
THRESHOLD CRITERIA FOR CLEANUP GRANTS**A. Applicant Eligibility**

A.1 Eligible Entity: The Town of Glocester is a General Purpose Unit of Local Government as defined under 40 CFR Part 31.

A.2 Site Ownership: The Town is the sole owner of the subject property in fee simple since October 26, 2000.

B. Letter from the State or Tribal Environmental Authority: A letter from the State of Rhode Island's Department of Environmental Management Department is attached acknowledging and supporting the Town of Glocester's intent to submit the EPA Clean-up grant proposal and to conduct clean-up activities at the Chepachet River Park site.

C. Site Eligibility and Property Ownership Eligibility:**C.1 Site Eligibility**

C.1.a Basic Site Information: Chepachet River Park is located along the east side of Putnam Pike and Oil Mill Lane in Chepachet Rhode Island, 02814. It has been owned by the Town of Glocester since 2000. The property is almost completely forested except for foot paths choked with brush and grasses which are the remnants of the historic cart paths for the mills.

C.1.b Status and History of Contamination at the Site:

(1) The Chepachet River Park site contains contamination from hazardous substances, primarily antimony; arsenic; beryllium; chromium; lead; manganese; benzo(a)anthracene; benzo(a)pyrene; and benzo(a)fluoranthene.¹

(2) The site is currently vacant but has a 200 year operational history dating back from the early 1700's to the early 1900's. The site is comprised of four historic mill privileges (rights related to use of the Chepachet River) which make up the 17 acre property.

These privileges include:

Upper Textile Mill Privilege – A cotton mill was operated on the upper privilege from 1812 until 1881. A picker was also in operation during the early 1800s. Cashmere production began in 1862 and the cotton mill was converted to wool production in 1881. Wool was produced until 1969. Dyeing was also conducted at this privilege. The mill operated under water power alone until the mid-1800s when wood fired turbine power was introduced. Steam boilers were also added in the late 1800s.

Middle Textile Mill Privilege – A blacksmith shop, triphammer and nailworks, and a tannery were located on this privilege in the late 1700s. A gristmill and distillery were added in the early 1800s followed by a cotton mill and then a sawmill. In 1858, the cotton mill converted to satinet production. The tannery became inactive by the mid-1800s and was demolished in the 1880s. Steam power was first introduced to the mill complex in the 1870s and worsteds production was increased in the 1880s. The mill was destroyed by fire in 1897.

¹ Chepachet River Park, Targeted Brownfield Assessment, Modified Method 2 Risk Evaluation, Fuss & O'Neill Inc, April 25, 2007

Lower Textile Mill Privilege – Prior to 1800, this privilege was occupied by a forge and oil mill. Around 1812, a cotton mill was built. A sawmill also operated for a few years, between 1865 and 1875, at the site of the former oil mill. The mill burned in 1890. *Fulling Mill Privilege* – A fulling mill was present on this privilege prior to 1800. A carding machine was installed by 1807. Operation ceased in the early 1900s. By the late 1930's most of the buildings were destroyed and or abandoned.²

(3) The site analysis has identified the following contaminants of concern: antimony; arsenic; beryllium; chromium; lead; manganese; benzo(a)anthracene; benzo(a)pyrene; and benzo(a)fluoranthene.³

(4) The site was contaminated during the operation of the former mills. Most of the contaminants are concentrated in the area of the former White Mill and raceway that runs along the southeast edge of the mill ruins. There are other areas where concentrations of contaminants throughout the site although they generally do not compare the upstream samples. Based on the location of concentrations of contaminants, that the mill operators used the raceway to dispose of processing by-products and other waste from the milling processes. Many of these materials contained heavy metals which came to rest at the bottom of the raceway.

C.2. Sites Ineligible for Funding: This is an eligible site and is:

- a. NOT listed or proposed for listing on the National Priorities List;
- b. NOT subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA;
- c. NOT subject to the jurisdiction, custody, or control of the United States government.

C.3 Sites Requiring a Property-Specific Determination: The site is not subject to a property specific determination for eligibility. It is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and not subject to jurisdiction, custody or control of the United States Government.

