

Berkshire Regional Planning Commission Clearinghouse Review Report

Draft Comments
August 16, 2007

SUBJECT: Site Remediation on Dalton Avenue
EOEA#: 14091
LOCATION: Pittsfield
ESTIMATED COST: \$450,000
REVIEW TYPE: ENF
PROPONENT: General Electric Company
COMMENTS DUE: September 11, 2007

PROJECT DESCRIPTION:

GE proposes to remove PCB-contaminated soil from developed commercial parcels on the north side of Dalton Avenue in Pittsfield. The soil will be sent offsite to a regulated and DEP-approved facility. Hill 78 is excluded as a disposal site for the material.

The proposed remediation area encompasses approximately 40,400 square feet, with 37,000 square feet of that identified as wetlands (riverfront area and bordering land subject to flooding) with depths of remediation ranging from one to twelve feet. Out of the total area to be remediated included are: approximately 3,700 square feet delineated as Bordering Vegetated Wetlands, 300 square feet identified as Land Under Waterbodies and Waterways, and 102 linear feet of Bank (3,000 square feet) will be disturbed. Virtually the entire remainder of the site is located within the 100-year floodplain and 200 foot Riverfront area for Unkamet Brook.

Excavation limits are based on soil boring samples. The remediation is under the jurisdiction of the DEP Bureau of Waste Site Cleanup and the removal limits have been approved by DEP. PCB containing soils will be physically removed and will be followed by placement of backfill material and surface restoration. A double layer of silt fence will be installed prior to excavation around all areas to be remediated and will remain in place until the site has been stabilized and the Pittsfield Conservation Commission approves its removal.

CONSIDERATIONS AND POTENTIAL ISSUES:

Wetlands and Stormwater Management

Much of the Unkamet Brook wetlands areas in this vicinity have been heavily invaded by Phragmites. The proponent has developed a wetlands restoration plan for the site which indicates that all species will be native non-invasive wetlands species. The soil being brought onto the site to replace the removed soil will be a mix of mineral and organic materials. At a minimum, 75% cover within two years of planting is called for and the proponent's wetlands scientist must provide a report to the Conservation Commission upon completion, and in the late summer or early fall for each of the first two growing seasons. If the restoration area has not achieved 75% cover at the end of the two years, a plan to achieve compliance will be developed. Most of the site is parking lot and buildings so the restoration plan does not encompass those areas.

Consistency with Local & Regional Plans

Removing contaminated soils and restoring wildlife and wetland habitat is consistent with the Regional Plan for the Berkshires. However, the restoration should be conducted in a manner

Berkshire Regional Planning Commission Clearinghouse Review Report

that will reasonably ensure the regrowth of native plant communities and inhibit the colonization of invasive plant species.

COMMENTS AND RECOMMENDATIONS:

BRPC does not believe that the project requires an EIR. Our single recommendation is:

- The proponent should develop a plan to control and remove invasive plant species during the monitoring period.

These comments were approved by the Berkshire Regional Planning Commission's Executive Committee at their meeting on **September 5, 2007**.