

Chicopee Street Brownfields

BROWNFIELD PROJECT

Site Location:
Client:
Funding:

Willimansett Section of Chicopee, Massachusetts
Chicopee Department of Community Development
U.S. Environmental Protection Agency Brownfields Grant

Formerly a dry cleaning facility location, previous environmental studies at this site had resulted in the identification of contaminants in site soils. The prior consultant had proposed additional explorations and the excavation of extremely large volumes of contaminated soil over a period lasting two years or longer. Dissatisfied with this option and hoping to achieve a more cost-effective and timely solution, the City of Chicopee asked O'Reilly, Talbot & Okun Associates, Inc. (OTO) to review the results and, if possible, develop an alternate project scope.

OTO first conducted additional fieldwork to determine the nature and extent of site environmental contamination. Staff surveyed potentially hazardous materials in the building's interior and conducted subsurface explorations, soil and groundwater testing, and soil gas sampling and analyses. Based on these findings, OTO demonstrated that a Condition of No Significant Risk existed at the site, provided that certain precautions were taken in the development and future use of the property. OTO used a site-specific Method 3 Risk Characterization to demonstrate No Significant Risk.

While identifying remedial approaches that would permit greater flexibility, OTO scientists made two important discoveries. First, the site soil was actually mixed with a relatively small proportion of coal ash. Second, the coal ash had been inappropriately classified as a hazardous material by the earlier consulting team. This realization opened the door to a range of cleanup options. The resulting flexibility enabled OTO to complete the project safely, quickly, and less expensively than the prior consultant's estimations.

Based upon these results, our client was able to submit closure documentation for the site and redevelop it productively as the City of Chicopee's Registry of Motor Vehicles.