

Environmental Assessment and Remediation of the Former Bryant Grinder Manufacturing Facility in Springfield, Vermont

STONE
ENVIRONMENTAL
100% EMPLOYEE-OWNED

Services / Expertise

EPA-Funded Brownfield Redevelopment
Vermont DEC's BRELLA program
Phase I ESA (ASTM E1527-13)
Phase II ESA (ASTM E1903-11)
Remedial Site Investigation / Phase III ESA
Evaluation of Corrective Action Alternatives
Corrective Action Plan
Asbestos and Building Material Abatement
Vapor Intrusion Mitigation (ASTM E2600-15)
High Resolution Site Characterization
Green & Sustainable Cleanup (ASTM E2823)
VT DEC UST Program Guidance
VDH Lead & Asbestos Regulatory Program
RCRA Compliance
EPA Reporting (MBE/WBE, Davis-Bacon Procurement)
Historic Preservation
QAPP, Health & Safety Plan

Markets

Local Government
Regional Planning Commissions
State Government

Project Location

267 Clinton Street
Springfield, Vermont 05150

Project Duration

2010–Present

Project Owner

Springfield Regional Development Corporation
Mount Ascutney Regional Commission

Project Team

Dan Voisin (Project Manager)
Lee Rosberg
Laura Rajnak
Sandra Walser
Jenn Cypher

Subconsultants

Clay Point Associates
Dec-Tam
Vermont HydroGeo
Pace Analytical
Cascade Technical Services
US Ecology



The Membrane Interface Probe provided real-time data to assess plume cores along the downgradient property boundary.

BETWEEN 1909 and 2002, the Bryant Chucking Grinder Company manufactured machining tools for distribution across the United States and around the world. The 166,000-square-foot production facility went dormant following the sale of the Bryant brand and accounts to Vermont Machine Tool, which relocated the physical assets to another property in North Springfield. Following two interim, short-lived businesses, the abandoned site declined.

In 2010, Stone performed an ASTM E1527-05 Phase I Environmental Site Assessment (ESA) for the then Southern Windsor County Regional Planning Commission (SWCRPC; now the Mount Ascutney Regional Commission), on behalf of the Springfield Regional Development Corporation (SRDC), of the former machine manufacturing facility. In addition to requisite resources, Stone relied on extensive professional knowledge of the area, Resource Conservation and Recovery Act (RCRA) hazardous waste files of the former company and nearby plants, and interviews with Springfield residents. Stone identified over 20 Recognized Environmental Conditions (RECs) for the property, including past use of trichloroethene (TCE) and other chlorinated solvents, use of cooling and cutting fluids, remaining hazardous materials throughout the facility, illicit uses of the site (dumping, automotive repair, and metal scrapping), as well as lead-based paint, asbestos-containing materials (ACM), Polychlorinated biphenyl (PCB)-contaminated caulk, and mold.

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With the liability protections afforded through the *All Appropriate Inquiry* provision of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), SRDC entered into the VTDEC's Brownfield Response and Environmental Liability Limitation Act (BRELLA) program and purchased the property in early 2011.

Stone completed a Phase II ESA of the site in two stages between 2012 and 2014 in support of the SRDC's plan to redevelop the site for industrial use, with funding from SWCRPC's EPA Hazardous Assessment Grant. Stone collected over 200 samples of various building materials for PCB analysis, performed a comprehensive groundwater investigation, and assessed the potential for impact to indoor air via vapor intrusion. The Stone team identified and delineated two TCE hot spots in sub-slab soil gas that would require remediation as part of the redevelopment. Stone performed a subsequent site investigation (Phase III ESA) that involved testing 60 discrete soil samples from 24 soil borings, sampling and analysis of concrete cores for VOCs and PCBs, vapor intrusion mitigation, and TCE source area removal pilot testing for the final design of a soil vapor extraction (SVE) sub-slab depressurization (SSD) system.

Stone prepared a partial Corrective Action Plan (Partial CAP) in 2016 for the vapor mitigation system required to redevelop the southernmost portion of the building. Stone subcontractor Clay Point Associates drafted an abatement plan to rid asbestos-containing materials from this portion of the site. A subcontractor (Dec-Tam) carried out implementation after a competitive procurement process.

In July 2017, SRDC received financing of \$625,000 from the Vermont Economic Development Authority (VEDA) to assist with the redevelopment of roughly 40,000 square feet of the site. Stone and Clay Point Associates oversaw the abatement of the space. Through operation of an SSD system and recent renovations, SRDC has returned approximately 30,000 square feet of this former manufacturing facility to active use.

In 2021, in anticipation of further renovations of the south end and potential demolition of the middle third of the site building, Stone continued its prior assessment activities to perform requisite additional building materials sampling and analysis to support a US EPA TSCA Division cleanup and disposal plan. Pilot testing for using a solvent extraction technology is slated for the fall of 2022.



Top: The Former Bryant Grinder manufacturing plant. Below: Interior of the former Bryant Grinder Facility.