C.4 Environmental Assessment Required for Cleanup Proposals: Assessment and remediation of site environmental media is being conducted under RIDEMs Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases. A town-wide Brownfields investigation has not been conducted, but this contamination of this site was identified through a voluntary Targeted Brownfields investigation at the site that the town applied for through Rhode Island Department of Environmental Management Office of Waste Management.

A written ASTM E-1527-05, Phase I Report in compliance with the All Appropriate Inquiries Final Rule (70FR 66070) has been completed by Fuss & O'Neill Inc. in December 2006. A Targeted Brownfield Site Assessment was also completed by Fuss & O'Neill, Inc and a proposed modified method risk assessment, dated April 25, 2007 was submitted to RIDEM for consideration. This Assessment was conducted under an EPA Targeted Brownfield Assessment, which was funded through the RIDEM. The assessment was completed in accordance with RIDEM's requirements for a Site Investigation Report (SIR). The SIR includes:

² Survey of Chepachet River Historic Sites, Raber Associates, October 1999

³ Chepachet River Park, Targeted Brownfield Assessment, Modified Method 2 Risk Evaluation, Fuss & O'Neill Inc, April 25, 2007

- A history of the site
- Current description and uses of the site
- Hydrogeologic setting of the site
- Source, nature, and extent of contaminants present at the site
- Remedial alternatives evaluation and selection of a preferred alternative
- Site specific risk assessment

It is expected that any additional testing and the remedial action plan will be completed, approved and ready to implement by October 1, 2009

C.2 Property Ownership Eligibility:

C.2.a CERCLA §107 Liability: The source of contamination is related to the historic (200 year) operation of mills within this site. The Town of Gloucester is not potentially liable for contamination at the site under CERCLA Section 107 because the Town was not the owner or operator of the White Mill at the time of the disposal of hazardous materials at the site. The site has remained undisturbed and undeveloped since purchase of the site by the Town of Gloucester in October 2000. Since its involvement with this property, the Town of Gloucester has not contributed to historic contamination present at the site.

C.2.b Enforcement Actions: There are no known ongoing or anticipated environmental enforcement actions for the site.

C.2.c Information on Liability and Defenses/Protections:

C.2.d Information on the Property Acquisition: The Town of Gloucester purchased the property in a fee simple transaction on October 26, 2000 from Valentine Realty. The Town is the sole owner of the property. Valentine Realty was the legal owner of the property at the time of the sale and it was a privately held business that had no legal relationship with the town of Gloucester.

C.2.e Timing and/or Contribution Toward Hazardous Substance Disposal: Based on a 1999 historical study of the property, all disposal of hazardous substances occurred as part of the former mill's operation and use. The site contamination all occurred prior to the mills burning in the 1930's. The town acquired the property after this time, in the year 2000, and has not at any time allowed or arranged to have any hazardous substances transported to or disposed on the site.

C.2.f Pre-Purchase Inquiry: In 1999 the town commissioned a comprehensive historic review of the property in with a grant from and in conjunction with the Rhode Island Historical Preservation and Heritage Commission (RIHPHC). The goal of the study was to identify the historical uses of the property and to evaluate the development of public access and interpretation of historic resources of the property. No other study was conducted on this property prior to purchase. This study helped form the basis of the future environmental study of this property and the identification of contamination from hazardous substances.

C.2.g Post-Acquisition Uses: Since the town has owned this property, the property has remained unused, vacant and unoccupied. The town is anxious to use this property for an interpretive historic walking park. We believe that this park will serve as a catalyst to the economic

revitalization of Chepachet Village. The development of this property as a historic interpretive park is part of a larger plan indentified in the Chepachet Village Planning Project⁴ will help spur new commercial development in Chepachet. The town has identified this area for smart growth and has undertaken activities to improve septic and storm water control systems via a USEPA grant, Assistance ID NO: XP-832888801

C.2.h Continuing Obligations: The town has posted the site entrances with “No Trespassing signs in order to keep people from using the existing trails. The significantly contaminated areas are located in isolated wooded areas away from the existing trails and would not be easily accessed by humans. Since the contaminants are suspended in the soil in remote locations and extensive vegetation covers these areas, there is little chance of further release or exposure. The town is committed to comply with all land use restrictions and institutional controls; assist and cooperate with those performing the cleanup and to provide access to the property; comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and provide all legally required notices.

