



**APPENDIX E:**  
***PROPERTY***  
***EVALUATION SHEETS***

# Mill Properties

## Cabotville Mill Complex

165 Front St,  
Chicopee, MA 01013

### Property Description

This is a former mill property that houses several businesses but has many vacancies. A new water line should be extended to the mill buildings to support their redevelopment. Also included in this site is a parking lot between Front and Exchange streets.

**Owner:** 200 Tillary LLC (Wright Realty Inc. owns one condominium unit/building that is part of Cabotville Mill Condominium Association), First Light Power (canal owner)

**Size:** 12.29 acres (Buildings: 752,998 SF)

**FY12 assessed value:** \$5.9 Million (Buildings: \$5.7 million)

**Zoning:** Industrial

**Date acquired:** March 22, 2005

**Previous owner:** Jeffrey B. Sagalyn and Daniel S. Burack, co-partners of Cabotville Industrial Park Partnership (purchase)

### Brownfield Issues

- Limited environmental concerns (PBCs, solvents and lead identified)
- No known underground storage tanks

### Reuse Scenarios

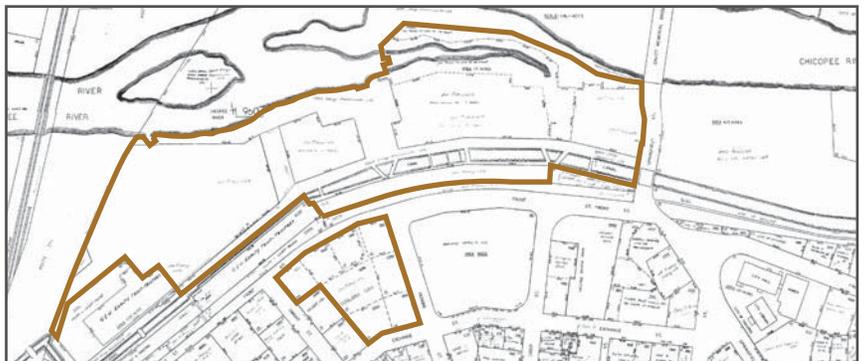
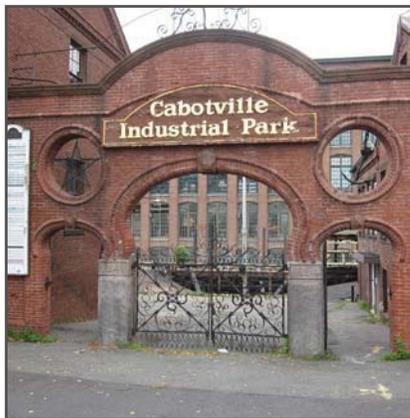
- Flexible industrial space
- Support growth of existing mill businesses
- Housing for <35 and 55+
- Canal path and park
- Mixed use south of Front Street

### Key Next Steps

1. Work with owner to market properties and support detailed business market study
2. Partner with development team
3. Review and modify existing Special Permit

### Potential Resources

- EPA Assessment grant (if available through City or other public entity)
- MassDevelopment Assessment/Cleanup loans
- Federal and Massachusetts brownfields tax



# Mill Properties

## Former Lyman Company

60 Depot Street,  
Chicopee, MA 01013

### Property Description

This site has limited property area, and a small portion is used for manufacturing. The property has industrial access and a link to the canal.

**Owner:** G & W Realty Trust- Trustee, William S. Wright- Trustee, Wright Realty Inc.

**Size:** 1.82 acres (Buildings: 192,023 SF)

**FY12 assessed value:** \$1.42 million  
(Buildings: \$1.24 million)

**Zoning:** Industrial

**Date acquired:** Sept. 15, 1961 (Front Street building), other (NA)

**Previous owner:** Industrial Buildings Corporation (Front Street building)

### Brownfield Issues

- AUL limits potential uses in one small area
- 2 storage tanks removed (diesel and unknown)
- Residual contamination remains after removal of fuel oil storage tank

