
Section 7. Site Preparation – 760 CMR 12.02 (6)

The Bank Row URP project boundary comprises approximately 7.5 acres in a developed two-block area located in the downtown center of Greenfield. As shown in Figure A-2 of Section 2, the Bank Row URP site slopes downward from Main Street in a southerly direction, evidence that the area was developed on a hill. There are no other significant topographical features in this densely developed area.

The specific urban renewal activities to be conducted within the Bank Row URP include property acquisition, commercial relocation, spot clearance, disposition of existing buildings for preservation/rehabilitation, and disposition of land to support the development of a regional transportation center and related joint development project.

One principal reason for proposing this plan focuses on the preservation and reuse of certain neglected historical properties. Therefore, site preparation activities in connection with the preservation of the five historic buildings on Bank Row and Main Street will be limited to the identification and remediation of any subsurface environmental contamination that is identified by the GRA upon site acquisition. With the historical use of these properties having been as downtown retail and office space, subsurface environmental contamination is not expected.

The GRA will undertake more extensive site preparation activities that are necessary to create the disposition parcel for the proposed Franklin RTC. Site preparation activities will include the demolition and removal of three buildings, the removal of any asbestos and/or lead as required for building demolition activities, site grading and compaction, as necessary. Site grades may be altered slightly to facilitate drainage.

Site preparation for the future redevelopment of the 30-66 Olive Street site will involve the removal of two structures; one is a storage garage and the other a small retail shop. Work will include the removal of any asbestos and/or lead as required for building demolition activities, site grading and compaction, as necessary. Site grades may be altered slightly to facilitate drainage and support redevelopment actions.

There are no sites within the Bank Row URP that are currently listed as hazardous-waste sites according to the Massachusetts Department of Environmental Protection records. The privately owned parcels scheduled for acquisition will be investigated immediately

upon acquisition and hazardous conditions will be addressed in accordance with applicable state and federal regulations. Should these investigations identify any environmental contamination, the funding for any necessary remediation will be provided through an adjustment to the market value of property and an offset to the disposition proceeds will be made to reflect the diminution in value caused by the presence of such contamination.

Eminent domain activities will be undertaken, as proposed, within an area that has been determined to be decadent, in order to facilitate the preservation/rehabilitation of the five properties on Bank Row and Main Street and to create a development parcel for a regional transportation center on Bank Row and Olive Street in accordance with the objectives of this plan.