



CITY OF LAWRENCE
OFFICE OF THE MAYOR

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DANIEL RIVERA
MAYOR & CEO

December 1, 2016

Frank Gardner
US EPA Region 1
5 Post Office Square
Suite 100, Mail code: OSRR7-2
Boston, MA 02109-3912

Subject: Cover Letter, Brownfield Cleanup Grant Proposal, Lawrence, MA

Dear Mr. Gardner:

I am pleased to submit this application for a Brownfield Cleanup grant that will further Lawrence's commitment to public health, environmental and economic revitalization. The City of Lawrence has utilized previous grants as important tools in our successful redevelopment efforts such as the national award winning Manchester Street Park, the Spicket River Greenway, and the recently completed Union Crossing affordable housing development. We look forward to this funding to support the cleanup of the 14-acre Tombarello property that when redeveloped will offer economic, health and environmental benefits to the city.

A. Applicant Identification:

City of Lawrence
Lawrence City Hall
200 Common St.
Lawrence MA 01840

B. Funding Requested:

- i. Grant type: Cleanup
- ii. Federal Funds Requested: \$200,000; Yes, we are requesting a cost-share waiver. Please see the page titled, "Hardship Waiver Request" included in this application package.
- iii. Contamination: Hazardous Substances

C. Location: City of Lawrence, Essex County, MA

D. Property Information: Tombarello Site Lot #1, 207 Marston St., Lawrence, MA 01841

E. Contacts:

i) Project Director:

Name: Abel Vargas, Business and Economic Development Director

Telephone: 978-620-3015

Fax: 978-722-9430

E-mail: avargas@cityoflawrence.com

Mailing Address: City of Lawrence Community Development Department, 225 Essex Street, Third Floor, Lawrence, MA 01840

ii) Chief Executive/Highest Ranking Elected Official:

Name: The Honorable Mayor Daniel Rivera

Telephone: 978-620-3010

Fax: 978-722-9200

E-mail: MayorRivera@cityoflawrence.com

Mailing Address: Office of the Mayor, City Hall, 200 Common St., Third Floor, Lawrence, MA 01840

F. Population:

i) Population of Lawrence, MA according to the U.S. Census 2010: 76,377

ii) Lawrence is a municipal form of government.

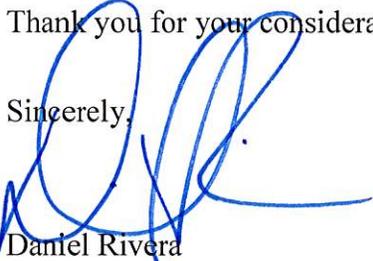
iii) No Lawrence is not located within a county experiencing “persistent poverty.”

G. Other Factors Checklist: Attached Appendix 3

H. Letter from the State or Tribal Environmental Authority: Attached

Thank you for your consideration of our proposal.

Sincerely,



Daniel Rivera

Mayor & CEO

1. COMMUNITY NEED

1.a. Target Community and Brownfields

Community and Target Area Descriptions: The City of Lawrence (30 miles north of Boston, MA) was created at the height of the Industrial Revolution as a fully planned city whose dams and canals took advantage of water power provided by the nearby Merrimack River. Massive textile mills flourished and Lawrence became a noted manufacturing city providing jobs to immigrants that flocked to the city. When the majority of textile mills began leaving in the 1940s-50s, it precipitated a disinvestment in the city, leaving behind an impoverished, mostly immigrant, population living in neighborhoods experiencing environmental contamination due to a century of unregulated industrial development. Numerous abandoned mills and contaminated properties are part of city life and more recent industrial operations that included trash incinerators, landfills, automotive and body repair shops and other operations typically found in low income, minority communities have added to the burden. This industrial legacy has resulted in the State identifying 273¹ brownfield sites in Lawrence and prompted EPA to designate Lawrence as a “Making a Visible Difference” community.

Lawrence is an Environmental Justice (EJ) Community and a MA Economically Distressed Area (EDA). EDAs are areas of MA eligible for targeted assistance under the MA Brownfields Act based on **economic distress** criteria including **unemployment, poverty, job loss and commercial vacancy**. Lawrence has not experienced any significant revitalization in over three decades, and remains the poorest in the Commonwealth and among the highest in crime rates. The global **economic downturn of 2008 hit this area particularly hard** and the **downsizing or closing of several manufacturing plants since then has resulted in the loss of over 500 jobs**.

Lawrence has the largest Latino population in New England (75.7 % Lawrence/10.2% MA²). Many residents face language/educational barriers, low wage employment opportunities and difficulty accessing medical and other services. Vacant lots/brownfields are part of neighborhood life and there is limited green space and urban canopy. Fresh/healthy food options and access to high quality recreational areas are extremely limited.

The former Tamborello Property (the Site), is in the densely-populated Prospect Hill neighborhood (census tract 2508). The neighborhood is a mixed-use area with residential, institutional, educational, commercial and light industrial uses. There are 51 distressed properties in the neighborhood standing vacant and in disrepair. Stately single family houses on large lots, once occupied by mill merchants and managers, have now been divided into smaller apartments. Fifty five percent of the houses in the neighborhood were built in 1939 or earlier and 68% are renter-occupied³. A **high percentage of female headed households with children under 18 live in the neighborhood**. The **unemployment rate is high with more than 40% of households receiving SNAP benefits**. The Prospect Hill neighborhood is **located in a food desert with limited green space**. Traffic congestion and unsafe walking conditions exist and a previous road safety audit designated it a “high crash” area. Eleven residential properties closely abut the north end of the property along Hoffman Ave. To the west, across Marston St, lies Parthum Elementary/Middle School, Lorenz ball field and a 144-unit condo complex. To the south is an automobile dealership (formerly a waste recycling facility) and 400 feet to the east

¹ EPA Brownfields 2007 Grant Fact Sheet, Lawrence MA; 2007 Lawrence Brownfield grants/historical facts.png

² Data are from the 2010-2014 American Community Survey (ACS) 5 year estimates, DP05 <http://factfinder.census.gov>

³ Source: 2010-2014 American Community Survey 5 year estimates, DP04 at <http://factfinder.census.gov>

lies the Merrimack River and I-495.

Demographic Information and Indicators of Need

Targeted Community	CT 2508	Lawrence	MA	National
Population:	6,525 ¹	77,364 ¹	6,657,291 ¹	314,107,084 ¹
Unemployment: (Sept 2016)	N/A	6.4% ²	3.3% ²	5.0% ³
Poverty Rate:	22.4% ⁴	28.5% ⁴	11.6% ⁴	15.6% ⁴
Percent Minority:	68.8% ¹	82.3% ¹	25.0% ¹	37.2% ¹
Median Household Income:	\$34,111 ⁴	\$34,496 ⁴	\$67,846 ⁴	\$53,482 ⁴
Language Other than English	63.4% ⁵	76.6% ⁵	22.2% ⁵	20.9% ⁵
≥ 25 y.o, 9-12th grade ed, no diploma	21.2% ⁵	12.3% ⁵	5.6% ⁵	7.8% ⁵
Female headed household children <18	12.7% ⁵	20.0% ⁵	6.9% ⁵	7.3% ⁵
Households with SNAP benefits	43.5% ⁴	40.9% ⁴	12.4% ⁴	13.0% ⁴
¹ Source: 2010-2014 American Community Survey 5 year estimates, DP05 at http://factfinder.census.gov ² MA Exec Office of Labor & Workforce Development DUA http://lmi2.detma.org/lmi/town_comparison.asp ³ Bureau of Labor Statistics; http://data.bls.gov/timeseries/LNS14000000 ⁴ Source: 2010-2014 American Community Survey 5 year estimates, DP03 at http://factfinder.census.gov ⁵ Source: 2010-2014 American Community Survey 5 year estimates, DP02 at http://factfinder.census.gov				

Brownfields and their Impacts: The industrial legacy of Lawrence left 273 Brownfields in a densely-populated city that is only 7.4 square miles. The majority of the identified brownfield sites in the city lie north of the Merrimack River, in the canal district and surrounding neighborhoods, and the Tombarello site is located in this area. The poverty rate, income levels and sensitive populations within these areas are drastically higher than the rest of the state. Most residents live near multiple brownfields risking exposure to lead and asbestos from former residential sites and polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), heavy metals, chlorinated solvents, volatile organic compounds (VOCs) and other toxins from former industrial sites, gas stations and auto body shops. Exposure pathways can be either through direct contact or inhalation of vapors via soil or groundwater migration into indoor air. The Marston St. corridor where the Tombarello Site is located has a long history of contamination including a landfill, trash to energy incinerator, compressed natural gas facility and auto-related businesses. Currently a MA DOT yard is located less than a city block from Parthum school where road salt is stored. It contributes truck traffic and diesel fumes to an already highly traveled area. Two auto mechanic shops are located within a 1/2 mile from the Site.

The 14 acre Tombarello Site is the largest brownfield in the Prospect Hill neighborhood. It is an abandoned former scrap metal recycling facility near the Merrimack River and sensitive populations such as school aged children, low income families, and a high percentage of women of child bearing age. The site was owned and operated by John C. Tombarello & Sons, Inc. as a scrap metal recycling facility from 1941-1998. The southern end was once a soap manufacturer. In December 1998, the Site was sold to American Recycling, Inc. which accepted scrap metal

including crushed automobiles, storage tanks, machinery and computer parts. Precious metals from the computers were extracted using cyanide. American Recycling abandoned the Site and First Lawrence Financial, LLC became the mortgage holder. A truck driving school operated on the Site in 2006. In May 2016, the City acquired the Site through tax foreclosure. Two former industrial buildings, a former residential building and several building foundations are on Site. Soil piles are scattered throughout and a 10-20-foot-high earthen berm is located on the eastern and southern borders which was reportedly created when the site operator pushed surface soils from the Site toward the property boundaries.

Environmental analysis of surface soil, subsurface soil and soil stockpiles at the Site indicate contaminants including PCBs, heavy metals (arsenic, chromium, mercury, lead), semivolatile organic compounds (SVOCs) and PAHs. PCB contamination exceeds 10 mg/kg and would constitute an Imminent Hazard/2-hour reporting condition if not for the fence around the Site.

In 2006, citizen complaints about dusty conditions and public health concerns sparked EPA and MA Department of Environmental Protection (MA DEP) to conduct site visits where scrap metal reclamation activities posed Immediate Hazard conditions. In 2010, EPA and START (Superfund Technical Assessment and Response Team) conducted surface and subsurface soil samples at residential properties on Hoffman Ave. finding high concentrations of contaminants including PCBs, lead, chromium and SVOCs. In 2011, EPA removed contaminated soil and conducted restoration activities from 4 abutting residential properties.

1.b Welfare, Environmental, and Public Health Impacts

Welfare Impacts: *Crime:* Abandoned vacant lots and weedy brownfields encourages crime and zip code 01841 where the Prospect Hill neighborhood is located, is rated 89/100 for violent crime (1: lowest; 100 highest). This mirrors the City (88.7) and is much higher than the State (41.4). Property crime also shows a similar trend with 01841 and Lawrence having a score of 75 compared to only 43.5 State.⁴ The Tombarello Site has been vandalized by arsonists who set fire to an abandoned house and brick building resulting in property destruction and neighborhood disruption. *Public Safety:* Arson at the Site places a burden on firefighters and public safety personnel and risks their exposure to contaminants. *Quality of Life:* The Tombarello Site has a long history of problems impacting the peace of mind of residents nearby: they worry about possible health impacts, are disrupted by vandalism, and their property values are negatively affected. *Blight:* Besides the large vacant Tombarello property, the neighborhood has 51 unoccupied distressed properties that add to a feeling of neglect. *Community Disinvestment:* Brownfields have created disincentives for external investments and contributed to unemployment, poverty and loss of tax revenue. *Food Security:* Prospect Hill is a food desert but brownfield sites are not desirable for developers who might locate a grocery store in the area. *Transportation:* Per 2010- 2014 ACS 5-year estimates, 20.8% percent of residents in CT2508 do not have access to a car and rely on walking, biking, and public transportation. Since the neighborhood abuts a busy commercial corridor, walking is unsafe with no dedicated bike lanes.

Cumulative Environmental Issues: 100% of Lawrence is classified as an EJ community compared to 12.1% average for all MA communities. Within 3 miles of the Site are multiple environmental issues. The adjacent I-495 is heavily traveled with annual average daily traffic

⁴ Sperling's Best Places: <http://www.bestplaces.net/crime/zip-code/massachusetts/lawrence/01841>.

count for 2015 = 114,452.⁵ Morning/evening rush hour traffic is a source of gas and diesel emissions and noise levels. The Marston St. corridor has a steady traffic flow increasing mobile source emissions. A 2008 MA DPH report “Air Pollution and Pediatric Asthma in the Merrimack Valley” pointed to emission exposure at higher traffic volume areas a likely contributing factor to the high asthma rates among children. A former closed landfill is located southeast of the Site which is now a park. The area around the Site contains auto sales and mechanic businesses and a former waste transfer station abuts the property. Across I-495 and the Merrimack River is a wastewater treatment facility and Lawrence Municipal Airport, further impacting pollution and noise levels in the area. Columbia Gas, a former natural gas storage facility, is within 3 miles of the Site, as are two incinerators.

According to MA DEPs Waste Site/Reportable Release Look Up, Lawrence has 7 Tier 1 sites (most hazardous) and the Tombarello Site is one of these. The Toxics Action Center’s April 2010 Report, *Toxics in Massachusetts: A Town-by-Town Profile*⁶, indicates Lawrence has 10 large quantity hazardous waste generators (facilities generating more than 1,000 kg of hazardous waste and/or more than 1 kg of acutely hazardous waste/month) as well as 2 capped landfills.

Compared to the State, Lawrence has 4.5 X less green space (16.5% Lawrence/74.8% State).⁷ The Merrimack River, is an impaired waterway affecting fishing and swimming. Despite the 150 years of unrestricted waste discharges, Lawrence still uses the River for its drinking water.

Cumulative Public Health Issues: Brownfields, cumulative environmental issues and adverse social determinants negatively impact the health of Lawrence residents with young children, low income residents and elders particularly affected. Chronic conditions such as overweight and obesity were top health concerns identified in a 2016 Community Health Needs Assessment. Residents cited the lack of accessibility and crime as barriers to eating healthy and being physically active. Per MA Community Health Information Profile (MA CHIP), the prevalence of diabetes in Lawrence is higher (12.8%) compared to the State (7.5%) and the difference in diabetes prevalence rates is particularly striking in the 45-64 age group (24.2% Lawrence/9.3% State) and 65+ age group (33.7% Lawrence/ 17.9% State).⁸ Studies have pointed to a link between PCB exposure and a higher risk of diabetes (Carpenter 2008). Overweight/obese statistics among youth are also notable: Overweight: 22.2% Lawrence/17.1% State; Obese: 25.4% Lawrence/16.3% State.⁹ Unsafe walking/biking conditions and fear of personal safety around the abandoned brownfield contribute to the lack of exercise.

