

# Community-wide Assessment Grants for States & Tribes

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# Community Wide Assessment Grant(CWAG) for States and Tribes

EPA Region 1 Brownfields Meeting,  
Boston, MA  
May 7, 2025

Melinda Bubier, Brownfields Coordinator  
NHDES Brownfields Program  
Hazardous Waste Remediation Bureau



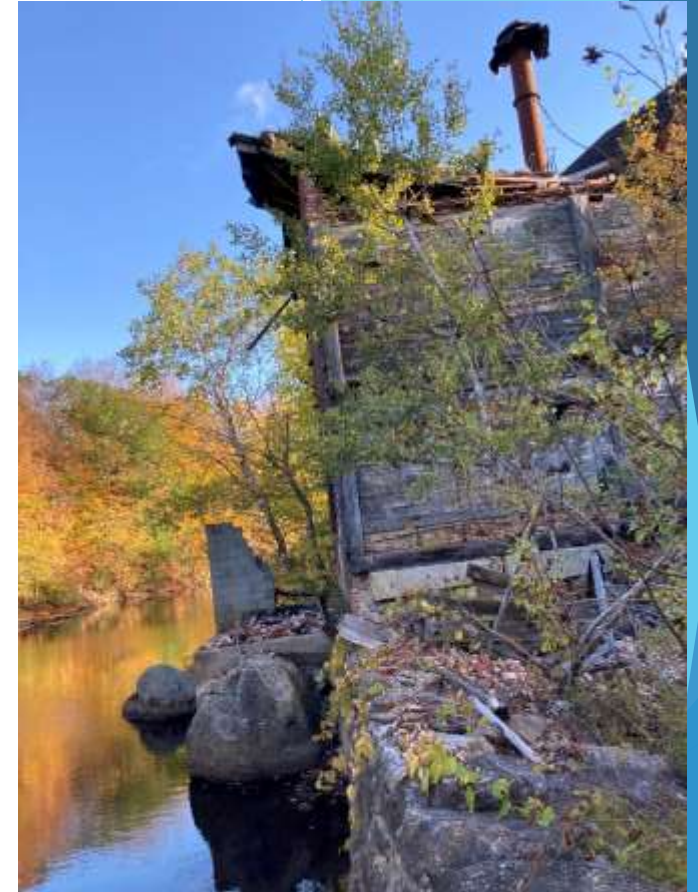
# Grant Overview

- Awarded in 2001
- Intent was to support small communities who cannot manage their own grant
- Most other assessment grants are utilized by Regional Planning Commission in NH
- Created new opportunities for Brownfields
  - BIL provided more cleanup funding which ended up leveraging the grant even further
- Assessment Grant Sites can be viewed on NEW Brownfields Dashboard!!
  - Available on NHDES Brownfields webpage
  - (Created with BIL funded position)



# Opportunities and Challenges

- CWAG allows to keep projects moving when RPC grant runs out.
- RPCs also try to spread funds around, so sometimes difficult to spend large amounts of money on one project.
- Most RPCs are limited to one QEP who may not have expertise needed for all projects.
- Biggest challenge is still capacity of small towns to have bandwidth to participate. Second challenge is getting towns to accept the risk of contaminated properties.
- Examples of how resources have been applied
  - Jump starting dormant projects when the BIL funding was announced to better position them for cleanup funding.
  - Large land conservation projects
  - Legacy projects still needing assessment
    - Evaluating public health risk in changing conditions
    - Some that just had no viable PRP and too risky for towns to take without more information.





# Examples of Uses

- Jump starting dormant projects when the BIL funding was announced to better position them for cleanup funding.
- Large land conservation projects
- Legacy projects still needing assessment
  - Evaluating public health risk in changing conditions
  - Some that have no viable PRP and too risky for towns to tax deed without more information.
- Clean up Planning
- Partnering with InvestNH on demolition projects



# Land Conservation Opportunities



## Conservation Commissions are Encouraged to:

- Assess current and potential future conservation lands for climate resilience and for their ability to protect water resources and store flood waters
- Pursue funding for conservation and stewardship work, especially in high-risk areas

## Brownfields Funding Can:

- Limit Liability through Phase I Environmental Assessment
- Phase II Assessment and cleanup if necessary





# Phase I ESA Findings



1 : Junk cars and tires in dumping area.



2 : Dumping area on Parcels R60-017-000 and R49-048-000.



4 : Remains of drum in dumping area. Junk car located in background.