C.3 Petroleum Sites: This site is not applicable.

D. Cleanup Authority and Oversight Structure: The town is participating in the State of Rhode Island response program to conduct assessment activities and we plan to enroll in the Rhode Island Department of Environmental Management’s cleanup response program in order to facilitate the site remediation. Site cleanup will be conducted in accordance with the Rhode Island Department of Environmental Management Rules and Regulations for the Investigation and Remediation of Hazardous Material releases, as amended August 1996 and February 2004. Procurement of technical expertise will be chosen via competitive bid in compliance with 40 CFR 31.36. Such expertise will be hired prior to the beginning of remediation/cleanup activities.

Access to the east side of the property for cleanup activities will be via an existing right of way through a neighboring property (AP 10B, Lot 46A). The town has been in contact with the owners of this property throughout the assessment process and creation of redevelopment plans. We have discussed with this neighbor that we will need access to this portion of the site for site cleanup and redevelopment. An access agreement with the abutting property owners through the Town Solicitors Office has been utilized for site testing and will be used for any cleanup work in the future.

E. Cost Share: The funds requested from EPA in the application documented herein will be used to address the excavation and off-site disposal of soil and sediment within the highly impacted central portion of the site. Cost estimates indicate that this clean up task may be in the range of \$240,000 to \$500,000. Consequently, the Town of Gloucester will match with a minimum of \$40,000 of non-federal funds for this task or at least 20 percent match as required by USEPA. We will also seek other funding, either through budgeting for it or applying for grants to perform cleanup and redevelop as a pedestrian park.

⁴ Chepachet Village Planning Project, prepared by Community Planning Studio, The Graduate Curriculum in Community Planning and Area Development, University of Rhode Island Fall 1997.

Additional remediation activities will also be required at the site. These activities will include the construction of capped pathways to prevent exposure to underlying soils. The town has already been approved for nearly \$500,000 for the park's development and construction although some of these funds have been returned due to inactivity with the park cleanup. Project partners include, the John H. Chafee Blackstone Valley National Heritage Corridor Commission, Rhode Island Department of Environmental Management, The Rhode Island Foundations, The Champlin Foundation, The National Trust for Historic Preservation, and Rhode Island Department of Transportation. We anticipate that these partners will be willing to assist the town in developing this parcel. By working with these partners and leveraging these park construction funds for capping pathways and other areas of the site where appropriate, we can accomplish the cleanup and park development simultaneously. By acquiring this Brownfields grant we will be able to time the Brownfield cleanup and the construction of the park at the same time.

F. Community Notification: In accordance with Section 7.07(A) of the RIDEM Remediation Regulations, Fuss & O'Neill conducted public notice activities on February 23, 2005. As part of public notice activities, Fuss & O'Neill mailed letters to owners and tenants of abutting properties notifying them of the pending commencement of site investigation activities. Copies of public notice letters were submitted previously to RIDEM.

As in the prior three years, the Town of Gloucester has notified the community about this EPA Brownfields Cleanup Grant application and proposed cleanup activities at the Chepachet River. Park site through the following methods:

- A Town Council meeting held on **October 9, 2008**. This method allows the town fathers to have an opportunity to discuss the grant and allow for question and answers.
- Mailing to residents within Chepachet Village identifying the town website for more information and to review a copy of the grant application. This method allows for interested parties to gain information without having to take time from their busy schedules to attend meetings.
- A public meeting held **October 10, 2007** to inform stakeholders of the grant application and timeframe for awarding. This method allows for questions and answers and fully informs interested parties.
- A public meeting with the Town Planning Board was held on **November 3, 2008** to reach out to other potential residents and business owners on the cleanup project.
- Newspaper advertisement-Bargain Buyer, **October 3, 2007** stating the availability of the targeted Brownfields Assessment Report for Chepachet River Park and draft EPA Brownfields Grant application documents at a public meeting held Gloucester Town Hall and in the Town Planner's Office Gloucester Town Hall, 1145 Putnam Pike, Chepachet This is a free publication mailed out to all residences and post office boxes in town. This method reached a broad population in town and nearby Burrillville and provides a very wide reach.
- Copies of the Grant application were available at Town Hall and local libraries two weeks prior to submission to USEPA – **October 30th - November 14th**
- Town Website –posted grant application for two weeks prior to submission for easy access to residents. This method provides up to the minute information about the brownfields application. It is accessible from anywhere in the world and to people of all physical abilities.