### Reuse Scenarios

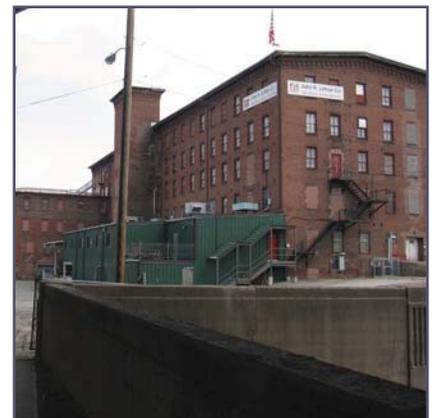
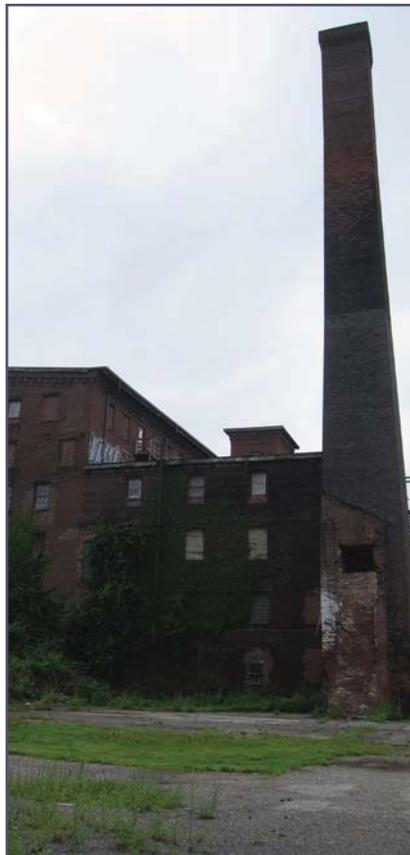
- Flexible industrial space
- Support growth of existing mill businesses
- Housing for <35 and 55+
- Canal path and park

### Key Next Steps

1. Assist in determining potential developer
2. Advance and issue any necessary permits
3. Obtain funding for assessments and remediation

### Potential Resources

- EPA Assessment grant (if available through City or other public entity)
- MassDevelopment Assessment/Cleanup loans
- Federal and Massachusetts brownfields tax incentives



# Mill Properties

## City Frontage

Front Street,  
Chicopee, MA 01013

### Property Description

These are vacant properties on Front Street. They provide frontage to several Cabotville and Lyman buildings. The City also owns an additional parcel north of these properties adjacent to Springfield Street.

**Owner:** City of Chicopee

**Size:** 1.5 acres

**FY12 assessed value:** \$80,700

**Zoning:** Industrial

**Date acquired:** May 22, 1995; March 22, 2005; and NA

**Previous owner:** NA

### Brownfield Issues

- Limited environmental concerns
- No known underground storage tanks

### Reuse Scenarios

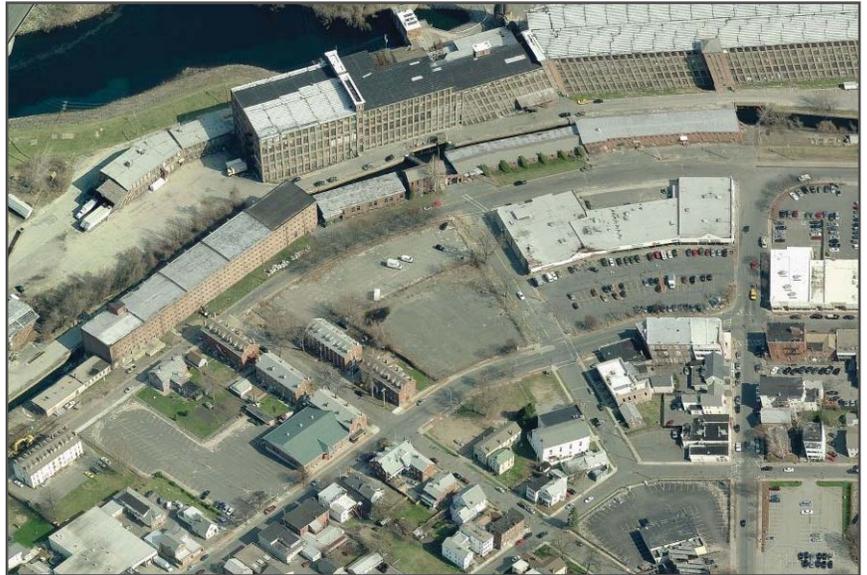
- Canal path and park
- Road widening

### Key Next Steps

1. Create canal path and park
2. Design and complete potential road widening of Exchange Street

### Potential Resources

- EPA Assessment and Cleanup grants
- EPA Targeted brownfields assistance grant-of-service
- MassDevelopment Assessment/Cleanup loans or grants
- EPA RLF cleanup loan/subgrant
- BRAC insurance subsidy through BDC Capital



# Mill Properties

## 101 Front Street

101 Front Street,  
Chicopee, MA 01013

### Property Description

This property includes a two-story manufacturing building that was constructed in 1910. The site has frontage on Depot Street.

