



CREDERE ASSOCIATES, LLC

776 Main Street
Westbrook, Maine 04092
Phone: 207-828-1272
Fax: 207-887-1051

October 28, 2025

Ms. Tania Hartford
L'Arche Boston North
53 Wingate Street
Haverhill, Massachusetts 01832

Subject: **Community Involvement Plan**
A-1 Deli
88-92 Merrimack Street
Haverhill, Massachusetts 01832

Dear Ms. Hartford:

Enclosed for your use is a copy of the Community Involvement Plan (CIP) for the above-referenced property located in Haverhill, Massachusetts. The purpose of plan is to describe the strategy that will be employed by the L'Arche Boston North (L'Arche) to engage and inform community residents and business owners of the cleanup at A-1 Deli (Site).

The CIP is required because federal EPA Brownfields subgrant and loan funds are being provided by Merrimack Valley Planning Commission's (MVPC) from their Revolving Loan Fund (RLF). EPA will review and approve this plan prior to implementation; however, given the time constraints of your project we will hold the required public meeting on November 13th to receive input from the project stakeholders. We will document these activities and provide details of the meeting to EPA.

Please do not hesitate to contact me at (207) 828-1272 x36 or at mwentworth@credere.com if I can provide clarification or additional information regarding this Community Involvement Plan.

Very truly,
Credere Associates, LLC

Moira Wentworth, LG
Geologist II/Hazardous Building Materials Specialist

CC: Ms. Ania-Nabi Ruiz – United States Environmental Protection Agency
Ms. Jennifer Dunlap – Merrimack Valley Planning Commission



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Community Involvement Plan

**Former A-1 Deli
88-92 Merrimack Street
Haverhill, Massachusetts 01832**

Prepared for and funded by:

**Merrimack Valley Planning Commission
160 Main Street
Haverhill, Massachusetts 01830
EPA Brownfields Assessment Grant #: 4B00A01088**

On behalf of:

**L'Arche Boston North
53 Wingate Street
Haverhill, Massachusetts 01832**

Prepared by:

**Credere Associates, LLC
776 Main Street
Westbrook, Maine 04092**

October 28, 2025

In Reference to:

Credere Project No. 23001742



TABLE OF CONTENTS

1. OVERVIEW OF THE COMMUNITY INVOLVEMENT PLAN.....	1-1
2. SPOKESPERSON AND INFORMATION REPOSITORY.....	2-1
3. SITE DESCRIPTION.....	3-1
3.1 Site Description.....	3-1
3.2 Community Profile.....	3-1
3.3 Site History	3-1
3.4 Surrounding Land Use	3-1
3.5 Summary of Environmental Conditions	3-2
3.6 Proposed Remediation	3-2
3.7 Proposed Redevelopment.....	3-3
4. COMMUNITY INFORMATION	4-1
4.1 Key Community Concerns.....	4-1
4.2 Plan for Public Notice, Meetings, and Community Comments.....	4-1
4.3 Public Notice and Meeting Analysis of Brownfields Cleanup Alternatives (ABCA).....	4-2
4.4 Public Meetings Format.....	4-2
4.5 Proposed Schedule	4-2

LIST OF FIGURES

Figure 1	Site Location Plan
Figure 2	Detailed Site Plan
Figure 3	Basement Sample Location Map
Figure 4	First Floor Sample Location Map
Figure 5	Second Floor Sample Location Map



1. OVERVIEW OF THE COMMUNITY INVOLVEMENT PLAN

The purpose of this Community Involvement Plan (CIP) is to describe the strategy that will be employed by L'Arche Boston North (L'Arche) to inform and engage community residents and business owners on details of the cleanup because these are the individuals who will be most impacted by proposed cleanup activities. The Site, A-1 Deli, is located at 88-92 Merrimack Street in Haverhill, Massachusetts (Site).

Active residents involved in neighborhood issues are important resources for the success of the CIP because they understand the Site, and they hold positions of responsibility within the community. L'Arche regards these citizens as key points of contact and communication. The long-term success of the cleanup and redevelopment of the Site will be enhanced by informed citizen involvement in each step of the cleanup and redevelopment process.



