compiled by EnviroScience in the March 2009 *Hazardous Building Materials Inspection* is generally sufficient to solicit bids for building demolition, and the bid documents can specifically solicit qualifications relative to controlled demolition and segregation of building materials proximal to wetland areas, hazardous materials abatement, and other project-specific requirements, in order to ensure that the selected contractor is capable of implementing a project of this magnitude.

Cost

The Town is prepared to conduct the building demolition with funds available in the \$200,000 USEPA Brownfields Cleanup Grant as well as the Town's matching funds and other funding sources. Of all the alternatives presented herein, demolition and off-site disposal of regulated and hazardous materials is the most cost effective.

Summary of Building Condition Cleanup Alternatives

The following table is a summary of potential cleanup alternatives evaluated for the building, as discussed herein:

Cleanup Alternative	Protectiveness of Human Health and Environment	Implementability	Cost
1. No Action	Not adequate	Technically feasible, not practical given the Town's reuse goal and regulatory requirements, potentially not legally feasible	No immediate costs, long term costs due to risk to public safety and loss of revenue/marketing opportunity.
2. Building Rehabilitation	Adequate with appropriate modifications	Not technically or legally feasible	Financially infeasible under USEPA Brownfields Cleanup Grant

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Cleanup Alternative	Protectiveness of Human Health and Environment	Implementability	Cost
3. Building Demolition	Adequate	Technically feasible	Most cost effective, expected to be completed with USEPA Brownfields Cleanup Grant and Town matching funds

Overall, Fuss & O'Neill considers building demolition to be the most feasible and protective alternative with regard to the on-site building.

Soil Contamination Alternative #1: No Action

No action may be feasible as an appropriate remedial alternative at certain properties, as existing site conditions may not pose an unacceptable risk.

Protectiveness

A regulated release of hazardous materials to soil was documented at the site. Soil concentrations of the contaminants of concern (COC) at the site exceeded applicable MassDEP risk-based criteria and must be managed accordingly. Additionally, groundwater at the site contains several of the COC, including chlorinated VOC, at concentrations greater than MassDEP risk-based criteria. Fuss & O'Neill's conceptual site model identified three releases of the COC, including two releases of chlorinated VOC, to soil at the site, and identified leaching COC as the source of lead and chlorinated VOC in overburden groundwater at portions of the site. Therefore, inaction will allow these conditions to persist, and may contribute to the migration of COC in the subsurface over time. The chlorinated VOC present a potential risk to indoor air quality if the property is redeveloped, and, therefore, will limit the potential for site redevelopment without remedial action. Therefore, remedial action is warranted to remove these contaminants in order to directly address the release to soil and to minimize the on-going risk to groundwater at the site. This cleanup alternative would not be an effective remedial alternative to achieve a permanent solution and a Condition of No Significant Risk at the site as required by MassDEP regulations.

Implementability

Implementation of a "no action" alternative is technically feasible, as no action would be taken. However, based on the current environmental quality of the subject site, deliberate inaction could result in enforcement actions taken against the Town, would not comply with cleanup requirements under the MCP, and would not facilitate reuse of the site, which is the Town's eventual goal. Therefore, while this process may be technically possible, it is not feasible to implement this alternative while still achieving regulatory compliance as well as the Town's eventual goal of site reuse.

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Cost

By not conducting response actions, the Town would not incur an immediate cost. However, the opportunity cost of inaction (i.e. the holding cost of the property, property value and tax revenue sacrificed by the Town) as well as the potential future response action cost to bring the site into compliance with the MCP would be borne by the Town.

Soil Contamination Alternative #2: Monitored Natural Attenuation (MNA)

MNA can be a viable remedial alternative at many regulated sites. MNA consists of long-term monitoring of a release which, under appropriate environmental conditions, attenuates without active remedial actions.

Protectiveness

Utilization of MNA at this site as a remedial alternative alone would not be feasible because soil concentrations of the COC at the site exceed applicable MassDEP risk-based criteria and must be managed accordingly. Furthermore, the COC at the site include metals and chlorinated VOC, which persist in the environment and do not readily attenuate under most conditions over a period of decades. Overall, MNA would not be an effective remedial alternative to achieve a permanent solution and a Condition of No Significant Risk at the site.

Implementability

Implementation of MNA is technically infeasible for the following reasons:

- The materials at the site warranting remedial activities include lead and chlorinated VOC. Under appropriate geochemical conditions (which have not been evaluated to date at the site), chlorinated VOC can biodegrade and be destroyed in-situ by an appropriate community of bacteria. However, lead is inorganic and does not biodegrade.
- Based on analytical data collected at the site to date, groundwater at the subject site contained concentrations of dissolved lead exceeding the GW-3 groundwater standards and may, therefore, pose an unacceptable risk to the surrounding environment.
- Reuse of the site, consistent with the Town's goals, is contingent upon the establishment of a condition of No Significant Risk in accordance with the MCP. Based on Fuss & O'Neill's existing data set, a Condition of No Significant Risk does not currently exist at the site. MNA generally occurs over a period of years and, thus, would limit redevelopment opportunities at the site for the foreseeable future.

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Cost

The costs of MNA are generally limited to ongoing investigation and monitoring activities and could be completed with the funding currently allotted. However, the timeline to achieve site closure with MNA, if possible, is longer than with active remedial options. The short-term cost may be feasible for the Town to manage, but the opportunity cost of inaction (i.e. the holding cost of the property, property value and tax revenue sacrificed by the Town) would be borne by the Town. These costs, if MNA is not generally feasible at the site, could significantly exceed the cost of active remedial strategies.

