

Franklin, Massachusetts

Former Nu-Style Jewelry Factory Property

21 Grove Street

June 2025

COMMUNITY RELATIONS PLAN



B E T A

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Former Nu-Style Jewelry Factory Property

Franklin, Massachusetts

21 Grove Street

COMMUNITY RELATIONS PLAN

Prepared by: **BETA GROUP, INC.**

Prepared for: Amy Love, Planner

Department of Planning & Community Development

Town of Franklin Municipal Building

355 East Central Street

Franklin, Massachusetts 02038

June 2025

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1.0 OVERVIEW OF COMMUNITY INVOLVEMENT PLAN

On behalf of the Town of Franklin, BETA Group, Inc. (BETA) has developed this Community Relations Plan (CRP) to facilitate communication with the community and to keep the community engaged with the cleanup of the former Nu-Style Jewelry Factory Brownfield site located at 21 Grove Street, Franklin, Massachusetts (“the site”). The public relations process will address the needs and concerns of the Town of Franklin residents and stakeholders potentially affected by the proposed environmental cleanup of the former Nu-Style Jewelry Factory. This project will be completed under USEPA Grant Number BF-00A01140 dated July 1, 2023.

Public outreach will be maximized to communicate project status and solicit public input on the site cleanup from stakeholders and residents to ensure that the voices of the community are heard. Involvement from the community is essential for the success of the CRP and the cleanup and redevelopment process.

2.0 SPOKESPERSON AND INFORMATION REPOSITORY

The primary spokesperson for this project is Amy Love, Planner, Department of Planning and Community Development. She can be contacted at:

Town of Franklin
355 East Central Street
Franklin, MA 02038
508-553-4852
alove@franklinma.gov

General information about the Brownfields program can be found on the Town of Franklin’s Brownfields Redevelopment website, listed below:

<https://www.franklinma.gov/1028/Brownfields-Redevelopment>

Periodic public meetings will be held at Franklin Town Hall at 355 East Central Street Franklin, MA 02038, unless otherwise advertised.

3.0 BROWNFIELD PROJECT AND AREA DESCRIPTION

3.1 SITE LOCATION AND DESCRIPTION

The site is located at 21 Grove Street in Franklin, Massachusetts and is shown on the Town of Franklin’s Tax Map 276 Lot 22. The site is approximately 0.825 acres and is located in a mixed use industrial, commercial, and residential area. The site is currently owned by the Town of Franklin and is developed with a 4,307 square foot unoccupied industrial building built in 1945. The building is currently in a state of disrepair and partially collapsed. The site is bound by Grove Street to the east, Mine Brook and a residential property to the west, and commercial properties to the north and south.

3.2 HISTORY OF SITE USE

The site was operated by Unionville Woolen Mills in the late 1800s then was occupied by Franklin Paint Company in the 1950s. The site was then operated by Nu-Style Company, Inc. and Image Jewelry as a jewelry factory from 1969 until the late 1980s. The Town of Franklin acquired the site in 2002 via tax title taking.

3.3 NATURE OF THREAT TO PUBLIC HEALTH AND THE ENVIRONMENT

The following previous environmental assessments, investigations and cleanup plans have been completed for the site:

1. Phase I Initial Site Investigation prepared by Fuss & O'Neill dated May 2008
2. Phase II Site Assessment Report prepared by Fuss & O'Neill dated September 2010
3. Release Abatement Measure Plan prepared by Fuss & O'Neill dated May 2012
4. Release Abatement Measure Completion Report prepared by Fuss & O'Neill dated April 2013
5. Inspection for Asbestos Containing Materials prepared by FLI Environmental dated August 14, 2014
6. Targeted Brownfields Assessment prepared by Nobis Engineering; Inc. dated September 2013
7. Passive Soil Gas Survey prepared by Tata & Howard dated March 18, 2015
8. Permanent Solution with Conditions – Partial prepared by Tata & Howard dated October 2015
9. Phase II Comprehensive Site Assessment Report prepared by Verdantas dated February 2024
10. Phase III Remedial Action Plan prepared by Verdantas dated May 2024

Copies of these reports are available on MassDEP wastes site website under Release Tracking number (RTN) 2-0016694 [Energy & Environmental Affairs Data Portal](#). These assessments have identified the following environmental concerns at the site:

- Chlorinated volatile organic compounds (cVOC) including trichloroethylene (TCE) and tetrachloroethylene (PCE) in shallow overburden groundwater;
- cVOCs including TCE and PCE in groundwater in the bedrock aquifer;
- Polycyclic aromatic hydrocarbon (PAH) compounds and Lead in soil;
- PAH compounds in sediment; and
- Hazardous building materials (including lead and asbestos) in the existing structure.