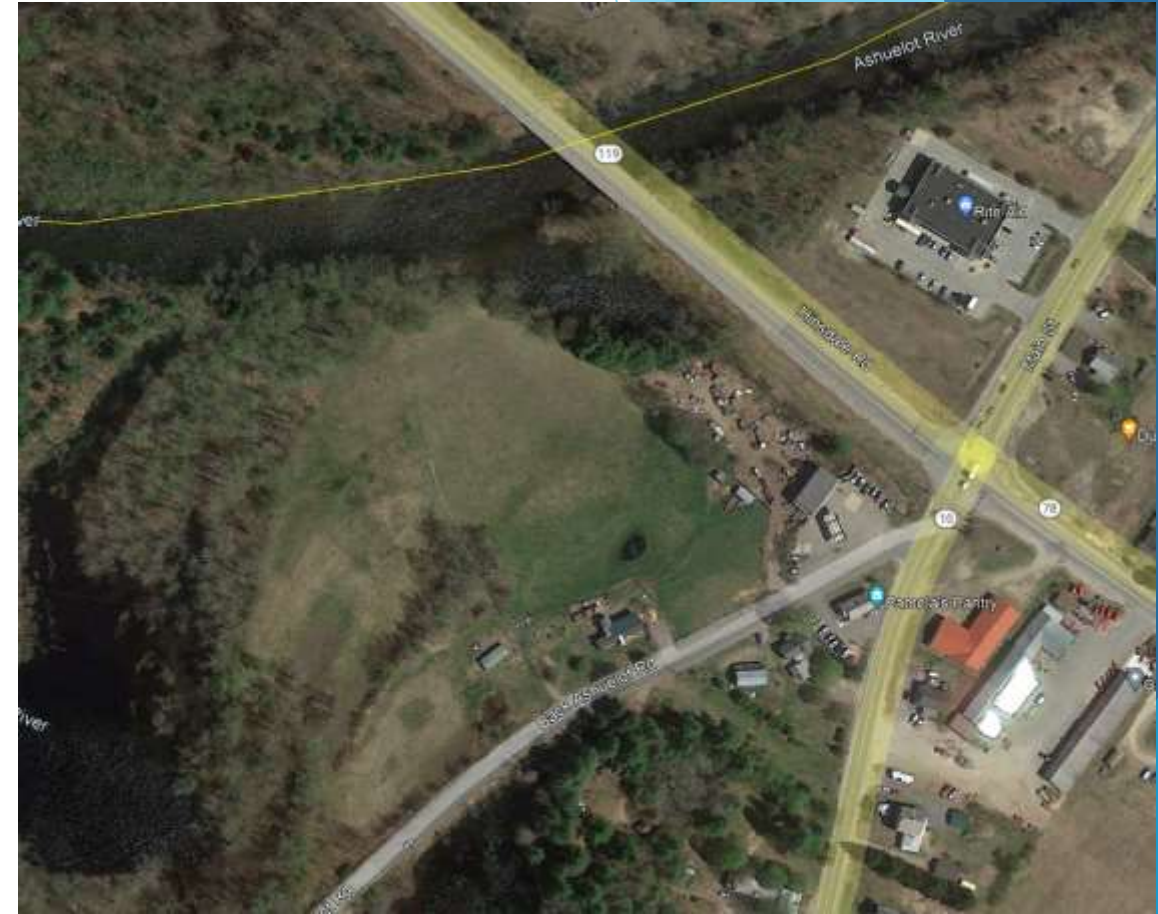
# Most Exciting “Find”

79





# Leveraging Funding







## A Growing Problem

- July 2021 Flood Damage prompts Spill Response
- Fifty-four 55-gallon drums of Oil & Hazardous Waste Shipped from the site under DES direction
- Letter of Deficiency Issued
- DOJ Environmental Bureau enforces through a court order
- Town of Winchester takes ownership through tax deed