Soil Contamination Alternative #3: Excavation and Off-Site Disposal of Soil Containing VOC and Lead

Excavation and off-site disposal of soil containing hazardous materials may be an effective way of reducing risks posed by hazardous materials at the site by physically removing the source material.

Protectiveness

By removing the soil from the site, long-term risks to human health and the environment at the site would be mitigated. During excavation and transportation of soil, there may be short-term high-intensity direct exposure risks to human health and the environment at the site, including the adjacent Mine Brook, as well as at the final destination of the excavated materials. However, personnel conducting these activities would be required to have appropriate training and personnel protective equipment to mitigate significant risks to their health during remediation activities. The off-site disposal location would be a licensed receiving facility designed to mitigate off-site migration of hazardous material. Therefore, this alternative would result in the secure long-term disposal of the material, mitigating future risks to both on-site and off-site receptors.

Implementability

Implementation of excavation and off-site disposal of soil as a remedial alternative is technically feasible. Both of the generalized soil releases (VOC west and northwest of the building and metals east of the loading dock on the northeastern corner of the building) were documented to extend downward from the ground surface to the water table elevation, less than ten feet below grade. Therefore, regulated soil would be accessible for heavy equipment.

The equipment required to excavate regulated soil and manage it for off-site disposal would be similar to the equipment required for building demolition, and, thus, this activity could be conducted concurrently with or upon completion of the demolition project. This approach would provide an economy of scale to the project, as the contractor could complete the work in a single mobilization.

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Implementation of excavation and off-site disposal of soil containing hazardous materials as a remedial alternative would comply with the MCP as well as other state and local laws. Any modifications to grade at the site will have to be managed in accordance with municipal by-laws and Orders of Conditions issued by the Conservation Commission.

Cost

The costs of excavation, transportation, and disposal of limited volumes of material would likely not be excessive. Available data indicate that the volumes of soil containing regulated levels of lead and chlorinated VOC are confined to two limited areas of overburden soil, and the concentrations of hazardous materials in these areas could be acceptable for disposal at a lined landfill in Massachusetts, limiting costs associated with soil disposal. As discussed above, soil excavation could be conducted concurrently with or upon completion of the demolition project, providing an economy of scale to the project.

This remedial alternative could be completed by the Town with the funds available in the \$200,000 USEPA Brownfields Cleanup Grant. Therefore, excavation and off-site disposal is considered financially feasible.

Soil Contamination Alternative #4: Capping in Conjunction with an Activity and Use Limitation (AUL)

A fourth potential remedial alternative consists of capping the site with clean fill or an engineered barrier to mitigate direct exposure to soil containing hazardous materials at concentrations greater than the applicable soil standards. The cap would consist of either one foot of clean fill overlying a geotextile fabric, two feet of clean fill, building foundation, and/or pavement. An AUL, a type of permanent deed restriction, would also be implemented. The AUL would restrict future usage of the site in order to ensure the integrity of the soil cap and would include inspection, maintenance, and reporting requirements.

Protectiveness

This remedial alternative would involve capping the site for the purpose of reducing the potential for site users to be exposed to soil containing hazardous materials. An AUL would restrict future site usage in order to maintain the cap, thereby limiting the exposure to soil containing hazardous materials on the site. Therefore, this alternative would result in the reduction of exposure to soil containing hazardous materials, mitigating future risks to site users.

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Implementability

Capping of surficial material as a remedial alternative is technically feasible. The work would involve the importation of fill material and require access to the site by earthwork equipment. The Town would be technically capable of executing a construction project of this nature. Any modifications to grade at the site will have to be managed in accordance with municipal by-laws and Orders of Conditions issued by the Conservation Commission.

Implementation of a cap in conjunction with the filing of an AUL may comply with the MCP as well as other state and local laws. However, this approach may not be consistent with the response action performance standard (RAPS) if a permanent solution may be feasible without an AUL. Furthermore, under the requirements of the MCP, capping and an AUL may only be conducted at the conclusion of a *Phase III Identification, Evaluation and Selection of Comprehensive Remedial Action Alternatives* (Phase III) report. The MCP phases are conducted sequentially, and to date, the Phase II Comprehensive Site Assessment (Phase II) has not been completed due to complications related to access limitations for the exploration of bedrock beneath the building. Therefore, further investigation would be required in order to complete the required assessments in order to select a site-wide cap as an appropriate remedial alternative.

Cost

In Fuss & O'Neill's experience, the actual cost of cap construction may vary, but the general costs are in the range of \$100,000 to \$150,000 per acre, and, thus, would be financially feasible for the Town under the existing USEPA Brownfields Cleanup Grant funding. However, as stated above, a number of additional investigations and feasibility studies would be required in order to select a cap as an appropriate remedial alternative. These investigations, and, in particular, the installation of bedrock wells, may carry significant expenses for the Town and could not be conducted until the completion of the building demolition. This approach would require two separate mobilizations of heavy equipment to the site (one mobilization for building demolition and bedrock exploration, and a later mobilization for cap construction), which would increase project costs without adding an associated value to the site. Additional investigation requirements would fall outside of the acceptable uses of USEPA funds and would not be available for reimbursement under the existing Brownfields Cleanup Grant.

The design of a potential cap or engineered barrier would be dependent upon the future use of the site. To date that future site owner / operator has not been identified. One of the primary objectives of the Town is to clean up the site to facilitate the sale and reuse of the land for the highest value and best purpose. Without knowing that end purpose, it is not feasible to design a permanent cap.

