

**DRAFT  
COMMUNITY RELATIONS PLAN  
for  
206 MAIN STREET  
FORMER CAMERON'S RESTAURANT  
GLOUCESTER, MA  
SITE CLEANUP PROJECT**

**In support of US EPA Brownfields Revolving Loan Fund Application**

**OVERVIEW OF COMMUNITY RELATIONS PLAN**

Purpose: The purpose of this Community Relations Plan (CRP) is to describe the strategy that 206 Main Street LP, will be employing to redevelop the property known as the Former Cameron's Restaurant, located at 206 Main Street in Gloucester, Massachusetts (the Site). 206 Main Street LP, as the current property owner, will remediate contaminated building materials prior to building renovation and/or demolition. Specifically, abatement and monitoring of hazardous building materials will be conducted utilizing state certified and licensed personnel.

This draft CRP outlines how the owner will involve the public and key stakeholders, including nearby residents, City officials, nearby business owners, and local community based organizations, in the decision-making process regarding the environmental cleanup at the Site. The CRP required because the owner intends to obtain funding from the United States Environmental Protection Agency (USEPA) through the City of Gloucester's (the City) Brownfield Revolving Loan Fund (RLF) Program. This CRP is prepared to fulfill a requirement of the RLF program. The success of the redevelopment project will be improved by addressing stakeholder concerns through this CRP process.

As part of the North Shore Community Development Corporation's (NSCDC) ongoing redevelopment efforts, 206 Main Street LP, will redevelop this brownfields site into a mixed use building. The building will have commercial use on the first floor and 30 units of affordable housing on the second through fourth floors. The cleanup of the Site will revive the neighborhood, invigorate the local economy, provide near-term and long-term employment and housing opportunities, utilize sustainability in its cleanup and redevelopment, and remove human health and environmental impacts due to contamination of hazardous building materials at the Site.

**SPOKESPERSON AND INFORMATION REPOSITORY**

The spokesperson for this project is Ms. Ilene Vogel, Director of Economic Development, NSCDC, who may be contacted at:

102 Lafayette Street  
Salem, MA 01970  
978.219.5088  
[ilene@northshorecdc.org](mailto:ilene@northshorecdc.org)

The Information Repository is located at the City of Gloucester Community Development Office. To conduct a review of the Information Repository, please contact Mr. Stephen Winslow, Senior Project Manager, at the City's Community Development Office at (978) 281-9781 or

[swinslow@gloucester-ma.gov](mailto:swinslow@gloucester-ma.gov) during normal business hours:

Monday – Wednesday: 8:00 am - 4:00 pm

Thursday: 8:00 am - 6:30 pm

Friday: 8:00 am - 12:30 pm

The Information Repository will also be available online at [www.gloucester-ma.gov](http://www.gloucester-ma.gov).

## **SITE DESCRIPTION AND HISTORY**

### **Site Location**

The Site, located at 206 Main Street, is currently a vacant, former commercial property, which consists of a 0.15 acre single parcel of land identified in the City of Gloucester Assessor's Database as MAP ID: 13/23. The Site sits at the northeast corner of the intersection of Main and Elm Streets. The Site is improved with an approximately 11,000 square foot brick/masonry/concrete/cinder block building, which is heated with natural gas. The Site building is primarily a single story building with several facades, including brick, stucco and wood. The northwestern part of the building is two stories. The building abuts the sidewalk on Main Street and shares a wall with its abutter to the east. To the rear of the Site is a parking lot (more commonly known as 5 Elm Street, Map ID: 13/24).

### **Site History**

#### Operations and Ownership

The property has historically been utilized as a residence and retail store, but primarily as a restaurant. In 2011, Cameron's Restaurant was closed. 206 Main Street LP took ownership of the property in August 2015.

According to the City's Assessor's Department the building was constructed in 1930; however, according to a Phase I Environmental Site Assessment (ESA) report that was completed for the property in June 2015, the western portion of the facility was originally constructed in 1888, with demolition, renovations and/or additions to the structure occurring in 1973, 1986 and 1990.

A pre-acquisition due diligence Phase I Environmental Site Assessment (ESA) was conducted by Irwin Engineers, dated June 23, 2015, on behalf of 206 Main Street LP. No Recognized Environmental Conditions (RECs) were identified; however the presence of hazardous building material (HBM) was not addressed as part of the assessment.

