

# Former Springfield Foundry/Edgar May Health & Recreation Center Brownfield Redevelopment, Springfield Vermont



## Services / Expertise

EPA-Funded Brownfield Redevelopment  
Phase I ESA ASTM E1527-27  
Phase II ESA ASTM E1903-11  
Remedial Site Investigation / Phase III ESA  
Evaluation of Corrective Action Alternatives  
Remedial Action Planning & Implementation  
High Resolution Site Characterization  
TSCA & RCRA Compliance  
Quality Assurance Project Plan (QAPP)  
Health & Safety Plan (HASP)

## Markets

Local Government  
Regional Planning Commission  
State Government  
Property Owner

## Project Location

Springfield, Vermont

## Date Completed

2010 – Present

## Project Manager

Lee Rosberg

## Project Team

Daniel Voisin  
Daniel Curran  
Laura Rajnak  
Sarah Rathay  
Daniel Brese

## Subcontractors

Phoenix Labs  
Con-Test  
NRC Services/US Ecology  
Gurney Brothers Excavation



*Interior of former Plant #4 foundry building.*

**THE EDGAR MAY HEALTH AND RECREATION CENTER (EMHRC)** was constructed in 2005 and 2006 to provide community health and fitness programs to the Springfield, Vermont community. The recreation center plans to expand their services and space by redeveloping an approximately 20,000 square foot building that operated as a foundry, paint shop, and machine shop for over 50 years. These industrial practices resulted in widespread surface and shallow soil contamination by certain metals and polynuclear aromatic hydrocarbons (PAH) and sediment in the adjoining Black River, and PAHs in groundwater. Use of polychlorinated biphenyl (PCB)-contaminated lubrication fluids and machine oils has resulted in the contamination of building materials within the Plant #4 building at concentrations that warrant remedial action prior to redevelopment.

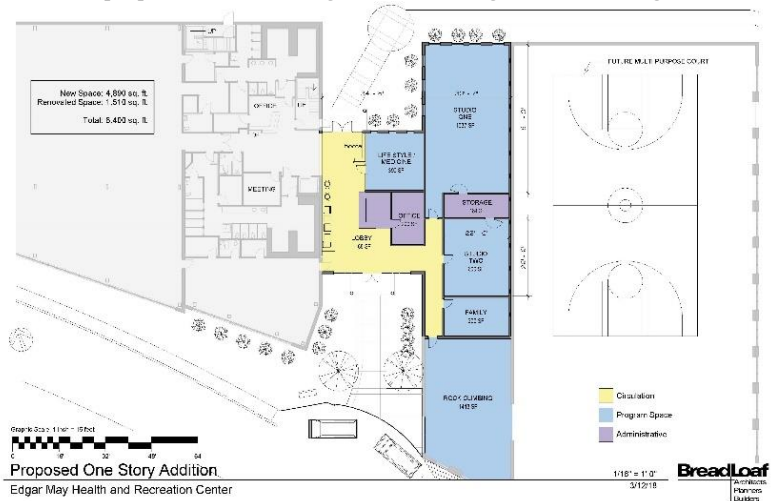
Between 2010 and 2011, Stone Environmental performed a Phase I ESA, Phase II ESA, and Corrective Action Feasibility Investigation (CAFI) of the EMHRC under contracts with the former Site owner, the Southern Windsor County Regional Planning Commission (SWCRPC, now Mount Ascutney Regional Commission [MARC]), and VTDEC Brownfield Response Program. In 2013, VTDEC approved a Partial Corrective Action Plan (CAP) prepared by Stone Environmental to manage soil contaminated with foundry waste and urban fill both on-site and for off-site disposal and subsequent installation of an engineered barrier (soil cap) over a planned playground area. This work required the demolition of a river intake structure, which required Stone to coordinate stream alteration permitting with the Vermont Rivers Program.

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During August and September 2014 Stone provided field oversight, managed subcontractors, and coordinated with State regulators and Casella Waste Systems to facilitate on-site management and off-site disposal of contaminated soil during remediation of the proposed playground area. In April 2021, Stone prepared a Soil Management Plan to guide soil management practices by contractors installing a climbing structure, fencing, and other playground features.

Recent Supplemental Site Investigation (SSI) completed by Stone in 2020 and 2021 has focused on assessing the degree and extent of PCB contaminated building materials in the Springfield Foundry Plant #4 Building to support remedial planning. Stone is preparing an Evaluation of Corrective Action Alternatives (ECAA) in 2021 that compared remedial strategies to address the widespread PCB contamination, including PCB bulk products and PCB remediation wastes. Project stakeholders selected targeted removal of PCB-contaminated concrete, decontamination of non-porous surfaces, and removal of PCB-contaminated paint as a PCB bulk product waste. Stone will prepare a Risk-Based Cleanup Plan and Corrective Action Plan by the end of the year and apply for an EPA Brownfield Cleanup grant for the fiscal year 2022.



*Proposed redevelopment of former Plant #4 building and addition connecting the foundry building to the current EMHRC.*