Therefore, the construction of a cap and implementation of an AUL would carry a significant cost beyond the cost of site remediation activities. In the absence of ancillary

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costs, capping and the implementation of an AUL may be less expensive than other remedial alternatives. However, the overall cost required to construct a cap may be financially infeasible for the Town.

Additionally, the AUL could limit redevelopment opportunities for the Town and potentially detract from the resale value of the property. Due to the significant procedural costs, anticipated maintenance requirements, and potential loss of property value for the Town, capping and an AUL are considered financially infeasible.

Summary of Soil Contamination Cleanup Alternatives

The following table is a summary of potential cleanup alternatives evaluated for the surficial soil releases identified at the site, as discussed herein:

Cleanup Alternative	Protectiveness of Human Health and Environment	Implementability	Cost
1. No Action	Not adequate	Technically feasible, not practical given the Town's reuse goal, potentially not legally feasible	No immediate costs, long term costs due to risk to public safety and loss of revenue/marketing opportunity.
2. Monitored Natural Attenuation	Not adequate	Technically infeasible, not practical given the Town's reuse goal	Relative low cost but long-term monitoring required; requires long-term holding costs and potential loss of revenue/marketing opportunity
3. Excavation and Off-Site Disposal	Adequate	Technically feasible	Could be completed with USEPA Brownfields Cleanup Grant
4. Capping in Conjunction With An AUL	Adequate	Technically feasible; Potentially legally infeasible due to MCP requirements	Significant procedural costs for completion and long-term maintenance; additional funds would be required.

Preferred Cleanup Alternative

Based on the evaluation of cleanup alternatives documented above, Fuss & O'Neill considers Building Condition **Alternative #3: Building Demolition** and Soil Contamination **Alternative #3: Excavation and Off-Site Disposal of Soil Containing Hazardous Materials** the most feasible, protective, and cost-effective strategy for reducing risks posed by hazardous materials. These strategies will collectively reduce risks to human health and the environment by removing the materials which pose these risks and facilitate redevelopment of the property. Furthermore, these remedial alternatives can

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be largely completed by the Town with the existing available funding from the USEPA Brownfields Cleanup Grant.

Public Comment Regarding the Preferred Cleanup Alternative

On April 6, 2011, Fuss & O'Neill and the Town presented the preferred cleanup alternatives in a televised, recorded meeting of the Town Council. Members of the Town Council and neighborhood property owners commented during the public meeting. Comments received during the public meeting generally favored the preferred cleanup alternatives. Questions were asked and addressed related to project scheduling and concerns related to the project timeline were received. A 30 day public comment period opened with the public meeting, and public comment was invited with regard to the *Analysis of Brownfields Cleanup Alternatives*. Following the April 6th public meeting, no additional comments with regard to this document or the preferred cleanup alternatives were received by the Town.

Copies of the published public hearing notice and approved Town Council Meeting Minutes are included in *Attachment A*. Because no comments were received which would indicate disapproval of the preferred remedial alternative, and because this alternative was considered to be the most generally preferable for reasons of protectiveness, implementability, and cost, Fuss & O'Neill recommends that USEPA approve the preferred remedial strategy.

Please feel free to contact us if you have any questions or if you require additional information.