Upon awarding of the grant, the town will inform residents and property owners within 1,000 feet of the site and run an advertisement in the local newspaper to inform residents of the grant award. We will make available copies of the grant application via the town website, at town hall and at the town libraries.

We will also encourage local media to run stories of the cleanup efforts. Past experience has shown that we will garner the most comments by using print media, public meetings and direct mailings to inform the public. We have found that the local print media is an excellent way to “get the story out” on the development of the river park. In past years, we have had stories in the Woonsocket Call, Providence Journal, The Observer and Neighbors Newspapers. We expect that each of these publishers would run a story on the award of the grant and as we remediate the site.

Once the grant is awarded, we will hold a series of public meetings as the site is remediated and redeveloped. Questions and any comments on the project will be taken via email, by mail or in person at the Town Planner’s office. In addition, we will hold public meetings where we will be prepared to take public comments. Updates on the project will be heard at the regular Town Council Meetings and questions can be forwarded to the Council under the Open Forum portion of the agenda. These meetings are taped and a written record is taken of these meetings discussions.

D. Application Identification

Name of Applicant: Town of Glocester
Chief Executive: Steven A. Sette, Town Council President
Town of Glocester
1145 Putnam Pike
Chepachet RI 02814
P: 401-568-6206 ext. 0
F: 401-568-5850

D.1 Funding Requested: The town of Glocester is seeking grant for the Cleanup of hazardous substances at the former site of the Chepachet Mill Complex.

The grant we are seeking is for \$200,000 to perform the cleanup of the site.

We have found contamination of Hazardous Substances and need the full \$200,000 for cleanup.

D.2 Location: This site is located within the Town of Glocester, village of Chepachet Rhode Island. It situated on the north side of the Chepachet River and East of Putnam Pike, RI Route 44. It is located in an area identified as having residents of Low to Moderate income as specified in the FY2000 Small Cities Community Development Block Grant Program application.

D.3 Property Name and complete site address, including zip code: Chepachet River Park site is located in the village of Chepachet, Rhode Island 02814, Town of Glocester Tax Assessors Plat (A.P.) 10B, Lot 3 and Lot 4.

D.4 Contacts

Project Contact: Raymond Goff, Town Planner
Town of Gloucester
1145 Putnam Pike
Chepachet RI 02814
P: 401-568-6206 ext. 2
F: 401-568-5850

D.5 Submittal Date This Brownfields Cleanup Grant application is being submitted to USEPA on November 14, 2008 by US Mail.

Project Period: The project period must not exceed three years for cleanup grants

October 1, 2009 through September 30, 2012

D.6 Population: The 2000 U. S. Census determined the Town of Gloucester had a population of 9,948 residents.

RANKING CRITERIA FOR CLEANUP GRANTS

A. Community Need:

A.1 Health, Welfare, and Environment: The brownfields site is located adjacent to working class neighborhood of Tanyard Lane and Oilmill Lane made up of multifamily and tenement housing. Such housing is frequently occupied by low income and/or families with small children. The contamination poses a serious threat to the public health and welfare of the neighborhood children who can sometime trespass on the property. Since this site is adjacent to the Chepachet River and within the floodplain, there is a high potential for transmitting the contaminants downstream in extreme flooding situations, thus effecting other properties and negatively impacting human health and wildlife habitat and property values. There are numerous so called "hot spots" throughout the site that are in immediate need of cleanup and/or capping to avoid transmittal and/or migration to other areas. Without immediate attention, these areas could further impact the site, the general population and neighboring properties. It is important that the town receive this funding in order to remediate this property before the site is disturbed and further contamination occurs.

A.2 Financial Need: The Town of Gloucester is a small town of 9,948⁵ located in the northwest corner of Rhode Island. Chepachet is a very small urbanized village within the rural town of Gloucester. Being a small rural municipality with limited commercial and industrial property, we are constrained in funding sources. This makes our need for federal help in cleaning up hazardous waste very acute.