**Owner:** Audrey Mascaro

**Size:** 0.41 acres (Building: 7,616 SF)

**FY12 assessed value:** \$60,200 (Building: \$33,500)

**Zoning:** Industrial

**Date acquired:** May 31, 2000

**Previous owner:** Robert Mascaro

### Brownfield Issues

- Potential environmental concerns due to manufacturing use

### Reuse Scenarios

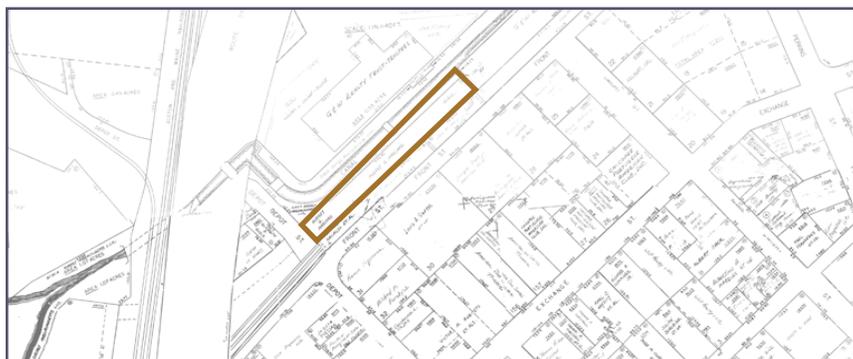
- Canal path and park

### Key Next Steps

1. Relocate existing business in the West End
2. Create canal path and park

### Potential Resources

- EPA Assessment grant (if available through City or other public entity)
- MassDevelopment Assessment/Cleanup loans
- Federal and Massachusetts brownfields tax incentives
- EPA Revolving Loan Fund cleanup loan (through PVPC or other public entity)
- Brownfields Access to Capital insurance subsidy through BDC Capital



# Former Steam Plant/Delta Park

## City Property - Former Hampden Steam Plant

Lower Depot Street,  
Chicopee, MA 01013

### Property Description

This property is located west of Delta Park and borders the Connecticut River. Currently vacant, it has flood plain and access problems. Access is limited to a narrow tunnel under a low railroad overpass. Improving access would be challenging given the coordination that would need to occur with the railroad company and other issues.

**Owner:** City of Chicopee

**Size:** 22 acres

**FY12 assessed value:** \$168,500

**Zoning:** Industrial

**Date acquired:** Nov. 27, 1987

**Previous owner:** Sanisil, Inc. (tax lien case)

### Brownfield Issues

- Metals and asbestos in soil

### Reuse Scenarios

- Tree farm or other agricultural use
- Energy farming (Solar or geothermal)

### Key Next Steps

1. Obtain funding for environmental assessment and remediation
2. Assess and remediate property
3. Develop and issue RFP
4. Support reuse

### Potential Resources

- EPA Assessment and Cleanup grants
- EPA Targeted brownfields assistance grant-of-service
- MassDevelopment Assessment/Cleanup loans or grants
- EPA RLF cleanup loan/subgrant
- BRAC insurance subsidy through BDC Capital



# Former Steam Plant/Delta Park

## Delta Park

Lower Depot Street,  
Chicopee, MA 01013

### Property Description

This is the site of a former industrial park just west of I-391. There is limited access under a low railroad overpass, and there is no large truck access. Improving access would be challenging given the coordination that would need to occur with the railroad company and other issues.