#### Site Investigations

##### **i) Pre-Acquisition Due Diligence Investigations – 2015**

A pre-acquisition due diligence Phase I Environmental Site Assessment (ESA) was conducted by Irwin Engineers, dated June 23, 2015, on behalf of 206 Main Street LP. No Recognized Environmental Conditions (RECs) were identified; however the presence of hazardous building material (HBM) was not addressed as part of the assessment. The Site is not listed as a listed disposal site with the Massachusetts Department of Environmental Protection (MassDEP).

##### **ii) Hazardous Building Material Investigation**

Weston & Sampson performed a HBM survey at the Site on behalf of the City of Gloucester's Community Development Department (the City) on November 10, 2015. The project was funded through a Cooperative Agreement between the City of Gloucester and the United States Environmental Protection Agency (US EPA) through a Brownfields Grant; Brownfields Grant #

BF 96166901. The assessment grant funds were used to address the potential presence of hazardous building materials in Site structures.

The HBM assessment and limited sampling of building materials was conducted to identify asbestos-containing materials (ACMs), lead paint/coatings, poly-chlorinated biphenyls (PCBs) and other hazardous materials (OHMs) at the Site, as well as to support the property redevelopment and reuse and contribute to the economic revitalization of the surrounding area. Based on the results of the inspection, sampling, field-screening and laboratory analyses, the majority of contamination at the Site is associated with ACM hazardous building materials associated with the above-ground structure.

The following is a summary of the HBM survey results:

- ACM has been identified in the building, including floor tiles, sheet flooring mastic/adhesives, transite paneling, shingles, pipe fitting insulation, and roofing materials. Additional inaccessible materials were observed and assumed to be ACM including the mastic on structural steel.
- ACM thermal insulation has been identified in above-ground pipes in the buildings. This material appears to have impacted soil in the crawlspace of the basement. The survey did not include an evaluation of underground asbestos cement water/sewer piping, below-grade damp-proofing or underground steam lines that may be present at the Site.
- Various types and colors of suspect PCB materials (i.e., window caulk and textured paint) were identified within the property and a total of four samples were collected for PCB analysis. None of the materials sampled by Weston & Sampson at the Site were found to contain concentrations above method detection limits and/or PCB bulk product waste criteria (i.e., 50 parts per million – ppm) and therefore will not be required to be disposed of at a TSCA permitted facility.
- The paint screening revealed that none of the paint chip samples collected from the building contained levels of lead paint that are greater than the EPA residential standard of 0.50% lead by weight. The results of the samples ranged from <0.010% (below the laboratory limit of detection) lead by weight to 0.075% lead by weight. However, the Occupational Health and Safety Administration (OSHA) Lead in Construction Standard 29 CFR 1926.62 considers any detectable level of lead to be a potential for exposure if dust is generated from disturbances of surfaces coated with paint containing lead.
- As part of the survey, Weston & Sampson performed an inventory of potentially hazardous chemicals and mechanical equipment located within the structure that will require special handling and disposal prior to building renovation / demolition activities. The following hazardous materials were observed within the building: refrigerator, air conditioner (A/C) unit, ice machine, fire exit signs and extinguishers, and fluorescent light ballasts and bulbs.

### **Nature of Threat to Public Health and Environment**

Based on the results of the HBM Investigation, the majority of contamination at the Site is associated with internal ACM associated with the above-ground structure. Prior to renovation activities, the ACM will be abated. Abatement is a controlled activity regulated by MassDEP. The contractor will prepare a work plan for review and approval by MassDEP. The contractor will seal the building and all activities will be performed within the sealed building. As a precaution, the building will be placed under negative pressure to prevent accidental releases of ACM to the environment.

The cleanup of the contamination will eliminate the threat of exposure of ACM and other building contaminants to these populations; specifically, future residents, current construction workers and trespassers. Demolition and cleanup will also eliminate the threat to the general population. RLF funds will be used to reduce threats to human health and the environment by facilitating the abatement and removal of ACM from the Site building.