The affected property is located to the east of our historic downtown. The area impacted by the contamination is best described as a traditional neighborhood which surrounds a turn of the century mill complex. Much of the community fabric was woven around the development and success of the mill. This area serves as the towns, main village and our central business district (CBD). Many of the services the residents need are provided by businesses in this area. In the past 5 years, many businesses have either closed up or moved out of our CBD. Despite the excellent market conditions nationally, the local economy has not benefitted from this trend.

⁵ 2000 US Census Bureau

In fact, many businesses have either closed up or moved away from the Chepachet River. We currently have many vacant properties which were used as, a gas station, two pharmacies, restaurant, a party store, antique shops and other vacant storefronts. Many of the businesses that are surviving are on a shoestring and may not survive this latest economic upheaval in the stock market.

B. Project Description and Feasibility of Success :

B.1 Project Description: The town owns two parcels of land which comprise the remains of the historic mills which operated from the late 1700's until the late 1930's when the main mill structure burned down. Prior to this, the other mills fell into disuse and ultimately abandoned. Only cellar holes remain of these other structures. The Chepachet River divides the site which is comprised of four distinct historic mill privileges. The Town has performed a historical analysis of the site and a number of different contaminants have been identified for cleanup. If awarded and released in October 2009, the town plans on using USEPA funds to assist in the clean up the site and reuse the area for a public park with walking trails for use year round by residents and tourists.

The cleanup and creation of a public amenity will protect the public health and safety for generations to come. The parcels impacted of land are located on the eastern side of Putnam Pike and bisect the Chepachet River. This site is located in the heart of Chepachet Village and will serve as a catalyst to future tourists and shoppers of our downtown merchants as well as bringing residents downtown to shop. It will serve to open up a new recreational opportunity in the village which will encourage people to come to Chepachet. It will eventually connect to a town planned east-west greenway, being worked on by the Town Land Trust, which will improve mobility in the community. Ultimately the cleanup and creation of the park will improve property values around the site due to the remediation and the creation of a community asset.

With a remediation plan that is approved by RIDEM Division of Waste Management in hand, the town will use this as the basis for an RFP to bid to local contractors for the cleanup. This will take approximately two months from award notification. With negotiations and coordination with RIDEM, we expect that the construction will begin in four months from award notification. It is expected that the remediation of the site to be completed within 12 months of the award notification.

B. 2. Budget for EPA Funding and Leveraging Other Resources:

Budget Categories	TASK 1: Develop Remediation Work Plans, Specifications, and Bidding Documents	TASK 2: Remediation Activities (Soil and Sediment Excavation)	TASK 3: Project Oversight & Reporting	TASK 4: Public Meetings and Community Involvement	Total Cost
Personnel	\$2,000		\$2,000	\$4,000	\$8,000
Fringe Benefits	\$0	\$0	\$0	\$0	\$0
Travel	\$0	\$0	\$0	\$0	\$0

Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0
Contractual	\$10,000	\$200,000	\$20,000	\$2,000	\$232,000
Total	\$12,000	\$200,000	\$22,000	\$6,000	\$240,000
Minimum Town Cost Share					\$40,000

The following is a description of each task that will be conducted under the cleanup program:

Task 1: Develop Remediation Work Plans, Specifications and Bidding Documents. The Town and Consultant will jointly prepare plans, specifications and bidding documents based on the results of the RIDEM's review of the Targeted Brownfields Assessment Report by Fuss & O'Neill Inc. (Sept. 2005). These contract documents will conform to the Town of Gloucester's procurement procedures and allow qualified contractors to bid on the remediation project. The remediation work plan is currently under review for approval by Rhode Island Department of Environmental Management Office of Waste Management.

Task 2: Remediation Activities. This task includes the Remediation Contractor costs for remediation activities (removal and off-site disposal) of the contaminated soil and sediment in accordance with the applicable RIDEM Regulations and the approved remediation plan.

Task 3: Project Management and Reporting. This task includes the preparation of performance and financial reports; Environmental Consultant cost for planning, overseeing, and documenting the cleanup activities; project meetings with Town officials, RIDEM, environmental consultant and cleanup contractors as needed; submitting the site report to the RIDEM for final closure. Deliverables will include the preparation of a final report documenting that cleanup is complete.