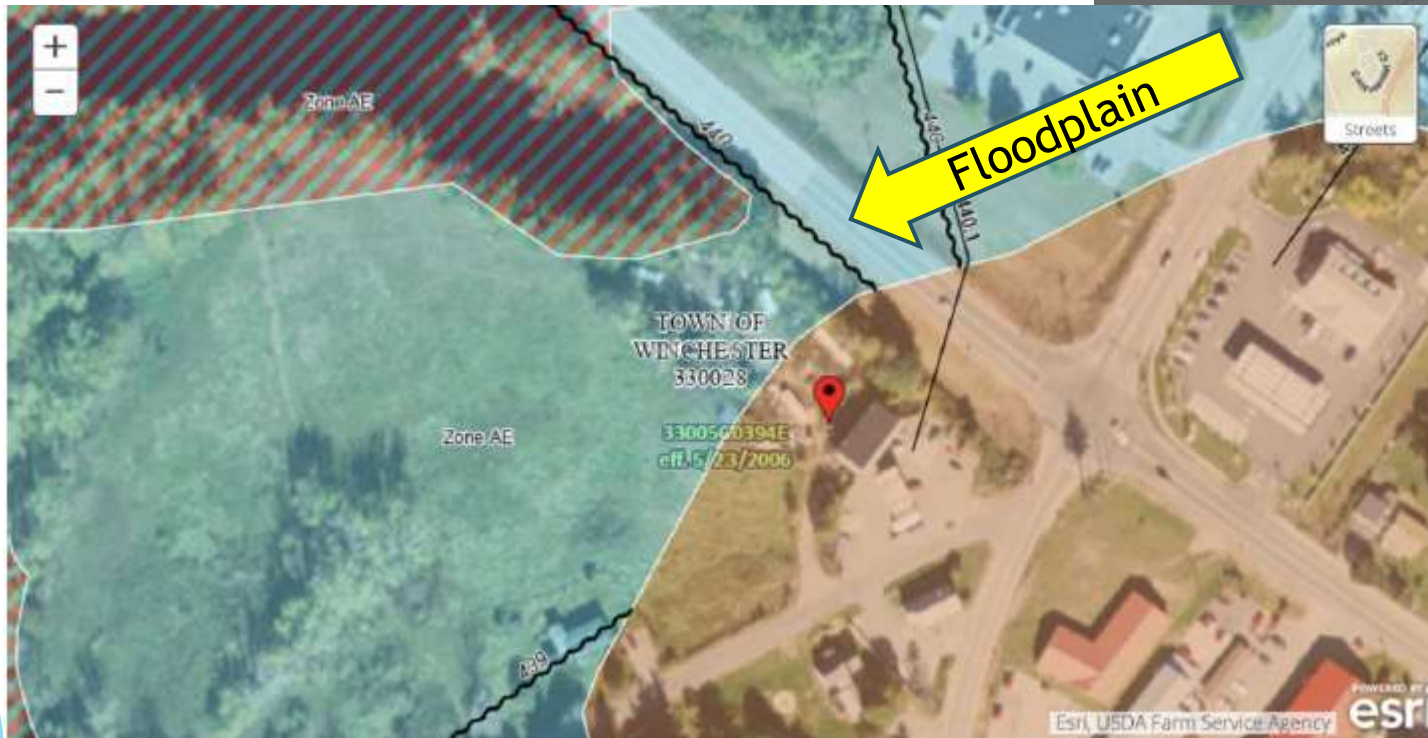


## Lemons Into Lemonade

- Town acquisition is often not the preferred alternative but can be the most effective means to improving a property.
- Town invested considerable time and resources to make immediate improvements.
- MTBE/Brownfields conducted initial investigation including UST and Canopy Removal at front of site.
- Joint MTBE, Brownfields and LUST investigation



# Opportunity for Floodplain Storage / Conservation Redevelopment







Hillsboro Woolen Mills (taken from down river), post 1895 (Manahan-Phelps-McCulloch Collection. Hillsborough Historical Society, #00512)

### Former Woods Woolen Mill, Hillsborough







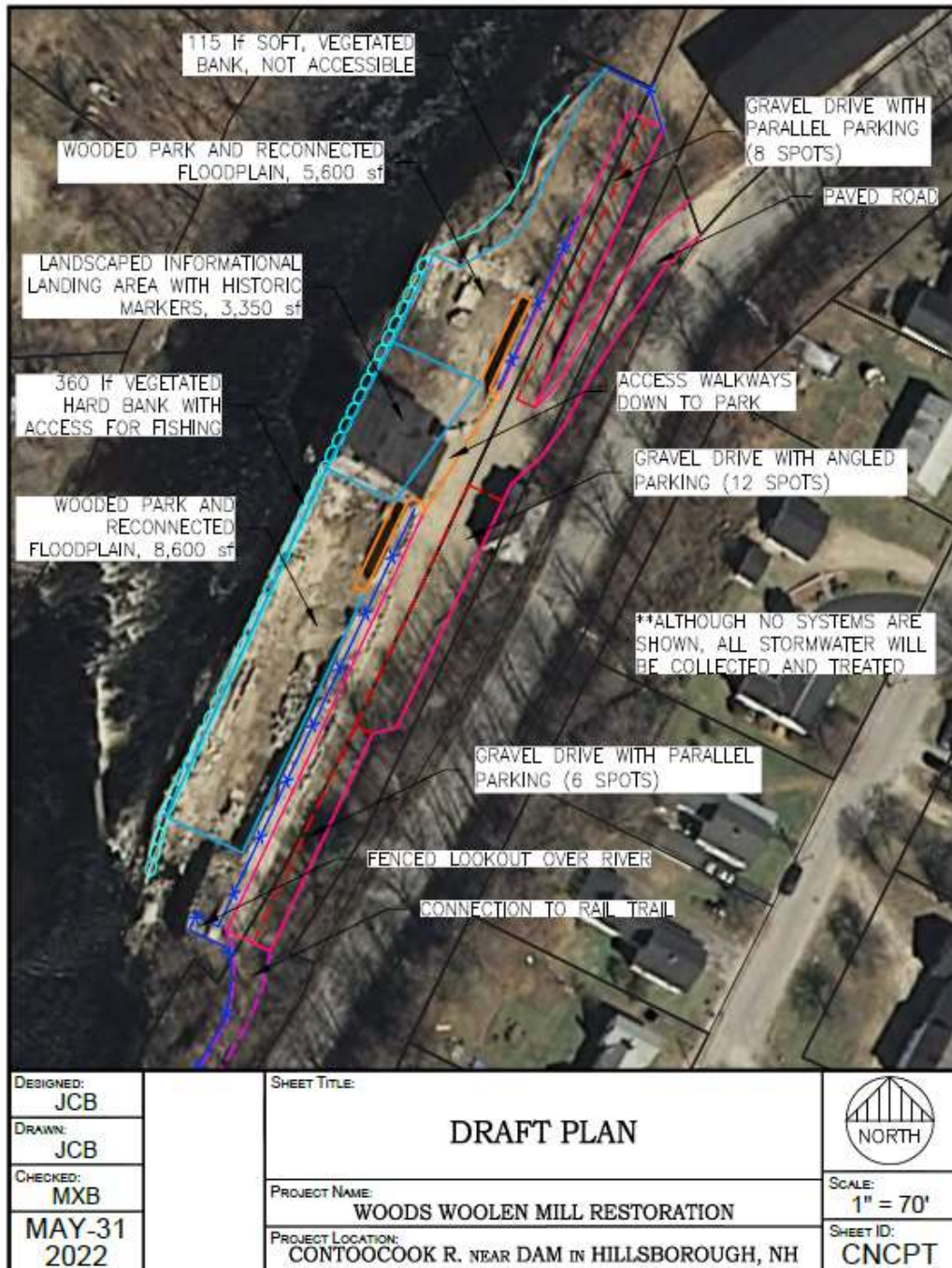
- Site was ineligible for additional assessment funds, but needed assessment to evaluate remaining contamination to



