

Site Redevelopment Profile

Parsons Paper Mill

84 Sargeant Street
Holyoke, Massachusetts 01040

Property Overview

Size

4.6 acres

Current Site Uses

- Aegis Energy Services
- Solar array

Use Restrictions

- None

Surrounding Population

24,427
1 MILE

81,531
3 MILES

138,502
5 MILES

Within 1 mile of the site, 65% of residents are considered low income, compared to the state average of 22%.

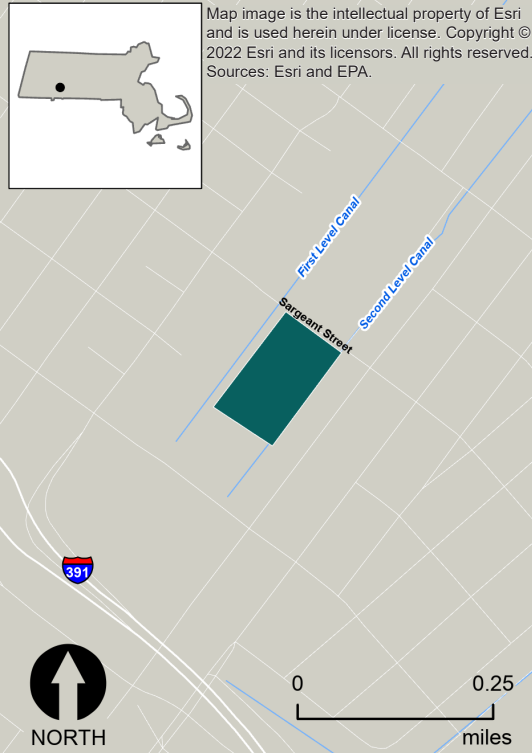


Figure 1. The location of the Parsons Paper Mill site in Massachusetts

Site History and Redevelopment Timeline

1896-2004

Parsons Paper Company (Parsons) operated a paper mill on site and manufactured various types of paper, including stationary and archival paper.

2008

A fire destroyed parts of the mill and the interconnected building complex on site.

2009-2010

EPA conducted investigations and found asbestos in the burned areas of the site. EPA performed a time-critical removal action, including the removal of asbestos-containing material, formaldehyde resin, metal-containing fly ash and drums with hazardous wastes.

2014-2015

The Holyoke Redevelopment Authority (HRA) worked with state and local stakeholders to conduct further investigations and cleanup remaining contamination on site to prepare it for redevelopment.

2016

Aegis Energy Services (Aegis) expanded business operations onto the site. Aegis constructed a parking lot and solar array.

Present

Aegis continues to operate on site.

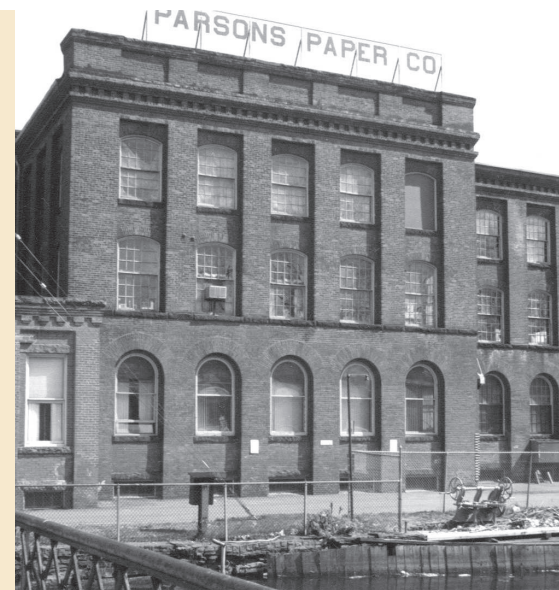


Figure 2. Former Parsons Paper Company mill building (Source: Massachusetts Historical Society)

History and Cleanup

The 4.6-acre Parsons Paper Mill Superfund site is in the historic canal mill district of Holyoke, Massachusetts. Starting in 1896, Parsons operated a paper mill on site. Parsons manufactured an array of papers, including writing and stationary paper, as well as artist paper and archival paper. In 1998, the city of Holyoke received EPA Brownfields funding to conduct an environmental assessment of the property. The city worked with Parsons to address contaminant releases on the site. Parsons ceased mill and manufacturing operations in 2004.

In 2008, a fire destroyed nearly half of the former mill, which consisted of five interconnected buildings. The Massachusetts Department of Environmental Protection (MassDEP) conducted initial investigations at the site and found asbestos in burned rubble. Due to the site's location near downtown Holyoke, which includes a mix of commercial, industrial and residential areas and a nearby daycare center, MassDEP was concerned about the impact of asbestos in the air. MassDEP requested assistance from EPA to clean up contamination on site. From 2009 to 2010, EPA conducted a time-critical removal action to remove hazardous materials and asbestos that posed a threat to public health. EPA removed five 30-cubic-yard roll-off containers and over 500 tons of asbestos-containing material, as well as metal-containing fly ash, formaldehyde resin and drums with hazardous wastes from the property.

Redevelopment

After EPA's time-critical removal action, the site sat vacant. Additional cleanup was needed before the site could be returned to beneficial use. The site is zoned for general industry and is in Holyoke's Arts & Industry Overlay District, created by the city to encourage mixed-use mill redevelopment. Given the site's location, the city identified the site as a redevelopment opportunity in its Urban Renewal Plan. In 2014, the Holyoke Redevelopment Authority (HRA) signed an agreement with Northeast Utilities to conduct an environmental assessment and address remaining cleanup needs, including demolition of some of the remaining structures. In 2015, the HRA worked with state and local partners to further clean up the site and spur interest in redevelopment.

In 2016, Aegis, a combined heat and power systems manufacturer, partnered with the HRA to expand its adjacent business operations onto the site. Aegis restored the remaining 40,000-square-foot building on site to accommodate the company's headquarters and expand production space. Aegis also constructed a new parking lot and a 4-megawatt, grid-connected solar array.

Aegis' \$7 million expansion is the city's largest manufacturing expansion in recent years. In addition to increased property tax contributions to the city and retaining 65 jobs, Aegis added 30 new local jobs. A property that once sat vacant, a reminder of the area's past industrial heyday, is now in beneficial reuse, offering local economic and environmental benefits.



Figure 3. Former mill building before demolition

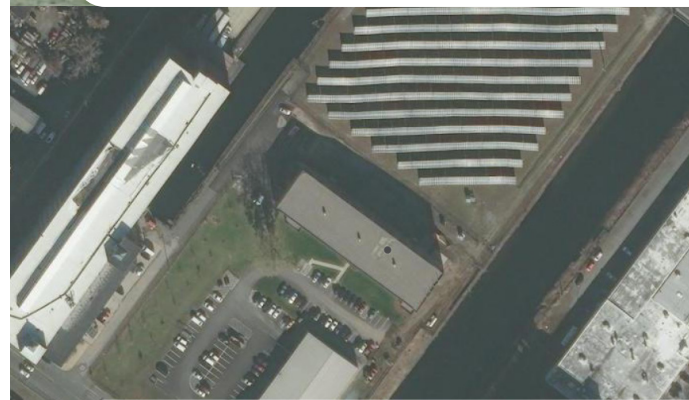


Figure 4. Aerial image of Aegis and its 4-megawatt solar array

Contacts

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For more information, please visit www.epa.gov/superfund-redevelopment.