

Comtu Falls – Phase II Environmental Site Assessment



Services / Expertise

EPA-Funded Brownfield Redevelopment
Site-Specific Quality Assurance Project Plan
Site-Specific Health and Safety Plan
Phase I and II Environmental Site Assessment

Markets

Regional Planning Commissions
Commercial Developer

Project Location

Springfield, Vermont

Date Completed

2019 to Present

Project Owner

Mount Ascutney Regional Commission
Town of Springfield

Project Manager

Katrina Mattice, PE

Project Team

Dan Voisin
Dan Curran
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Subconsultants

Clay Point Associates, Inc
Phoenix Environmental Laboratories, Inc



Comtu Falls three story brick building located in downtown Springfield, Vermont.

THE COMTU FALLS building currently houses a small-scale hydroelectric facility on the first floor and is vacant on the second and third floors. Textile manufacturers occupied the property from 1871 until 1952, a machine shop from 1952 until 1972, and a plastic molding manufacturer from 1972 until 1981. Redevelopment of the building will include commercial and retail on the first and second floors, with residential housing on the third.

Stone performed a Phase I Environmental Site Assessment (ESA) in 2019 and identified several recognized environmental conditions (RECs) including operation of the property as a textile manufacturing facility and machine shop, and a long history of industrial use on adjoining properties. In 2020, Stone performed a Phase II ESA on the second and third floor of the building to determine if identified RECs caused a release to the environment. A Site-Specific Quality Assurance Plan (SSQAPP) was prepared for the Site and approved by the EPA. Field work was implemented including an assessment of polychlorinated biphenyls (PCBs) in building materials and an assessment of PCBs as a potential hazardous material that may have released to the environment. Additionally, indoor air quality was assessed for vapor intrusion and/or off-gassing of volatile organic compounds (VOCs).

The Phase II ESA indicated that PCBs have released to the wood floor on the second and third floor of the building. Additionally, concentrations of chlorinated solvents exceed Vermont indoor air standards for non-residential use.

Stone has coordinated with the redeveloper, Precision Valley Real Estate, to gain access with the current property owner to assess the first floor of the building. Next steps include a Supplemental Phase II ESA and TSCA cleanup plan that Mount Ascutney Regional Commission has funded. A SSQAPP amendment was recently approved and fieldwork will be completed this year.