EPA

Superfund Redevelopment Initiative

SITE REDEVELOPMENT PROFILE

Iron Horse Park Superfund Site

Billerica, Massachusetts

Close view of the solar panels installed at the Shaffer Landfill portion of the Iron Horse Park site. (*Source:* EPA)

Site Location: High Street, Billerica, Massachusetts 01862

Size: 553 acres

Existing Site Infrastructure: All major types of infrastructure are located on site.

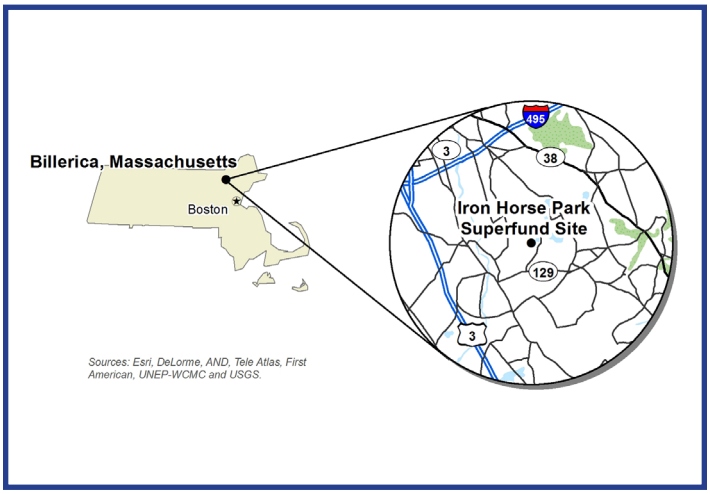
Current Site Uses: Three solar arrays and restored wetlands are located on site.

Use Restrictions: Institutional controls on part of the site prevent use of groundwater, require monitoring, prevent disturbance of wetlands, protect the landfill caps and protect other parts of the remedy.

Surrounding Population: within 0.5 mile, 540 people; within 2.5 miles, 31,387 people; within 4 miles, 86,959 people.

Reuse at the Iron Horse Park Superfund site reinforces community-driven efforts in New England to move toward renewable energy sources. The site is now home to three solar projects that provide energy to the community. Site cleanup also included the restoration of wetland habitats on site.

The site, a 553-acre industrial complex, has hosted a variety of manufacturing and railyard maintenance activities since 1913. Open storage areas, several landfills and wastewater lagoons were part of these industrial operations. Investigations found the operations had contaminated soil, groundwater and surface water. After a removal action to address immediate risks to the surrounding community, EPA placed the site on the Superfund program's National Priorities List (NPL) in 1984. Cleanup included removal of contaminated soil, filling in areas with clean soil, and landfill closure and capping. The cleanup also



Location of the site in Billerica, Massachusetts.

SITE HISTORY AND REDEVELOPMENT TIMELINE

1913 - present Industrial and rail-related businesses operated on site.

1930s The Boston and Maine Railroad operated an oil and sludge recycling area on site.

1944 Johns-Manville Products Corporation made insulation containing asbestos on site.

1984 EPA placed the site on the NPL. EPA led a short-term cleanup and capped an asbestos landfill on site.

1988 - 2011 EPA selected remedies for each part of the site.

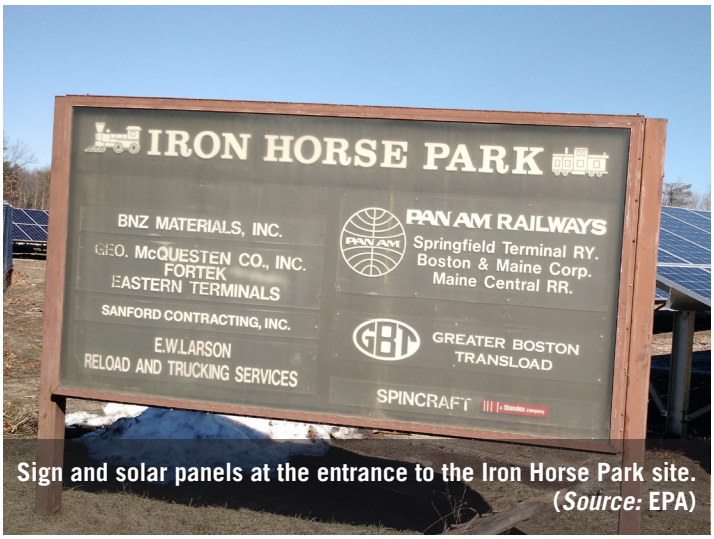
2012 A developer worked with EPA on plans to install a large solar array on site.

2014 Construction of the site's first solar array project finished.

2014 - 2017 Construction of two additional solar array projects finished.

focused on restoring the abundant wetlands on site and creating new wetland habitats. Businesses on site continued to operate during the cleanup.

In recent years, site stakeholders focused on new reuse efforts on the 100-acre Shaffer Landfill portion of the site. Under EPA oversight, a group of responsible parties capped the closed landfill. In 2012, Urban Green Technologies LLC (UGT) began conducting extensive analyses of the Shaffer Landfill for a solar energy project. UGT worked with EPA and the responsible parties on a layout that maximized the project's size while also addressing the engineering challenges of installing solar panels on steep landfill slopes to ensure the cap remained intact. EPA determined that no substantial modification to the landfill would be required for the solar installation, and the state issued a permit for its construction and operation. The project received strong support from the town of Billerica, the Massachusetts Department of Environmental Protection and National Grid, the local utility. UGT began construction of the 25-acre solar array in early 2014.



Sign and solar panels at the entrance to the Iron Horse Park site. (*Source:* EPA)

The combined efforts of site stakeholders made the renewable energy project possible. UGT demonstrated its dedication to the project by signing a payment in lieu of taxes (PILOT) agreement. The agreement guarantees Billerica will receive payment in lieu of taxes for the next 25 years. In August 2014, EPA, UGT and Billerica

held a ceremony marking the project's completion. The 20,000 panels generate about 6 megawatts of electricity a year and provide the energy for four school systems and the local government. In November 2014, EPA celebrated renewable energy reuse accomplishments at the site with Region 1's Excellence in Site Reuse Award. The Award recognizes those who have achieved extraordinary results through revitalizing and reusing formerly contaminated Superfund sites. Since 2014, two additional solar projects have been built on site. The first project, a 4-megawatt array, is located near the entrance to the Iron Horse Park facility. The second project, completed in 2017, is partially located on top of a former asbestos landfill.

Cooperative Reserve Supply facility on the site. (*Source:* EPA)

Wetland restoration area at the site. (*Source:* EPA)

Solar panels at the entrance to the site. (*Source:* EPA)

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FOR MORE INFORMATION

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U.S. EPA SUPERFUND TASK FORCE

In May 2017, EPA established a task force to restore the Superfund program to its rightful place at the center of the Agency's core mission to protect health and the environment.

epa.gov/superfund/superfund-task-force