

Mill Street Corridor Assessment/Cleanup Overview



Former S. Bent Mill Site

■ Site History Overview

- Circa 1867 to 1992 - S. Bent Mill Company (furniture manufacturing)
- Circa early 1900s - expansion of the facility's land via partially filling in northeast portion of Ramsdell Pond
- Two 10,000-gallon No. 6 fuel oil USTs and one gasoline UST removed from site

■ Existing Conditions

- 27 acres of land south/north of Mill Street
- Vacant 1.5-story wooden structure remaining (footprint 50,000 feet²) north of roadway



Former S. Bent Mill Site

■ T&B Brownfields Investigations 2008

– AOCs

- » stressed vegetation
- » former USTs
- » pad-mounted transformers
- » former OHM storage areas

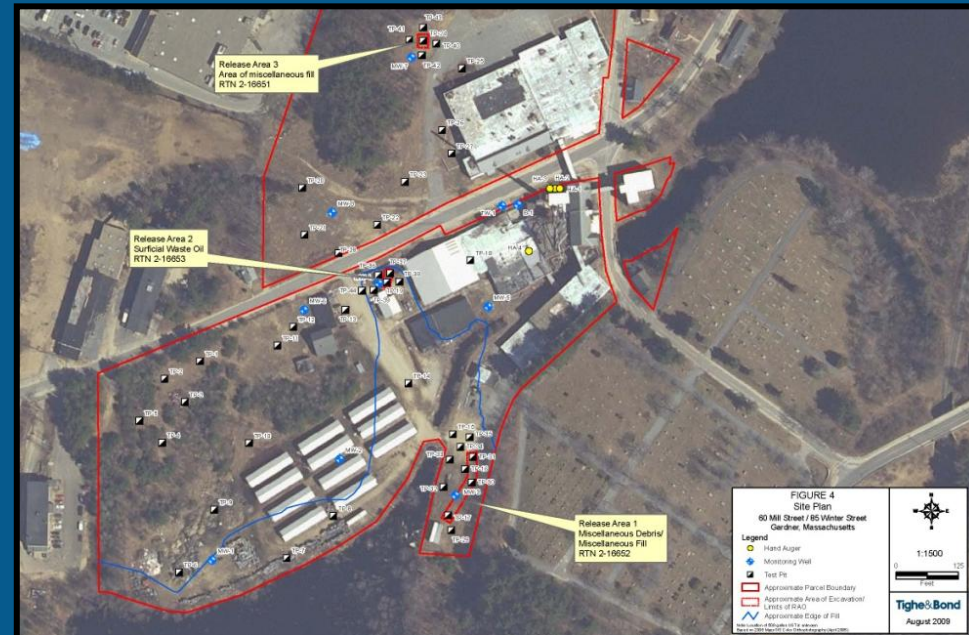
stockpiled debris

dry well

fill area near Ramsdell Pond

– Subsurface Investigations under EPA-approved QAPP

- » Exploratory test pits, soil borings, monitoring wells
- » Lab analysis for petroleum compounds, PCBs, metals, VOCs, etc.



Former S. Bent Mill Site

■ **Brownfields Assessment Findings**

- 3 separate reportable releases (RTNs) identified
- Petroleum impacts to soils; no significant groundwater impacts

■ **Cleanup**

- 3 release areas cleaned up under Release Abatement Measure Plan
- RTNs closed out without need for deed restriction

■ **Building Demolitions**

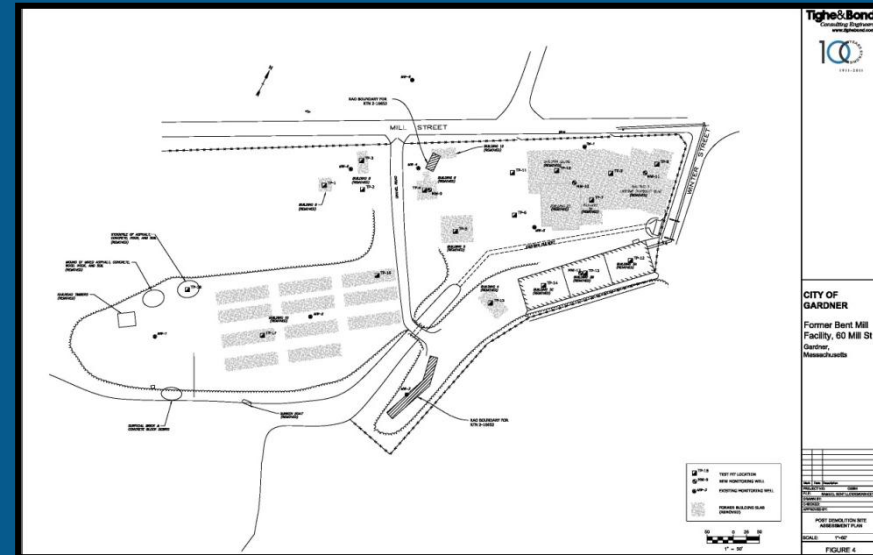
- Mill building complex south of Mill Street (two stages)
- Complete building survey of asbestos containing and hazardous materials
- Selected contractor complete abatement, demolitions, and foundations removal (2nd stage)