- Remove contaminated soil and cap limited upland areas
- Restore riverbank to appropriate floodplain elevation
- Create habitat and forested floodplain/wetland restoration



# Leveraging Funds to Restoration



- USEPA Removal program removes Boiler House building and hot-spot lead contaminated soil
- NHDES awarded a Technical Assistance Grant (TAG) from EPA to complete a preliminary hydraulic analysis.
- Concept plans from TAG grant used for NHDES Aquatic Resource Mitigation Fund Program grant application
- Town awarded \$258,285 ARM grant to reconnect floodplain, improve habitat and restore riverbank
- NHDES Assessment grant funding reuse planning and ABCA for remaining contamination (if necessary)
- NHDES BIL funding for contaminated soil management during restoration (if necessary)
- Future trailhead/rail trail??



# Additional Leveraging Resources

- EPA Removal Program
  - Coordinated through NHDES HWRB
- Targeted Brownfields Assessments
  - <https://www.epa.gov/brownfields/targeted-brownfields-assessments-tba>
- MTBE Remediation
  - <https://www.des.nh.gov/waste/contaminated-sites/mtbe-remediation>
- Petroleum Reimbursement Fund
  - <https://www.des.nh.gov/business-and-community/loans-and-grants/petroleum-reimbursement-fund>
- UConn Technical Assistance for Brownfields
  - [Homepage | Technical Assistance for Brownfields Program \(uconn.edu\)](#)
- InvestNH Municipal Assistance Program
  - Funding for demolition. Great leveraging resource