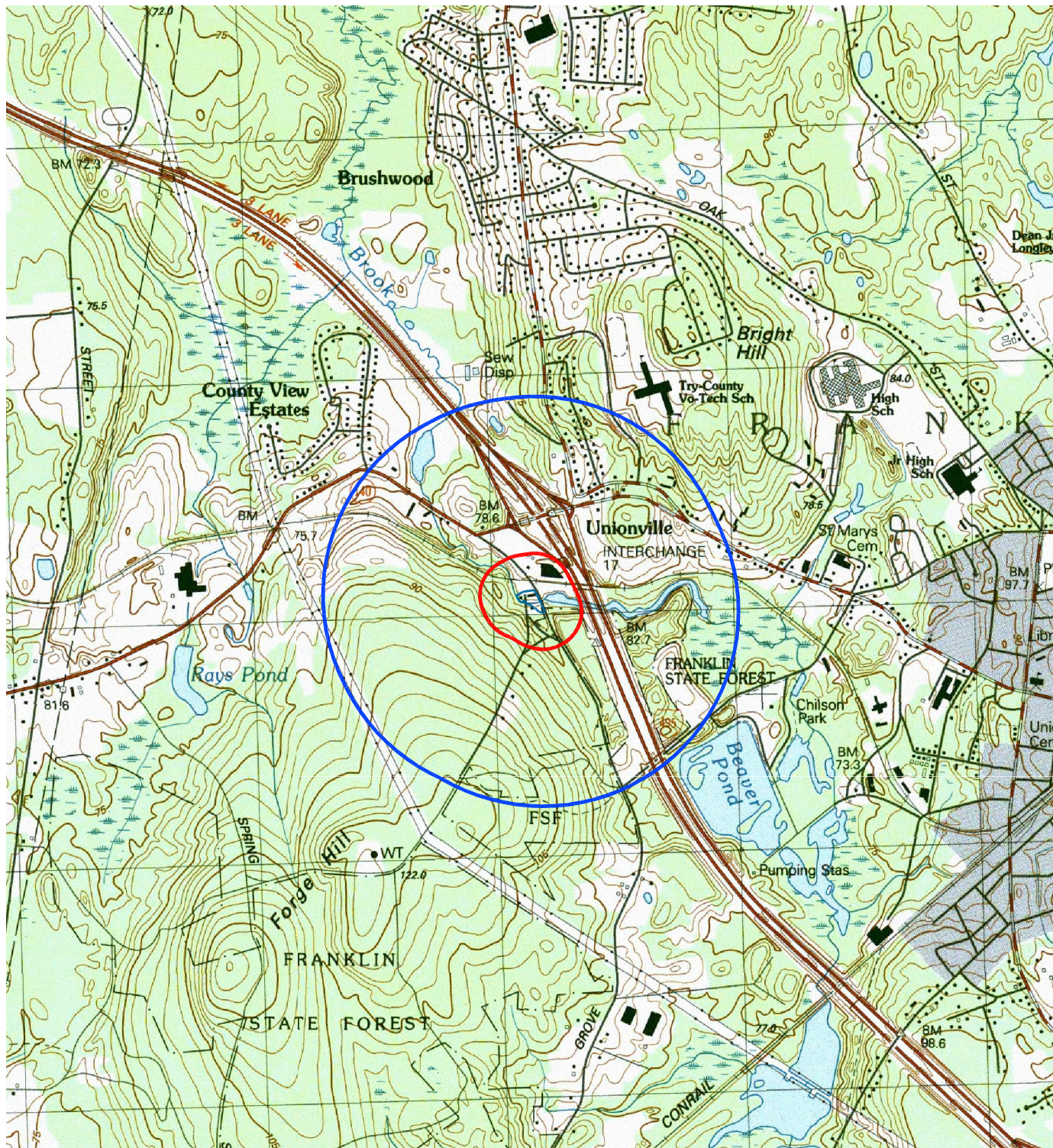
Sincerely,


Daniel C. LaFrance
Project Engineer
David J. Foss, CPG, LSP
Senior Project Manager

C: Mr. Bryan Taberner, Town of Franklin

Attachments: Figure 1: Site Location Map
Figure 2: Site Plan
Attachment A: Public Hearing Notice &
Town Council Meeting Minutes, April 6, 2011

Figures



MAP REFERENCE

THIS MAP WAS PREPARED FROM USGS TOPOGRAPHIC QUADRANGLE IMAGES, FRANKLIN, MASSACHUSETTS © 1995 MASSGIS. ORIGINAL MAP PUBLICATION DATE: 1987
 SOURCE: OFFICE OF GEOGRAPHIC AND ENVIRONMENTAL INFORMATION (MASSGIS), COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS

LEGEND

- 500 FOOT RADIUS
- 1/2 MILE RADIUS
- APPROXIMATE SUBJECT PROPERTY BOUNDARY



SCALE:	
HORZ.: 1" = 2000'	
VERT.:	
DATUM:	
HORZ.:	
VERT.:	
0 1000 2000	
GRAPHIC SCALE	



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TOWN OF FRANKLIN

SITE LOCATION MAP

FORMER NU-STYLE FACILITY

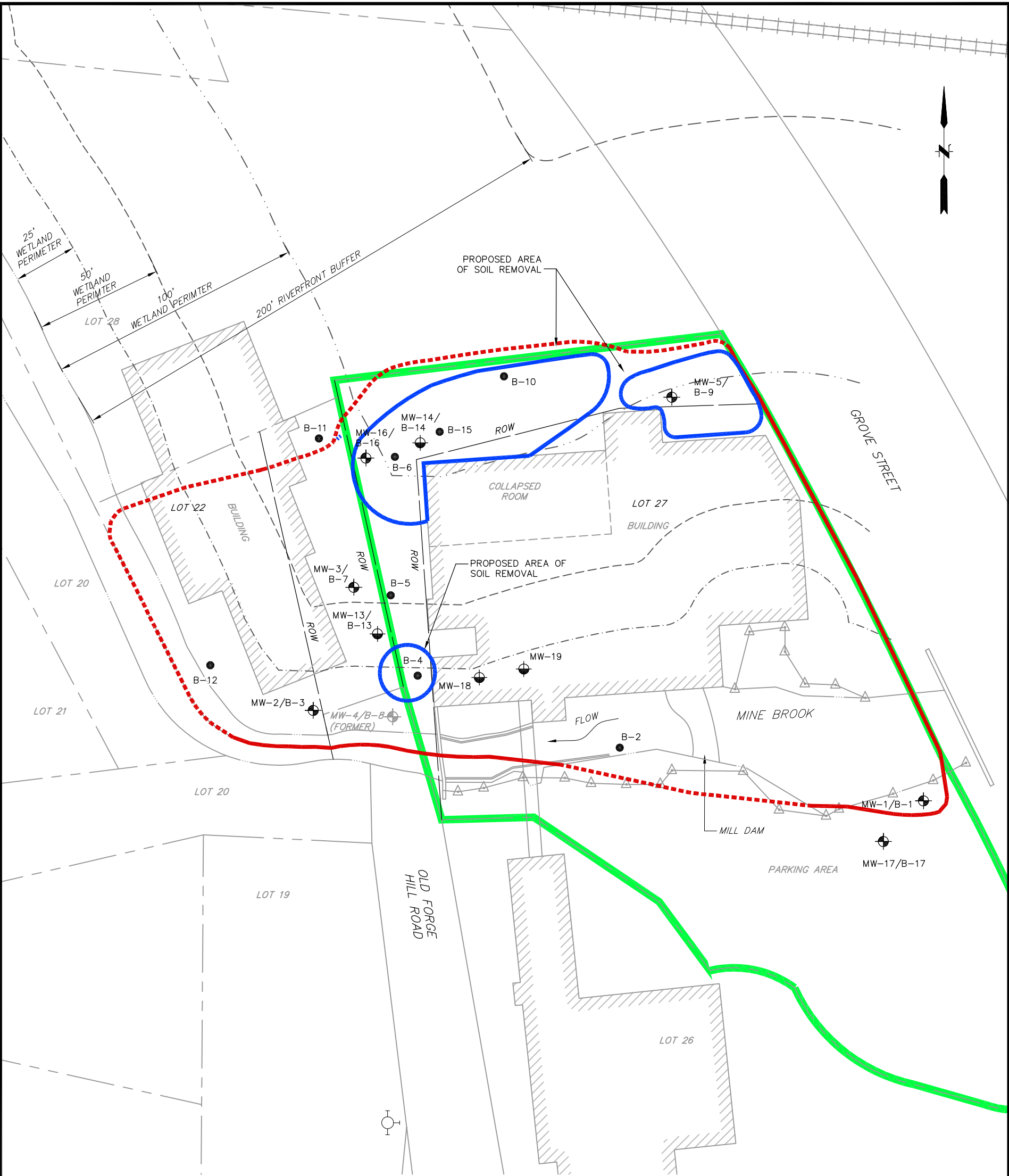
87 GROVE STREET

FRANKLIN, MASSACHUSETTS

PROJ. No.: 20050458.F30
 DATE: FEBRUARY 2011

FIGURE 1

File Path: J:\DWG\GP20050458\F30\Environmental\Plan\20050458\F30_STP01.dwg, Layout: 11x17-P_R171-SM-COLOR, Plotted: Thu, Feb 10, 2011 - 4:54 PM User: dfrance
MIS VIEW: Layer State: CTB File: FO 2008 COLOR (HALF) CTB



LEGEND

- PROPERTY BOUNDARY
- PARCEL LINES
- TOWN-OWNED RIGHT OF WAY
- TOWN-OWNED ROADWAY
- RAIL LINE
- EDGE OF WATER
- WETLANDS
- RTN 2-16594 DISPOSAL SITE BOUNDARY (DASHED WHERE APPROXIMATE)
- APPROXIMATE AREA OF PROPOSED SOIL REMOVAL

- OVERBURDEN MONITORING WELL (GRAYED WHERE DESTROYED)
- SHALLOW BEDROCK MONITORING WELL
- SOIL BORING
- HYDRANT

REFERENCE:

BASEMAP FEATURES WERE OBTAINED FROM THE FOLLOWING SOURCES:

- TOWN OF FRANKLIN ASSESSOR'S MAP 276 AND GIS MAPPING
- SITE OBSERVATIONS BY FUSS & O'NEILL
- 2010 AERIAL PHOTOGRAPHY FROM GOOGLE
- JULY 2003 "SITE PLAN MODIFICATION, ASSESSOR'S MAP 72, LOT 7" BY UNITED CONSULTANTS, INC.

NOTES:

THE USEPA BROWNFIELDS REMEDIATION GRANT APPLIES SOLEY TO LOT 27. NO ACTION IS PLANNED OUTSIDE OF DISPOSAL SITE BOUNDARY OR ON THE LOT 22 PORTION OF THE DISPOSAL SITE.

ADDITIONAL RESPONSE ACTIONS WILL BE WARRANTED ON LOT 22 AT A LATER DATE.

SCALE:
HORZ.: 1" = 40'
VERT.:
DATUM:
HORZ.:
VERT.:
0 40 20
GRAPHIC SCALE



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87 GROVE STREET

TOWN OF FRANKLIN
DISPOSAL SITE PLAN
FORMER NU-STYLE PROPERTY

FRANKLIN, MASSACHUSETTS

PROJ. No.: 20050458.F30
DATE: FEBRUARY 2011

FIGURE 2

Attachment A

Public Hearing Notice &
Town Council Meeting Minutes
April 6, 2011

ing mistakes to avoid

lanting
he right plant depth. "I
roperty where they put a
ot ball on the surface of the
en mulched around it up
he trunk," Ryan said.
know how to plant."

; to start over
entimes, people let dis-
grow that should be pulled
ects the health of the en-
cKinnon said.

Start with a small plot so you can cor-
rect mistakes more easily, the experts
say. And look to your county extension
office for support if you run into trou-
ble. Garden coaches also can diagnose
problems and suggest remedies, as can
master gardeners and landscape
designers.

For more about avoiding garden mis-
takes, see this North Carolina State
University planning guide:
www.ces.ncsu.edu/depts/hort/hil/ag-06.html.

BOOK Smith, Scale 40'=1", dated July 24, 1978, by Blackstone Valley Survey & Engineering, Inc." said plan recorded with Worcester South District Registry of Deeds in Plan Book 453, Plan 94. Meaning and intending to convey and hereby conveying the same premises conveyed to me/us by deed dated 04/01/1996 and recorded with Worcester South Registry of Deeds in Book 17792, Page 266. Being the same premises conveyed to the herein named mortgagor(s) by deed recorded with Worcester Worcester District Registry of Deeds in Book 17792, Page 266. Subject to and with the benefit of easements, reservation, restrictions, and taking of record, if any, insofar as the same are now in force and applicable.

In the event of any typographical error set forth herein in the legal description of the premises, the description as set forth and contained in the mortgage shall control by reference.

This property has the address of 4 Cape Road, Mendon, MA, 01756. Together with all the improvements now or hereafter erected on the property and all easements, rights,

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appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this sale.