Task 4: Public Meeting and Community Involvement This task includes notifying adjacent land owners and community based organizations of cleanup schedules; holding an initial public meeting to educate and update the community regarding cleanup and proposed redevelopment activities; and holding a final closeout meeting to share the results of the remediation. All public notices will comply with the Rhode Island Industrial Property Remediation and Re-use Act requirements.

In the past two years, the town has had to return two grants totaling over \$275,000 for the development of the Chepachet River Park. These monies were applied for, approved and not used because we have been awaiting the cleanup of this site.

The Town has been successful in leveraging grant monies from RIDEM Brownfields program to conduct site assessments and to prepare the Phase I site assessment. This grant was worth over \$175,000 and would not have been possible without the potential for cleanup funding.

1. Identification of Funds: This grant, if approved, will leverage a number of funding sources which will become available when the cleanup is begun. The town is prepared to utilize its public works department to haul materials for fill and cover. We will use town equipment for some of the site work associated with the cleanup and the building of the park. We anticipate applying for and receiving Rhode Island Economic Development Grants and Loans to assist in the cleanup. The town can apply for grant and loan funding from RI Economic Development

Corporation. This combined funding can cover the remaining costs of the cleanup. In addition, the town is eligible for HUD- CDBG funding to assist in the cleanup. The town is eligible for over \$250,000 in funding and would apply for these funds to assist in the cleanup and parks development. Timeframe for this funding would dovetail with the award of this funding so that the town could apply once the funding is awarded.

2. *Ability to Leverage Funds:* The town has successfully received a grant from RIDEM to conduct the site assessment (SIR) and then to develop the remediation plan. This work has an estimated value of over \$175,000 and demonstrates the town's ability to leverage funding.

In addition, the town has already successfully leveraged funds from numerous agencies to reach the threshold to build the park. The following agencies have assisted with funding commitments: Champlin Foundations, \$25,000; Rhode Island Foundation, \$5,000; RIDEM Brownfield Investigation, \$76,000; National Trust for Historic Preservation \$3,000; John H. Chafee Blackstone Valley National Heritage Corridor \$10,000 Rhode Island Department of Transportation TEA-21, \$100,000 and; Rhode Island Department of Environmental Management \$252,000.

If this brownfields grant is awarded, the town anticipates that additional funding will become available from public and private sources to fill funding gaps. The town will need to budget for any gaps in the budget and in addition, the town will seek additional funding from current grantors.

In addition, Funds from the John H. Chafee Blackstone Heritage Corridor Commission can be applied for to ensure that additional informative panels are installed as part of the parks development. The town can also apply for a RIDEM, Recreation grant, and to the Champlin Foundation for additional funding to extend the trails beyond the proposed limits.

B.3. Programmatic Capability:

Has Not Received an EPA Brownfields Grant but has received other federal or non-federal assistance agreements: The town of Gloucester has managed numerous Federal, State, private and non-profit grants through the Planning Department, Public Works Department and the Police Department. All grants are written by the department seeking funding with oversight from the Finance Department with approval and authorization by the Town Council. In the past 10 years, annual independent audits of the town finances have not received any notices of deficiencies.

- *Management and completion of this Grant:* The Town currently employs a full time Town Planner and full time planning clerk. In addition, the town employs a full time financial clerk in the finance department who maintains financial records for the town. We frequently hire experts in various fields to perform work where the town lacks the expertise. In the case of this grant the town is prepared to issue a Request for Proposals for a qualified consultants/contractors to perform the cleanup and park development
- *History of Managing Federal Funds:* The Town of Gloucester has received federal grants in the past. We have successfully expended a \$223,500 HUD-EDI Appropriation to assist in the construction of the Gloucester Senior Center. All reports and disbursements filed on time.

- **Federal Assistance Agreements:** The town has most recently been awarded the Blackstone Watershed Integrated Water Resource Demonstration Project from RIDEM. This \$600,000 grant was funded by USEPA. In addition, we have received a nearly \$200,000 USEPA-319 grant for the Chepachet Village Innovative Septic and Stormwater Solution grant in 1997. In addition, the town has received a federal appropriation of \$223,500 in 2005 (B-03-SP-RI-0712) for the construction of the Gloucester Senior Center.