## COMMUNITY BACKGROUND

### Community Profile

According to City-Data.com, Gloucester's population is 29,393, with a population density of 1,132 people per square mile. Historic development patterns impact residents by the close proximity of Brownfields to residential neighborhoods, both along the harbor and throughout the City. Approximately 10.3% of the population five (5) years old and older has languages other than English spoken at home. Approximately 5.3% of the total population is foreign born. According to the Gloucester Community Health Needs Assessment report, both Gloucester's immigrant and fishing communities have specialized health concerns. Immigrant groups experience a variety of barriers to obtaining needed care relative to differences in language and cultural practices, financial concerns, transportation, and immigration status. Fisherman and their families have greater concern about the incidence and severity of hypertension among them.

The two (2) most sensitive populations to environmental health risks concerns in the City are the elderly and young children. Approximately 18.3% of Gloucester's population is children under the age of fifteen (15); while 15.6% of the population is comprised of the elderly. These populations are disproportionately vulnerable to environmental health hazards including asthma, lead poisoning and chronic illness.

### Chronology of Community Involvement

The reuse plan for the Site was developed in conjunction with the NSCDC. NSCDC, in partnership with 206 Main Street LP, will rescue the property and redevelop this brownfields site into a beneficial reuse by redeveloping the property into a mixed use building with commercial use on the first floor and with 30 units of affordable housing on the second through fourth floors. The cleanup of the Site will revive the neighborhood, invigorate the local economy, provide near-term and long-term employment and housing opportunities, utilize sustainability in its cleanup and redevelopment, and remove human health and environmental impacts due to contamination of hazardous building materials at the Site.

In accordance with the United States Environmental Protection Agency's (EPA) requirements for obtaining Brownfields Funding, the CRP and draft Analysis of Brownfields Cleanup Alternatives (ABCA) will be made available for public viewing online at the City's website ([www.gloucester-ma.gov](http://www.gloucester-ma.gov)) and at a repository held by the City's Community Development Office for a 30-day period beginning July 22, 2016, and ending August 22, 2016. The Draft ABCA will be presented to the public at a meeting on July 26, 2016. The public meeting and availability of the draft ABCA for public review and comment will be advertised in the Cape Ann Beacon and on-line at [www.gloucester-ma.gov](http://www.gloucester-ma.gov). Community concerns are discussed in the following section.

Additionally, the redevelopment of the property has been presented to the public on numerous occasions over the past year, including regular meetings with the City of Gloucester (i.e., the Zoning Board of Approval, etc). To date, general comments have been very positive and supportive of the project. The City's Community Development and Planning Department have

supported this project from its conception.

### Key Community Concerns

There have been no expressed community concerns regarding the Former Cameron's Restaurant Site. Community members have expressed gratitude that the NSCDC has taken this project on and that the cleanup proposed by 206 Main Street LP, the current owner, will benefit the community by creating a vibrant, mixed use redevelopment, including much needed affordable housing, in the heart of the City while protecting human health and the environment.

### CONTINUED COMMUNITY INVOLVEMENT

A draft ABCA / Remedial Action Plan (RAP) for the project will be made available to the public for review and comment for a thirty (30) day period. The Community Relations Plan and ABCA will be presented to local citizens on July 26, 2016.

The following table provides an estimated schedule for the project. Questions and/or comments regarding the project specific to the cleanup plan can be sent in writing to the address described above throughout the comment period.

Task	Estimated Start Date	Estimated Completion Date
Publish Public Notice in the Gloucester Daily Times (print and web) and www.gloucester-ma.gov (web) (which will announce public meeting, timing of 30-day public comment period, and availability of information repository)	July 22, 2016	July 22, 2016
30-day Public Comment Period for Draft ABCA	July 22, 2016	August 22, 2016
Public Meeting to discuss ABCA	July 26, 2016	July 26, 2016
End of Public Comment Period	August 22, 2016	August 22, 2016
Respond to Comments	August 23, 2016	September 1, 2016
Finalization of ABCA	September 1, 2016	September 15, 2016
Implementation of Remedial Alternative	April 1, 2017	September 20, 2017

### Public Comments and Questions

The project will be presented at the public meeting by Ms. Sarah DeStefano and Mr. Craig Miner from Weston & Sampson. Once presented, applicable comments raised or received will be addressed in the Final CRP.