Young children and elders are particularly sensitive and adversely affected by poor outdoor and indoor air quality. The older housing stock and emissions from high traffic areas puts children at disproportionate risk for lead poisoning and asthma. The MA Department of Public Health’s Childhood Lead Poisoning Prevention Program (MA CLPPP) ranks Lawrence #5 out of 20 high risk communities in MA (high risk scores: 14.7 Lawrence/9.4 all high-risk communities/2.8 State).¹⁰ This risk is exacerbated by brownfields, many of which are contaminated with lead and

⁵ Mass DOT: <http://mhd.ms2soft.com/tcds/tsearch.asp?loc=Mhd&mod= Local ID:5071>

⁶ Toxics Action Center: <http://www.toxicsaction.org/sites/default/files/tac/information/TAC-toxics-in-massachusetts.pdf>

⁷ MA Environmental Public Health Tracking: Community Profile for Lawrence; <http://www.mass.gov/dph/matracking>

⁸ MA CHIP Diabetes Report: www.mass.gov/eohhs/docs/dph/masschip/diabetes/h-o/diabetescity-townlawrence.rtf

⁹ MA CHIP Youth Weight Status Report: <http://www.mass.gov/eohhs/researcher/community-health/masschip/youth-weight-status-2010.html>

¹⁰ MA CLPPP: www.mass.gov/dph/clppp

other heavy metals. PCB's have been linked to respiratory problems (ATSDR). Pediatric asthma prevalence in Lawrence among K-8 students is about 1.5 X higher than the State (rate per 100 K-8 students: 18.1 Lawrence vs 12.4 State).¹¹ SVOCs from brownfield sites such as the Tombarello Site, can leach into indoor air amplifying poor indoor air quality. PCBs and lead in soil near hazardous waste sites can affect children if they play in contaminated soil or put dirty toys, hands or other objects in their mouths. Another health concern, because of the high number of women of child bearing age in the area, is the relationship between PCB's to low birth weight babies.

1.c. Financial Need

1.c. i. Economic Conditions: The over 1,000 vacant lots/underutilized spaces in Lawrence coupled with a largely low-income population results in a limited tax base and inadequate funding for environmental remediation. The City is owed \$21 million in back taxes on multiple properties.¹² Lawrence does not have the funds to clean up the Site. It has a legacy of outflow, not reinvestment, of capital: lost financial capital (manufacturing/ business profits), and lost human capital (individual/ civic/ business sector leadership). The weakened tax base strains an already tight municipal budget to keep up with critical public services. In 2010, it had a \$27 million operating deficit prompting the State to appoint a fiscal overseer. The demographic upheaval of recent decades took a toll on social networks and safety nets; **the 2008 national recession** further weakened the remaining manufacturing sector, eroding many recent Latino family economic gains. In the past year, the loss of two local businesses (Lawrence Pumps and Polartec) was announced (cumulative loss: 285 manufacturing jobs¹³). Other recent local factory shutdowns/downsizing include Microsemi Corporation (over 100 jobs lost) and a General Mills yogurt factory (144 jobs lost)¹⁴. The heavy snowfall in 2014-2015 resulted in the City spending \$3M more than budgeted for road salting, snow plowing and removal. Recent extreme rain events have led to flooding of large sections of neighborhoods straining city funds.

1.c. ii. Economic Effects of Brownfields: Declining property values and economic distress caused by the many high-priority brownfields debilitates Lawrence's long-term economic recovery. The significant remediation required places a heavy burden on local government. Prospective residents and developers are looking for better neighborhoods and housing opportunities causing out-migration of the very residents best equipped to stimulate growth. The Tombarello Site is located on prime development property near the highway with 500+ feet of visible highway frontage. It has tremendous redevelopment potential. Developers have inquired about the Site but contamination is a barrier to positive reuse. Comparing 14 acres of active-use sites nearby, the Economic Development Director estimated that by sitting idle, the Tombarello Site is lost opportunity for the City of about \$260,000/year in tax revenue.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

2. a. Project Description

2.a. i. Existing Conditions: The cleanup and redevelopment of the vacant Tombarello site will be conducted in two phases. **Phase I is the focus of this cleanup proposal and centers on a 2.6-acre lot (Lot #1) along Marston Street.** One former industrial building and a former residential building remain on Lot #1. Phase II will focus on the back 11.4 acres (Lot #2).

¹¹ MA Department of Public Health, Bureau of Environmental Health: <https://matracking.ehs.state.ma.us>

¹² Communication with City of Lawrence Economic Development Director

¹³ Eagle Tribune, Thursday, September 29, 2016; <http://www.eagletribune.com/news>

¹⁴ Eagle Tribune, Friday, September 29, 2014; <http://www.eagletribune.com/news>

The existing conditions described below are based on several field investigations conducted between 1998 and 2016. Prior environmental assessment work has been undertaken for the Site as a whole (Lot #1 and Lot #2 as a single parcel), however **the existing conditions provided herein focus on Lot #1 only**. Fill material containing metal, brick, ash, slag, glass, and other man-made debris were encountered in nearly every subsurface exploration completed. The depth of fill material varies widely across the Site ranging from 2 to 8 feet below ground surface (bgs), with an average fill thickness of 4 to 6 feet. Contaminants detected in Site soils are associated with historical operations as a burn dump/landfill and scrap metal/salvage yard. Native sands were encountered in deeper soil borings performed for monitoring well installations.

Extent of PCB Contamination in Soil: Concentrations of PCBs have been detected throughout Lot #1 in both surface (0-1 foot bgs) and subsurface soils (greater than 1 foot bgs). Concentrations have ranged from non-detect to 22 mg/kg. In general, soils contain less than 10 mg/kg PCBs, with only two separate and discrete areas totaling approximately 10,000 square feet in size containing PCBs above 10 mg/kg. **Extent of Metals Contamination:** Concentrations of several metals (arsenic, barium, chromium, mercury, lead) have been detected at concentrations that exceed their respective Massachusetts Contingency Plan (MCP) Method 1 risk assessment soil standards. The heavy metal most frequently detected over its Method 1 soil standard is lead. Lead concentration has exceeded standards in most samples collected (maximum concentration: 3,700 mg/kg). **Extent of PAH Contamination:** Concentrations of PAHs have been detected throughout Lot #1 above applicable MCP Method 1 S-1 Soil Standards in soil samples. PAHs were detected above Method 1 standards in all but one of the 12 soil samples collected during a 2016 investigation. **Groundwater Contamination:** Low concentrations of VOCs, SVOCs, and dissolved metals have been detected in groundwater samples collected from on-site monitoring wells. Based on these results, groundwater at Lot #1 has not been adversely impacted.

2.a. ii. Proposed Cleanup Plan: The proposed cleanup plan for Lot #1 includes a mix of soil removal and containment measures to mitigate potential human health risks associated with PCB, metals, and PAH contamination in soil and facilitate redevelopment. Due to the large volume of contaminated soil present, excavation and off-site disposal (or treatment) of soil to achieve contaminant levels suitable for unrestricted use is cost prohibitive. Therefore, the only feasible remedial alternative includes placement of a soil cover to prevent direct contact with contaminants in soil. Future construction of buildings that require displacement of contaminated soils will be performed under the oversight of a Qualified Environmental Professional (QEP) and under a Soil Management Plan to prevent exposure to contamination by utility workers and residents. In MA, the Brownfields Program is a privatized waste site assessment and cleanup program in which direct oversight of site assessments and cleanups are done by Licensed Site Professionals (LSPs) rather than the MA DEP. LSPs are licensed by the State and develop and execute a scope of work that will satisfy the State requirements to address contaminated property (MA General Law c.21E and the MCP).

The LSP will ensure safe remediation and worker safety by monitoring fugitive dust emissions and ensuring that protocols are followed. Adjacent property access is not anticipated, but if needed, the City has an access agreement template from past cleanup projects. The City has also been in conversation with abutters who enthusiastically support the cleanup.

The ABCA provides the evaluation of alternatives. Alternative 4, a cap that complies with TSCA (40 CFR 761.61(a)(7) with Clean Utility Corridor, is the most cost effective and protective

cleanup plan that facilitates redevelopment of Lot #1. It includes limited excavation and off-site disposal of contaminated soil, then placement of a 2-foot soil cover over contaminated soils that are left in place. Soil excavation will be performed strategically to establish a “clean utility corridor” between Marston Street and a proposed building location. The clean utility corridor will enable connection to utility lines on Marston Street without having to develop a Soil Management Plan and implement health, safety and engineering controls to protect utility workers.

Implementation of an Activity and Use Limitation (AUL) will be necessary to prevent activities that might compromise the integrity of the cover. Long-term monitoring and maintenance will be required to verify the continued effectiveness of the cover. Any disturbance of soils underlying the cover (for instance, to construct a building foundation) would need to be performed under the oversight of an LSP and in accordance with a Soil Management Plan.

This cleanup plan will be compliant with State and Federal regulations, be protective of human health and the environment, and facilitate redevelopment of Lot #1 for a wide range of potential uses by providing a clean soil corridor for the installation of utility lines.

2.a.iii. Alignment with Revitalization Plans: Lawrence’s 2016 Urban Renewal Plan, generated with robust community input, identifies four key focus areas: 1) Economic Development, 2) Job Creation, 3) Quality of Life and 4) Municipal Fiscal Stability. The proposed redevelopment of the Tombarello Site aligns with each of these goals and has great potential to be a lynchpin in the economic revitalization of the City. Since it is the largest brownfield in the Prospect Hill neighborhood, its cleanup and redevelopment will have profound benefits to the neighborhood and positively impact and address community needs. During the development of this proposal, the City directly engaged the development community with expertise in brownfield redevelopment and residents through the neighborhood associations. The City has also engaged the Lawrence Partnership, a private/public sector collaboration for the economic development of the City that includes the leaders of most of the banks in Lawrence. Feedback from these groups has been included in the phasing and marketing strategy developed by the city.

REDEVELOPMENT PLAN: Phase I: Cleanup and Redevelopment of Lot #1. This 2.6-acre lot along Marston St. will include neighborhood amenities (bank and pharmacy);

Phase II: Cleanup and Redevelopment of Lot #2. A large anchor store that sells food is desired for this 11.4-acre lot behind Lot #1.

Additional Site development includes a **green buffer zone and walking path** planned between Hoffman St. homes and the Site’s northern boundary. This portion was already partially cleaned up by EPA during the removal action in 2011.

Integration with transit: Marston St. is a priority for Lawrence’s **Complete Streets** projects and includes a road safety audit and assessment for public transit adequacy to the neighborhood.

Use of existing infrastructure: Water, sewer, electrical, gas, and telecommunications is available along Marston Street and can be easily connected to Site via underground utility corridors.

Integrating Equitable and Sustainable Development and Livability Principles: Lawrence’s low income, majority Latino population, high unemployment rate and high incidence of obesity, asthma and other chronic diseases make health equity and sustainability important considerations for Site design. For instance, **providing more transportation options along Marston St.** will decrease household transportation costs, improve air quality, create a safer, more walkable,

bikeable neighborhood and promote public health. **Improving economic competitiveness of Prospect Hill** by bringing in services that provide residents with healthy, affordable and cultural options (ie pharmacy, store that sells fruits and vegetables) will contribute to employment opportunities and health. **Enhancing the neighborhood with a green buffer zone and walking path** will help with noise/air pollution, reduce the heat island effect, help mitigate stormwater flow, and provide opportunity for physical activity. **Low Impact Development approaches** and the city's **stormwater ordinance** will help prevent pollution of the Merrimack River. The City will encourage development that integrates **LEED certification and green building design**.

2.b. Task Descriptions and Budget Table

The following includes the Grant Tasks with the activities and person responsible for completing. The costs associated and funding source are included for each task.

TASK 1 - COOPERATIVE AGREEMENT OVERSIGHT: This task entails programmatic grant management. Expenses include staff time. The *Project Manager (PM)* will coordinate efforts between the City, LSP, grant partners, and EPA Project Officer, and attend the EPA National Brownfield Conference. The *Mgr of Finance and Admin.* will provide financial oversight, process invoices, submit monthly billing, and procure LSP. The *Economic Development Officer* will prepare quarterly reports and ACRES documentation. **Outputs:** Timely completion of grant tasks and expenditures, conference attended, LSP secured, EPA quarterly reports and ACRES updated, Closeout of Cooperative Agreement.

1) Personnel Costs: \$21,365 EPA Grant \$0 Cost Share: \$21,365 (City General Funds)

PM -200 hours at \$41.18/hour incl. tax and fringe = \$8,236

Mgr of Finance and Admin -90 hours at \$54.61/hour incl. tax and fringe = \$4,915

Economic Development Officer- 200 hours at \$41.07/hour incl. tax and fringe = \$8,214

2) Travel Costs: \$0 EPA Grant: \$0 Cost Share: \$0

\$1,000 for PM to attend EPA Conference includes Airfare/lodging/per diem will be paid for out of our current Area Wide Planning Grant.

TASK 2 - COMMUNITY OUTREACH AND ENGAGEMENT: This task includes engagement with neighborhood stakeholders. Expenses include staff time, supplies, and contractual. The *PM* will prepare a Community Relations Plan, attend public meetings and interface with local businesses, residents and elected officials. The City's *Neighborhood Planner* will attend neighborhood association meetings, engage school personnel/parents. The *LSP* will educate residents and stakeholders. **Outputs:** Community Relations Plan developed, 3 public meetings held, handouts produced, meeting minutes and public comments documented, personal inter-action with City Councilors/ businesses/school community, 12 neighborhood meetings attended.

1) Personnel Costs: \$8,247 EPA Grant: \$0 Cost Share: \$8,247 (City General Funds)

PM -150 hours at \$41.18/hour incl. tax and fringe = \$6,177

Neighborhood Planner -50 hours at \$41.40/hour incl. tax and fringe = \$2,070

2) Supplies: \$1,000 EPA Grant: \$0 Cost Share: \$1,000 (CDBG)

\$1,000 for placing advertisements in the newspaper and printing outreach materials

3) Contractual: \$2,000 EPA Grant: \$2,000 Cost Share: \$0

LSP (TBD)- 20 hours at \$100/hr = \$2,000

TASK 3 - SITE-SPECIFIC ACTIVITIES/CLEANUP: This task entails finalizing the ABCA, submitting the Quality Assurance Project Plan (QAPP) and the cleanup itself. Expenses include staff time and contractual costs of the LSP and remediation contractor. The *Mgr of Finance and Admin* in consultation with the LSP will procure the remediation contractor to perform Lot #1 cleanup. Contractual Costs: LSP will finalize the ABCA and QAPP. Remediation contractor will follow cleanup plan. **Outputs:** Finalized ABCA, QAPP, final Remedial Action Plan that incorporates community comments, remediation contractor secured, Soil Management Plan created, efficient and safe remediation of 2.6 acres of brownfield.

1) **Personnel Costs: \$4,664 EPA Grant: \$0 Cost Share: \$4,664 (City General Funds)**

PM -100 hours at \$41.18/hour incl. tax and fringe = \$4,118

Mgr of Finance and Admin -10 hours at \$54.61/hour incl. tax and fringe = \$546

2) **Contractual: \$183,000 EPA Grant: \$183,000 Cost Share: \$0**

LSP- 80 hours at \$100/hour = \$8,000

Remediation Contractor – Total cost estimate of cap/ cover /offsite soil disposal = \$275,000.

(\$175,0000 grant funds and \$100,000 leveraged from MVPC Brownfield RLF)

TASK 4 - OVERSEE SITE CLEANUP/REDEVELOPMENT: This task includes project monitoring, closeout and redevelopment planning. Expenses include staff time and contractual costs for LSP site monitoring. The *PM* will meet with LSP regularly, work with developers on site redevelopment plans and City Departments to coordinate Complete Street efforts. The *Economic Development Officer* will document labor compliance with the Davis-Bacon Wage Act. Contractual Costs: LSP will monitor project to ensure cleanup is progressing safely and efficiently, participate in weekly construction updates, coordinate with MA DEP and EPA, and assure all required paperwork and closeout documentation is completed. **Outputs:** Weekly construction meetings, cleanup funding leveraged, redevelopment partners secured, LSP site monitoring, submission of all state-required reporting until achievement of final closeout, AUL documentation.