Terms of Sale: Said premises will be sold subject to any and all unpaid taxes and assessments, tax sales, tax titles and other municipal liens and water or sewer liens and State or County transfer fees, if any there are, and TEN THOUSAND DOLLARS (\$10,000.00) in cashier's or certified check will be required to be paid by the purchaser at the time and place of the sale as a deposit and the balance in cashier's or certified check will be due in thirty (30) days, at the offices of Doonan, Graves & Longoria, LLC, 100 Cummings Center, Suite 225D, Beverly, MA 01915, time being of the essence.

The Mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale-date by public proclamation at the time and date appointed for the adjourned sale date.

The premises is to be sold subject to and with the benefit of all easements, restrictions, leases, tenancies, and rights of possession, building and zoning laws, encumbrances, condominium liens, if any and all other claim in the nature of liens, if any there be.

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& OFTEN SCARY!"
—US WEEKLY

#USA TODAY

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WASIKOWSKA FASSBENDER BELL DENCH

JANE EYRE

PG-13

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617/734-2500

INDEPENDENT CHOLIDGE CORNER
THEATRE 2205 Harvard St. Brookline
617/734-2500

INDEPENDENT WEST NEWTON CINEMA
1295 Washington St., Rm 16
617/864-0060

LANDMARK THEATRES KENDALL SQUARE
CINEMA 1 Kendall Sq., Cambridge
617/499-1090

STARTS TODAY

AMC FRAMINGHAM 16 Radio Plaza At
Shoppers World BOSTON/AMC-4FUN
617/734-2500

DEONAH COMMUNITY THEATRE
580 High St. 01826-0108
617/734-2500

INDEPENDENT HOLLYWOOD HITS
Dorset 518/777-0000

MOBILE USERS: For Showtimes - Text JANE with your ZIP CODE to 43KIX (43549)

Legal Notices

Chelmsford, MA 01824-4100
(978) 256-1500
(CMI 09-052905
) (Antonopoulos) (03-25-11, 04-01-
11, 04-08-11) (267641)

AD#12471485
MDN 3/25, 4/1, 4/8/11

FRANKLIN/PL/PUBLIC HEARING
4/6/11

* LEGAL NOTICE
TOWN OF FRANKLIN
NOTICE OF PUBLIC HEARING

The Franklin Town Council will hold a public hearing on Wednesday, April 6, 2011, at 7:10 p.m. to solicit public comments on a draft Analysis of Brownfields Cleanup Alternatives for the Town of Franklin owned property (know as the former Nu-Style property) at 87 Grove Street, in Franklin Massachusetts. The following activities are currently being considered related to the Town of Franklin owned property: removal of hazardous materials within the vacant two story former manufacturing facility, demolition of said manufacturing facility, and partial remediation and or disposal of contaminated soil. The project is funded in large part by a \$200,000 EPA Brownfields Clean-up Grant. The hearing will be held in the Council Chambers of the Municipal Building, 355 East Central Street. Any person or organization so wishing will be afforded an opportunity to be heard.

ed by CRPCD. The Charles River Pollution Control District is a wastewater treatment plant serving the Towns of Franklin, Medway, Millis and Bellingham, MA.

All proposals must be received
by April 15, 2011.

Douglas M. Downing, Chairman

AD#12475504
MDN 3/28, 3/29, 3/30
3/31, 4/1, 4/2/11

FACILITY SALE 4/13/11
LEGAL NOTICE
Storage Pros of Milford LLC.
Storage Facility Sale

NOTICE IS HEREBY GIVEN to the person herein after named and to all whom it may concern. The contents of leased units are subject to our lien for nonpayment of rent pursuant to the power of sale contained in the M.G.L. Chapter 105-A, Section 4 and for the satisfaction of the Facility's Operator Lien. The following property will be sold on April 13th, 2011 at 02:00PM on the premises of Storage Pros Milford, 458 Fortune Blvd., Milford, MA, 01757; PH, 508.473.5701

All household furniture, appliances, tools, and miscellaneous items held in the accounts of:
Units: #EUH42 Chad Reagan; #ELH39 Eugenia Gordon; #EUH17 Cathy Savino
Terms of Sale: cash only, all

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Center, Suite 225D, Beverly, Massachusetts, 01915, the amount of the required deposit as set forth herein within three (3) business days after written notice of the default of the previous highest bidder and title shall be conveyed to the said second highest bidder within thirty (30) days of said written notice.

If the second highest bidder declines to purchase the within described property, the Mortgagee reserves the right to purchase the within described property at the amount bid by the second highest bidder. The foreclosure deed and the consideration paid by the successful bidder shall be held in escrow by DOONAN, GRAVES, & LONGORIA L.L.C., (hereinafter called the "Escrow Agent") until the deed shall be released from escrow to the successful bidder at the same time as the consideration is released to the Mortgagee, thirty (30) days after the date of sale, whereupon all obligations of the Escrow Agent shall be deemed to have been properly fulfilled and the Escrow Agent shall be discharged.

Other terms to be announced at the sale.