2. SPOKESPERSON AND INFORMATION REPOSITORY

The Spokesperson for this project is Ms. Tania Hartford of L'Arche. Ms. Hartford's contact information is as follows:

L'Arche North Boston
53 Wingate Street
Haverhill, Massachusetts 01832
(617) 797-7392

Hours: Monday through Friday: 9:00 AM to 5:00 PM

The information repository for this project, including the environmental assessments, remediation plans, and other environmental information can also be found at the location above.

A public meeting open house will be held on Thursday, November 13, 2025, from 5:30 to 6:30 PM at:

Merrimack Valley Planning Commission
160 Main Street
Haverhill, Massachusetts 01830



3. SITE DESCRIPTION

3.1 SITE DESCRIPTION

The Site comprises one (1) parcel totaling approximately 0.08 acres that is entirely occupied by a 7,287 square-foot 2-story building. The building most recently operated as A-1 Deli restaurant. The first floor of the building consists of two dining areas, a counter, and a kitchen. The second floor consists of event and multipurpose rooms. An attic crawlspace above 92 Merrimack Street is accessible from a second-floor bathroom. There are two separate basements, one accessible from 88 Merrimack Street and one from 92 Merrimack Street. A Site Location Plan has been provided as **Figure 1**, and pertinent Site details are depicted on **Figure 2**.

3.2 COMMUNITY PROFILE

As of 2023, the City of Haverhill, where the Site is located, had a population of 67,273 over a land area of approximately 33.03 square miles. Approximately 10.6% of Haverhill residents are living below the poverty line. Approximately 13.4% of the population is foreign born.

According to the Massachusetts Department of Environmental Protection (MassDEP) Geographic Information System mapper, the surrounding neighborhood has several groups sensitive populations that are stakeholders in this cleanup.

3.3 SITE HISTORY

The Site building was constructed in 1840. Formerly, the building was originally three (3) stories tall. Reportedly the third floor was lost to fire. Post fire renovations resulted in the two-story building that stands today. By 1886, the Site building uses included a fancy goods store, a milliner, and a tenement. By 1893, all units in the Site building were occupied by retail stores. From 1906 to 1965, the Site was occupied by various businesses, including jewelers, a beauty salon, an insurance company, interior designs, and Whelan Drug. In the 1940s and 1950s, the Site building contained three (3) stories; however, at some time in the 1950s, the third floor was removed for reasons unknown.

By 1984, the Site was occupied by A-1 Deli, Vathally's Coffee, Pantelis Jewelry, Old Valley Crafter, and Anton's Beauty. In 2005, 92 Merrimack Street was occupied by Mr. K's Auto School.

In 2002, there was a second fire that appeared to have started in an outside dumpster and spread into the building, causing minimal damage. By 2010, A-1 Deli had expanded to occupy the entire Site building. A1 Deli used the building till 2025 just before L'Arche acquired the Site. The Site is currently vacant awaiting cleanup and redevelopment.

3.4 SURROUNDING LAND USE

The adjoining property to the north is a parking lot. Other adjoining and area parcels are dominantly mixed use commercial properties, including office space.



3.5 SUMMARY OF ENVIRONMENTAL CONDITIONS

Based on the previous work conducted at the Site, Credere Associates, LLC (Credere) identified the following environmental conditions that will require cleanup/abatement as part of Site redevelopment:

- Asbestos-containing materials (ACM) including:
 - Linoleum, 70s Geometric, 88 Merrimack St. Basement
 - Carpet Adhesive, Yellow, 92 Merrimack St. Deli
 - Linoleum, Brown/Swirly Squares, Kitchen
 - Window Caulk, Black, Front Exterior
- Lead-containing paint (LCP) throughout the majority of the building
- Polychlorinated biphenyl (PCB)-containing materials in caulking on exterior front facing windows
- Mold on building materials in a portion the basement and in the heating and ventilation equipment
- Universal waste including:
 - 3' Fluorescent Light Fixtures and Bulbs
 - Fridges
 - Freezers
 - Roof Tar (5-gallon buckets)
 - Mercury Thermostats
 - Fire Extinguishers
 - Exit Signs
 - Gallon Paint Can
 - Waste Oil Drums
 - Bleach
 - Degreaser