1) **Personnel Costs: \$6,938 EPA Grant: \$0 Cost Share: \$6,938 (City General Funds)**

PM -150 hours at \$41.18/hour incl. tax and fringe = \$6,117

Economic Development PO -20 hours at \$41.07/hour incl. tax and fringe = \$821

2) **Contractual: \$15,000 EPA Grant: \$15,000 Cost Share: \$0**

LSP- 150 hrs at 100/hour = \$15,000

Budget Table	Project Tasks (\$)				Total
	1. Grant Oversight	2. Community Outreach	3. Site-Specific Activities	4. Oversee Site Cleanup	
Personnel incl, tax/fringe	\$21,365	\$6,188	\$4,664	\$6,938	\$39,155
Supplies	0	\$1,000	0	0	\$1,000
Contractual	\$	\$2,000	\$183,000	\$15,000	\$200,000
Total Federal Funding	\$0	\$2,000	\$183,000	\$15,000	\$200,000
Cost Share	\$21,365	\$7,188	\$ 4,664	\$ 6,938	\$ 40,155
Total Budget	\$21,365	\$9,188	\$187,664	\$21,938	\$240,155

2.c. Ability to Leverage: The Tombarello Site has already received approximately \$150,000 in Targeted Brownfield Assessment funds and \$1.2 M in 2010 to clean up Hoffman St. house lots. Our strategy is to first focus on the cleanup and redevelopment of Lot #1. The City anticipates the revenue generated from the sale and taxes generated from this Lot, will help fund remediation of Lot #2. In addition to the \$200,000 grant funds requested from this grant for Lot #1, the City has received commitments of leveraged funds for the cleanup and infrastructure costs needed to successfully redevelop the Site.(See table below and Leveraging Documentation)

Organization	Source/ Use	Value (\$)	Status
MV Planning Comm.	RLF Cleanup; traffic data	\$100K	secured
MA DEP	2016 EPA 104k Assessment- pre-design	\$20K	secured
MA Development	BF Redev Fund; T/A for Mkt and Transit Eval	\$50K estimated	secured
City DPW	Chapter 90-Roadwork, sidewalks	\$100K	secured
City OPD	HUD CDBG Infrastructure/utility connections	\$50K	secured
MA DOT	Marston’s Complete Streets	\$400K	seeking

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

3.a. Engaging the Community: The City of Lawrence and its project partners are committed to thoughtfully engaging all potential stakeholders throughout the remedial planning and cleanup process and will implement an engagement plan that focuses on equity and inclusion.

Prior to submitting this proposal, the City engaged the community through a public meeting at the Redeemer Lutheran Church, located less than 1/2 mile from the Tombarello Site. The project team presented the findings of the recent assessment work, discussed the analysis of brownfield cleanup alternatives and presented redevelopment options. Prior to the meeting, outreach staff from the City and Groundwork Lawrence (GWL) canvassed neighborhoods adjacent to the site to promote the meeting and answer any questions residents had. The project team attended a meeting of the Prospect Hill and the District A Neighborhood Associations to review the project and promote the public meeting. A Facebook page was created to increase public engagement and will be a means to share information throughout the project. The meeting was attended by nearly 40 residents. Feedback from residents is included in this cleanup proposal and will continue to inform the city’s implementation of redevelopment activities.

Engaging the community in the Tombarello Site project will require working at multiple levels to ensure equity and inclusion for those who live and work near this former metals recycling facility. Many of these stakeholders have expressed strong support for the city taking ownership of the property because they have long wanted previous property owners to implement remedial actions and commence reuse planning. These primary stakeholders will have direct contact with the City’s Project Manager to ensure they feel included and allay any concerns about the risks to public health and safety. This contact will be established through direct outreach to this target group at multiple points through the project’s life and will include door knocking, literature distribution, and updates at neighborhood association meetings. The city will implement multiple public meetings at project milestones to ensure transparency, equity, and inclusion. Safety is a prime consideration since the site is located across from a school and many single mothers with

children live in the area. Public meetings will address citizen concerns around health, safety, and community disruption and educate the public about methods implemented to ensure safety. To ensure the cleanup activities are conducted in a manner that is protective of the sensitive populations identified, the following strategies will be used: LSP oversight, a fence around the property, warning signs in multiple languages and the monitoring of fugitive dust emissions. The PM will be a continual point of contact with the public to address any on-going concerns. All communication including meetings and flyers will be in Spanish/English using multiple medium. The City commits to using social media and a project website to broadcast project updates.

The PM has an established rapport with local businesses and developers interested in the Site and who align with redevelopment strategies. He will continue this communication and expand outreach to other potential developers as the project progresses. A sign will be installed at the Site to market the project to the development community and provide contact information for residents wishing to learn more about the project.

3.b. Partnerships with Government Agencies: The City has established strong partnerships with State and Federal government agencies responsible for voluntary brownfield cleanup and with **officials from EPA and the State** to develop a strategy to ensure the project meets all applicable standards and is protective of human health and the environment. **EPA has a long history with the Tombarello Site.** Several years ago, the agency implemented an emergency response action to minimize threats to public health along the north side of the Site. After the city took ownership of the property, EPA implemented a Targeted Brownfield Assessment project to help the city develop a strategy for the project. **MA DEP** is currently working with the city to provide fencing around the Site and a survey of existing conditions and has committed funding for pre-design assessment. **EPA's Making a Visible Difference team** has a strong presence in Lawrence working collaboratively to address a broad range of local issues. Other State and Federal agencies will provide leveraged funds to ensure its success: 1) **HUD CDBG** funds will be utilized for infrastructure and utility connections; 2) **MA Development** will provide Brownfield Redevelopment Funding to assist with market feasibility and transit planning; 3) **MA DOT** Complete Streets funding is anticipated and Marston St. is a priority area; 4) Merrimack Valley Planning Commission's (MVPC) RLF funding as gap clean up financing and traffic data collection. and 5) the City's **Chapter 90** funds will be used for roadwork/ sidewalks.

3.c. Partnerships with Community Organizations

Community Organization Description & Role:

Groundwork Lawrence (GWL): Community-based organization with expertise in community engagement, transforming brownfields, and workforce development programs. Role: Assist with outreach, community engagement, organize public meetings, contribute to assessment, planning, and implementation of the project. The City has an existing Cooperative Agreement with GWL to conduct these activities. Contact: Heather McMann, Executive Director, 978-974-0770x7009.

Neighborhood Associations (District A and Prospect Hill): Two resident led groups. Role: Provide time and space during monthly meetings for project updates and resident input. Contact: District A- Maria DeLa Cruz 978-303-7243/ Prospect Hill David Struffolino 978-688-3446.

Letters of Commitment: Please see attached.

3.d. Partnerships with Workforce Development Programs: Efforts are made to enlist remediation contractors that are local, minority and/or women owned and employ Lawrence

residents. Public procurement announcements are published in local newspapers (English and Spanish). The City will work in collaboration with GWL and Merrimack Valley Workforce Investment Board (WIB) who is a recipient of a 2015 EPA Job Training Grant. WIB offers an Environmental Technical Training Program in the fields of Brownfield Remediation and Hazardous Materials Handling. The 2017 Spring training will be conducted in Spanish. WIB will track participant's hiring and make graduates aware of local job opportunities. WIB will assist in the training/ outreach to local displaced workers for the retail jobs created by this redevelopment.

4. PROJECT BENEFITS

4. a. Welfare, Environmental and Public Health Benefits

WELFARE BENEFITS: 1) ***Increase in quality of life:*** Cleaning up and redeveloping Lot #1 first will create immediate eye appeal- no longer will there be a weedy lot and chain link fence to look at but a redeveloped parcel with amenities that can be utilized by local residents.

Completing the entire project will mean residents no longer will worry about possible exposure to contaminants and their health effects, nor disturbed by arson/vandalism. The green buffer/ walk path will add green space to the neighborhood and decrease noise and pollution.

2) ***Increase in food security:*** A large anchor store that offers food in this food desert will benefit all residents especially sensitive populations (single mothers with children and residents receiving SNAP benefits) by increasing access to nutritional sources locally.

3) ***Supports all modes of transportation:*** Redevelopment will be coordinated with traffic studies on Marston St. to assess congestion and improve traffic flow/safety. Marston St. is a priority area for Lawrence's Complete Streets projects integrating safety and accessibility for all users and increasing walkability and bikeability. This will particularly benefit children, elders and the 21% of neighborhood residents that do not own a car.

4) ***Increase employment options:*** The projected redevelopment will include an anchor store that can create a large number of jobs of varying skill levels and with career advancement opportunities thus reducing unemployment and increasing household income.

ENVIRONMENTAL BENEFITS: 1) ***Increase in air quality:*** Exposure to SVOCs will be eliminated and the green buffer will help remove airborne particulates and reduce heat island effect.

2) ***Increase in water quality:*** Low Impact Development approaches and application of the stormwater ordinance will capture stormwater and prevent pollution of the Merrimack River.

3) ***Overall reduction in contamination:*** Removal of PCB and heavy metal hotspots will reduce overall contamination and capping/cover will prevent exposure to contaminants left on-site.

PUBLIC HEALTH BENEFITS: 1) ***Reduced exposure to site contaminants:*** Residents and safety personnel will no longer risk exposure by soil or air to PCBs, heavy metals, SVOCs, PAH's and other contaminants. Children's potential exposure to lead and PCBs will be reduced and potentially help with a reduction in diabetes, improved breathing and reduced blood lead levels.

2) ***Improvement in chronic disease outcomes:*** The Complete Streets and the walking path will promote physical activity and help decrease the rate of overweight/obesity and diabetes in neighborhood residents. Improvement in air quality will benefit asthmatics.

3) ***Increase in fresh fruits and vegetable access:*** An anchor store offering fresh fruits and vegetables will provide healthy lifestyle choices and greatly improve nutritional quality by decreasing access barriers- especially important to the nearby single mothers with children.

4) ***Improved mental well-being*** from no longer living near a blighted brownfield site.

4.b. Economic and Community Benefits

The cleanup and redevelopment of Lot #1 will result in 2.6 acres of brownfield made ready for reuse and redevelopment. **Community benefits** of redevelopment include providing local amenities that neighborhood residents can walk to and becoming a model for connecting Complete Streets with brownfield Cleanup. To extrapolate estimated **economic benefits for this project**, we used a recent similar-sized project that in 2015 was subdivided to accommodate two commercial uses: a Cumberland Farms Gas Station and a Family Dollar. These two parcels were sold for \$2.15M and resulted in 30 temporary construction jobs and 40 permanent jobs. The two combined parcels are now assessed at \$2.3M yielding over \$75,000 in tax revenue. We expect similar outcomes from the cleanup/redevelopment of Lot #1. Income generated by the sale of Lot #1 will be used to leverage funding for Phase II redevelopment.

Completion of Phases I and II will turn a 14 acre brownfield into an economically viable community asset, generate an estimated \$260,000/year in tax revenue and add approximately 300 retail/service jobs with the potential for career ladders. Benefits include: needed services added to the neighborhood; reduction in contaminant exposure; improved ability to sell homes along Hoffman Ave; and green space and a walking path introduced to the area.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

5.a. Audit Findings: The City of Lawrence has had no adverse audit findings nor has it been designated a high-risk grantee by EPA related to any Brownfield grants the City has received.

5.b. Programmatic Capability: Organizational structure: The Mayor is in direct charge of all the municipal offices. The City of Lawrence EPA Brownfield Cleanup grant will be managed by the Office of Planning and Development (OPD) which includes the Planning Department, Business and Economic Development Department and Community Development Department. Regular status reports will be provided to the Mayor. OPD has developed an existing and experienced staff with capacity to ensure timely and successful expenditure of funds and completion of all technical and administrative financial requirements. OPD is experienced with managing multiple Federal and State grants and has financial management systems in place to properly allocate grant funds to appropriate costs. Key staff identified for this grant are involved with the current Brownfield Assessment grant. Their roles and experience include:

Business and Economic Development Director- Abel Vargas: **Role- Project Manager (PM):** Overall responsibility to assure partner and sub-recipient commitments are being met; Coordinate with City Departments and internal team; Interface with local businesses and developers; Manage relationships with key stakeholders and point of contact for the community; keeps the Mayor informed; and Coordinates with the EPA Program Officer. **Experience-** Successfully administered EPA Area Wide Planning Grant; developed work relationships with Mass Development, EPA Region I staff; leveraged \$750K from the EPA for Brownfield assessment.

Manager of Financial & Administrative Services -Susan Fink: **Role- Financial oversight** of grant; oversee bid process. **Experience** -Overseen the administrative and financial requirements of most of recent EPA Brownfield grants. Employed by the Community Development Department since 1995 and manages numerous Federal, State and Foundation grants.

Economic Development Officer II -Francis O'Connor: **Role** -Prepare EPA quarterly **reports and ACRES updates**, document Davis-Bacon Wage Act compliance. **Experience-** 10-year experience with EPA ACRES reporting with the City of Lawrence.

Neighborhood Planner- Wendy Luzon: Role- Responsible for **communicating project and outreach** to neighborhood associations, neighborhood school and other community groups. *Experience* - In her role as Neighborhood Planner builds upon her strong community ties gained by 15 years as a community activist and co-founder of non-profit focused on domestic violence.

The OPD is poised to work in cooperation with a strong team of sub-grantees and community partners. Additional expertise required to complete the grant requirements will be acquired through a procurement process. The City follows the Commonwealth of MA procurement laws. The **Manager of Financial and Administrative Services** ultimately oversees the procurement process. She reads and records bids, notes any irregularities, and evaluates based on established criteria. The contract will be awarded to the lowest bidder who meets program’s requirements. The LSP and the Professional Remediation Contractor will be procured using a Request for Qualifications process. The City will utilize GWL as the primary outreach/educational partner. The City has a Cooperative Agreement with GWL and can directly contract with them for projects that fit under the terms of the Agreement without a formal procurement process.

5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes:

Task 1- Cooperative Agreement Oversight		
Measures of Progress: procurement process for LSP and contractors; # meetings with LSP; LSP reports to assure workplan goals met; Expenditures / Invoices aligned with work completed.	Outputs: LSP and contractors secured; EPA quarterly reports and ACRES updated; Conference attended.	Outcomes: Timely completion of workplan deliverables and fund expenditures; Successful closeout of grant
Task 2- Community Outreach & Engagement		
Measures of Progress: # of residents attending public meetings and neighborhood association meetings; contacts with stakeholders; followers on social media	Outputs: Community Relations Plan developed; Outreach materials produced; Meeting minutes filed.	Outcomes: Community engaged and input inte-grated into redevelop-ment plan
Task 3- Site-Specific Activities/Cleanup		
Measures of Progress: Relevant documents produced; Field visits ensure clean up following plan and safety.	Outputs: Final ABCA; QAPP; Remedial Action Plan; Soil Mgt. Plan	Outcomes: Efficient and Safe remediation of 2.3 acres of brownfield
Task 4- Oversee Site Cleanup and Redevelopment		
Measures of Progress: Oversee Site Cleanup and Redevelopment; # meetings b/t LSP & PM; LSP oversight of remediation contractor; # of PM meetings with developers	Outputs: State reports filed; AUL documented; Davis-Bacon reports.	Outcomes: \$720K leveraged; redevelopment partners secured

5.d. Past Performance and Accomplishments / Currently has an EPA Brownfields Grant

5.d.i. 1. Accomplishments: The City has successfully completed and closed out several EPA Brownfield grants and has one currently ongoing. Accomplishments in ACRES, include:

- 1) **2015 Area Wide Planning grant (TR96192401) Current Grant- To date, Outputs:** Two public meetings held; One rail trail walk with 40 stakeholders; **Outcomes:** a) Florence St. lots

Lawrence, MA | FY 2017 Cleanup Application | Ranking Criteria

(24,000 square feet) along RR corridor planned for housing; b) Covanta Property: parking lot planned and \$1.2 M leveraged to fund 100% of rail trail construction design.

2) **2012 Assessment grant (BF96170001)** **Outputs:** 8 Phase I, 1 Phase II ESA **Outcomes:** a) Assessment work of Ferrous Site led to a \$2.3M Gateway City Parks grant to transform area into a park; b) 9 Osgood property sold to minority business owner for \$500K and 20 jobs produced; c) Public safety/ training facility planned at 41 & 55 Lowell St; d) Assessment work at 100 Parker St. assisted with air quality determinations relating to remnants of an underground storage tank allowing Habitat for Humanity leveraging \$2M for 10 first time home buyer condos; e) Portion of 20-30 Island St. incorporated into Ferrous park and onsite building demo planned.