3.4 REUSE OF THE SITE

The Town of Franklin has been in communication with adjacent property owners regarding the remediation and reuse of the site. The Town anticipates one of the neighboring property owners or a private developer will purchase the property for redevelopment; however, the specific type of site reuse is unknown at this time.

4.0 COMMUNITY BACKGROUND

4.1 COMMUNITY PROFILE

The Town of Franklin is a community of approximately 33,188 people located in Norfolk County, Massachusetts with a population density of 1,245 people per square mile.

The Town of Franklin is a historic town with well-maintained open space, a high-quality college, residential neighborhoods, active business corridors, and a wealth of commercial and industrial businesses.

Socioeconomic data indicates the following:

- Median Age: 42.1 years old
- Median Family Income: \$168,389
- Population Growth: 0.19%
- Poverty Rate: 5.5%
- White Population: 85.24%
- Black Population: 2 %
- Asian Population: 6.15 %
- Other or Multiple Race: 6.61%

4.2 COMMUNITY OUTREACH

The Town of Franklin will actively communicate with the community throughout the process of the assessment and remediation phases and the process of developing a redevelopment strategy for the site. A Brownfields Working Group was established for the Nu-Style Project in order to keep project stakeholders operating collaboratively. The group's first meeting was held on February 11, 2025. The group comprises Town officials, a representative from a neighboring property, a local private developer, and BETA, the Town's Qualified Environmental Professional (QEP).

BETA prepared an updated draft Analysis of Brownfields Cleanup Alternatives (ABCA) which was submitted to EPA for review in May 2025. A legal notice was published in the MetroWest Daily News to announce the availability of the draft ABCA for public review and the required 30-day public comment period started on May 30, 2025. The draft ABCA was also made available on the Town's website in the repository that has been established to allow public review of site assessment and cleanup history.

Chronology of Community Involvement

- 10.2023 – Town of Franklin established an information repository on the Town website to make environmental documents available for public review.
- 1.2025 – BETA met with the abutting property owner at 15 Grove Street to answer questions and discuss building demolition / site cleanup plans.
- 2.2025 – Brownfields Working Group was established & first meeting held.
- 5.2025 – Draft ABCA available for public review & 30-day public comment period started.
- 5.2025 – Legal notice published in local newspaper.
- 6.2025 – Public meeting held & 30-day public comment period ended.

4.3 KEY COMMUNITY CONCERNS

The site is located in the Town of Franklin's North Grove Priority Development Area. Several industrial properties that were historically used as textile mills were left to decay and have become a hindrance to the Town's revitalization strategy for the area.

In 2005, the site building was condemned due to its being dilapidated and falling apart. The building remains vacant, a blight to the neighborhood, and presents a risk to public health and safety. The building poses a hazard to people that may enter the building without proper protection or knowledge.

Due to the nature and extent of contamination observed at the site, there is potential exposure to contamination in accessible soil and groundwater. The community and adjacent property owners believe that redevelopment of the site will positively impact the area. Community members have not expressed concerns to the Town about site hazards. The Town has been in contact with the abutting property owner at 15 Grove Street and kept him up to date on the progress of the project.

5.0 CONTINUED COMMUNITY INVOLVEMENT

The Town of Franklin and its Project team will work to provide continued community involvement for the project. In order to solicit public comments on the approach for remediation, the Town of Franklin will provide site background, the existing health and environmental risks, and need for response action. A legal notice was issued on the Town of Franklin's website announcing availability of documentation regarding site activities and notifying residents of public meetings regarding cleanup efforts. The notice also announced the start of the comment period on the Analysis of Brownfield Cleanup Alternatives (ABCA). The Town's website will be regularly updated to include of meeting minutes, status reports and project updates and other communications. The Town of Franklin will hold periodic public presentations/meetings through September 2026 to keep the community informed on the status of the project and milestones.