3.6 PROPOSED REMEDIATION

The cleanup alternative selected during the ABCA process includes remediation of asbestos-containing materials (ACM), lead-containing paint (LCP), PCB-containing materials, and mold. All ACM that will be impacted by the renovations will be abated in accordance with Massachusetts Department of Labor Standards (DLS) Statutes 453 CMR 6.00 – The Removal, Containment, or Encapsulation of Asbestos, and Massachusetts Department of Environmental Protection (MassDEP) 310 CMR 7.15: Asbestos. All LCP impacted building materials that will be impacted



by renovations will be removed via whole component removal. All PCB-impacted materials, U-Waste, and mold will be removed and properly disposed of.

3.7 PROPOSED REDEVELOPMENT

L'Arche works to create spaces of genuine belonging for people with and without intellectual disabilities. The proposed future redevelopment plan for the Site includes renovation of the interior of building into a restaurant with apartments to support on upper floors. The restaurant and apartments will be used as a place for L'Arche to employ, train, house people with intellectual disabilities. As previously mentioned, the building formerly contained a third floor which was reportedly lost to fire. The redevelopment, when completed, will include a third floor.



4. COMMUNITY INFORMATION

L'Arche will inform and engage the public in the cleanup in multiple ways, including progress updates on the L'Arche website and newspaper notifications describing publicly available documents, meetings, and environmental classification and Site status. Details are presented in the subsections below:

4.1 KEY COMMUNITY CONCERNS

L'Arche is excited to redevelop the Site and transform it into a space that will encourage economic growth in the surrounding area; however, the current Site conditions present a potential health and safety hazard to future Site occupants and users. As indicated in **Section 3.5**, the building contains a variety of hazardous building materials that must be abated/cleaned up before it can be developed.

4.2 PLAN FOR PUBLIC NOTICE, MEETINGS, AND COMMUNITY COMMENTS

Currently, L'Arche anticipates holding two public meetings: a public meeting to solicit comments on the Analysis of Brownfields Cleanup Alternatives (ABCA) and a second meeting will be held when cleanup work is completed to disseminate the results of this work to the public. Details regarding the ABCA meeting are provided in **Section 4.3**. The remainder of this section describes the process that will be used to notify the public, hold meetings, and accept comments.

L'Arche will provide notice to the public on scheduled meetings about the project. These target audience of these notices are the residents and business owners around the project. To reach the target audience, notices will be placed in the Eagle Tribune, which is the predominant newspaper in the region. Notices will also be placed on L'Arche's and MVPC's websites. Additionally, a written notice will be placed on door of the building 10 days prior to any meetings.

Notices will announce that the location of the information repository for this project will be located at the Merrimack Valley Planning Commission office and on their website. Notices will include details on the cleanup including the selected cleanup alternatives and any pertinent results obtained. Hard copies of reports will be placed in the information repository and will be made available for review Monday through Thursday from 8AM to 4PM.

All notices include the name of a contact that will accept written or verbal comments regarding all phases of the cleanup. For this project, the contact information is listed below:

Ms. Moira Wentworth
Creder Associates, LLC
776 Main Street
Westbrook, Maine 04092
mwentworth@crederellc.com
(207) 828-1272 x36



4.3 PUBLIC NOTICE AND MEETING ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES (ABCA)

L'Arche plans to hold the first public meeting on November 15, 2025, from 5:30 to 6:30PM to solicit public feedback on DRAFT October 24, 2025, Analysis of Brownfields Cleanup Alternatives (ABCA) prepared by Credere Associates, LLC. A notice will be posted per the information above to announce the start of the EPA required 30-day public comment period. L'Arche and Credere will accept comments made during the public comment period on the ABCA and will provide written responses that will become part of the administrative record. The information repository will be updated with the inclusion of all meeting minutes, status reports, and other communications.