3) **FY08 - Cleanup grant (BF 97197301)** **Outputs:** One Phase III ESA **Outcomes:** Covanta Site developed into a 5-acre riverfront park with community gardens and walking trails along the Spicket River. Over \$1.1M leveraged by City partner GWL. Awarded the 2011 Gabe Zimmerman Public Service Award from National Community Development Assoc. for outstanding use of CDBG funds and 2010 Brownfield Renewal Award for Social Impact.

4) **FY 07 Assessment grant (BF 97185301)** **Outputs:** 9 Phase I, 5 Phase II, 2 Phase III **Outcomes:** 5.5 acre former foundry redeveloped into 60 affordable rental units, retail space, and energy efficient facilities with playground, community gardens, financial literacy center, and green space with access to Merrimack river and future Riverwalk.

5) **FY07 Cleanup grant (BF 97185201)** **Outputs:** One Phase III ESA **Outcomes:** Project in conjunction with the Gateway Parking Lot and an adjacent brownfield redevelopment project resulted in a 850 space parking lot and passive recreation park.

5.d.i 2. Compliance with Grant Requirements: Since 1996 the city has received \$2.1 M in EPA Brownfields grants. For all open and closed grants the City has complied with grant requirements including workplan, schedule, terms and conditions, quarterly and financial reports and timely ACRES updates. The history of Lawrence’s EPA Brownfield’s grants include:

History	Term	Type	Amount	Status	Funds Left
FY15 TR96192401	10/1/15 – 9/30/18	A.W. Plan	\$200K	Open	\$57,735
FY12 BF96170001	10/1/12 - 9/30/15*	Assess	\$400K	Open	\$8.56
FY08 BF97197301	9/1/08- 8/31/11	Clean up	\$150K	Closed	\$0.00
FY07 BF97185301	10/1/07- 10/1/10	Assess	\$400K	Closed	\$0.00
FY07 BF97185201	10/1/07- 10/1/10	Clean up	\$200K	Closed	\$0.00

Open grants progress toward achieving expected results:

FY15 TR96192401- Ahead of schedule for meeting program goals and financial expenditures. Final Public Meeting to present Draft Area Wide Plan scheduled for 12-7-16

FY12 BF96170001- We were given a one year extension until September 30, 2016 and are in the 90 day close out period which ends on December 30, 2016. All funds except \$8.56 expended.

OTHER FACTORS CHECKLIST
(Appendix 3)

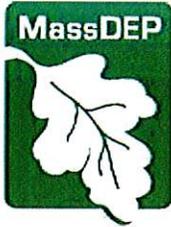
Appendix 3 Cleanup Other Factors Checklist

Name of Applicant: Lawrence, MA

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	X pg. 9, 10
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	X pg. 1, 4, 5 <i>Threshold Criteria Hardship Waiver</i>
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	pg. 14, 15

**LETTER FROM THE STATE
ENVIRONMENTAL
AUTHORITY**



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

Charles D. Baker
Governor

Matthew A. Beaton
Secretary

Karyn E. Polito
Lieutenant Governor

Martin Suuberg
Commissioner

November 28, 2016

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

RE: STATE LETTER OF ACKNOWLEDGMENT
City of Lawrence, Application for EPA Cleanup Grant Fund, Lot #1, Former Tombarello & Sons, Inc.

Dear Mr. Gardner:

I am writing to support the proposal submitted by the City of Lawrence (City) under the Fiscal Year 2017 U.S. Environmental Protection Agency (EPA) Brownfield Cleanup Grant Program. The City is seeking funding to conduct cleanup of Lot #1, Former Tombarello & Sons, a Site that has documented releases of hazardous material and is listed with the Massachusetts Department of Environmental Protection (MassDEP) under Release Tracking Number (RTN) 3-0018126. Contamination at the Site consists of volatile organic compounds, semi-volatile organic compounds, metals and PCBs. This mix of contaminants in both soil and groundwater complicates the cleanup thus potentially increasing costs and delaying cleanup. Once this site can be cleaned up under the Massachusetts Contingency Plan (MCP), the City envisions the redevelopment of the property into neighborhood amenities, including a bank, convenience store, and a restaurant.

On January 23, 2015 Governor Baker signed his first Executive Order, creating the Community Compact Cabinet, in order to elevate the Administration's partnerships with cities and towns across the Commonwealth. Lieutenant Governor Polito chairs the cabinet, which concentrates financial, technical, and other resources at the state level to a select group of projects, including Brownfields. The City's compact was signed on September 23, 2015, ensuring any funding provided by EPA will be supported by a focused commitment of state resources.

We greatly appreciate EPA's continued support of Brownfield efforts here in Massachusetts.

Sincerely,

Rodney Elliott
Brownfields Coordinator, Bureau of Waste Site Cleanup

ec: Abel Vargas, Business and Economic Development Director, City of Lawrence
Joanne Fagan, Brownfields Coordinator, MassDEP Northeast Regional Office
Angela Gallagher, Assistant Brownfields Coordinator, MassDEP Southeast Regional Office

NARRATIVE PROPOSAL ATTACHMENTS

- Documentation of Committed Firm
Leveraged Resources
- Letters of Commitment from
Community Organizations

DOCUMENTATION OF COMMITTED FIRM LEVERAGED RESOURCES

- Merrimack Valley Planning Commission
- MA Department of Environmental Protection
 - MA Development
 - City DPW Chapter 90 Funds
 - City OPD HUD CDBG (2019)



**Merrimack Valley
Planning Commission**
*plan * develop * promote*

December 14th, 2016

The Honorable Daniel Rivera
City of Lawrence
200 Common St.
Lawrence, MA 01840

Subject: Commitment Letter for Brownfield Cleanup Grant -- Tombarello Site Lot #1

Dear Mayor Rivera:

The Merrimack Valley Planning Commission (MVPC) is pleased to support the City of Lawrence's application for a US EPA FY 2017 Brownfields Cleanup Grant and is ready to commit up to \$100,000 from the Merrimack Valley Brownfield Revolving Loan Fund (RLF) as gap financing toward Lot 1 clean up. In addition, MVPC will assist the City of Lawrence with traffic data collection, technical reviews and other measures to support the development and implementation of roadway and transit improvements to improve access to the site.

MVPC began as the Central Merrimack Valley Regional Planning District in 1959. We have a distinguished record of accomplishment over the past ten years administering the Brownfields Cleanup Revolving Loan Fund for municipalities, nonprofit organizations, and private businesses across the Merrimack Valley region. The City of Lawrence utilized RLF funds to redevelop the GenCorp brownfield site into a new parking lot and, in partnership with Groundwork Lawrence, to develop the abutting Oxford Mill site into a new park with connection to the Spicket River Greenway. These measures helped support the redevelopment of Lawrence's Gateway District. Our assessment program also provided the City and Groundwork with assessment funds for city-owned vacant lots that were later converted into three community gardens.

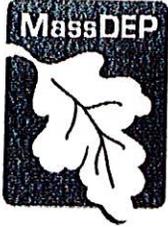
The cleanup and redevelopment of the former Tombarello Site is an important step in the revitalization of the Marston St. commercial corridor. In support of this project, MVPC, working on behalf of the Merrimack Valley MPO, has been working with the City of Lawrence and the Massachusetts Department of Transportation to implement a project that would signalize and make other improvements to the nearby Marston Street/Ferry Street/Commonwealth Drive intersection.

We are excited by the planned redevelopment of the Tombarello site and the energy, investment and renewal that this project can bring to our great City. Please contact me for any assistance via phone: 978-374-0519 or email: jcosgrove@mvpc.org.

Sincerely,



Joseph Cosgrove
Environmental Program Manager



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Matthew A. Beaton
Secretary

Martin Suuberg
Commissioner

December 15, 2016

Mayor Daniel Rivera
City of Lawrence
200 Common St.
Lawrence, MA 01840

Subject: Commitment Letter for Brownfield Cleanup Grant
Tombarello Site Lot #1

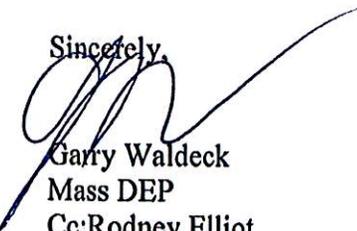
Dear Mayor Rivera,

The Massachusetts Department of Environmental Protection (MassDEP) is pleased to support the City of Lawrence's application to the US EPA's FY 2017 Brownfields Cleanup Grant. MassDEP has been awarded a 2016 EPA 104k Assessment Grant and is willing to commit up to \$20,000 toward pre-design assessment to facilitate Lot 1 clean up.

As the State's main environmental agency, MassDEP is committed to working in partnership with the City of Lawrence in brownfield cleanup and revitalization. The 2016 assessment grant that we received from EPA is focusing on Lawrence and Tombarello is one project within the targeted community. MassDEP believes that leveraging assessment funding for this project will be integral to getting the site ultimately cleaned up.

We are excited by the redevelopment of the Tombarello site and the human health, environmental and economic benefits that will be realized by its cleanup. Please contact me for any assistance via phone: 717-348-4017 or email: garry.waldeck@state.ma.us.

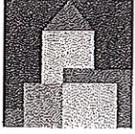
Sincerely,


Garry Waldeck
Mass DEP
Cc:Rodney Elliot

This information is available in alternate format. Contact Michelle Waters-Ekanem, Director of Diversity/Civil Rights at 617-292-5751.

TTY# MassRelay Service 1-800-439-2370
MassDEP Website: www.mass.gov/dep

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MASSDEVELOPMENT

99 High Street
Boston, Massachusetts
02110

December 14, 2016

Tel: 617-330-2000
800-445-8030

Fax: 617-330-2001

www.massdevelopment.com

Mr. Daniel Rivera
Mayor
City of Lawrence
200 Common Street
Lawrence, MA 01840

RE: 207 Marston Street (former Tombarello Junkyard), Lawrence, Massachusetts

Dear Mayor Rivera:

I am writing this letter to support the City of Lawrence's efforts to obtain \$350,000 in FY17 Brownfields Site Specific, Hazardous Materials Assessment grant funding from the U.S. Environmental Protection Agency. As an Agency that frequently partners with you on advancing economic development projects on Brownfield sites, I am confident that you will use these funds to effectively advance the work needed to conduct additional environmental assessment and ultimately redevelop the long-blighted and fallow site at 207 Marston Street, Lawrence into an economic generator for the City.

CHARLES D. BAKER
Governor

KARIN E. POJTO
Lieutenant Governor

JAY ASH
Chairman

MARTY JONES
President and CEO

As you are aware, MassDevelopment invested funds for site assessment and redevelopment concepts for this property beginning in 2003, when it was privately owned. We have continually maintained a high interest in redeveloping this key parcel and were enthusiastic to join the multi-agency working group that you convened in 2015 to initiate taking the property by tax title, outlining the steps required to advance comprehensive site assessment, and start building a framework to redevelop the site. In our role as the Commonwealth of Massachusetts' economic development agency and administrator of its Brownfield Redevelopment Fund (BRF), we are committed to leveraging our combined resources to assist the City with turning this 13 acre eyesore into a transformative development for the area. Our Real Estate Services Division is currently preparing a scope of work on behalf of the City that will provide technical assistance in determining highest and best uses, market valuation and evaluate transportation improvements that will eventually be required; we anticipate that this work will commence in early January 2017.



MASSDEVELOPMENT

99 High Street
Boston, Massachusetts
02110

Tel: 617-330-2000
800-445-8030

Fax: 617-330-2001

www.massdevelopment.com

Critical to the parcel's successful renewal is additional site assessment funding. MassDevelopment has deployed over \$78 million in funds since the BRF was created in 1998 but recapitalization remains flat while demand for site assessment funds continues to grow, requiring Agency to look to partners like the City and other regional agencies to provide additional capital for project work. Together, we can ensure that scarce dollars have a multiplier effect and act as the early money that seeds future development. Our ability to jointly contribute funds and technical expertise will ensure that the City has the capacity to lay the groundwork for future development opportunities on the 207 Marston Street site.

We fully support your efforts to secure these assessment funds so that our Brownfield partnership can to advance this project for the residents of Lawrence.

Sincerely,

Eleni Varitimos

Vice President

Community Development

CHARLES D. BAKER
Governor

KARYN E. POLTO
Lieutenant Governor

JAY ASH
Chairman

MARY JONES
President and CEO



12-14-16

Mayor Daniel Rivera
City of Lawrence
200 Common St.
Lawrence, MA 01840

Subject: Commitment Letter for Brownfield Cleanup Grant
Tombarello Site Lot #1

Dear Mayor Rivera,

The Department of Public Works (DPW) is pleased to support the City's FY2017 Brownfield Cleanup application to the EPA and commits \$100,000 of Chapter 90 funds toward roadwork and sidewalk improvements.

The Marston St. corridor needs infrastructure improvements and is a priority for the City's Complete Streets projects. A chief complaint of neighborhood residents and businesses, in addition to the blighted brownfield site, is the heavily congested and unsafe road and walking conditions along Marston St. By coordinating our roadwork and sidewalk improvements with the cleanup and redevelopment of the Tombarello Site, we will be able to efficiently create a safer, more walkable neighborhood for residents.

We look forward to working with you on this important project and believe our work will contribute to its overall success.

Sincerely,

Lance Hamel
Acting Director of Public Works



CITY OF LAWRENCE
Office of Planning & Development

DANIEL RIVERA
Mayor & CEO

12 Dec. 2016

THERESA PARK
Planning Director

Mayor Daniel Rivera
City of Lawrence
200 Common St.
Lawrence, MA 01840

ABEL VARGAS
Business & Economic
Development Director

Subject: Commitment Letter for Brownfield Cleanup Grant
Tombarello Site Lot #1

225 Essex Street
Third Floor
Lawrence, MA 01840
978-620-3510

Mayor Rivera,

PASCUAL "PAT" RUIZ
Inspectional Services
Director

The Office of Planning and Development (OPD) fully supports the City's application to EPA for FY2017 Cleanup funding for Tombarello Site Lot #1. Toward this effort, we commit \$50,000 of HUD CDBG funds in FY2019 to be used toward infrastructure improvements and utility connections.

PETER BLANCHETTE
Building Commissioner

As you know, the OPD team is committed to the economic and community revitalization of our City and the Marston St. commercial corridor is one of our primary focus areas. The cleanup and redevelopment of the Tombarello Site will further efforts already underway in the area, including traffic studies previously done in this area.

200 Common Street
Room 210
Lawrence, MA 01840

OPD staff is poised to assist with this exciting project and anticipate that the redevelopment of this site will be a lynchpin in the successful revitalization of our city.

www.cityoflawrence.com

Sincerely,

Theresa Park, Director
Office of Planning and Development

LETTERS OF COMMITMENT FROM COMMUNITY ORGANIZATIONS

- Groundwork Lawrence
- Neighborhood Associations
 - District A
 - Prospect Hill



December 13, 2016

Mayor Daniel Rivera
City of Lawrence
200 Common Street
Lawrence MA 01840

RE: EPA Brownfield Clean-up Grant for the Tombarello site

Dear Mayor Rivera,

Groundwork Lawrence (GWL) strongly supports the City's application to the EPA for the FY2017 Brownfield Cleanup funding so that this long-time contaminated eyesore can begin to contribute positively to the economic and community revitalization of our City.

As you know, GWL has a long history of partnering with the City of Lawrence on brownfield revitalization work which has resulted in over \$21 million invested in place-based projects. As we work together to complete the current EPA brownfield area-wide planning project for the Manchester Lawrence railroad corridor, we look forward to our next brownfield partnership with the City revolving around the Tombarello site and the Merrimack Street corridor improvement project.