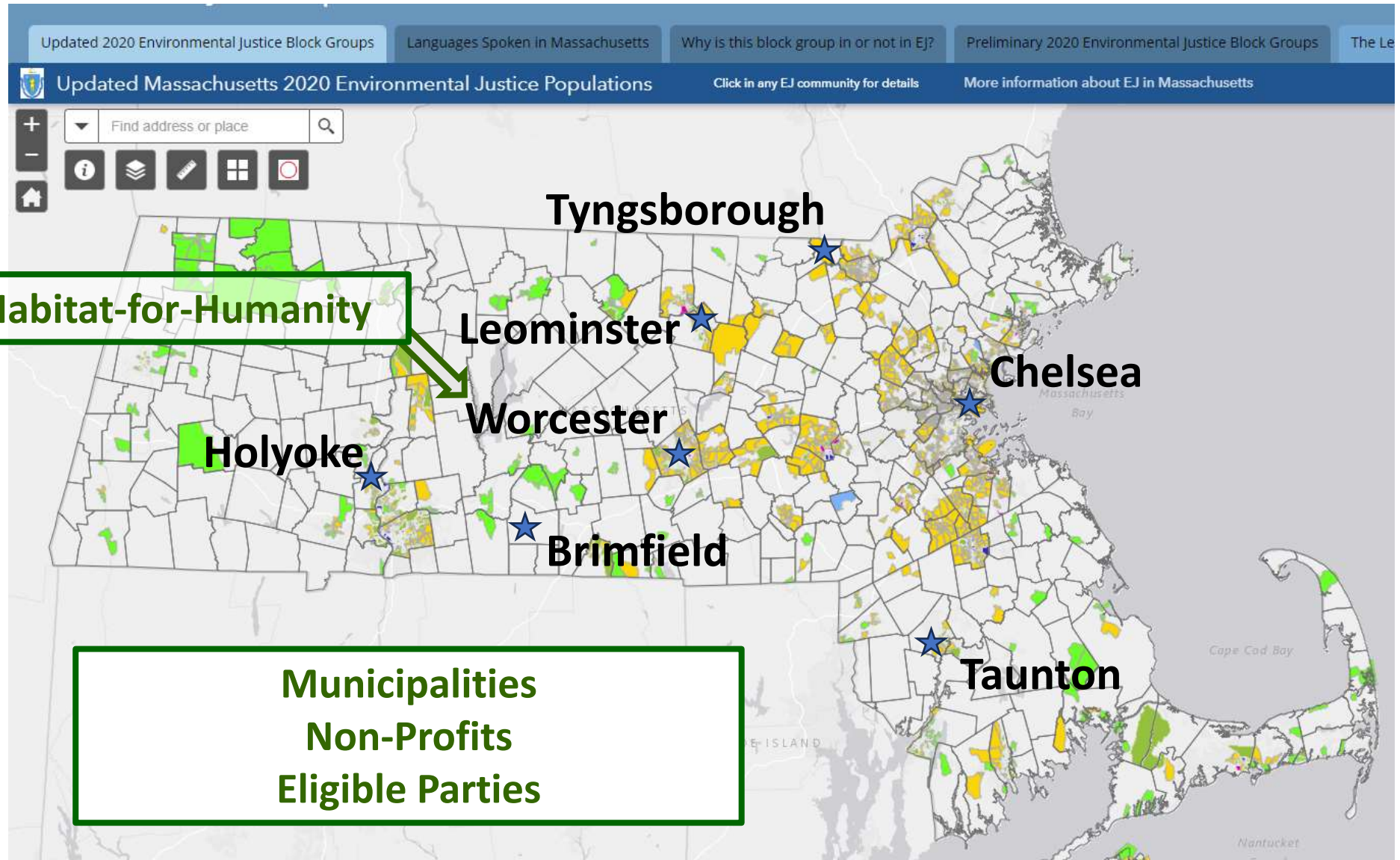
# MassDEP – CWAG-ST

## Massachusetts Community Wide Assessment Grant

\$2,000,000

over 5 years

- Municipal Benefit
- Hist. Disadvantaged Communities
- Low population towns



MassDEP



# MassDEP – CWAG-ST

 **Massachusetts Department of Environmental Protection**  
Bureau of Waste Site Cleanup

**REQUEST FOR BROWNFIELDS ASSISTANCE**

Brownfields are abandoned or underutilized properties where redevelopment or reuse is complicated by the presence of real or perceived environmental contamination in environmental media (e.g. soil or groundwater). With the support of US EPA funding, the MassDEP Brownfields Program is making resources available to conduct brownfields assessments on behalf of municipalities and other eligible entities. All applicants must meet EPA eligibility for brownfields funding under CERCLA 104(k).

To determine eligibility, please complete the following form and if necessary, attach additional pages. MassDEP will review requests on an on-going basis while funding is available.

**I. Requestor Information**

Name: \_\_\_\_\_  
 Street Address: \_\_\_\_\_  
 City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Primary Contact: \_\_\_\_\_ Title: \_\_\_\_\_  
 Telephone No.: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that apply:

<input type="checkbox"/> Prospective Purchaser	<input type="checkbox"/> Current Mortgage Holder
<input type="checkbox"/> Current Owner	<input type="checkbox"/> Current tenant, lessee, or licensee
<input type="checkbox"/> Municipality with tax lien	<input type="checkbox"/> Other, describe: _____

Does applicant have permission to access the property and grant access to others?  
 Yes  No

**II. Property Description – Brownfield Site**

Property/Site Name: \_\_\_\_\_  
 Former Business Name (if applicable): \_\_\_\_\_  
 MassDEP Release/Tracking No. (RTN): \_\_\_\_\_  
 Street Address (Brownfield site): \_\_\_\_\_  
 City/Town: \_\_\_\_\_ Assessor's Parcel ID: \_\_\_\_\_  
 Tax Map / Lot No.: \_\_\_\_\_  
 Approximate Property Acreage (attach site map, if available): \_\_\_\_\_

Is the property in a community with Environmental Justice criteria  Yes  No  
 Link: MassMapper [EJ Map](#)

Property Owner (if not currently owned by applicant)

Name: \_\_\_\_\_  
 Street Address: \_\_\_\_\_  
 City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Telephone No.: \_\_\_\_\_ E-mail: \_\_\_\_\_

**III. Property Information** (Attach supporting information, if necessary)

Property History:  
 \_\_\_\_\_  
 \_\_\_\_\_

Past Ownership:  
 \_\_\_\_\_  
 \_\_\_\_\_

Current Use(s):  
 \_\_\_\_\_  
 \_\_\_\_\_

Yes  No Are there any buildings or structures on the property? If yes, describe:  
 \_\_\_\_\_  
 \_\_\_\_\_

Yes  No Are any previous Environmental Assessment reports available?  
 If yes, please attach an executive summary or copy of findings and conclusions.  
 Yes  No  Unknown If the property is an MCP disposal site, is there documentation of regulatory compliance and enforcement (e.g. a Notice of Noncompliance (NON))?