4.4 PUBLIC MEETINGS FORMAT

All scheduled public meetings will be held in an open house style format with an initial presentation from the project environmental professional working on the project. Following the presentation, the remainder of each meeting time will be dedicated to allowing the public to ask questions. The project environmental professional will provide verbal answers during the meetings. Questions and responses will be written down and provide electronically to meeting attendees. Additionally, questions and responses will be placed in the project information repository.

Each attendee will be asked to fill out a meeting sign-in sheet which requests the following basic information:

- Name
- Address
- Telephone Number
- Email Address

4.5 PROPOSED SCHEDULE

The following schedule will be followed for the implementation of the project:

Date/Time Period	Scheduled Activity
October 24, 2025	Start 30-day public comment period for the ABCA.
November 13, 2025	The public meeting open house will be at 6:00 PM to 7:00 PM at the Lawrence Public Library, Resource Center room, located at 51 Lawrence Street, Lawrence, MA regarding the ABCA.
November 23, 2025	Public comment period ends for the draft ABCA.
December 2025	Project bidding and selection of Site contractor(s)
January to February 2025	Cleanup activities take place

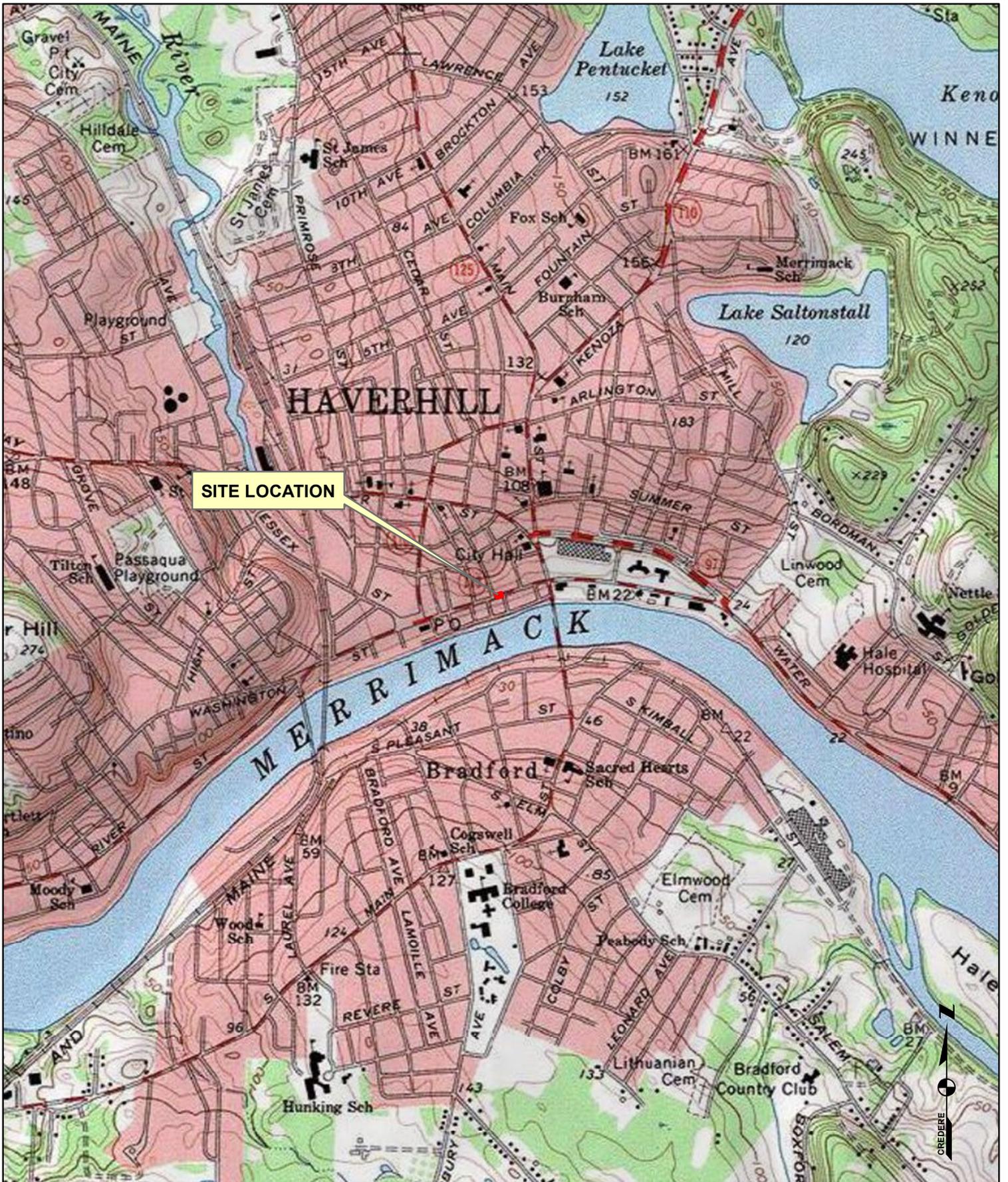


March 2025	Additional public meeting(s) regarding the cleanup results
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FIGURES





DRAWN BY: BHW	DATE: 01/21/2025
CHECKED BY: MAW	PROJECT: 23001742
Creder Associates, LLC 776 MAIN STREET WESTBROOK, MAINE Tel. 207.828.1272 Fax 207.887.1051 WWW.CREDERELLC.COM	

FIGURE 1
SITE LOCATION PLAN

A-1 DELI 88-92 MERRIMACK STREET HAVERHILL, MASSACHUSETTS	1,000 0 2,000 1 inch = 2,000 feet
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HAVERHILL



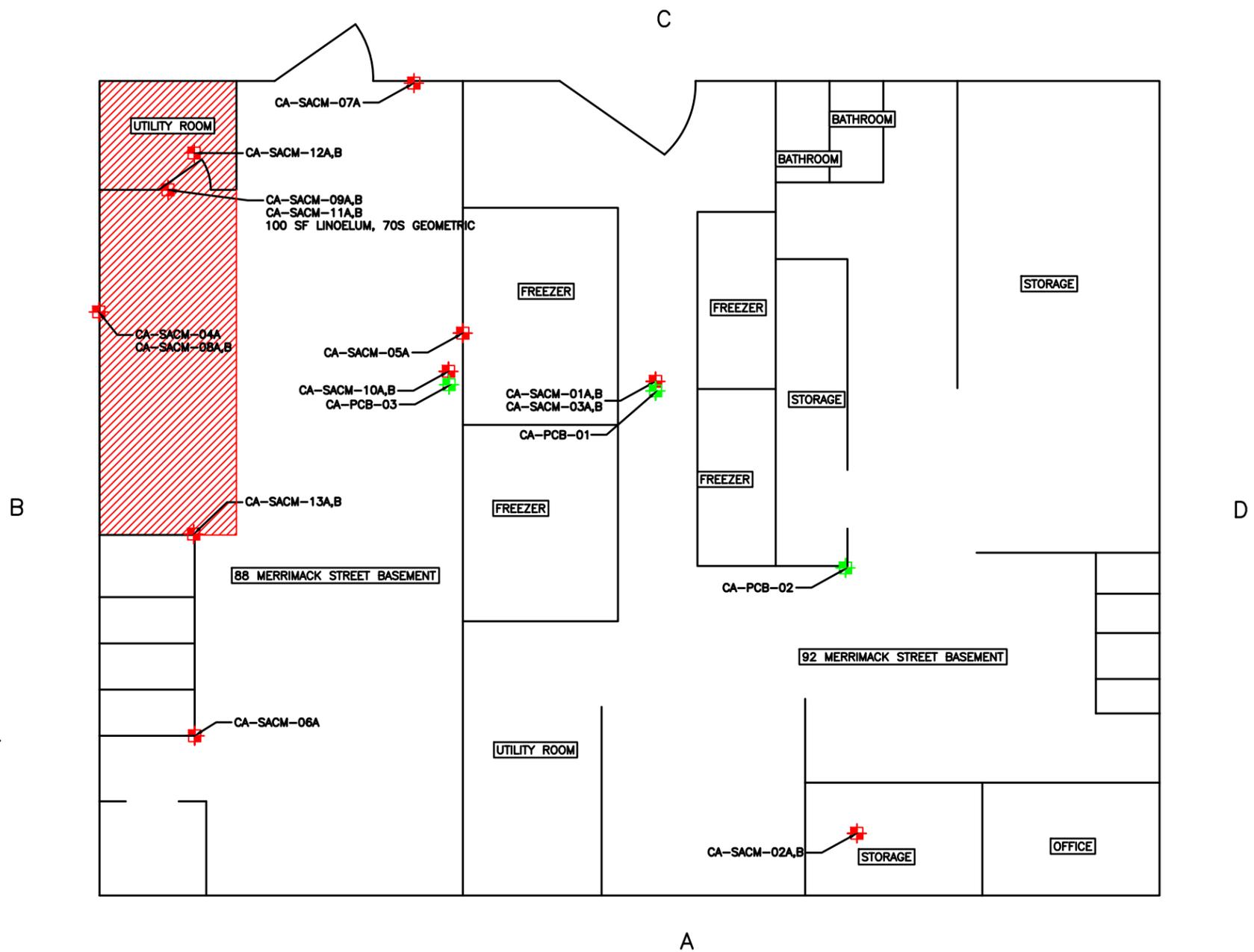
DRAWN BY: **BHW** | DATE: **01/21/2025**
 CHECKED BY: **MAW** | PROJECT: **23001742**