**Owner:** D.H. Holding Corp.

**Size:** 17.08 acres

**FY12 assessed value:** \$84,800

**Zoning:** Industrial

**Date acquired:** Dec. 6, 2002

**Previous owner:** David Ostrander as Trustee in bankruptcy for debtor's bankruptcy estate (Edna Gilchrist filed for bankruptcy in 1988)

### Brownfield Issues

- Petroleum: all tanks have been removed
- Metals and petroleum concentrations in soil
- DEP Open Site (Phase II risk characterization)
- Recovery wells in place to remove contaminants from subsurface

### Reuse Scenarios

- Tree farm or other agricultural use
- Energy farming (solar or geothermal)

### Key Next Steps

1. Support private redevelopment

### Potential Resources

- Private funds
- City funds



# Riverfront

## Riverfront Property

Exchange Street,  
Chicopee, MA 01013

### Property Description

Located south of Delta Park, this is an industrial property where outdoor equipment is stored. It has river access but limited vehicle access under railroad tracks. The City has an easement for sewer overflows.

**Owner:** CMS Realty Trust, City of Chicopee, Mosher Company Inc., George Innes Jr., Richard Jones Jr. and Christine Forester, 200 Tillary LLC, 18 Piece Chicopee LLC

**Size:** 8.06 acres (Buildings: 50,901 SF)

**FY12 assessed value:** \$1.36 million (Buildings: \$839,000)

**Zoning:** Industrial and Business A

**Date acquired:** 1939 - 2006 (several properties)

**Previous owners:** Richard Mosher, Lena Innes, Ralph Avery, Cabotville Industrial Park Partnership, Sickles Realty 1 LLC, J.E. Gurvitch Inc., The Emerald Corporation

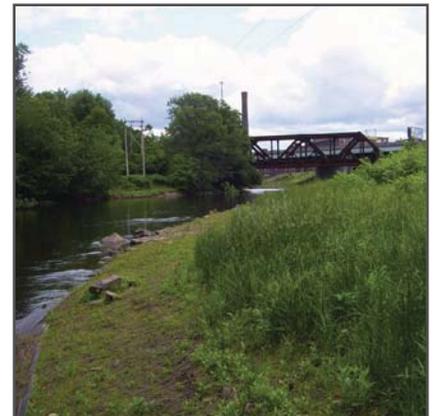


### Brownfield Issues

- Potential environmental issues due to equipment storage and industrial uses
- 4 Storage tanks removed (fuel oil and gasoline)

### Reuse Scenarios

- Housing for middle-income residents
- Recreational boating
- Excursion charter boats

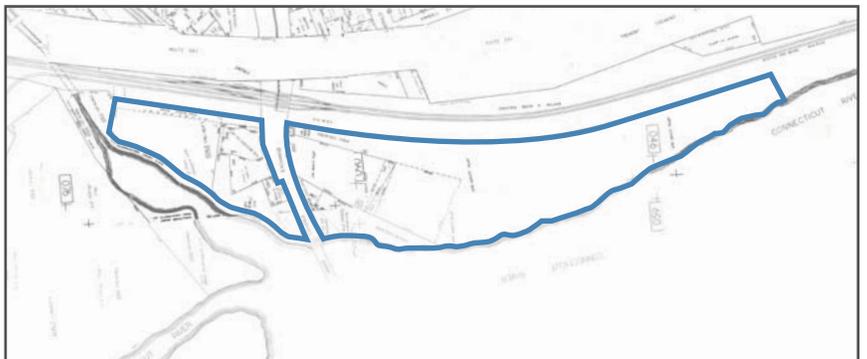


### Key Next Steps

1. Enhance river access
2. Clear property for redevelopment and support redevelopment

### Potential Resources

- EPA Assessment grant (if available through City or other public entity)
- MassDevelopment Assessment/Cleanup loans



# Gateway

## Former Mobil Service Station

229 Center Street,  
Chicopee, MA 01013

### Property Description

Located at the gateway to downtown Chicopee, this vacant property is a closed site near residential uses. It was historically occupied by a service station. There is an AUL on part of the property, restricting residential, school, day care, nursery or playground/recreational uses.