Types of contaminants found (if known, check all that apply):

<input type="checkbox"/> Petroleum products	<input type="checkbox"/> PCBs (Polychlorinated Biphenyls)
<input type="checkbox"/> Asbestos	<input type="checkbox"/> Lead
<input type="checkbox"/> Volatile Organic Compounds	<input type="checkbox"/> Other metals _____
<input type="checkbox"/> Polycyclic Aromatic Hydrocarbons	
<input type="checkbox"/> Other _____	

Media affected (if known, check all that apply):

<input type="checkbox"/> Soil	<input type="checkbox"/> Drinking Water
<input type="checkbox"/> Air	<input type="checkbox"/> Sediments
<input type="checkbox"/> Surface Water	<input type="checkbox"/> Unknown
<input type="checkbox"/> Groundwater	

**IV. Assistance Requested**

Describe the scope of the assistance being requested:

<input type="checkbox"/>	ASTM Phase I Environmental Site Assessment
<input type="checkbox"/>	Hazardous Building Material Survey
<input type="checkbox"/>	ASTM Phase II Environmental Site Assessment (Limited sampling)
<input type="checkbox"/>	MCP Phase II (Comprehensive Site Assess.) / Phase III (Remedial Action Plan)
<input type="checkbox"/>	Cleanup Planning and/or Reuse Planning
<input type="checkbox"/>	Community Outreach
<input type="checkbox"/>	Other _____

Describe proposed redevelopment or reuse plans for the property:  
 \_\_\_\_\_  
 \_\_\_\_\_

Briefly describe any public interest and/or community involvement in site reuse planning to date:  
 \_\_\_\_\_  
 \_\_\_\_\_

Yes  No Has the applicant previously applied for and/or received Brownfields funding for the assessment of this property?  
 If yes, please explain type of funding, date(s) applied, and if funding was awarded:  
 \_\_\_\_\_  
 \_\_\_\_\_

Via electronic mail, send the completed **Request for Brownfields Assistance** form to: David Foss, Statewide Brownfields Coordinator [David.Foss@mass.gov](mailto:David.Foss@mass.gov)

TO BE COMPLETED BY MassDEP

Funding Source	Owner
CWAG-ST 1D4k	Private
BIL 128a	Public

Reviewed by	DEP Region
Statewide Coord.	Reg. Coordinator
Division Director	BWSC DRD

<b>QAPP Needed</b>	<input type="checkbox"/> Yes / <input type="checkbox"/> No	<b>RCA to TFS</b>	
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Request for Brownfields Assistance Form

<https://www.mass.gov/info-details/brownfield-resources>



# Success Stories



Rhode Island  
Department of  
Environmental  
Management -  
CWAGST Progress





# Target Areas

Burrillville

Pawtucket

Providence

# Participating cities/towns (as of 4/09/2025)

Burrillville: 5 sites

Central Falls: 5 sites

Foster: 1 inventory

Johnston: 2 sites

Pawtucket: 10 sites

Providence: 7 sites

Westerly: 1 site

West Warwick: 1 site

**Total Sites: 32**



# Deliverables (as of 4/25/2025)

Inventory: 1

Phase I: 12

Phase II: 20

Remedial Action Work Plan/ABCA: 16



# Project Examples



# TOD North Properties – AST Removal & Assessment





Brownfields Inventory –  
Town of Foster

**Table 2**  
Matrix Table: Route 101 Corridor  
Foster, RI

PIN	PARCEL ADDRESS	LAND USE	SOURCE	FINDINGS	PHASE I ESA RECOMMENDED? (Y/N)
16/0013	0 HARTFORD PIKE	Vac Res Land		None	N
16/0015	210A HARTFORD PIKE	Mixed Use Mdl-94	Aerials Google Maps	Cell tower w/ possible generator.	N
16/0016	208 A HARTFORD PIKE	Single Family		None	N
16/0016-A	209 HARTFORD PIKE	Single Family		None	N
16/0017	207 HARTFORD PIKE	Single Family		None	N
16/0018	203 HARTFORD PIKE	Farm/Forest Mdl 01		None	N
16/0018-A	0 HARTFORD PIKE	State Land Res		None	N
16/0018-B	0 HARTFORD PIKE	State Land Res		None	N
16/0019	200A HARTFORD PIKE	Single Family		None	N
16/0020	200 HARTFORD PIKE	Single Family		None	N
16/0020-A	199 HARTFORD PIKE	Single Family		None	N
16/0021	193B HARTFORD PIKE	Single Family		None	N





Outreach



## Ask RI DEM About The Targeted Brownfield Assessment (TBA) Program!

### What is a Brownfield?

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

### Brownfield Examples

Abandoned Mills  
Gasoline & Service Stations  
Manufacturing Companies  
Dry Cleaners  
Hair & Nail Salons  
Home Improvement & Paint Stores  
Doctor, Dentist, Veterinary Clinics  
Print Shops

### How can DEM help?

**DEM can fund the following services:**  
Brownfield Inventory(ies) - **FREE!**  
Phase I ESA - **FREE!**  
Phase II ESA - **FREE!**  
Remedial Planning - \$1000  
and Much More!