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FIGURE 2
DETAILED SITE PLAN
 A-1 DELI
 88-92 MERRIMACK STREET
 HAVERHILL, MASSACHUSETTS

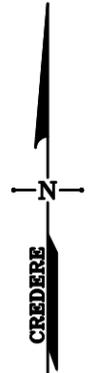
- SITE BOUNDARY
- PARCEL BOUNDARIES
- FLOOR DRAIN
- 1 FOOT ELEVATION CONTOURS
- ➔ PRESUMED GROUNDWATER FLOW

NOTES:
 EXISTING CONDITIONS AND FEATURES SHOWN ON THIS PLAN
 ARE APPROXIMATE AND ARE BASED ON INFORMATION
 OBTAINED FROM THE CITY OF HAVERHILL ONLINE GIS DATA,
 MASSACHUSETTS GIS PARCEL LAYER, ESRI ORTHO PHOTOS,
 AND FIELD WORK PERFORMED ON JANUARY 22, 2025.



LEGEND

-  ASBESTOS-CONTAINING BUILDING MATERIALS
-  ASBESTOS SAMPLE LOCATION
-  PCB SAMPLE LOCATION



NOTES:

1. BUILDING FEATURES ARE BASED ON UNDATED FIRE ESCAPE FLOOR PLAN AND FIELD WORK ON JUNE 5, 2025.

DRAWN BY: PCH DATE: 06/27/25
 CHECKED BY: MAW PROJECT: 23001742

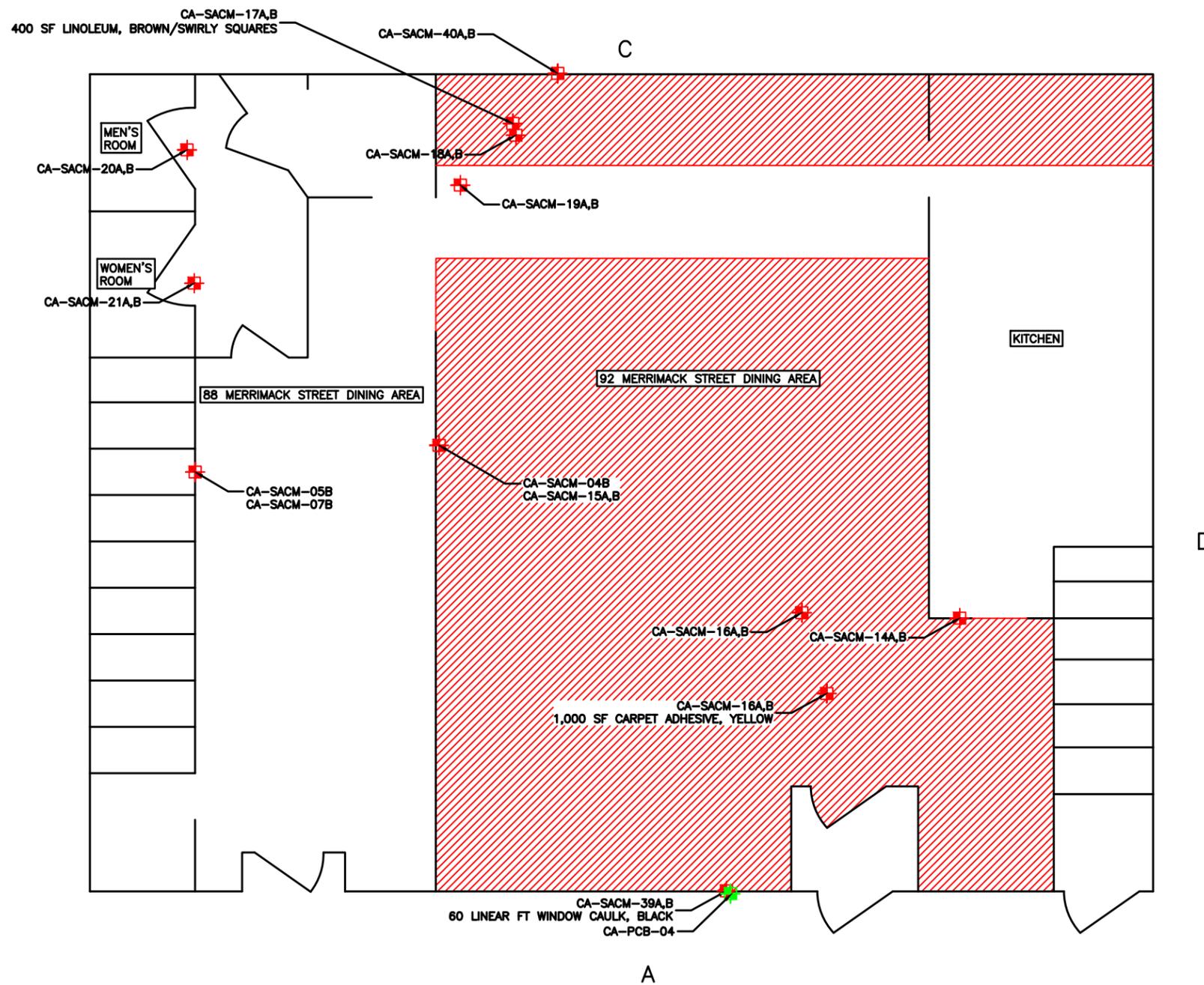


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FIGURE #3
 BASEMENT SAMPLE
 LOCATION MAP

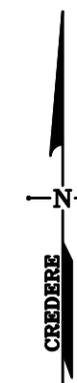
A-1 DELI
 88-92 MERRIMACK STREET
 HAVERHILL, MASSACHUSETTS

NOT TO SCALE



LEGEND

-  ASBESTOS-CONTAINING BUILDING MATERIALS
-  ASBESTOS SAMPLE LOCATION
-  PCB SAMPLE LOCATION



NOTES:

