

## “AG Healey Paves Way for Clean Up and Redevelopment of Contaminated Land in Woburn, Brockton, North Adams”



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### AG Healey Paves Way For Clean Up and Redevelopment of Contaminated Land in Woburn, Brockton, North Adams

**BOSTON** – Looking to help create jobs, preserve open space, and provide revenue to local communities, Attorney General Maura Healey announced today that she has entered into three agreements that will facilitate the cleanup and redevelopment of a dilapidated mill in North Adams, a vacant parcel of land in Woburn, and abandoned buildings in Brockton.

The agreements, called Brownfields Covenants Not to Sue, provide liability protection to developers and municipalities intending to redevelop and clean up contaminated properties. These agreements will pave the way for a mixed-use development in North Adams that will house residential lofts, artist galleries, and a boutique hotel; a mixed-use project in Woburn that includes a hotel and restaurants; and a metals manufacturing business in Brockton.

“These agreements will provide permanent jobs and help to revitalize the communities of North Adams, Woburn, and Brockton,” said AG Healey. “Brownfields Covenant Not to Sue Agreements provide protection from liability that developers, prospective buyers, and municipalities rely on in order to move forward with projects that greatly benefit local communities. I’m glad that we are able to play an important role in these projects and to help get these blighted properties back into productive use.”

The AG’s Office works closely with Massachusetts Department of Environmental Protection (MassDEP) and the Executive Office of Energy and Environmental Affairs, which is the Natural Resource Damages trustee, to ensure that cleanup plans are adequate.

“These covenants will help the local communities achieve several important goals, including cleanup of contaminated properties, creation of housing, preservation of open space and the rehabilitation of historic buildings,” said MassDEP Commissioner Martin Suuberg “The covenant in Woburn, in fact, involves a U.S. EPA Superfund site, showing that Brownfields revitalization can occur at properties considered the most challenging.”

#### North Adams Agreement

An agreement reached with Greylock Works, LLC, and Greylock Flume, Inc., will allow for the redevelopment of two parcels of property on State Road (Route 2) in North Adams. Greylock Works, LLC, will clean up and redevelop a 200,000-square foot dilapidated, vacant mill building on a 8.85-acre parcel of property into a mixed-use space that may house residential lofts, artist galleries, a boutique hotel, local culinary booths, performance spaces, and retail shops. The agreement also will provide liability relief to Greylock Flume, Inc., a nonprofit, for the preservation of open space and for the creation of a park, pedestrian walkway, and bike path on Route 2 across from the mill building.

These projects have the potential to create more than 100 new and permanent jobs and generate more than \$5 million in annual revenues for North Adams.

“I want to thank Attorney General Healey and her staff for their hard work and approval of this application,” said North Adams Mayor Richard Alcombright. “AG Healey’s willingness to facilitate this great development opportunity combined with the commitment of the principals of Greylock Works LLC brings additional assurance to the success of the project. This is truly government at its best.”

“The covenant process was critical to understanding and containing the risks associated with the pre-existing conditions of the site,” said Salvatore Perry, developer for the project. “The meetings we had with experienced professionals at MassDEP increased awareness among the many stakeholders, and fostered a collaborative dynamic to shape a reasonable plan that will clean up the Greylock Mill site. We have already begun that important work.”

#### Woburn Agreement

With its covenant in place, Madison Woburn, LLC took ownership of a 12-acre vacant parcel on Washington Street in Woburn located within the Wells G&H Superfund site. Madison Woburn will redevelop the property that has been vacant for over 25 years into a mixed-use space that will include two hotels and two restaurants.

The project will generate projected annual revenues of approximately \$750,000 for the city.

“We are grateful to the EPA and Attorney General Maura Healey for their extraordinary, collaborative efforts helping us return this parcel of commercial land back to productive use,” said Woburn Mayor Scott Galvin. “We also appreciate the diligence of City Staff for their work with the proposed project, which delivers both job opportunities and tax benefits for the City of Woburn.”

#### Brockton Agreement

The agreement with Commercial Yard, LLC will allow it to take ownership of a five-acre vacant lot with abandoned buildings on East Union Street in Brockton. Commercial Yard, LLC took ownership from Specialty Foundry, Inc., formerly known as LeBaron Foundry, and intends to build an integrated, state-of-the-art metals manufacturing business. The business will provide custom and specialty parts and components which will be used by the defense, aerospace, power generation, power transmission and aircraft carrier industries.

The project will create approximately 50 full time jobs at the currently unused lot. Under the terms of the agreement, the construction work will be totally enclosed and will not emit noise, dust, or fumes into the surrounding area.

“This covenant underscores the important partnership between the Attorney General’s Office, MassDEP, and municipalities to get brownfields cleaned up and put into productive use” said Mayor Bill Carpenter. “This is a win for the neighborhood, for Brockton tax payers, and for the environment.”

The AG's Office is dedicated to facilitating the cleanup and redevelopment of contaminated and underutilized properties throughout the Commonwealth. A [Brownfields Covenant Not to Sue Agreement](#) is broadly available to municipalities and developers who are owners or prospective purchasers of contaminated properties and provides liability relief and protections for projects contributing to the economic or physical revitalization of the community. The proposed project must create new jobs or affordable housing, or result in historic preservation, open space, or some other form of public benefit. Additionally, the property must meet cleanup standards under G.L. c. 21E and the Massachusetts Contingency Plan. The AG's Office encourages anyone interested in purchasing and developing and reusing a contaminated piece of property to contact the Office to discuss the possibility of a Brownfields Covenant Not to Sue.

Brownfields Covenants are developed through close coordination between the Attorney General's Office and MassDEP. Assistant Attorney General Betsy Harper of AG Healey's Environmental Protection Division handled negotiations for the Agreements, in coordination with MassDEP's Lucas Rogers, Jane Rothchild, and John Beling of the Office of General Counsel, and staffers Eva Tor, Kevin Daoust, Jay Naparstek, Karen Pelto and Jennifer McWeeney.

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