*Contact us TODAY to find out how you can take advantage of our  
TBA Program and start redeveloping your brownfield!*



# RIDEM's Brownfield Program

Brownfields to Beauty: An overview of brownfield sites throughout Rhode Island

DEM Office of Land Revitalization and Sustainable Materials Management

October 16, 2024





[What is a Brownfield Site?](#)

















[Assessing Brownfields](#)

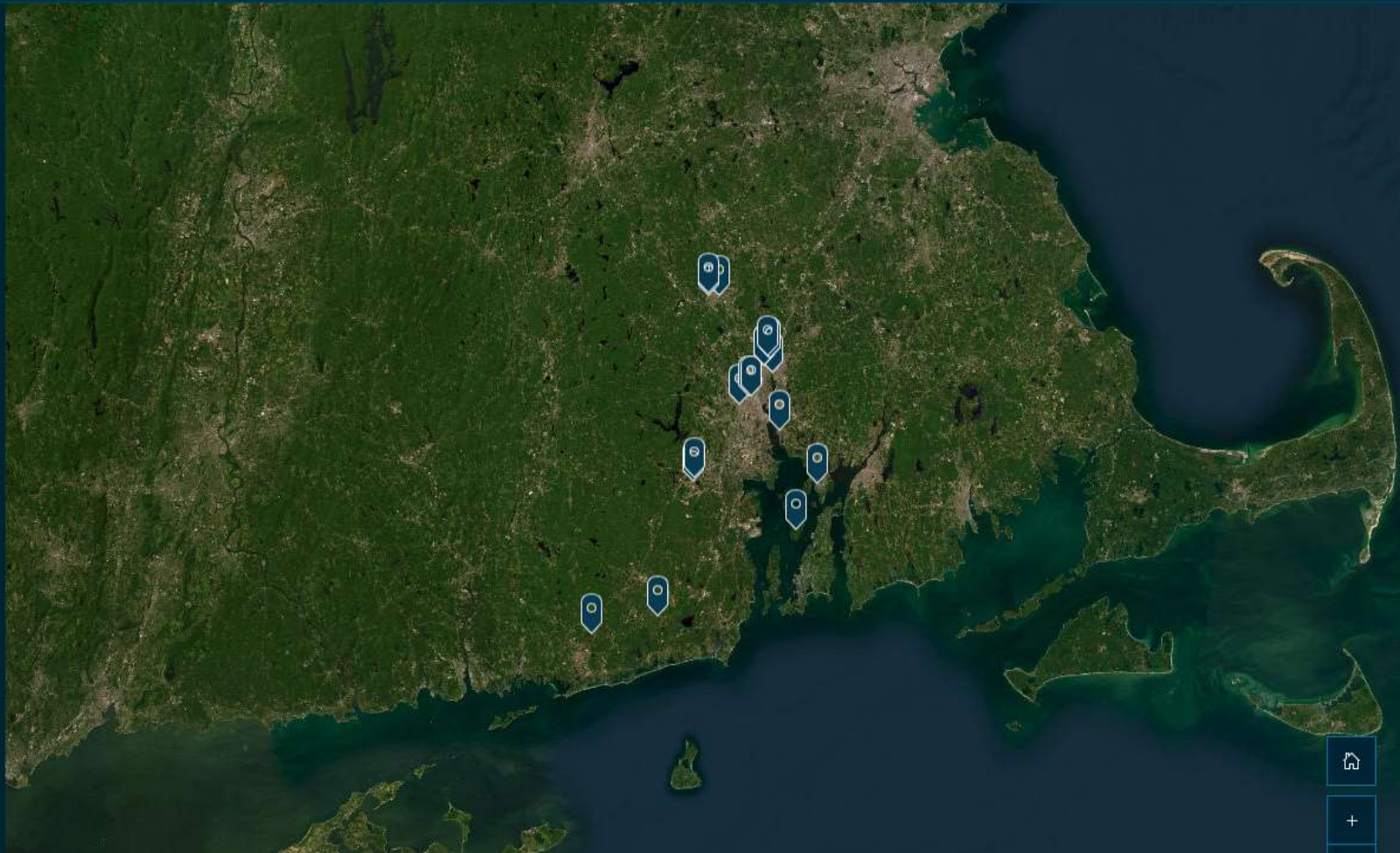
[Redeveloping a Brownfield](#)

[Participating Sites](#)

[Highlighted Stories](#)

[FAQs](#)

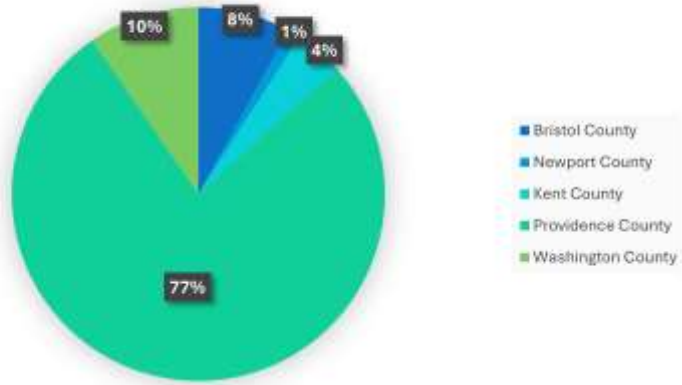
 <p>Former Dorado Property</p>	 <p>Former Seville Dyeing Co.</p>	 <p>Former Woonsocket Middle Schools</p>	 <p>Central Falls Landing</p>
 <p>High Street Ballfield</p>	 <p>Macomber Stadium</p>	 <p>TOD North Properties</p>	 <p>Pawtucket Central Falls Train Station Project -...</p>
 <p>Festival Pier</p>	 <p>Paul Cuffee School</p>	 <p>Capitol Records / Waterfire</p>	 <p>RI Family Life Center</p>
 <p>Riverside Square</p>	 <p>Bay View Avenue</p>	 <p>Farnham Farm</p>	 <p>Sandy Acres</p>