6.0 COMMUNITY INVOLVEMENT & PROJECT SCHEDULE

The following is the proposed schedule of major milestones:

April 2025: Draft Community Relations Plan (CRP) submitted for review

May 2025: Updated Analysis of Brownfield Cleanup Alternatives (ABCA) submitted for review

May 2025: Notice of Intent (NOI) submitted to Conservation Commission

May 30 to June 30, 2025: Public comment period

July 2025: Final ABCA & CRP submitted for review

December 2025: Release Abatement Measurement (RAM) Plan to be submitted

April 2026 & October 2026: RAM status reports to be submitted

April 2026 through September 2026: Remediation Activities

Ongoing – The Town's website will be updated periodically with project updates

Meetings and submittal dates are subject to change

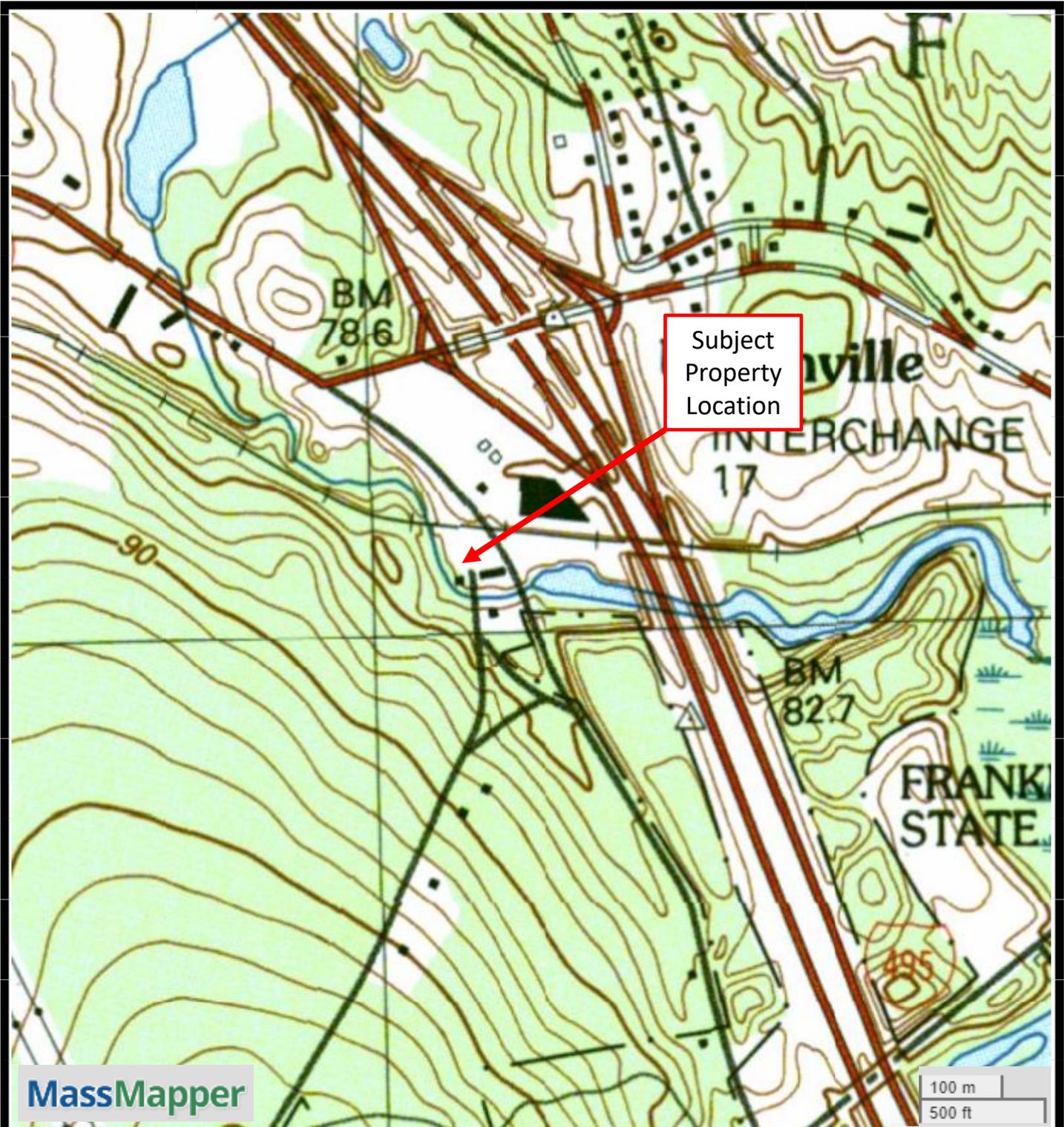


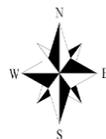
FIGURE 1

Site Location Map

U.S.G.S. Topographic Quadrangle
21 Grove Street
Franklin, Massachusetts



BETA



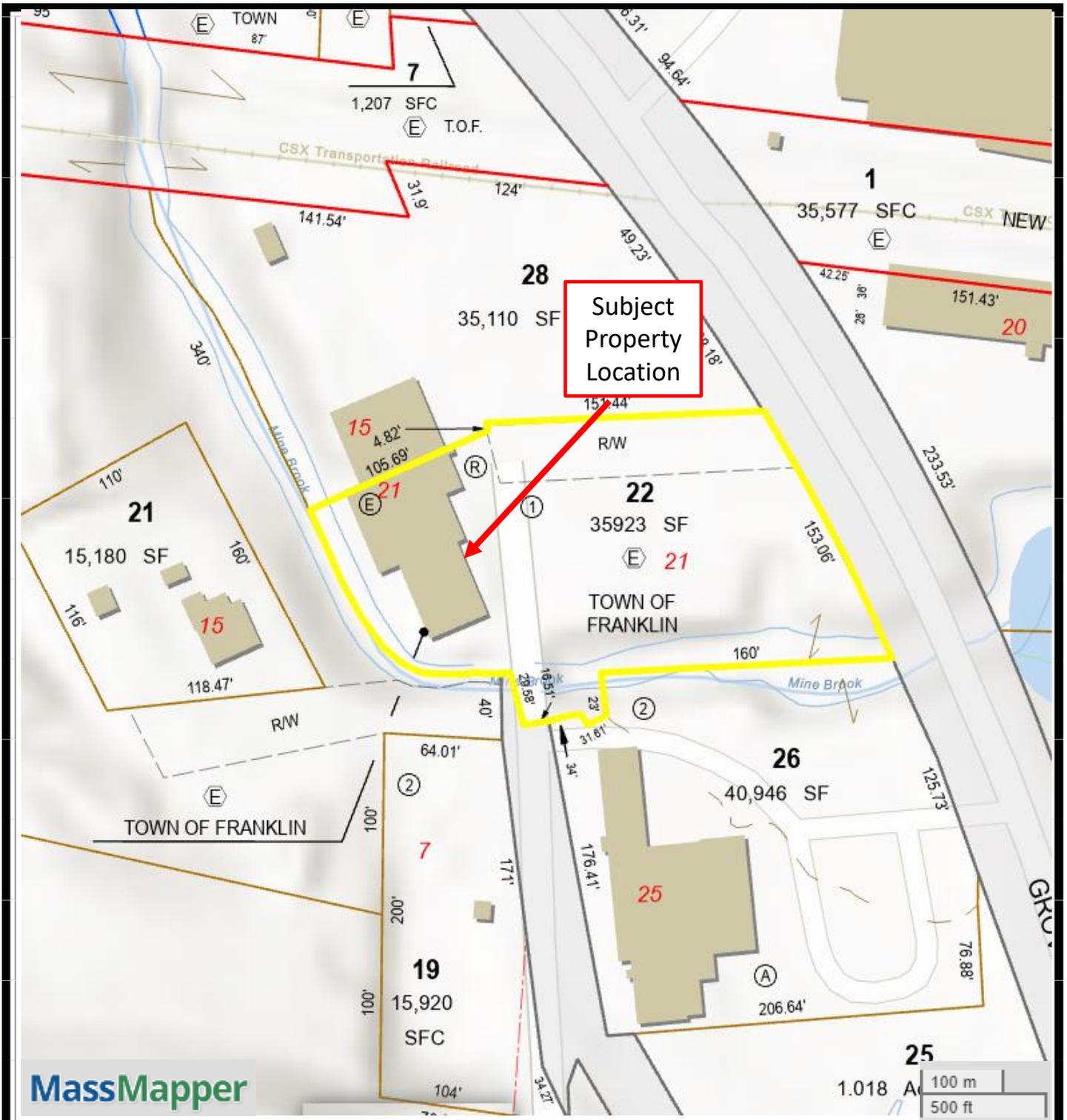


FIGURE 2

Town of Franklin Assessors Map
 21 Grove Street
 Franklin, Massachusetts
 Job No: 24.11526.00

