

Fisher Cat Stadium/Rubenstein Parcel, Manchester

Overview

The former B&M/Rubenstein parcel was contaminated during its long years of use by the railroads. The railroad operated a number of aboveground and underground storage tanks and releases from these tanks resulted in soil and groundwater contamination. The Oil Discharge and Disposal Cleanup Fund (ODD Fund) provided cleanup funding for the property which allowed the city of Manchester to acquire the property and redevelop it into a very successful minor league ballpark.

History

The Rubenstein/B&M parcel was used as a railroad maintenance facility by the B&M railroad from the late 1800s until the late 1940s. In the mid-1960s B&M sold the property to Sol Rubenstein. The property remained vacant until it was redeveloped by the city of Manchester into a minor league ballpark for the Fisher Cats.

Rubenstein offered the property to the city of Manchester for substantially below market cost, if the city agreed to accept the environmental liability. The city was very concerned about the

potential environmental liability of the property (initial option to acquire the lot expired February 20, 1990) and approached DES in 1999 for information about its potential liability and whether there was any state assistance available. DES negotiated with B&M railroad and developed an approach that would end up making the site eligible for assistance from the ODD Fund. B&M agreed to complete the overdue initial investigation activities and to apply for a late registration waiver for the 20,000 gallon aboveground diesel storage tank. Based on this agreement and the follow up actions, the property became eligible for reimbursement of cleanup costs under the ODD fund and the city went ahead with the acquisition of the property. The city purchased the property on February 25, 2000. The property was subsequently redeveloped along with an adjacent city park into the Northeast Delta Dental Stadium.

At A Glance:

Site Location: Downtown Manchester

Site Profile: Former B&M Rubenstein parcel, now North East Delta Dental Stadium

DES ODD Fund Reimbursements: \$177,610

Outcomes:

- 900 cu. yds. of contaminated soil removed and properly disposed of.
- Comprehensive site investigation completed.
- Minor league baseball stadium constructed.

Environmental Assessment and Cleanup

In December 1996, a 500-gallon underground gasoline storage tank and a 20,000-gallon aboveground diesel storage were closed. A closure report for the tank removals was submitted to DES on December 30, 1997. DES conducted a site visit on March 5, 1997 and observed evidence of a petroleum release from the closed aboveground storage tank. Based on the observed evidence of a release, DES requested the completion of an initial site characterization

(ISC) on March 31, 1997 and sent a reminder letter on February 19, 1999. The ISC was finally submitted to DES on October 6, 2000 and a request for late aboveground storage tank waiver was submitted to the ODD Board on December 18, 2000. The ISC documented contamination in both the former gas (soil) and diesel tank areas (soil and groundwater). The completion of the ISC and the approval of the waiver request made the site eligible for the ODD fund. Based on the ISC results, DES requested a supplemental site investigation. The supplemental site investigation was submitted on February 7, 2001. DES determined that the best approach to remediate the site was the excavation and disposal of the contaminated soil. In May 2001, 900 cubic yards of contaminated soil was removed from the site. The excavation was limited to the south and east by a concrete storm sewer main and the Boston & Maine Corporation railroad easement. The property was repaved, initially to support an existing park, and was subsequently redeveloped into the Northeast Delta Dental Stadium. After completion of the soil excavation, the groundwater monitoring network was reestablished. Residual contamination that could not be excavated was confined to a limited area; in this area floating product was observed in the replacement monitoring wells. The City continues to monitor groundwater quality and recover floating product under the provisions of a groundwater management permit. The product thickness levels have declined over time and more aggressive efforts to remove the product is still hampered by the proximity to the storm sewer; however, there is no exposure or environmental threat posed by the limited extent of product. The past and ongoing costs for the monitoring and the soil removal have been reimbursed by the ODD fund.



View of the soil removal and paving projects.

Redevelopment Project Success

The property has been redeveloped into a highly successful minor league ball park. The completed stadium seats 6,500 people and covers 115,000 square feet. The estimated cost for the construction was \$20 million (CLD consulting engineers website). The location of the former 20,000 gallon diesel aboveground tank (removed in 1996) is under the current stadium's outfield wall (a portion of the outfield wall is over the area cleaned up during the soil excavation project). The former 20,000 gallon tank location is also just 90 feet away from the southeastern corner of the onsite Hilton Garden Inn. The small amount of floating product that still remains is located just beyond the outfield wall.



View of the Northeast Delta Dental Stadium.