Dated: March 23, 2011, The Bank of New York Mellon Trust Company, National Association as grantor trustee of the Protium Master Grantor Trust, By: Reneau Longoria, Esq., DOONAN, GRAVES, & LONGORIA LLC, 100 Cummings Center, Suite 225D, Beverly, MA 01915, 978-921-2670, www.dgandl.com (2349.44)(Davis)(04-01-11, 04-08-11, 04-15-11)(267989)

AD#12479723

MDN 4/1, 48, 4/15/11

6 ARROWHEAD LANE A/K/A
LOT 5 ARROWHEAD LANE
EXTENSION, FRANKLIN

LEGAL NOTICE

MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by George Antonopoulos and Donna Antonopoulos to First Massachusetts Bank, N.A., dated August 9, 2001 and recorded at Norfolk County Registry of Deeds in Book 15388, Page 405 of which mortgage CitiMortgage, Inc. successor to Principal Residential Mortgage, Inc. is the present holder by assignment Recorded at Norfolk County Registry of Deeds in Book 16235, Page 462, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 6 Arrowhead Lane a/k/a Lot 5 Arrowhead Lane Extension, Franklin, MA 02038 will be sold at a Public Auction at 1:00 PM on April 22, 2011, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

The land in Franklin, Norfolk County, Massachusetts situated on the northerly side of Arrowhead Lane in said Franklin and being shown as Lot 5 on a plan entitled, "Subdivision Plan of Land Arrowhead Lane Extension in Franklin, Mass., Scale: 1"=40', dated December 7, 1987, William J. Rossetti & Associates, 585 Union Street, Franklin, Mass." which plan is recorded with Norfolk Deeds as Plan No. 426 of 1988 in Plan Book 367, reference to which may be had for a more particular description. Said Lot 5

virtue of the lien(s) recorded in Norfolk County Registry of Deeds in Book 27051, Page 140.

For mortgagor's title see deed recorded with the Norfolk County Registry of Deeds in Book 8435, Page 474.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale: Cash, cashier's or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designee(s) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable in cash or by certified check in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Korde & Associates, P.C., 321 Billerica Road, Suite 210, Chelmsford, MA 01824-4100 or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication."

Other terms to be announced at the sale.

CitiMortgage, Inc. successor to Principal Residential Mortgage,

*Written comments and suggestions related to the draft Analysis of Brownfields Cleanup Alternatives and proposed project may be submitted to the Town of Franklin Department of Planning and Community Development (DPCD), 355 East Central Street, Franklin, MA 02038. Deadline for comments is 12:00 p.m. Monday May 2, 2011.

A copy of the draft Analysis of Brownfields Cleanup Alternatives has been added to the Information Repository for this project. The Information Repository, which is a collection of Nu-Style project documents including a Community Relations Plan and environmental assessments, has been established at the office of Planning and Community Development at the Franklin Municipal Building, and is available for viewing during normal business hours. In addition the draft Analysis of Brownfields Cleanup Alternatives is available for viewing on the Town of Franklin's Community Links web page: http://town.franklin.ma.us/Pages/FranklinMA_Planning/NuStyle.

The Town encourages a broad spectrum of participation by residents and other interested parties in order to better understand and serve the needs of the community. The hearing location is accessible to persons with physical disabilities. If you require a translator or accommodations for the hearing impaired, please contact the DPCD at 508.520.4907 no later than 4:00 p.m. Monday, April 4, 2011.

Scott Mason, Chairman
Franklin Town Council

AD#12479776
MDN 4/1/11

RFP

LEGAL NOTICE

Attention Property & Casualty Insurance Agents

The Commissioners of the Charles River Pollution Control District, 66 Village St., Medway, MA 02053 are requesting proposals from qualified agents to bid on their insurance program which renews in July, 2011. Agents are requested to submit a profile of their firm outlining what resources they have that would benefit CRPCD. These qualifications will be reviewed by the District and at least three agents will be invited to provide quotations for insurance based on specifications supplied by the District. This is an agent selection and no insurance companies are to be contacted. Insurance specifications will be supplied to the Agents selected at

goods removed at time of sale, subject to postponement and cancellation. Units sold by the Auctioneer: Storage Auction Solutions; CT Chapter 743; MA Lic #350 (NH Lic #4001; ME Lic #1416; RI Lic #1734)

AD#12478823
MDN 4/1, 4/8/11



**FRANKLIN TOWN COUNCIL
MINUTES OF MEETING
April 6, 2011**

A meeting of the Town Council was held on Wednesday, April 6, 2011 at the Franklin Municipal Building, 355 East Central Street, Franklin, Massachusetts. Councilors present; Scott Mason, Judith Pfeffer, Robert Vallee, Tina Powderly, Glenn Jones, Matt Kelly and Shannon Zollo. Joseph McGann and Stephen Whalen were absent. Administrative personnel in attendance: Jeffrey Nutting; Town Administrator, Mark Cerel; Town Attorney and Maxine Kinhart; Assistant to the Town Administrator.

CALL TO ORDER: Chairman Mason called the meeting to order at 7:00PM with a moment of silence and the Pledge of Allegiance.

APPROVAL OF MINUTES: *March 2, 2011 Regular Session; February 16 Executive Session* – **MOTION** by Councilor Jones to approve the March 2, 2011 Regular Session and February 16, 2011 Executive Session Minutes **SECONDED** by Councilor Kelly.
VOTE to Approve: Yes-7, No-0, Absent-2.

ANNOUNCEMENTS: Chairman Mason announced that the Town Council meeting is recorded by Comcast, Verizon and Franklin Matters.