As a partner with the City, GWL will assist with outreach and community engagement, help organize public meetings and contribute to assessment, planning and implementation phases of the project. Through our Environmental Technical Training Program, offered in partnership with the Merrimack Valley Workforce Investment Board, we will work with the City to connect graduates of the EPA funded program with contractors working at this site.

GWL is enthusiastic about partnering with the City in the cleanup and redevelopment of the Tombarello property. Please contact me directly at hmcman@groundworklawrence.org or 978-974-0770 x7009 if you have any questions or if I can be of further assistance.

Sincerely,

Heather McMann
Executive Director

District **A** Neighborhood Association
Lawrence, Massachusetts

7 December 2016

Mayor Rivera,

On behalf of the District A Neighborhood Association, I want to let you know how pleased we are that the City is applying for EPA FY 2017 Brownfield Cleanup funds to cleanup and redevelop the Tombarello Site. Our Neighborhood Association will support this effort by inviting the Neighborhood Planner and other City officials to our monthly meetings, keeping our membership aware of the project and promoting the public meetings.

District A Neighborhood Association is made up of diverse community members of the City of Lawrence dedicated to improve and promote the image of our city and neighborhood. We connect with residents both in English and Spanish at our monthly meetings, where all are welcome.

The Tombarello Site needs to be addressed immediately. For too long, the neighborhood has had to deal with this hazard. We are supportive of the project to clean up the site because it will make Lawrence better.

Our association fully supports this application. We want this site cleaned up and redeveloped so that we no longer have a public health threat and eyesore in our neighborhood. If you have any questions, please contact me at (978) 303-7243.

Sincerely,



Maria De La Cruz, President
District A Neighborhood Association
MariaDLC@yahoo.com



The Prospect Hill and Back Bay Neighborhood Association Inc.

It was, it is, and it will be a great place to live



December 14, 2016

Mayor Rivera,

The Prospect Hill/Back Bay Neighborhood Association wholeheartedly supports the City's efforts to cleanup and redevelop the Tombarello Site and we support its FY2017 EPA Brownfield Cleanup application. Our membership wants to support this effort and pledges to make our monthly meetings open to the Neighborhood Planner and other officials and to encourage attendance at the public meetings to be held about the project. We also will keep our members updated on project progress.

The Prospect Hill/Back Bay Neighborhood Association is made up of a wide variety of neighbors that believe our neighborhood is and will always be a great place to live. We connect with residents by hosting events that allow us to share foods, cultures, concerns and ways to keep making Lawrence better.

The Tombarello Site has been a major concern for too long. Cleaning and improving the site will have a beneficial impact for our neighborhood and its children. For these simple reasons, we support the project.

Our members have long wanted this vacant, abandoned eyesore redeveloped so that it becomes a positive asset in our neighborhood. We are happy that the City is outreaching to us about this project and strongly hope that this application is funded. If you have any questions, please contact me at 978-688-3446.

Sincerely,

David Struffolino, President
Prospect Hill/Back Bay Neighborhood Association

DOCUMENTATION OF ALL APPLICABLE THRESHOLD CRITERIA

- Threshold Criteria Form
- Justification of Cost Share Waiver
- Draft Analysis of Brownfields Cleanup Alternatives (ABCA)
- Documentation of Community Notification
 - Copy of ad
 - Public meeting notes with comments and responses
 - Sign-in sheets

Lawrence, MA | FY 2017 Cleanup Application | Threshold Criteria

1. Applicant Eligibility

The City of Lawrence is a General Purpose Unit of Local Government and is therefore an eligible applicant for this grant. It was chartered as a City in 1853 and the present municipal charter was adopted on October 17, 1983.

2. Site Ownership

The City of Lawrence acquired the property from American Recycling of Massachusetts, Inc. on 5/9/2016 through property tax foreclosure. The town of Lawrence has sole ownership as indicated by the fee simple title through recorded deed.

3. Basic Site Information

- (a) Name: Tombarello Site Lot #1
- (b) Address: 207 Marston St., Lawrence, MA 01841
- (c) Current Owner: City of Lawrence
- (d) City is current owner.

4. Status and History of Contamination at the Site

(a) The site is contaminated by hazardous substances.

(b) Currently the property is vacant. From about 1941-December 1998, the site was owned and operated by John C. Tombarello & Sons, Inc. as a scrap metal recycling facility. Prior to 1935, the southern portion was the site of a soap manufacturer. In December 1998, the site was sold to American Recycling, Inc. which continued to operate under the name Tombarello & Sons. It accepted a wide variety of scrap metal including crushed automobiles, storage tanks, machinery, and computer parts. In order to extract precious metals from the computers, an extraction process using cyanide was used. Eventually, the Site was abandoned by American Recycling, the mortgage foreclosed and First Lawrence Financial, LLC became the mortgage holder. A truck driving school operated on the Site for a short time in 2006. In 2016, the City of Lawrence acquired the Site through tax taking since American Recycling of Massachusetts owed \$1.4 million in back taxes. The Site contains one former industrial buildings and a former residential building. Contaminants detected in Site soils are associated with historical operations as a burn dump/landfill and scrap metal/salvage yard. Fill material containing metal, brick, ash, slag, glass, and other man-made debris were encountered in nearly every subsurface exploration completed. The depth of fill material varies widely across the Site ranging from 2 to 8 feet below ground surface (bgs), with an average fill thickness of 4 to 6 feet.

(c) Concentrations of PCBs have been detected throughout Lot #1 in both surface (0-1 foot bgs) and subsurface soils (greater than 1 foot bgs). Concentrations have ranged from non-detect to 22 mg/kg. In general, soils contain less than 10 mg/kg PCBs, with only two separate and discrete areas totaling approximately 10,000 square feet in size containing PCBs above 10 mg/kg. **Extent of Metals Contamination:** Concentrations of several metals (arsenic, barium, chromium, mercury, lead) have been detected at concentrations that exceed their respective Massachusetts Contingency Plan (MCP) Method 1 risk assessment soil standards. The heavy metal most frequently detected over its Method 1 soil standard is lead. Lead concentration has exceeded standards in most samples collected (maximum concentration: 3,700 mg/kg). **Extent of PAH Contamination:** Concentrations of PAHs have been detected throughout Lot #1 above applicable MCP Method 1 S-1 Soil Standards in

Lawrence, MA | FY 2017 Cleanup Application | Threshold Criteria

soil samples. PAHs were detected above Method 1 standards in all but one of the 12 soil samples collected during a 2016 investigation. **Groundwater Contamination:** Low concentrations of VOCs, SVOCs, and dissolved metals have been detected in groundwater samples collected from on-site monitoring wells. Based on these results, groundwater at Lot #1 has not been adversely impacted.

(d) The Site became contaminated through its use as a scrap metal recycling facility. Metal contamination comes from anthropogenic materials that became commingled with soils during historical Site operations. In 1998 about 20-30 gallons of heat transfer oil were released to soil at the adjacent lot from a scrap heat exchanger that was being delivered to the facility. Subsequent operations SVOCs and EPH contamination can be attributed to smaller localized petroleum releases and/or anthropogenic materials that became commingled with soils during historical Site operations. When surface soils were pushed from the adjacent lot, contamination was spread throughout the area.

5. Brownfields Site Definition

- (a) The Tombarello Site is not listed or proposed for listing on the National Priorities List.
- (b) The Site is not subject to unilateral administrative orders, court orders or administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.
- (c) The Site is not subject to the jurisdiction, custody, or control of the United States Government.

6. Environmental Assessment Required for Cleanup Proposals

Equivalent Phase II Site Assessment Report:

- September 2016, *Targeted Brownfields Site Assessment*, Nobis Engineering, Inc.

Additional Environmental Assessments Conducted:

- October 2012, *Phase II Scope of Work: Former Tombarello Property*, Tighe & Bond
- August 23, 2011, *Removal Actions- AOC Summary Report, Former Tombarello Property*, Tighe and Bond.
- October 2010, *Region I START Site Health and Safety Plan (HASP) for the Tombarello Site, Lawrence, Massachusetts*, Weston Solutions, Inc., START (Superfund Technical Assessment and Response Team).
- October 2010, *Sampling and Analysis Plan for the Tombarello Site, Lawrence, Essex County, Massachusetts*, Weston Solutions, Inc. START.
- November 12, 2007, *Letter to Ms. Valerie Thompson, Massachusetts Department of Environmental Protection, RE: Site Evaluation Summary Report, Tombarello and Sons Site at 207 Marston Street, Lawrence, Massachusetts, SARSS IV Task Assignment, Document Project No. RTN 3-18126*, Shaw Environmental, Inc.
- April, 2007, *Immediate Response Action Completion Report, Former John C. Tombarello & Sons Property, 207 Marston Street, Lawrence, Massachusetts Release*

Lawrence, MA | FY 2017 Cleanup Application | Threshold Criteria

Tracking Number 3-18126, Weston Solutions, Inc.

- June 8, 2005, *Letter to Ms. Kimberly Tisa of the U.S. Environmental Protection Agency, RE: Supplemental PCB Characterization Results, Former Tombarello & Sons Property*, Weston Solutions, Inc.
- September 2004, *Phase II Comprehensive Site Assessment Report*, Weston Solutions, Inc.
- May 15, 2001, *Immediate Response Action (IRA) Completion Report for the American Recycling of Mass, Inc. Property - 207 Marston Street, Lawrence MA. RTN 3-18126*, Haley & Aldrich, Inc. (H&A)
- April 21, 1999, *Immediate Response Action (IRA) Completion Report*, Higgins Environmental Associates, Inc.
- August 1998, *Environmental Site Assessment- John C. Tombarello & Sons, Inc., W.Z. Baumgartner and Associates, Inc. (WBZ)*
- July 20, 1998, *Response Action Outcome Statement*, New England Disposal Technologies (NEDT Inc.)

7. **Enforcement or Other Actions**

The City of Lawrence is not aware of any outstanding environmental enforcement actions related to the Tombarello Site. The City is not aware, or received or been furnished copies, of any inquiries or orders from any state or federal agencies related to the contamination of, or hazardous substances at, the subject property. There is a United States CERCLA lien dated January 4, 2011, on the property that remained undisturbed by the Final Judgment in the tax lien case between the City of Lawrence and American Recycling of Massachusetts, Inc. However, the statute of limitations freed the City unless there is a windfall. According to EPA Region I there is no lien on the property that EPA plans to pursue.

8. **Sites Requiring a Property-Specific Determination**

Based on our review of the Property-Specific Determination criteria and with consultation from EPA Region I, the Tombarello Site is not subject to this determination.

9. **Site Eligibility and Property Ownership Eligibility**

(a) **Property Ownership Eligibility - Hazardous Substance Sites**

(1) **CERCLA §107 Liability**

The City of Lawrence is eligible for one of the liability defenses under CERCLA under the local government exclusion for involuntarily acquiring the property for owed taxes.

(2) **Information on Liability and Defenses/Protections**

a. **Information on the Property Acquisition**

- i. The property was acquired through tax foreclosure.
- ii. The property was acquired on 5/9/2016.
- iii. The City of Lawrence has sole ownership of the property as indicated by the fee

Lawrence, MA | FY 2017 Cleanup Application | Threshold Criteria

simple title through recorded deed.

- iv. The property was acquired from American Recycling of Massachusetts, Inc.
- v. The City of Lawrence has no affiliation with American Recycling of Massachusetts, Inc. or with any past operators or owners.

b. Timing and/or Contribution Toward Hazardous Substances Disposal

All disposal of hazardous substances occurred prior to the City's acquisition of the Site and the City did not cause or contribute to any release of hazardous substances at the Site. The City has never arranged for the disposal of hazardous substances at the Site or transported hazardous substances to the Site.

c. Pre-Purchase Inquiry

- i. The City acquired the property involuntarily through tax taking and therefore this question is not applicable.
- ii. The City acquired the property involuntarily through tax taking and therefore this question is not applicable.
- iii. The City acquired the property involuntarily through tax taking and therefore this question is not applicable.

d. Post-Acquisition Uses

The property has been vacant since the City acquired it in May 2016.

(e) Continuing Obligations

- i. *Continuing Releases:* The City of Lawrence is not aware of any continuing releases from the Site. Groundwater beneath the Site is not used as a source of drinking water and the Targeted Brownfields Assessment Report dated September 2016 did not detect significant groundwater contamination.
- ii. *Future Releases:* All contaminants of concern are contained within the Site boundaries and no significant groundwater contamination has been detected to date. The Site is secured by a locked chain link fence.
- iii. *Prevent or Limit exposure to any previously release hazardous substances:* The City of Lawrence has secured the perimeter of the Site with a locked chain link fence with warning signs posted and camera surveillance. A City staff person is driving by the Site 3X/week to check on the integrity of the fence and if there are problems, they would be reported to the DPW for remediation.

The City of Lawrence commits to:

- i. Complying with all land-use restrictions and institutional controls;
- ii. Assisting and cooperating with those performing the cleanup and provide access to the property;
- iii. Complying with all information requests and administrative subpoenas that have or may be issued in connection with the property and
- iv. Providing all legally required notices.

10. Cleanup Authority and Oversight Structure

- a. Cleanup Oversight:

Lawrence, MA | FY 2017 Cleanup Application | Threshold Criteria

The Massachusetts Brownfields Program is a privatized waste site assessment and cleanup program in which direct oversight of site assessments and cleanups are done by Licensed Site Professionals (LSPs) rather than the Department of Environmental Protection or a State agency. LSPs are licensed by the State and develop and execute a scope of work that will satisfy the State requirements to address contaminated property (MA General Law c.21E and the Massachusetts Contingency Plan (MCP)). The Tombarello cleanup will be conducted by a contracted LSP using the City of Lawrence's competitive procurement process.

The Massachusetts Department of Environmental Protection (MassDEP) will oversee the cleanup process via the Massachusetts Contingency Plan which provides flexible cleanup standards based on a number of factors including location, type and amount of contaminants, how widespread and deep the contamination is, and the intended future use of the property.

b. **Adjacent Property Access:**

It is not anticipated that will not need to obtain or secure site access from abutters. However, a template access agreement exists from previous brownfield grants.

11. **Statutory Cost Share**

- a. The City of Lawrence will use in-kind services to meet the 20% cost share. In kind services include volunteer labor, materials, and services from non-federal sources valued at \$40,000.
- b. The City acknowledges the 20% cost share for this cleanup grant; however, this would place an undue financial hardship on the City. Therefore, the City is petitioning the EPA to waive 100% of the required cost share. Please see the attached document titled, "Hardship Waiver Request."

12. **Community Notification**

The City of Lawrence conducted a public meeting on November 30, 2016 at 6:00 pm to gather comments on the draft Brownfields Cleanup Grant application being submitted to the federal EPA and the draft Analysis of Brownfields Cleanup Alternatives (ABCA) for the cleanup of the Tombarello Site. The meeting was held at Redeemer Lutheran Church, 163 Haverhill St., Lawrence, MA. Approximately 40 people from the public attended. Comments and responses from that meeting centered around safety and traffic concerns as well as redevelopment options. The City's deadline for receiving comments was December 2 but no further comments were submitted. The required documentation, including a copy of the meeting advertisement, the sign-in sheet, and the meeting minutes documenting public questions and responses are included in the Threshold Criteria Attachments. A copy of the draft Analysis of Brownfields Cleanup Alternatives is also included. in the attachments.

17545

REGISTERED PROFESSIONAL LAND SURVEYOR
 FRANKS, GILES & COMPANY, INC.
 13 DEC 20 2016
 17545
 FRANK S. GILES, P.E.

THIS IS TO CERTIFY THAT I HAVE CONFORMED
 TO THE REQUIREMENTS OF THE MASSACHUSETTS
 REGISTERED PROFESSIONAL LAND SURVEYOR ACT
 IN PREPARING THIS PLAN.
 FRANK S. GILES, P.E.