**Owner:** Bisket Chicopee LLC

**Size:** 1.02 acres

**FY12 assessed value:** \$430,100

**Zoning:** Business B

**Date acquired:** 2005 - 2008

**Previous owners:** ExxonMobil Oil Corporation, Chester E. Ferenc, Michael R. Grabiec III, and Chicopee Housing Authority (purchases)

### Brownfield Issues

- AUL limits potential uses
- 8 Storage tanks removed (gasoline, waste and fuel oil)

### Reuse Scenarios

- Gateway park
- Retail or institutional use
- Transportation use  
(ex. EV charging station)

### Key Next Steps

1. Research AUL issues
2. Determine preferred use
3. Create a gateway park or support private development

### Potential Resources

- EPA Assessment grant (if available through City or other public entity)
- MassDevelopment Assessment/Cleanup loans
- Federal and Massachusetts brownfields tax incentives



# Water Department

## Chicopee Water Department

27 Tremont Street,  
Chicopee, MA 01013

### Property Description

This City-owned property includes a maintenance garage that is used to store vehicles. It is located in a residential area.

**Owner:** City of Chicopee

**Size:** 0.28 acres (Building: 6,500 SF)

**FY12 assessed value:** \$325,000 (Building: \$240,000)

**Zoning:** Residence A

**Date acquired:** NA

**Previous owner:** NA

### Brownfield Issues

- Potential environmental issues due to vehicle storage
- No known underground storage tanks

### Reuse Scenarios

- Housing for middle-income residents
- Community garden
- Commercial office

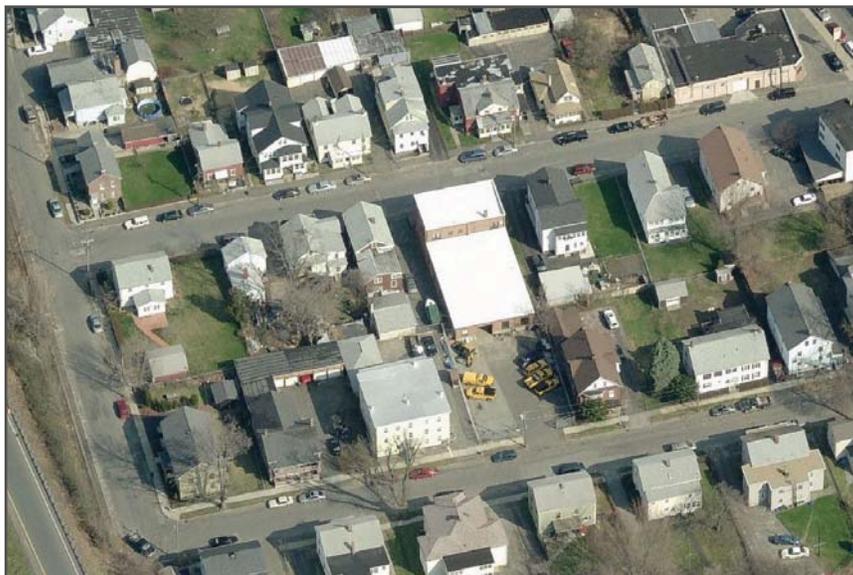
### Key Next Steps

1. Obtain funding
2. Assess and remediate properties
3. Determined preferred use

### Potential Resources

If sold or transferred to a private property, the following programs could be available:

- MassDevelopment Assessment/Cleanup loans or grants
- EPA RLF cleanup loan/subgrant
- BRAC insurance subsidy through BDC Capital



# Other Brownfields

## Center Street (Former VOC) Parking Lot

Center St,  
Chicopee, MA 01013

### Property Description

This is a parking lot next to the former Racing Oil site. It is being sold with the former VOC Building that is located across the street.

**Owner:** M.J.P. Realty, LLC

**Size:** 0.38 acres

**FY12 assessed value:** \$97,700

**Zoning:** Business B

**Date acquired:** Feb. 1, 2001

**Previous owner:** William S. Rucki, Trustee of Faljan Trust (purchase)

### Brownfield Issues

- Potential environmental issues due to parking lot use

### Reuse Scenarios

- Small retail or office

### Key Next Steps

1. Act on short-term marketing strategy
2. Develop a long-term strategy

### Potential Resources

- EPA Assessment grant (if available through City or other public entity)
- MassDevelopment Assessment/Cleanup loans
- Federal and Massachusetts brownfields tax incentives
- EPA RLF cleanup loan/subgrant
- BRAC insurance subsidy through BDC Capital
- Business Improvement District funds



# Other Brownfields

## Former Freemason's Lodge

81 Center Street,  
Chicopee, MA 01013

### Property Description

This property includes the former Freemason's Lodge, an iconic building. The vacant structure is deteriorating, and the property owners are unwilling to release control.