1. BUILDING FEATURES ARE BASED ON UNDATED FIRE ESCAPE FLOOR PLAN AND FIELD WORK ON JUNE 5, 2025.

DRAWN BY: PCH DATE: 06/27/25
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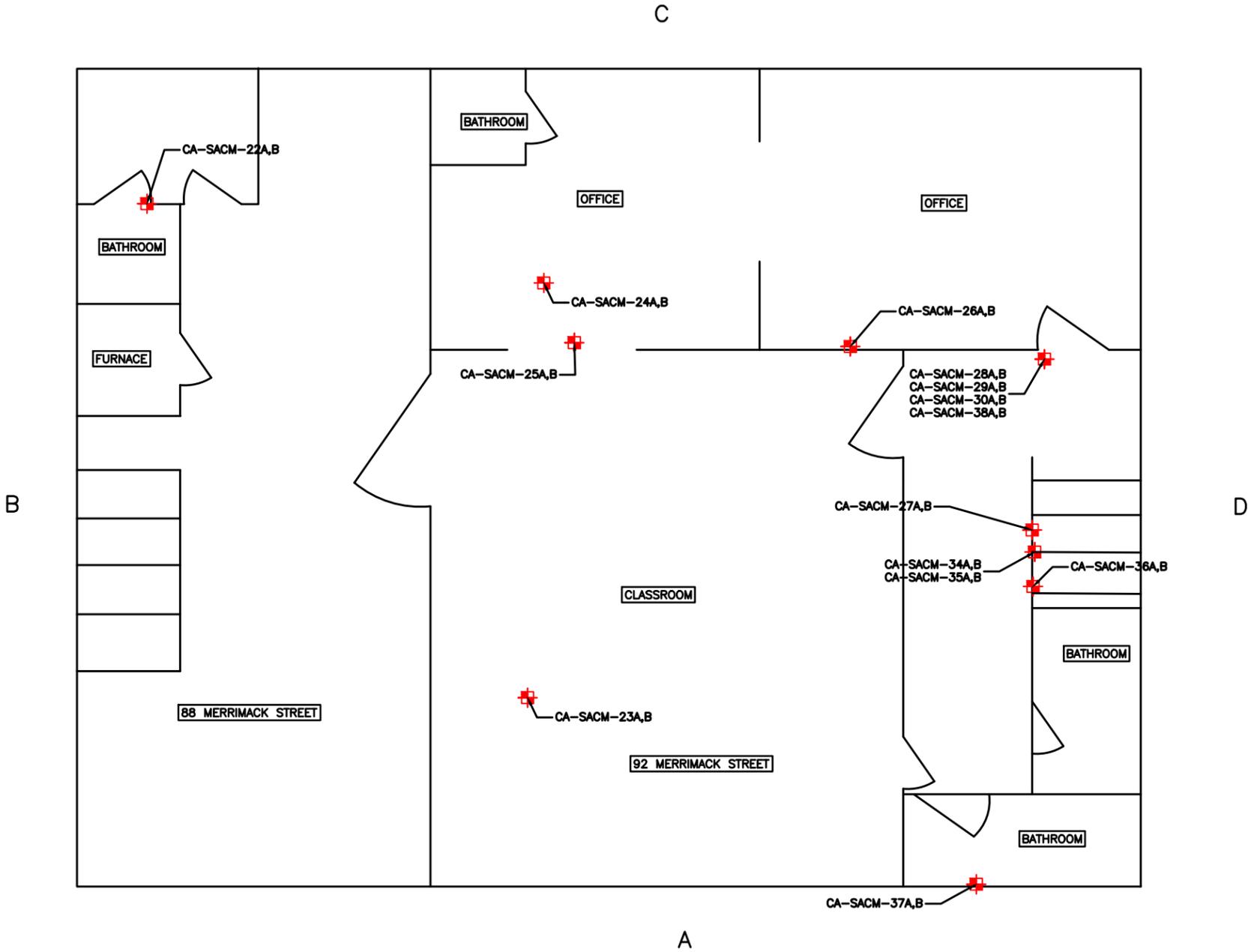


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FIGURE # 4
 FIRST FLOOR SAMPLE
 LOCATION MAP

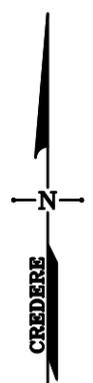
A-1 DELI
 88-92 MERRIMACK STREET
 HAVERHILL, MASSACHUSETTS

NOT TO SCALE



LEGEND

-  ASBESTOS-CONTAINING BUILDING MATERIALS
-  ASBESTOS SAMPLE LOCATION
-  PCB SAMPLE LOCATION



NOTES:

1. BUILDING FEATURES ARE BASED ON UNDATED FIRE ESCAPE FLOOR PLAN AND FIELD WORK ON JUNE 5, 2025.

DRAWN BY: PCH DATE: 06/27/25
 CHECKED BY: MAW PROJECT: 23001742



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FIGURE # 5
 SECOND FLOOR SAMPLE
 LOCATION MAP

A-1 DELI
 88-92 MERRIMACK STREET
 HAVERHILL, MASSACHUSETTS

NOT TO SCALE