The Planning Board's approval under Subdivision Control Law
 should not be construed as either an endorsement or an approval
 of the City of Lawrence zoning ordinance, nor has compliance with
 zoning requirements been made, implied, or assumed.
 PLANNING BOARD
 CITY OF LAWRENCE
 This plan does not require approval
 of the Planning Board.
 A. Janet McCreary
 Land Use Planner
 12/20/2016 DATE

MAP 33, LOT 17
 Perimeter = 3,916.123
 Area = 608,831.354 S.F.
 13.9768 Acres

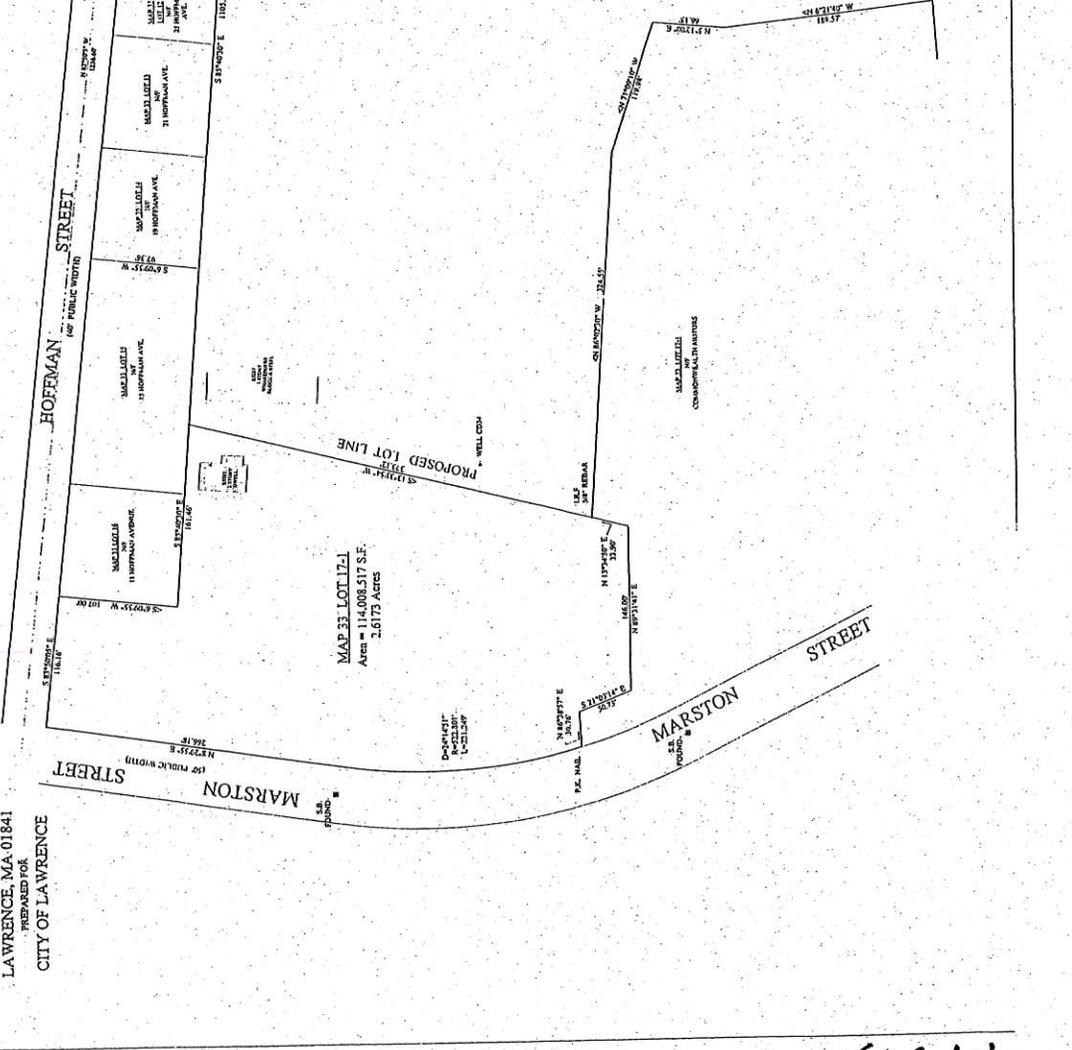
MAP 33, LOT 17-2
 Area = 494,322.837 S.F.
 11.36 Acres

MAP 33, LOT 17-1
 Area = 114,008.517 S.F.
 2.6173 Acres

DATE: DECEMBER 17, 2016
 REVISIONS:
 SCALE: 1" = 40 FEET
 FRANKS, GILES & COMPANY, INC.
 154 UNION STREET
 LAWRENCE, MA 01841
 TEL: 978-681-2089
 FrankGiles@comcast.net

PLAN OF LAND
 LOCATION
 207 MARSTON STREET
 LAWRENCE, MA 01841
 PREPARED FOR
 CITY OF LAWRENCE

REGISTRY OF DEEDS USE ONLY



17545

**JUSTIFICATION OF
COST SHARE WAIVER**

Lawrence, MA | FY 2017 Cleanup Application | Hardship Waiver Request

The City of Lawrence is requesting a Hardship Waiver for the 20% Brownfields Cleanup Grant match. The City is an Environmental Justice Community and designated a Massachusetts Economically Distressed Area (EDA). EDAs are areas of MA eligible for targeted assistance under the MA Brownfields Act based on economic distress criteria including unemployment, poverty, job loss and commercial vacancy.

In 2010, the City had a \$27 million operating deficit prompting the State to appoint a fiscal overseer for Lawrence. The overseer continues to work with Lawrence to make sure decisions made are fiscally sound and to help establish formal fiscal policies and a long-term capital improvement plan.

Lawrence has not experienced any significant revitalization in over three decades and recent industry closings have exacerbated the problem. Statistics compiled by the *In Your State* website using per capita income, median household income and poverty level from the 2009-2013 American Community Survey 5-Year Estimate data indicate that it remains the poorest in MA.

The over 1,000 vacant lots and underutilized spaces in Lawrence coupled with a largely low-income population results in a limited tax base and inadequate funding for environmental remediation. The City is owed \$21 million in back taxes on multiple properties, straining an already tight municipal budget. Lawrence does not have the funds to clean up the Tombarello Site Lot #1 and will not be able to proceed if the cost share waiver is not approved.

The following information additionally supports this claim:

1. **Unemployment rate: 6.4%**

Compared to the Essex County (3.5%), and nearby towns (Methuen: 3.9%, North Andover: 2.9%) Lawrence's unemployment rate is significantly higher.
(Source: September 2016 data from MA Office of Labor and Workforce Development)

2. **Per Capita Income: \$17, 295**

Compared to Essex County (\$36,035) and nearby towns (Methuen: \$31,023; North Andover: \$49,045) Lawrence's per capita income is significantly lower.
(Source: 2014 data from 2010-2014 ACS 5-year estimates)

3. **Local natural or other major disasters or emergencies:**

The heavy snowfall in 2014-2015 cost the City \$3 million more than budgeted for that year putting a strain on the municipal budget.

4. **Closure or restructuring of industrial firms and negative effects of changing trade patterns, if relevant:**

The 2008 national recession further weakened an already fragile manufacturing sector in Lawrence. In the past year, the loss of two local businesses (Lawrence Pumps and Polartec) were announced with the cumulative loss of 285 manufacturing jobs. Other recent local factory shutdowns and downsizing include Microsemi Corporation (over 100 jobs lost) and a General Mills yogurt factory (144 jobs lost).

5. **Exhausted effective taxing and borrowing capacity:**

During the recession, the city had significant deficit borrowing of over \$25 M and as a result is under State Fiscal Oversight.

**DRAFT ANALYSIS OF BROWNFIELDS
CLEANUP ALTERNATIVES (ABCA)**

Analysis of Brownfields Cleanup Alternatives-Preliminary Evaluation**Former Tombarello Site, Lawrence, Massachusetts****MassDEP Release Tracking Number (RTN) 3-0018126****I. Introduction & Background****a. Site Location**

The focus of this ABCA is Lot #1 of the Former Tombarello Property (herein referred to as the "Site"). It is located at 207 Marston St. Lawrence MA and is approximately 2.6 acres in size. The Site is located in a mixed-use area of Lawrence, Massachusetts, abutted to the east by Interstate 495; to the south by an automobile dealership (formerly a waste recycling facility); to the west by Marston Street, beyond which lies the Parthum Elementary and Middle School; and to the north by residential properties.

a.1. Forecasted Climate Conditions

The preferred remedial alternative for cleanup of the Site includes soil excavation and disposal, and not treatment technologies that could be adversely impacted by increased flooding resulting from sea level rise in the area. The Site is not located within the 100- or 500-year floodplain. As part of the optimal remedial strategy, however, soil cover will be implemented in portions of the Site. Capped areas will be engineered in a manner to allow for proper drainage and stormwater runoff that may result from climate conditions in the Northeast.

b. Previous Site Use(s) and any previous cleanup/remediation

Historical uses of the Site have included a burn dump/landfill and a scrap metal recycling facility. The most recent use of the Site was as a metals recycling facility (John C. Tombarello & Sons and American Recycling of Massachusetts, Inc.), which operated from approximately 1941 until 2001. Since 2001, the Site has been unoccupied and unused, except for a truck driving school, which operated on the Site for a short time in 2006. One former industrial building and a former residential building remain on the Site.

The depth to groundwater at the Site ranges from approximately 6 to 12 feet below ground surface (bgs) and groundwater flow is to the east towards the Merrimack River, which is located approximately 1,500 feet from the Site.

c. Site Assessment Findings

The sections below present the laboratory analytical results from soil samples collected during field investigations conducted between 1998 and 2016, including a Phase II Targeted Brownfields Assessment (TBA) conducted at the Site by EPA in 2016, which included sampling and analysis of soil and groundwater.

Soil: During investigations conducted since 1998, there have been 37 soil samples collected from the Site. Soil samples were analyzed for the presence of polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), and metals.

The PCBs detected during TBA investigations were primarily PCB Aroclors 1248 and 1260 and concentrations vary throughout the Site ranging from below laboratory detection limits to a maximum detection of 22 mg/kg in a soil sample collected from 3 to 4 feet bgs at soil boring CD-34. In general, soils contain less than 10 mg/kg PCBs, with only two separate and discrete areas totaling approximately 10,000 square feet in size containing PCBs above 10 mg/kg.

Concentrations of PAHs have been detected throughout the Site above applicable MCP Method 1 S-1 Soil Standards in soil samples. PAHs were detected above Method 1 standards in all but one of the 12 soil samples collected during the 2016 TBA investigation.

Concentrations of several metals (arsenic, barium, chromium, mercury, and lead) have been detected throughout the Site at concentrations that exceed their respective MCP Method 1 risk assessment standards. The heavy metal most frequently detected over its Method 1 soil standard is lead. The concentration of lead has exceeded standards in most samples collected from the Site, with a maximum concentration of 3,700 mg/kg.

Groundwater: Low concentrations of VOCs, SVOCs, and dissolved metals have been detected in groundwater samples collected from on-site monitoring wells. Based these results, groundwater at the Site has not been adversely impacted by historical Site operations or historical releases.

Project Goal

For the efficient and Safe remediation of 2.6 acres of brownfield. The cleanup and reuse of this site will generate welfare, environmental and public health benefits. The planned reuse of the Site is to attract one or more commercial entities into the space such as a bank and/or pharmacy. These amenities would create jobs for Lawrence residents and provide services easily accessible to Lawrence residents even if they don't have a car (21% of neighborhood residents do not have a car). It is estimated to create 30 temporary construction jobs and 30 permanent jobs and yield over 75K in tax revenue.

II. Applicable Regulations and Cleanup Standards

a. Cleanup Oversight Responsibility

Massachusetts has a privatized licensure program where individuals, known as Licensed Site Professionals (LSPs), work separately from the MassDEP to ensure the proper assessment and cleanup of contaminated disposal sites. Under this program, the LSP serves as an extension of the State's environmental regulatory authority and is required to hold paramount the protection of human health, safety, public welfare and the environment. The Massachusetts regulations (Massachusetts Contingency Plan, or MCP) contain several provisions for notifying the chief municipal officer and local health officials of site assessment and cleanup activities including providing written notification in advance of

cleanup activities, and written notification of any imminent threats to human health that may exist at a disposal site. The cleanup will be performed by the City of Lawrence, Massachusetts. The City will retain a Qualified Environmental Professional (QEP) with experienced LSPs to design, oversee, and document remediation activities at the site as required by MassDEP. In addition, all documents prepared for this site are submitted to the MassDEP through their on-line reportable release file viewer under RTN 3-0018126.

b. Cleanup Standards

The City of Lawrence currently anticipates that MCP standards for commercial/industrial use will be used as the cleanup standards. However, it is possible that risk-based cleanup standards will be generated for compounds of concern, in accordance with state regulations.

c. Laws and Regulations

Laws and regulations that are applicable to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act, state environmental law, and town by-laws. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will be followed. In addition, all appropriate permits (*e.g.*, notify before you dig, soil transport/disposal manifests) will be obtained prior to the work commencing.

III. Evaluation of Cleanup Alternatives

a. Cleanup Up Alternatives Considered

Four cleanup alternatives were considered to address contamination at the site:

Alternative #1: No Action

Alternative #2: Off-Site Disposal of Soils with PCB>1.0 mg/kg and Reduction of Metals/PAHs to Method 1 Risk Assessment Standards. All soils with PCBs greater than 1.0 mg/kg would be excavated and disposed offsite. Additional soils would be removed to ensure that the average concentrations of PAHs and metals in remaining soils are below Method 1 risk assessment standards for Category S-1 soil. The remaining soils would not require capping or institutional controls.

Alternative #3: Off-Site Disposal of Soils with PCB>10 mg/kg; TSCA-Compliant Cap; Institutional Controls. All soils containing greater than 10 mg/kg PCBs would be excavated and transported for off-site disposal. A soil cover consisting of 2 feet of soil overlying a geofabric would be placed over the remaining soils. The purpose of the geofabric would be to provide separation between the contaminated soils and clean cover materials, while serving as a warning layer for future excavation that the limits of the cover have been reached. The soil cover and geofabric would not contain a low permeability layer, and would provide no restriction to the movement of water through the cover into the underlying soils and groundwater. The cover would be finished with either grass or asphalt.

Any remedial strategy which involves in-place containment of contaminated soil would require placement of institutional controls (deed restrictions) on the property to ensure the integrity of the cap/soil cover for the long term and prevent exposure to contaminants left in place. Restrictions would likely include limits on subsurface excavation and any other activity that would compromise the integrity of the cover. The site owner would be obligated to inspect on a periodic basis and maintain the cover surface in perpetuity to ensure there is no damage that could potentially expose site occupants to the contamination contained beneath the cover. An Operations and Maintenance (O&M) Plan will be required to maintain the long-term effectiveness of the cover and institutional controls. The site owner will need to periodically provide certification to MassDEP that institutional and engineering controls are being employed as required by these plans.

O&M costs would be incurred to preserve the integrity of the cap/soil cover for the long-term, make repairs as needed based on normal wear and tear, and potentially replace the cover surface, depending upon the materials used to finish the ground surface.

Alternative #4: TSCA-Compliant Cap with Clean Utility Corridor; Institutional Controls. Limited excavation to prepare a 200' x 4' x 4' clean utility corridor for future use of the property will be performed. Soil excavation would be performed strategically to establish a "clean utility corridor" between Marston Street and a proposed building location. The clean utility corridor would enable connection of a new site improvement to the existing utility lines on Marston Street without having to develop a Soil Management Plan and implement health and safety and engineering controls to protect utility workers.

A soil cover consisting of 2 feet of soil overlying a geofabric would be placed over the rest of the property. Similar to above, the purpose of the geofabric would be to provide separation between the contaminated soils and clean cover materials, while serving as a warning layer for future excavation that the limits of the cover have been reached. The soil cover and geofabric would not contain a low permeability layer, and would provide no restriction to the movement of water through the cover into the underlying soils and groundwater. The cover would be finished with either grass or asphalt.