The town has successfully managed federal and state grants, including submission of all quarterly reports, annual financial reports, key measure reports to U.S. EPA Region I or the appropriate agency as required. All reports and drawdown requests have been on time and current. Internal audits of these funds have not resulted in adverse audit findings.

Tracking and Measuring Progress: The Town Planner's office and Finance Director's office meets regularly to discuss progress on grants and other projects. This project will be added to the projects that are currently being tracked. In addition, the Town Planner prepares a monthly report to the Town Council which includes an update of current projects.

B.4 Community Engagement and Partnerships:

B.4.a Plan for Involving the Affected Community: The town has already held a number of meetings with the residents that abut the property and have invited them to meet to discuss the brownfields grant application. We plan to continue to hold community meetings with these residents at the start of the project, through the RFP process and throughout the site remediation. It is our goal to have at least three neighborhood meetings, one prior to beginning remediation, one during the project and finally one to close out the project. In addition we will also meet with the Gloucester Business Association and any other community group that would like to discuss the project. As we come across issues where the neighborhood should be contacted, we will either hold a meeting or send out mailings in order to inform the residents. In addition, we will keep residents apprised of the progress through the town website. All communication will be in the commonly used language of the town. As the town is mostly English speaking, we will use this language for all communications.

B.4.b Partnerships:

1. In developing this park the Town has worked closely with the John H. Chafee Blackstone Valley National Heritage Corridor Commission. In fact, we have previously received grant funding in order to develop a master plan for the reuse of the site. We have also worked with state agencies to develop the plans and we have received their support in terms of grants from Rhode Island Historic Preservation and Heritage Commission, Rhode Island Department of Environmental Management and Rhode Island Department of Transportation. We have worked with the Gloucester Business Association, a local merchants association to garner their feedback on the reuse plan. In addition, we have received the support for the park from the local chapter of the Freemasons. We will continue collaboration with all of these organizations as well as reach out to others as we progress with the cleanup and reuse of the site as a park.

B.4.c Key community-based organizations:

John H. Chafee Blackstone Valley National Heritage Corridor Commission- Jan Reitsma, Executive Director. phone 401-762-0250. In 1986, the Blackstone Valley was recognized as a special place and designated as a National Heritage Corridor by the U.S. Congress. A 19-

member Federal Commission, appointed by the Governors of each state and approved by the Secretary of the Interior, consists of representatives from the National Park Service, state and local governments, and valley-wide interests, and oversees the Corridor's operations.

Gloucester Planning Board - David Calderara, phone 401-647-7131 Members oversee the development of the Town and make recommendations to the Town Council regarding zone changes and other development projects.

Gloucester Business Association- President: Frank Stevenson. Membership is made up of Gloucester business owners who promote and encourage the creation and expansion of business and professional organizations in the Gloucester region.

Audubon Society of Rhode Island - Eugenia Marks, Director for Policy, Phone 401-949-5454, 12 Sanderson Road, Smithfield, RI 02917. This is a national organization with a local presence that advocates for freshwater quality and wildlife habitat.

Rhode Island Historical Preservation and Heritage Commission- Rick Greenwood, Phone 401-222-4134 Old State House, 150 Benefit Street, Providence, RI 02903. State organization which advocates for and oversees all historic preservation projects.

Gloucester Conservation Commission - Roy P. Najecki Chairman. Phone 401-647-3631 Responsible for the preservation of the natural environment in the Town of Gloucester.

Copies of letters of support are attached in the appendix of this grant application.

C. Project Benefits:

C.1 Welfare and/or Public Health:

The town is working in partnership with the Rhode Island Department of Environmental Management to assess and remediate this site to avoid potential human or animal contact with and bring environmental closure to this potential threat. Once cleaned up, the redeveloped into Chepachet River Park, the town expects that the state will issue a No Further Action statement for this site. Any restrictions such as permanent barriers and maintenance requirements will be recorded in the town land evidence records as a deed restriction, whereby protecting public/human health and environment.

C.1 a Economic Benefits and/or Greenspace:

By developing this parcel as a park adjacent to Chepachet village, we are enhancing the attractiveness of the village to residents and visitors. Chepachet village is frequented by bus tours coordinated through the John H. Chafee Blackstone Valley National Heritage Council (Letter of Support attached). The town is developing the village as a destination for existing and additional tourists. By creating this valuable greenspace within the village we expect that visitors will have an opportunity to learn about the industrial revolution while enjoying a leisurely walk in the woods.