Former S. Bent Mill Site

■ Post-Foundations Removal Assessment

- Additional due diligence work to address areas beneath slabs
- On-site observations, test pitting, soil boring/well installs, additional lab analysis
- Findings: No new release condition identified



■ Remaining Cleanup Plan

- Planned demolition of remaining (damaged) building north of Mill Street
- ACM/hazardous survey (some completed)
- Post-demolition/foundation removal due diligence assessment



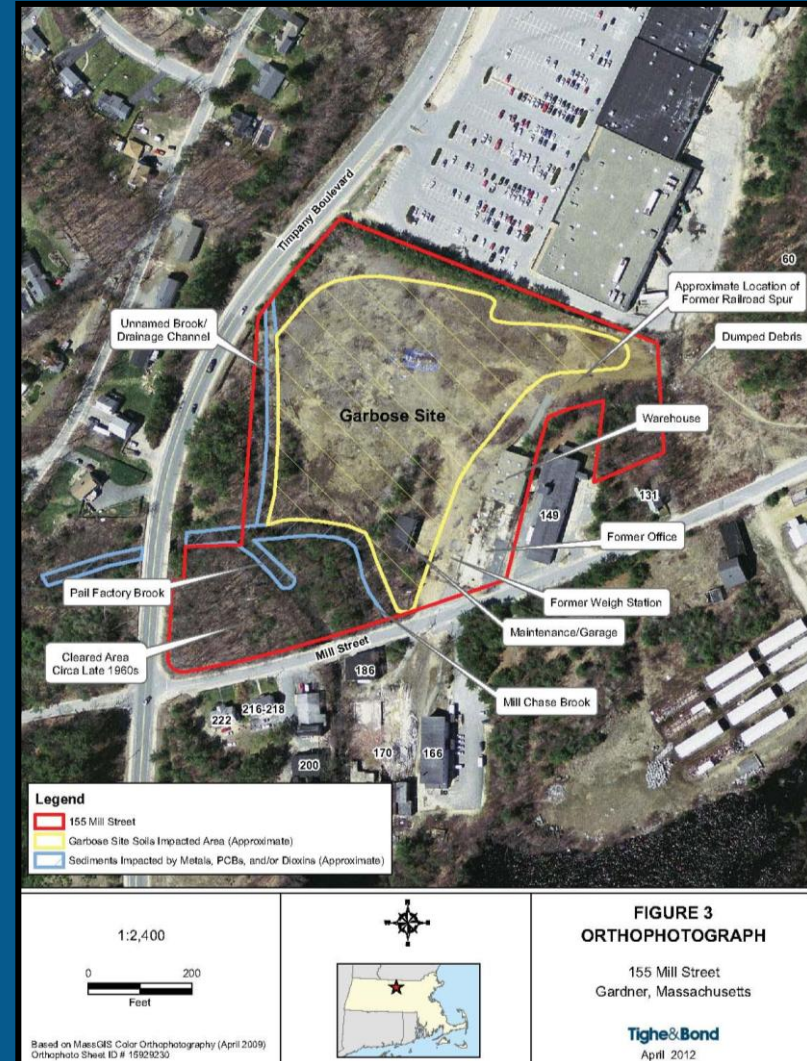
Former Garbose Metals Site

■ Existing Conditions

- 10.6-acres of land
- Abandoned garage and warehouse buildings
- Mostly un-vegetated area where former scrap metals operations occurred
- Resource areas on SW portion of site

■ Site History Overview

- Metal recycling operations circa 1958 to 1999
- Included car crushing operations and dismantling of electrical transformers (oils burned or drained on site)



Former Garbose Metals Site



■ Site Release History

- Five separate RTNs assigned to site between 1996 and 2006
- Soils impacted by metals and PCBs, as well as by petroleum compounds and dioxins – impacts primarily to shallow soils
- Sediments and/or surface water in on-site stream channels impacted by metals, PCBs, and dioxins
- Floating petroleum NAPL present on groundwater on limited portion of site
- Estimated volume of impacted soils and sediments at site - upwards of 40,000 cubic yards
- Limited response actions were completed by former owner (fence, NAPL recovery, some soil stockpiling)

■ T&B Completed ASTM Phase I in 2012

Former Garbose Metals Site

■ Cleanup Preparation

- Wetlands survey and site survey
- Supplemental environmental assessment (further vertical delineation, update site conditions in GW, determine if unknown buried debris)
- Permitting for cleanup under TSCA, wetlands, etc.
- ACM/hazardous survey (both buildings scheduled for demolition)

■ Conceptual Cleanup Plan – Tiered Approach

- Excavation of higher-level impacted soils in “hot spot” areas for off-site disposal
- Excavation of impacted sediments in abutting streams, and proper restoration of wetland resource areas
- Consolidation of impacted area footprint (to extent practical), and removal of larger solid waste debris that may be present
- On-site stabilization of leachable metals in soils in select areas, as needed
- Remediate NAPL on groundwater on limited portion of site, and proper off-site disposal of oily water material
- 2nd Tier - future capping impacted soil area (including deed restriction) to be completed by developer
 - » Future site development strategies will dictate the actual extent and configuration of a site cap
 - » Goal is that additional assessment and/or cleanup would not be required
 - » EPA approval of tiered approach for cleanup key component of the marketability of site

Former Garbose Metals Site



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