**Owner:** Starzyk Funeral Home, Inc.

**Size:** 0.20 acres (Building: 3,578 SF)

**FY12 assessed value:** \$107,900 (Building: \$31,000)

**Zoning:** Business B

**Date acquired:** Oct. 27, 1977

**Previous owner:** Chicopee Masonic Building Association, Inc.

### Brownfield Issues

- Limited environmental issues

### Reuse Scenarios

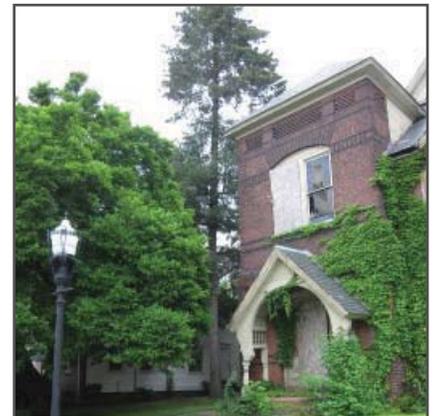
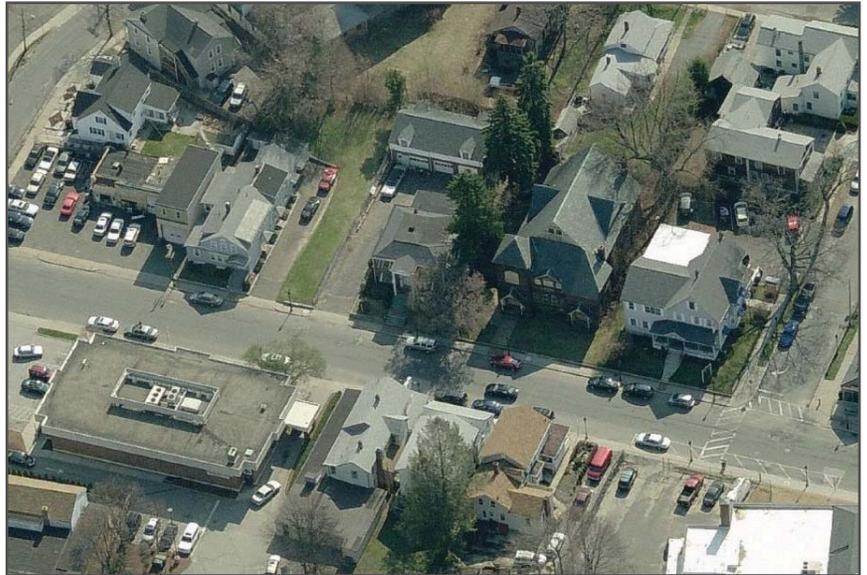
- Small retail or office

### Key Next Steps

1. Act on short-term marketing strategy
2. Develop a long-term strategy

### Potential Resources

- EPA Assessment grant (if available through City or other public entity)
- MassDevelopment Assessment/Cleanup loans
- Federal and Massachusetts brownfields tax incentives
- EPA RLF cleanup loan/subgrant
- BRAC insurance subsidy through BDC Capital
- Business Improvement District funds



# Other Brownfields

## Former VOC Building

152 Center St,  
Chicopee, MA 01013

### Property Description

This site once housed Valley Opportunity Council. The building has been vacant since at least 2008. It is currently for sale for \$375,000, which includes the Center Street parking lot across the street.

**Owner:** M.J.P. Realty, LLC

**Size:** 0.30 acres (Building: 20,071 SF)

**FY12 assessed value:** \$316,300 (Building: \$230,400)

**Zoning:** Business B

**Date acquired:** Feb. 1, 2001

**Previous owner:** William S. Rucki, Trustee of Faljan Trust (purchase)

### Brownfield Issues

- Potential building materials
- Indoor air quality

### Reuse Scenarios

- Small retail or office

### Key Next Steps

1. Act on short-term marketing strategy
2. Develop a long-term strategy

### Potential Resources

- EPA Assessment grant (if available through City or other public entity)
- MassDevelopment Assessment/Cleanup loans
- Federal and Massachusetts brownfields tax incentives
- EPA RLF cleanup loan/subgrant
- BRAC insurance subsidy through BDC Capital
- Business Improvement District funds



# Other Brownfields

## Collegian Court

85 Park Street,  
Chicopee, MA 01013

### Property Description

This property includes a former restaurant with off-street parking. The property is for sale for \$349,000.