We believe that the cleanup will improve the quality of life for residents. This underutilized parcel's cleanup and redevelopment fits perfectly into downtown revitalization plans (The Chepachet Village Plan) and it is anticipated that additional visitors will patronize the existing businesses such as pizza shop restaurants, convenience stores and flower shops. It is expected that when the park is complete, we will see an increase of visitors to downtown. We believe that this will lead to an increase in the investment by property owners and business. The Gloucester Business Association has issued a statement of their support for the park's development in order to help revitalized the village (attached).

The Chepachet River Park plan is ready to go and is designed as a 2 half mile walking trail along an existing trail that will circle around the mill ruins. It is located just off Chepachet's main street and a short walk from Gloucester Memorial Park with its baseball fields, tennis courts and basketball courts. This revitalization is important to the town by bringing more people to the Chepachet Village. Passive use of these pathways will be the best insurance for preservation of this downtown greenspace.

Maintenance and management of the park, as is with all town owned property, will be the responsibility of department of public works (DPW). The DPW maintains all parks inclusive of mowing, trash removal and any required maintenance. During the summer months, the DPW works closely with the Recreation Department to ensure timely and responsive maintenance and upkeep of our recreational amenities. The town has been very successful in this management structure and would be the model used for maintaining this property.

C.1.b Environmental Benefits from Infrastructure Reuse/Sustainable Reuse:

The Town of Gloucester has developed a plan and is at the permitting stage for the reuse of this site as an interpretive historic park with a 1/2 mile-walking trail and associated bridges. This site is located just off of Chepachet's main street in the heart of the village. This park will be a catalyst in the revitalization of Chepachet Village.

1. *Reductions in pollution and resource consumption:* The cleanup of this parcel and redevelopment as a community park will focus on removal of contaminants, such as the reduction of lead leaching into the surface water and groundwater. Existing, but overgrown mill roads will be utilized as pathways for the proposed pedestrian trails. The environmentally sensitive reuse of this parcel will preserve openspace and maintain this site as a "filter" for stormwater discharges through the use of native drought resistant plants. Removal and capping of the contaminated areas will avoid any future work of contaminate removal. The reuse of the site as a public park will ensure that this parcel remains as openspace and will maintain public watch over the property. The experience that the town gains in this cleanup effort will help develop capacity for the town to cleanup other existing sites and prevent future brownfields.

This low impact development project will result in an interpretive historic park, where we will be using native species revegetate any disturbed areas. By utilizing native species, we expect to have low maintenance and drought tolerant vegetation which will hold the soil in place throughout the site.

In conjunction with a recently awarded grant entitled USEPA Blackstone Valley Watershed Restoration project, we will demonstrate how innovative technologies can be utilized for stormwater attenuation and quality improvement. Since this area naturally serves as a stormwater filter and collection area, this grant and the Brownfields grant will improve this area through context sensitive design and installation of Low Impact Design (LID) technologies.

It will bolster the efforts of the town to improve the village of Chepachet by providing recreational amenities that are currently non-existent. Being on the Rhode Island Public Transit

Line to Pascoag, the Chepachet River Park is adjacent to public transportation and a proposed bikeway that will add to the Intermodal opportunities in the Town.

This site is on the banks of the Chepachet River, a tributary to the Blackstone River and is within the flood zone for the river. There is concern that severe storm flooding could send contaminants downstream. Clean up is proposed to avoid the spread contaminants downstream and remove the threat of lead in the groundwater, thus avoiding the spread of brownfields.

C.1. Plan for Tracking and Measuring Progress: The Town Planner's office and Finance Director's office meets regularly to discuss progress on grants and other projects. This project will be added to the projects that are currently being tracked. In addition, the Town Planner prepares a monthly report to the Town Council which includes an update of current projects. We will continue our contractual relationship with a consulting firm that maintains expertise in brownfields cleanup and redevelopment in order to assist with project management and eligible programmatic activities. The town will continue to maintain public contact through meetings and public notices. We expect that as the cleanup is undertaken, the local media will be notified and informed of our progress.