

# 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

