

RIED'S CLEANERS SITE ASSESSMENT PROFILE



TIMELINE

2006: Ried's Cleaners ceased operations

2008: Back building demolished

2008-2010: Investigations conducted, documented indoor air contamination, properly classified as Tier 1A with MassDEP

2011: Subsurface Investigation performed by MassDEP

2015: Town uses Mass Development Grant to do more assessment work including drilling, soil sampling, monitoring well installation and groundwater sampling, indoor air and sub-slab soil vapor sampling. Interim Phase II Comprehensive Site Assessment, Technical Report for Remedial Evaluation

2018: Town receives EPA Brownfields Assessment Grant.

Winter-Summer 2019: Site Specific Health and Safety Plan, Bedrock and overburden monitoring well installation and soil and groundwater sampling, indoor air and sub-slab soil vapor sampling, hazardous building materials survey and inventory

May 2019: Town becomes the property owner after Land Court judgement

Fall 2019: MassDEP requested assistance of the EPA, EPA conducts an environmental investigation

Fall 2020: Town receives EPA Brownfields Cleanup grant for Ried's Cleaners

May 2021: EPA clean up action/removal of contaminated soil from the site

Introduction

Ried's Cleaners is a 0.29-acre lot on Main Street in Great Barrington. Located next to the Post Office and across from St. Peter's Catholic Church and the Mason Public Library in downtown Great Barrington, the storefront is a prime location for redevelopment. On the lot sits one vacant building that closed operations in 2006. Before it was demolished in 2008, a second building sat in the back of the lot in what is now an empty paved area.

For over 60 years both buildings were utilized as a dry-cleaning business. The front building was the retail building, and the back building was utilized as the dry-cleaning house. Due to the storage of PCE, a harsh dry-cleaning solvent, in underground tanks that leaked, the groundwater beneath this lot is contaminated. Investigations identified the presence of chlorinated solvents in the soil within the former building footprint, in the indoor air of the existing vacant building and Post Office, and in groundwater on the property and extending off the property.

Investigations and testing since 2008 determined contamination began at the old location of the back building and spread downgradient with groundwater. The contaminant presence in the Post Office basement make the basement unsafe for continuous occupancy. Testing has determined that the contamination does not impact properties on the west side of Main Street, like the library. Due to the nature of the contamination the next steps are to continue remediation efforts until the site is safe to use.

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RIED'S CLEANERS BROWNFIELDS SITE ASSESSMENT



Various entities have performed the following environmental investigations at the site and nearby properties from 2008 through 2015 to evaluate the nature and extent of chlorinated solvent contamination:

- Excavation of 7 test pits;
- Collection of soil samples from 19 soil borings;
- Collection of 11 soil samples from test pits, tank excavations, and shallow floor drain excavations;
- Performing a ground-penetrating radar survey;
- Installation of 20 groundwater monitoring wells, several on nearby properties;
- Collection and analysis of several rounds of groundwater samples;
- Surveying and gauging of monitoring wells, including off-site monitoring wells;
- Collection and analysis of two catch basin sediment samples and two catch basin storm water samples;
- Collection and analysis of soil gas samples from under the on-site building the floor of a nearby building;
- Collection and analysis of indoor air samples from two nearby structures and outdoor ambient air samples; and
- Performance of investigations at the Post Office.

Investigations identified the presence of chlorinated solvents in the soil within the former building footprint, in the indoor air of the existing vacant building and Post Office, and in groundwater on the property and extending off the property.

Beginning in 2019 under the Town's EPA Brownfields Assessment grant, TRC performed the following additional environmental investigation activities:

- Conducted a hazardous building materials survey of the vacant Site building. Asbestos, lead paint, and other hazardous materials were present in the building.
- Installed two additional soil borings and shallow monitoring wells on and off the property and collection of soil samples
- Installed one deep soil boring and bedrock monitoring well within the former building footprint
- Collected groundwater samples from all accessible existing and newly-installed monitoring wells on and off the property
- Collected 10 shallow soil samples within the building footprint
- Collected samples of sub-slab soil vapor and indoor air in nearby properties

In May 2021, EPA removed contaminated soil from within the former building footprint and disposed of the soil at a licensed facility.

WHAT'S NEXT FOR RIED'S CLEANERS?



Abate the asbestos and other hazardous/regulated materials identified in the Site building prior to renovation or demolition activities.

Continue to refine the extent of groundwater contamination by:

- Installing an upgradient well to the west of the source area to replace damaged well and possibly a new well to the west of the bank as the well has been dry.
- Installing additional deep monitoring wells in bedrock to evaluate the extent of contamination in deep groundwater.

Confirm soil vapor at one location is not a concern as it could not be sampled in 2019.

Redevelopment of this site is best suited for commercial with appropriate measures in place to mitigate exposure to residual contaminated soil and indoor air. Additional investigation, evaluation, and possibly remediation is warranted if a more sensitive use is desired (e.g., residential, day-care, playground) and/or if located in areas not previously investigated.