Any remedial strategy which involves in-place containment of contaminated soil would require placement of institutional controls (deed restrictions in the form of an Activity and Use Limitation, or AUL) on the property to ensure the integrity of the cap/soil cover for the long term and prevent exposure to contaminants left in place. Restrictions would likely include limits on subsurface excavation and any other activity that would compromise the integrity of the cover. The site owner would be obligated to inspect on a periodic basis and maintain the cover surface in perpetuity to ensure there is no damage that could potentially expose site occupants to the contamination contained beneath the cover. An O&M Plan will be required to maintain the long-term effectiveness of the cover and institutional controls. The site owner will need to periodically provide certification to MassDEP that institutional and engineering controls are being employed as required by these plans.

O&M costs would be incurred to preserve the integrity of the cap/soil cover for the long-term, make repairs as needed based on normal wear and tear, and potentially replace the

cover surface, depending upon the materials used to finish the ground surface. Future improvements that involve contact with or displacement of contaminated soil below the soil cover will need to be performed under the oversight of an LSP and in accordance with a Soil Management Plan. A mechanism to make improvements to the Site that impact contaminated materials will be incorporated into the AUL.

b. Evaluation of Cleanup Up Alternatives

To satisfy EPA requirements, the effectiveness, implementability, and cost of each alternative must be considered prior to selecting a recommended cleanup alternative.

Effectiveness- Including Climate Change Considerations

- Alternative #1: No Action is not effective in controlling or preventing the exposure of receptors to contamination at the Site.
- Alternative #2: Off-Site Disposal of Soils with PCB>1.0 mg/kg and Reduction of Metals/PAHs to Method 1 Risk Assessment Standards (unrestricted use). Excavation with off-site disposal is an effective way to eliminate risk at the Site, since contamination will be removed and the exposure pathways will no longer exist.
- Alternative #3: Off-Site Disposal of Soils with PCB>10 mg/kg; TSCA-Compliant Cap; Institutional Controls. Excavation of soils with PCBs >10 mg/kg with off-site disposal is an effective way to reduce risk at the Site, since heavy contamination will be removed. Limited exposure pathways will continue to exist, however, capping in those areas will be an effective way to prevent receptors from coming into direct contact with contaminated soils if the cap is maintained. Institutional controls (deed restriction/AUL) would be placed on the property to ensure the effectiveness of the cap over time.
- Alternative #4: TSCA-Compliant Cap with Clean Utility Corridor; Institutional Controls. Capping is an effective way to prevent receptors from coming into direct contact with contaminated soils if the cap is maintained. The clean utility corridor would enable the connection of utilities to a site improvement without having to manage contaminated soils.

Alternatives 2, 3, and 4 require a TSCA-Compliant Cap. Capped areas will be engineered in a manner to allow for proper drainage and stormwater runoff that may result from climate conditions in the Northeast.

Implementability

- Alternative #1: No Action is easy to implement since no actions will be conducted.
- Alternative #2: TSCA-Compliant Cap with Clean Utility Corridor; Institutional Controls. Excavation with off-site disposal is moderately difficult to implement.

Coordination (e.g., dust suppression and monitoring) during cleanup activities and short-term disturbance to the community (e.g., trucks transporting contaminated soils and backfill) are anticipated. This alternative has the greatest volume of soils to be excavated and will take the longest to implement and have the greatest impact on the community.

- Alternative #3: Off-Site Disposal of Soils with PCB>10 mg/kg; TSCA-Compliant Cap; Institutional Controls. Excavation with off-site disposal is moderately difficult to implement. Coordination (e.g., dust suppression and monitoring) during cleanup activities and short-term disturbance to the community (e.g., trucks transporting contaminated soils and backfill) are anticipated. This alternative has moderate volume of soils to be excavated and will still have significant impact on the community. Capping is relatively easy to implement, although ongoing monitoring and maintenance of the cap will require periodic coordination and reporting.
- Alternative #4: TSCA-Compliant Cap with Clean Utility Corridor; Institutional Controls. Capping is relatively easy to implement, although ongoing monitoring and maintenance of the cap will require periodic coordination and reporting. A limited area of excavation with offsite disposal prior to capping makes this alternative slightly more difficult to implement, however, the volume of soil to be excavated is limited.

Cost

- Alternative #1: No Action - There are no costs associated with this alternative.
- Alternative #2: TSCA-Compliant Cap with Clean Utility Corridor; Institutional Controls (unrestricted use): \$1,600,000.
- Alternative #3: Off-Site Disposal of Soils with PCB>10 mg/kg; TSCA-Compliant Cap; Institutional Controls: \$450,000
- Alternative #4: TSCA-Compliant Cap with Clean Utility Corridor; Institutional Controls: \$275,000

c. Recommended Cleanup Up Alternative

The recommended cleanup plan is Alternative #4 which includes a mix of soil removal and containment measures to mitigate potential human health risks associated with PCB, metals, and PAH contamination in soil and facilitate Site redevelopment. Due to the large volume of contaminated soil present on the Site, excavation and off-site disposal (or treatment) of soil to achieve contaminant levels suitable for unrestricted use is cost prohibitive. Therefore, the only feasible remedial alternative includes placement of a soil cover to prevent direct contact with contaminants in soil. Future construction of buildings that require displacement of contaminated soils will need to be performed under the oversight of a Qualified

Environmental Professional (LSP) and under a Soil Management Plan to prevent exposure to contamination by utility workers and the surrounding community.

The most cost effective and protective cleanup plan that facilitates redevelopment of the Site includes limited excavation and off-site disposal of contaminated soil, then placement of a 2-foot soil cover over contaminated soils that are left in place. Soil excavation would be performed strategically to establish a “clean utility corridor” between Marston Street and a proposed building location. The clean utility corridor would enable connection of the new building to the utility lines on Marston Street without having to develop a Soil Management Plan and implement health and safety and engineering controls to protect utility workers.

Implementation of an Activity and Use Limitation (AUL) will be necessary in order to prevent activities that might compromise the integrity of the cover. Long-term monitoring and maintenance will be required to verify the continued effectiveness of the cover. Any disturbance of soils underlying the cover (for instance, to construct a building foundation) would need to be performed under the oversight of an LSP and in accordance with a Soil Management Plan.

This cleanup plan will be compliant with state and federal regulations, be protective of human health and the environment, and facilitate redevelopment of the Site for a wide range of potential uses by providing a clean soil corridor for the installation of utility lines.

Green and Sustainable Remediation Measures for Selected Alternative:

EPA Best Management Practices (BMPs) will be followed to reduce the negative impacts of excavation, which commonly include soil erosion, high rates of fuel consumption, transport of airborne contaminants, uncontrolled stormwater runoff, offsite disposal of excavated material, and ecosystem disturbance. The Site is currently paved, however, it is anticipated that a buffer zone along the northern property boundary will be implemented that will allow for improved drainage during storm events.

**DOCUMENTATION OF
COMMUNITY NOTIFICATION**

GENERAL HELP WANTED

HANDY PERSON
Full Time
Looking for motivated self starter to perform apartment maintenance for our complex. Some experience required. Must have valid drivers license.
Please apply at the office
Mon. Fri. 8:30 to 4:30 also Sat. 10 to 2 to fill out an application.
28 Forest Acres Dr., Bedford, MA

JOB WANTED
Ads In This Classification Are WORK WANTED NOT HELP WANTED

MEDICAL

ATTENTION CAREGIVERS!
We are a PCA, CNA, Nurse or offer personal services please go to the business and office directory and check out the category Adult Care. Yours services are needed!

IMMEDIATE OPENING!
YOU ARE LOOKING FOR A POSITION AS A DRIVER PLEASE CHECK OUT THE ADULT CARE SECTION IN THE BUSINESS AND SERVICE DIRECTORY PEOPLE LOOKING FOR PCAS, ALTHA AIDES, CNAS HAVE ADS RUNNING AND COULD USE YOUR HELP.

Public Meeting on the Request Determination of Applicability by Kelly O'Connell to determine if the proposed construction Jack at 127 Haverhill Street is in violation of the Massachusetts Wetland Protection Act. DA2016-069, 11/29/16

CITY OF METHUEN
Notice is hereby given that the Methuen City Council and the Methuen Community Development Board will hold a joint public hearing on Wednesday, December 14, at 8:00 p.m. in the Great Hall at Seafair Building, 41 Pleasant Street, Methuen, MA, with all parties interested pursuant to the authority conferred by Chapter 40A of the state laws, to amend the Zoning Ordinance of the City of Methuen by rezoning the following parcels of land from Residential (R) to Central Business District (CBD):
Broadway p 612, Block 57, Lot 21
Broadway p 612, Block 57, Lot 20
The proposed zoning amendments are available for inspection in the Community Development Office, Seafair Building, 41 Pleasant Street, 117, Methuen, MA.
Sean Fountaine, Chairman Methuen City Council
Joseph A. Leone, Chairman Methuen Community Development Board
1/29, 12/6/16

CITY OF METHUEN
Notice is hereby given that the Methuen City Council and the Methuen Community Development Board will hold a public hearing on Wednesday, December 14, 2016 at 8:15 p.m. at Seafair Building, 41 Pleasant Street, Methuen, MA, with all interested parties pursuant to the authority conferred by Chapter 40A of the state laws for a promulgation of the Methuen Comprehensive Zoning Ordinance

Merchandise

ANTIQUES & COLLECTIBLES
DEPT 66 CHRISTMAS DISPLAY - Dickens Village series. Hand painted porcelain, 18 houses and accessories, with HO train. Asking \$75. Leave message, 978-959-1131, Salem MA

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ATTENTION!
Beware of anyone replying to your ad offering to send you a check for shipping and you sending them back the difference. Also beware when responding to classified ads that ask you to send shipping cost. Possible scam!

LUKE NEW
BABY ITEMS: Graco classic click & go car seat, like NEW- \$50
Graco click and go car seat base - \$20
Graco click and go infant stroller - \$30
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Call D. 978 475 0981

CEMETERY LOTS
PURITAN LAWN CEMETERY
Prime location overlooking water. Includes 2 burials, grave vaults and openings. Owners relocated. Currently selling for \$11K, asking \$8K.
Call Steve, 239-389-9076

PURITAN LAWN Memorial Park
2 Lots, (opening for 4 burials) for sale.
\$1000 OFF. Call 941-493-9283
be examined in the Conservation Commission Office at the above address. Donald D. Cooper, Chairman. DA-11/29/16

CITY OF LAWRENCE NOTICE OF PUBLIC MEETING
The City of Lawrence, MA will be conducting a Public Meeting on Wednesday, 30 November 2016 at 6pm to gather comments and information on the draft Brownfields Clean-up Grant application and draft Alternatives (ABCA) to be submitted to the federal U.S. Environmental Protection Agency for the Tombarello Site at 207 Marston Street, located in the City of Lawrence and owned by the City.
The meeting will be held at the Redeemer Lutheran Church, 183 East Haverhill Street, at the corner of Howard Street in Lawrence. The draft grant application and ABCA will be available for public review and comment at the City of Lawrence Office of Planning & Development, located at 225 Essex Street 3d floor Lawrence, MA from Monday, 28 November 2016 through Friday, 2 December 2016 from 9am to 4pm. Please contact Mr. Abel Vargas 978-620-3018 or Avargas@CITYOF.LAWRENCE.COM to receive an electronic copy or to submit form comments on the draft documents.
ET - 11/29/16

NOTICE OF PRIVATE SALE TO WHOM IT MAY CONCERN
Notice is hereby given by VALLEY TOWING INC., 150 Merrimack Street, Methuen, MA 01844, pursuant to the provisions of Mass General Laws, Chapter 255, Sec. 39A that on December 7, 2016 at 10:00 AM, the following vehicles will be sold at private sale to satisfy our garage keepers lien thereon for towing and storage charges and expenses of notices and sale:

FIREWOOD FOR SALE
Seasoned Firewood
100 percent hardwood cut and split 16" x 266 per cord (128 cu. ft.) delivered locally
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SEASONED FIREWOOD
\$290/cord (128 cu ft) Free Local Delivery
Middleton Area Call (978) 774-1362

SEASONED FIREWOOD
Clean, hand loaded, covered.
Salem, NH (603)475-4790; (603) 894-5338

SEASONED HARDWOOD FIREWOOD
\$225/cord. 150%half cord. Pickup only - W. Newbury. Call 978-363-8800

SHED-DRY SEASONED KILN DRIED FIREWOOD
Partial cords. Delivered and stacked! Visit: FIREWOODGUY.COM call 603-437-0940

FREE ITEMS
FREE! Craftsman self propelled full size lawnmower needs repair
(978) 475-6489

SONY 51" TV Sony KP51HW40 Projection HDTV Excellent looking and working condition. Will need help to load on truck. 1 piece and is heavy. Call Frank at 978-784-4323.

ATTENTION FUEL CONSUMERS:
At ads in this classification run in our 10 paper Classified Connection that covers the North Shore, Merrimack Valley and Southern New Hampshire.
Ads appearing in this section may or may not be true.

ORDER OF NOTICE
TO: Pamela Quimby- Montalno as Trustee of the Gwendolyn M. Howard Trust and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. §§ 3901 et seq.: The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2005-13 claiming to have an interest in a Mortgage covering real property in Lawrence, Numbered 19 Ridgewood Circle, Given By William J. Caudill and Gwendolyn Caudill to Mortgage/Electronic Registration Systems, Inc. as Nominee for America's Wholesale Lender, dated September 28, 2005, and recorded in Essex County (Northern District) Registry of Deeds in Book 8768, Page 312, and now held by Plaintiff in this court a complaint for determination of Defendant's/Defendants' Servicemembers status. If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before December 26, 2016 you will be forever barred from claiming that you are entitled to the benefits of said Act.
Witness, JUDITH C. CUTLER, Chief Justice of this Court on November 9, 2016
Attest: Deborah J. Patterson Recorder
ET - 11/29/16

CITY OF METHUEN
Notice is hereby given that the Methuen City Council and the Methuen Community Development Board will hold a joint public hearing on Wednesday, December 14, 2016 at 8:30 p.m. in the Great Hall of the Seafair Building, 41 Pleasant Street, Methuen, MA, with all parties interested pursuant

FURNITURE
AMAZING! New Full or Queen Mattress Set European Pillowtop. In plastic. Compare \$899 - Sell \$248. Can deliver. 603-305-9783

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BOY'S BEDROOM SET Land of Nod (Crate and Barrel) blue bedroom set includes headboard and footboard, 6 drawer dresser, bookcase, nightstand and 2 storage bins. Excellent condition. \$1,100. Call 978.476.5898.

DOUBLE WALL OVEN 27 Inch Kenmore, white. Self cleaning. Good condition \$500 or best offer. Call (978) 452-9437

MOVING MUST SELL
CLOTHES DRYER electric. \$150. Good condition. Call 978-618-9476

WASHER, ELECTRIC DRYER & ELECTRIC STOVE

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CASH FOR TOOLS - Hand or power! Carpenters, mechanics, mechanics, plumbers, railways. 1-800-745-8685

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HAND TOOLS WANTED
Stanley planes chisels axes-calipers-clamps-machinists-mechanics-useful tools etc. All Trades. Shop Tools. 1-888-405-2007.