**Owner:** Steven R. Etheridge, et al

**Size:** 0.54 acres (Building: 8,735 SF)

**FY12 assessed value:** \$292,400 (Building: \$194,900)

**Zoning:** Residence C

**Date acquired:** Dec. 5, 2008

**Previous owner:** Dorothy and David Szpara

### Brownfield Issues

- Potential environmental issues due to kitchen-related contamination

### Reuse Scenarios

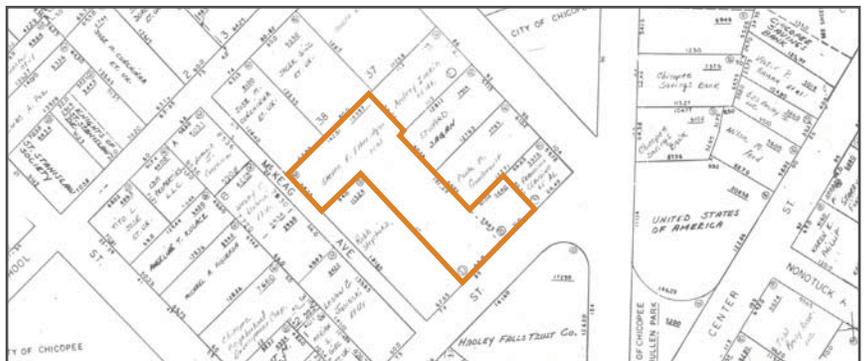
- Small retail or office
- Neighborhood market
- Restaurant

### Key Next Steps

1. Act on short-term marketing strategy
2. Develop a long-term strategy

### Potential Resources

- EPA Assessment grant (if available through City or other public entity)
- MassDevelopment Assessment/Cleanup loans
- Federal and Massachusetts brownfields tax incentives
- EPA RLF cleanup loan/subgrant
- BRAC insurance subsidy through BDC Capital
- Business Improvement District funds



# Other Brownfields

## Former Mathis Oldsmobile

67 Exchange Street,  
Chicopee, MA 01013

### Property Description

This is open land that is used for vehicle storage. Previously, it had long been occupied by automobile service-related businesses. The property has large frontage, high visibility and existing streetscape.

**Owner:** 69 Exchange Street, LLC

**Size:** 0.917 acres

**FY12 assessed value:** \$71,500

**Zoning:** Business B

**Date acquired:** NA

**Previous owner:** NA

### Brownfield Issues

- AUL limits potential uses
- 1 Storage tank removed (diesel)

### Reuse Scenarios

- Small retail or office

### Key Next Steps

1. Act on short-term marketing strategy
2. Develop a long-term strategy

### Potential Resources

- EPA Assessment grant (if available through City or other public entity)
- MassDevelopment Assessment/Cleanup loans
- Federal and Massachusetts brownfields tax incentives
- EPA RLF cleanup loan/subgrant
- BRAC insurance subsidy through BDC Capital
- Business Improvement District funds



# Other Brownfields

## Former Racing Oil Service Station

181 Center Street,  
Chicopee, MA 01013

### Property Description

This is open land with frontage on an arterial street. Historically, the site was occupied by a service station. The City recently became the site owner through a "tax title" process.

**Owner:** City of Chicopee

**Size:** 0.28 acres

**FY12 assessed value:** \$127,500

**Zoning:** Business B

**Date acquired:** January 2012

**Previous owner:** Racing Oil LLC

### Brownfield Issues

- Gasoline release identified in soil and ground-water
- Petroleum product identified in at least one well at site
- DEP Open Project (Phase 4: AUL and other actions recommended)
- 3 storage tanks removed (gasoline)

### Reuse Scenarios

- Small office or retail

### Key Next Steps

1. Assess site and research AUL issues
2. Improve property
3. Develop a long-term strategy

### Potential Resources

- EPA Assessment grant (if available through City or other public entity)
- MassDevelopment Assessment/Cleanup loans
- Federal and Massachusetts brownfields tax incentives
- EPA RLF cleanup loan/subgrant
- BRAC insurance subsidy through BDC Capital