PROCLAMATIONS/RECOGNITIONS: NONE **CITIZEN COMMENTS:** NONE

APPOINTMENTS: *Zoning Board of Appeals* – **MOTION** by Councilor Pfeffer to ratify the appointment of Timothy Twardowski to the Zoning Board of Appeals **SECONDED** by Councilor Jones. **VOTE to Approve: Yes-7, No-0, Absent-2.**

HEARINGS: NONE **LICENSE TRANSACTIONS:** NONE

PRESENTATIONS/DISCUSSIONS: NONE **SUBCOMMITTEE REPORTS:** NONE

LEGISLATION FOR ACTION: *Resolution 11-09: Creation of Franklin Community Garden Committee* - Councilor Pfeffer read the resolution to create a Franklin Community Garden Committee, the members of which will be appointed by the Town Administrator and ratified by the Town Council. Its mission will be to grow local food, provide locally harvested food for people in need, enable social interaction through gardening, and develop an educational venue for gardeners of all ages. Members will be appointed to one-year terms which are subject to annual renewal. **MOTION** by Councilor Jones that a Franklin Community Garden Committee be established **SECONDED** by Councilor Zollo. **VOTE to Approve: Yes-7, No-0, Absent-2.**

APPOINTMENTS continued: *Franklin Community Garden Committee* - **MOTION** by Councilor Pfeffer that the following appointments to the Franklin Community Garden Committee be ratified: Amy Acevedo of 64 Maple Street, Christopher Clay of 5 Pauline Drive; Nicole Harter of 353 Partridge Street, Deb Schwab of 12 Echo Bridge Road, and

Teresa Triana of 24 Sophia Circle **SECONDED** by Councilor Zollo. **VOTE to Approve: Yes-7, No-0, Absent-2.**

LEGISLATION FOR ACTION continued: *Resolution 11-11: Transfer of Tax Title Possession Parcels to Different Municipal Purposes:* **MOTION** by Councilor Jones to waive the reading **SECONDED** by Councilor Zollo. **VOTE to Approve: Yes-7, No-0, Absent-2.** **MOTION** by Councilor Jones to approve Resolution 11-11 **SECONDED** by Councilor Kelly. **VOTE to Approve: Yes-7, No-0, Absent-2.**

Bylaw Amendment 11-659: Chapter 135, Removal and Undergrounding of Utility Poles and Overhead Wires and Structures: **MOTION** by Chairman Mason to waive the reading **SECONDED** by Councilor Zollo. **DISCUSSION:** Mr. Nutting confirmed that a small number of telephone poles will be removed and the utility wires buried. The cost will be distributed among electricity users at an estimate of approximately one dollar, \$1.00 per user. **VOTE to Approve: Yes-7, No-0, Absent-2.**

HEARING: *Public Hearing to Solicit Comments on a Draft Analysis of Brownfields Cleanup Alternatives for the Town Re: Nu-Style/87 Grove Street:* Director of Planning and Community Development Bryan Taberner introduced Dave Foss, a consultant from Foss & O'Neill, to share the environmental status of the 87 Grove Street site with the public, opening a 30-day public comment period. Mr. Foss reviewed the site's history and provided an overview of the contaminants and suggestions for remediation. There is a condemned structure on the site which Mr. Foss suggests should be demolished so ground conditions underneath it can be analyzed. He said a bid package is being developed for demolition. Mr. Paul Compton on 221 Pond Street said he owns property across the street from the site asked if any change in conditions had been observed over the past several years. Mr. Foss responded in the negative in terms of contaminant migration in ground water. In response to Councilor Zollo, Mr. Foss said a proposal offering estimates of various development costs of the property will be available soon. Mr. Compton suggested that it will cost much more than the \$200,000.00 offered by the EPA to demolish the building and haul the debris away. Mr. Taberner said he expects the demolition job to go out to bid on May 20. **MOTION** by Councilor Jones to close the public hearing **SECONDED** by Councilor Kelly. **VOTE to Approve: Yes-7, No-0, Absent-2.**

TOWN ADMINISTRATOR'S REPORT: ► Mr. Nutting announced that fire hydrants will be flushed next week. ► He reported that the Norfolk County Mosquito Control efforts will commence spraying on April 19. ► Street sweeping will begin as soon as possible. ► Earth Day will take place on April 16 at Beaver Pond. ► The Massachusetts Department of Transportation will remove the blinking light at West Central Street and Forge Hill Road soon. ► Mr. Nutting commended the DPW for saving the Town money by taking down the Del Carte House without calling in private contractors. ► The Mass. Highway Department will be working on the overpass at Route 495.

OLD BUSINESS: Councilor Jones requested documentation regarding the Building Department meeting on green community initiatives.

NEW BUSINESS: NONE

COUNCILOR COMMENTS: ► Councilor Kelly thanked those who volunteered to serve on the Franklin Community Garden Committee. He inquired about the remediation of potholes. Mr. Nutting responded that the DPW constantly addresses road repairs when the weather permits. ► Councilor Jones announced that the Healthy Kids event at the Bernon Family YMCA will take place on April 9. He also congratulated the Franklin High School boys' Hockey Team for winning the Division 2 Championship. ► Councilor Vallee noted that Crescent Street is in terrible condition and requested that repairs be made at the earliest possibility.

EXECUTIVE SESSION: Chairman Mason announced that an Executive Session is needed to discuss strategy with relation to collective bargaining and declared that an open meeting would have a detrimental effect on the bargaining position of the public body and that Open Session will not continue after Executive Session. **MOTION** to go into Executive Session (the aforementioned declaration was repeated) by Councilor Pfeffer **SECONDED** by Councilor Jones. **ROLL CALL:** Kelly-Yes, Jones-Yes, Vallee-Yes, Pfeffer-Yes, Zollo-Yes, Powderly-Yes, Mason-Yes. **VOTE to Approve: Yes-7, No-0, Absent-2.**

Chairman Mason declared at three-minute recess at 7:53PM.

Elizabeth Aghababian, Recording Secretary