Helene Curtis Electric Dryer Chair with arms. white. Includes booklet for instructions \$100.00 Call (781) 631-9459 Leavitt msg 8 phone#

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Open Friday, Dec. 2nd 4 to 8 pm
and Saturday, Dec. 3, 9 am to 2 pm.
Many, many holiday items, gifts, toys, decor, crafts, jewelry. All very reasonably priced.
UU CHURCH, 4 Claves St. Rockport. ONE STOP SHOPPING FOR ALL YOUR HOLIDAY NEEDS

WOMAN'S MOUNTAIN BIKE
In raw condition. A great Christmas gift. Cash only \$275. Call 978-263-8969

MUSICAL

YAMAHA BABY GRAND PIANO Black satin ab-...
NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE
By virtue and in execution of the Power of Sale contained in a certain mortgage given by Sokhoeun Hin to Mortgage Electronic Registration Systems Inc., acting solely as nominee for America's Wholesale Lender, dated November 3, 2006 and recorded with the Essex County (Northern District) Registry of Deeds at Book 10501, Page 310, of which mortgage the undersigned is the present holder by assignment from Mortgage Electronic Registration Systems, Inc. to The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWABS Inc. Asset-Backed Certificates, Series 2006-25 dated November 7, 2011, and recorded with said registry on December 5, 2011 at Book 12727, Page 282, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 9:00 a.m. on December 7, 2016, on the mortgaged premises located at 208 FARNHAM STREET, LAWRENCE, Essex County, Massachusetts, all and singular the premises described in said mortgage.
TO WIT:
the land in said Lawrence, Essex County, Massachusetts with the buildings thereon bounded as follows: SOUTHERLY: By Farnham Street, twenty-eight (28) feet; WESTERLY: By land now or formerly of Benoit, one hundred twenty (120) feet; NORTHERLY: By lands now or formerly of Ferris and Langston, respectively, twenty-eight (28) feet; and EASTERLY: By land now or formerly of Brien, one hundred twenty (120) feet. Containing 3,380 square feet of land, more or less. Said premises are conveyed subject to easements and restrictions of record. Said premises are shown as Lot A on a "Plan of Land located in Lawrence, Mass., owned by Stephen and Clarence Brien, Scale 1"= 20', April 20, 1988", Scott L. Giles R.L.S. North Andover, Mass., recorded as Plan Number 11131 at the North Essex Registry of Deeds.
For mortgagor's(s) title see deed recorded with Essex County (Northern District) Registry of Deeds in Book 6895, Page 265.
These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, and all unpaid taxes, tax titles, tax liens, water and sewer liens, and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or

PETS & FREE PETS

ATTENTION!
Beware of anyone replying to your ad offering to send you a check for shipping and you sending them back the difference. Also beware when responding to classified ads that ask you to send shipping cost. Possible scam!

CAVEPONS, GOLDENDOODLES, WHISKEY, CHINESE, THAI, POLYNESIA, WHISKEY, COCKATOO, MORRIS, BOB, PRO, etc. \$700. (603) 913-0970

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TOWN OF GEORGETOWN PUBLIC HEARING NOTICE GEORGETOWN PLANNING

PUBLIC MEETING ABOUT TOMBARELLO SITE
MEETING MINUTES
November 30, 2016
Redeemer Lutheran Church, 163 Haverhill St., Lawrence, MA
6:00-7:30 pm

Attendance: 40 See attendance list.

Welcome Mayor Daniel Rivera

Mayor Rivera welcomed residents and introduced the project. He recognized City Council and School Committee members in attendance. The Mayor mentioned that the Tombarello Site has been a negative feature in the neighborhood for a long time and the City recently acquired the property through tax taking. Former owners have until May 29 to pay taxes and regain ownership but this is not anticipated. The City wants the property to be an asset rather than a problem and sees its potential to enhance the economic revitalization of the City. He mentioned four critical aims of the Tombarello Site cleanup and redevelopment project:

1) Job Creation; 2) Least negative impact on the neighborhood; 3) Lift the perception of the City and redeveloped in a way that makes residents excited (ie: not a storage facility or another gas station); 4) Provides tax money for the City. He mentioned that it is a rare development opportunity to have a 14 acre site with only 1 owner. The Mayor welcomed community input on redevelopment plans.

Site History Abel Vargas, Business and Economic Development Director

Abel reiterated the development potential of the Tombarello Site: 14 acres of undeveloped land with 500 feet of highway frontage is difficult to find in a densely populated City like Lawrence. He mentioned that the a Targeted Brownfields Assessment was recently performed by Nobis Engineering and that the EPA provided \$150,000 in funding for this assessment. He said that before the City took it over, they reviewed the whole history of the Site.

Using a map of the property, he showed residents how the property is two parcels: Lot #1, a 2.4 acre parcel along Marston St. and Lot #2, the back 11.6 acre parcel. The City is now applying for two EPA grants: a cleanup grant for the front 2.4 acre parcel and an assessment grant for the back 11.6 acre parcel.

He introduced project partners who were present: 1) Steve Vetere from Nobis Engineering; 2) Brad Buschur from Groundwork Lawrence, 3) Joe Cosgrove from Merrimack Valley Planning Commission, 4) representative from Mass Development.

Abel said the object of this meeting is to involve the community in the planning and redevelopment of the Site and get their ideas and comments.

Assessment Investigation/Cleanup Alternatives Stephen Vetere, Nobis Engineering

Steve said that Nobis was contracted to carry out the Targeted Brownfields Assessment by EPA using \$150,000 in funding and that work was done in June and July of 2016. Performing an assessment was necessary before cleanup in order to know: 1) what contaminants are there?, 2) where are they?, 3) how deep are they?. This information then informs how the Site can be cleaned up and how much money it is likely to cost. Two inch soil core borings were done 50 feet apart and analyzed for contaminants noting any staining or odors. From these core borings, contamination on the Site as a whole is inferred. They also took samples of the soil berms located on south and east boundaries. A map of the site and where current and past analysis was

performed was exhibited and the color of the dots related to contamination level (red being a hot spot).

Contamination found was related to it being a former scrap metal recycling facility.

Contaminants were found at depths of 1-9 feet.

Contaminants found were PCBs, lead, metals, and petroleum hydrocarbons related to leaks from tanks and electronic components. PCBs don't like to move so there is no significant groundwater contamination. PCBs stick to soil particles but doesn't break down easily.

Cleanup alternatives:

- 1) One extreme: Unrestricted use/unlimited exposure; Uses could include residential homes, daycares. This is not feasible because of size of property and removing that amount of contaminated soil would cost be cost prohibitive (in the hundreds of millions).
- 2) Other extreme: Take no soil off-site, just put a cover and clean soil over the top. This would mean children could touch the soil because there's a clean cover on top. The site would be productive. Cost: ~ \$2 million; This is feasible with enough grant money.
- 3) In-between option: This is most cost effective and still protective of human health and the environment. Hot spots are removed to a landfill and the rest of the contaminated soil is covered with clean soil. This leaves the site with a protective barrier. This option is a compromise: It leaves some contamination on-site and makes it unfeasible for some uses such as residential property. It would be suitable for light industrial or commercial uses.

Re-Use Planning Abel

How will the project move forward? It's a \$3-4M project with a lot of contamination. The approach will be in phases.

We're submitting two EPA applications:

- 1) Cleanup grant for 2.4 acre parcel along Marston St - \$200,000. We also expect to get an additional \$100,000 from partners). This parcel is less contaminated than the back parcel. We will make an access road and projecting to site amenities such as a CVS or bank there.
- 2) Assessment grant for 11.6 acre parcel in back. We want to do additional assessment work to have confidence in what contaminants are present. Additional work will outline the hotspots more clearly and hopefully reduce the cost of eventual cleanup.

Mayor: This will be a continuing conversation. We want to manage resident expectations and not leave anyone in the dark. We are doing the low-hanging fruit first: cleanup of the 2.4 acre parcel along Marston St. This will make it look good and fix an eyesore.

We also know there is a crunch on parking because of the school (residents agreed that teachers have no place to park). A portion of the corner front lot will be fenced and be designated parking for the school and residents. The DEP said that all that has to happen is to either patch areas of the asphalt where soil is showing or resurface the area. We know that traffic is the #1 issue and our hope is to resolve the Marston St./Commonwealth Ave. traffic problems before all the redevelopment happens. A study has already been done.

Residents were told that:

- 1) Two documents are available: Draft of grant and ABCA and they are in Abel's office for anyone to come up and read them.

- 2) Abel's contact information was made available to residents and they were encouraged to leave their e-mail address so that these documents could be sent to anyone interested.
- 3) Public comments are being taken until December 2 for input into the grant but welcome at any time.

Questions & Comments:

Q: Are there big plumes of dirty soil and does the contamination move around a lot?

A: No, there has been no movement off-site. PCBs are bound to the soil. The way contamination could occur is through dust - for example if it was dry and trucks were moving up and down the site it would mobilize contaminated dust. The dust is the main potential exposure. When the recent assessment was done, care was taken to minimize dust - they used hoses to water down the area and monitored the air for contamination. No contamination was produced.

Q: What about safety and traffic? It's already hard for residents on Hoffman Ave. to get out of their street because of traffic, this will make it worse.

A: Nobis responded by saying that they do environmental cleanups all the time and take safety very seriously. They reduce dust and make sure trucks don't track dust. Engineering controls will be implemented to make it safe. One benefit of not removing all contaminants is that it reduces truck traffic.

Traffic issues were addressed by Abel and the Mayor. They are aware that traffic issues already exist on Marston St. and that Commonwealth Dr. is a problem. The blinking light is not adequate. They know they need to address traffic issues but said it's best to do a traffic study once they know how the site will be redeveloped.

Q: If you say the contamination doesn't move, then how did it get on Hoffman Ave. property? (Referring to corrective remediation of properties on Hoffman St. by EPA in 2011)

A: It could have been moved by hand at some time in the past before EPA remediation.

Q: Did the Nobis study include samples over the perimeter or was it just on the Site?

A: All the sampling was done on the Site not in anyone else's property.

Q: I'm a property owner on Hoffman St.- will they be recheck the homeowner's property too?

A: The funds we are asking for is for the property the City owns. For the back lot, we need to assess how extensive the hot spots are.

The Nobis report is online so people can read it.

Q: Now that the study has been done, problem areas identified what is proposed to come into the Site? Concern is traffic and the school.

A: We will not site a UHAUL storage facility there but we're not sure. Commonwealth Motors is interested in expanding. Projects we're seeking need to meet the four criteria mentioned at the beginning of the meeting.

Q: What happens when you have to dig to put in infrastructure like water/sewer connections?

A: Any soil displaced goes to a landfill. Mostly it will be slab construction so there is no digging of the basement. We will develop engineering controls and a soil management plan.

Q: Is there going to be testing on a continual basis? Will the PCBs break down or penetrate deeper?

A: PCBs are very stable and don't degrade easily; lead is also stable; petroleum products will degrade. There will be long-term monitoring and commitments: The property owner will need to inspect the cover regularly and report back to DEP. Continual soil sampling will not be needed. If the situation involved groundwater contamination, then yes, you'd need to monitor it over time but that's not the case here.

Q: Are there any specific proposals already in front of the City by a developer?

A: We're getting inquiries from entities we don't feel are suitable: a truck driving school or a UHAUL storage facility). One use may be suitable would be expansion of Commonwealth Motors.

Q: This neighborhood needs play space for kids and expansion of recreational opportunities. We don't have enough on this side of the City.

A: That's the essence of this conversation: Do we put in a park that generates no tax revenue or put in something that generates taxes? This parcel is large enough so perhaps there can be mixed uses.

Comment from resident: In our neighborhood, every postage square open space is being used for a house.

Q: What uses would be permitted on the site given the contamination?

A: It's difficult to say right now. We need to do more risk assessment work and then we'd know more about the balance between cap and cover. We need to run it through a risk model. Houses would not be possible. A recreational field may be possible with a clean cap or artificial turf surface. Best guess: Commercial or light industrial use.

Q: What do think would be good for the site?

A: COSTCO was mentioned.

Comment by resident: Traffic would be a problem

Q: As a general estimate, how many parking spaces would a COSTCO require?

A: A lot - the building alone is about 5 acres.

Discussion around this: How big of a resource for the City would a big box store be?

Mayor: The road is not good at all - it doesn't even have a traffic light. Anything that happens need to have traffic improvements considered.

Comments from residents:

- School buses can't make the turn onto Commonwealth; the blinking light is useless.
- It doesn't matter if you have one big box store or several smaller commercial entities, you'd still get the same amount of tax revenue.
- Can you do something to open the parcel to the highway (I-495) instead? Then traffic wouldn't have to come down neighborhood streets.

Q: Will traffic issues be worked out before redevelopment?

A: Yes.

Other Comments:

C: Biggest problem in the past was that the previous administration didn't do anything to help neighbors and when American Recycling took it over, nothing happened. There were big fires on the property and a resident saw an employee pouring something on the ground.

C: Neighbors got no results from DEP from Wilmington or the previous administration.

Response: We just did a survey of the property and will be putting a fence around the property. We're putting a camera there also.

C: The school should have #1 consideration.

C: We're appreciative of this meeting allowing comments and look forward to being a part of the process. Thanks for having this meeting.

Meeting ended.

City of Lawrence
 Tombarello Site Meeting
 Weds. 30 November 30, 2016

	Name	Address	eMail & Phone
1.	Jennifer Lasende	1 Hoffman Cir	978-683-5553
2.	John Ann	11 Hoffman Ave	978-771-4169
3.	Gregory	41 Amherst St	
4.	Leah Perry	36 Hoffman Ave	rev.perry@hotmail.com
5.	Missie Benedict	29 Saxonia Ave.	978-682-3496
6.	RAY BENEVIDI	29 SAXONIA AVE	978-682-3496
7.	AL BENAULIEY	51 HOLFMAN	978-682-7179
8.	Dan Rivera	1 Thomas Rd.	978-288-1744
9.	ROBERT O'KONIEWSKI	3 SUMNER AVENUE	BOBOKESR@GMAIL.COM 978-239-0153
10.	Myra Ortiz	45 Norris St	Martiz@cityoflawrence
11.	Orlando Bize	45 Norris St	Orlando.Bize@gmail.com
12.	FRANKLYN VELAZ	530 E. TOWN ST	
13.	Jennifer Lasende	38 NORRIS ST.	Jennifer.lasende@yahoo.com (978) 476-1119
14.	Corey A. Ludwig	219 E. HAWAII ST	978 390 6352
15.			

Tombarello Site Public Meeting 11/30/2016

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Tony Sarkis	10 Hofman Av		-
Leila Sarkis	6 Hofman Av		-
Robin Grealey	31 E Platt St		robin1931@yahoo.com
BOB HEINZE	525 HOWARD ST		
Eleni Vaitimos	Mass Development		
Stella Perez	18 E Pleasant St.		stellaslogic@gmail.com
Emmanuel Castañeda	2 Woodland		

City of Lawrence
 Tombarello Site Meeting
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Name	Address	eMail & Phone
1. Martha Leavitt	3 Sumner Ave	martha-leavitt0208@hotmail.com
2. Nick Davies (Comm. Metors)		nichobasobber@dakel.companies.com
3. Brenda Rozzi	127 Chestnut St.	BFR0224@aol.com
4. Dick Rosser	341 Cross St	DICK ROSS cell 9817 @ GMAIL.COM
5. M		
6. Johnny Noel	Beyond Soccer	Johnny@BeyondsSoccerWarrior.org
7. Eric Lundquist	GWL	E.Lundquist@gmail.com
8.		
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15.		

City of Lawrence
 Tombarello Site Meeting
 Weds. 30 November 30, 2016

Name	Address	eMail & Phone
1. Joe Cosgrove	MVPC - Haskell	jcosgrove@mvpc.org
2. Marlene G. Hopala	44 Hendrick St.	
3. Jacqueline Chamberlain	44 Hendrick St.	CHAMBERLAIN@YAHOO.COM
4. Paul Durant	137 Marston	Paulje@tecpublish.com
5. Joe Nordwick	149 Ferry Street	jNordwick@aol.com
6. Shamus O'Brien	144 Ferry Street	shamosmo@yahoo.com
7. Eric & Nancy Swack	11 Norris St.	
8. John & Hope Fedle	81 Ferry St.	jfedle@gmail.com
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