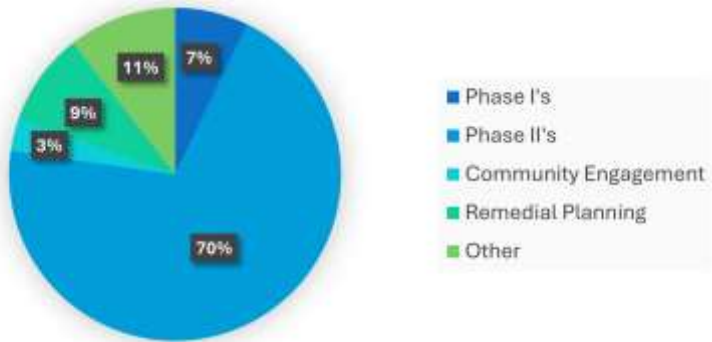


# GIS StoryMap – Key Takeaways

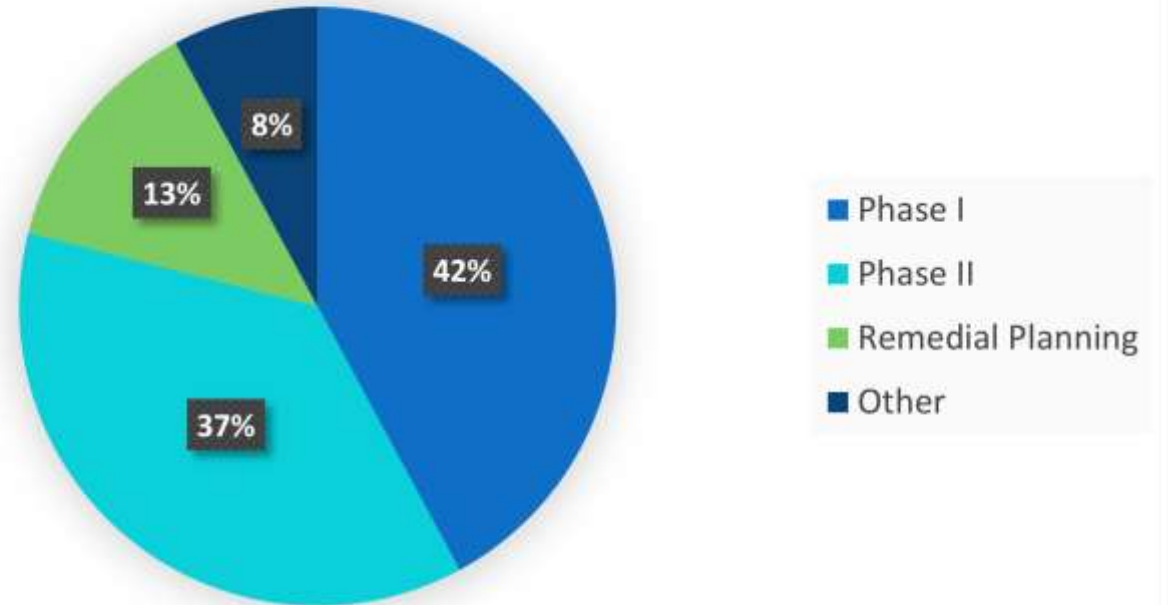
### Funds Allocated based on ACRES Data



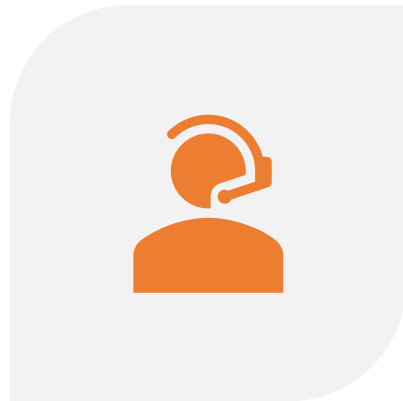
### Approximate Percentage of Funds Spent per Project Phase



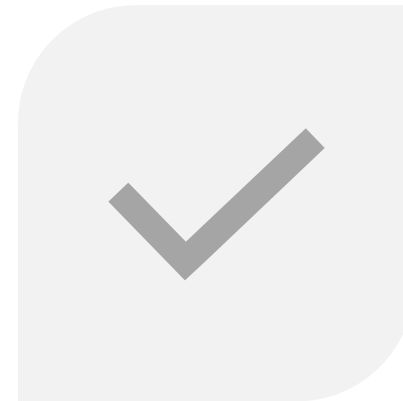
### TBA Reports



# Lessons Learned



OUTREACH,  
OUTREACH, OUTREACH



FIND COMPARABLE  
TARGET AREAS



# Contact Information

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