

Consulting
Engineers and
Scientists

MassDEP RTN-3-24864

Final Public Involvement Plan

19 Rear Park Avenue, Arlington, Massachusetts

Prepared by:

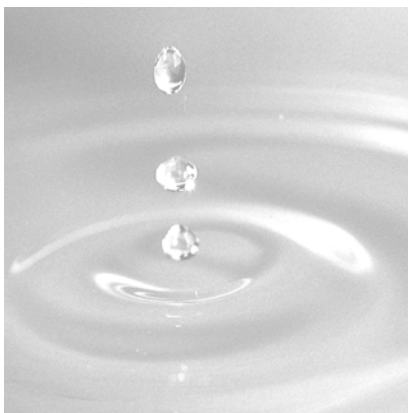
GEI Consultants, Inc.
400 Unicorn Park Drive
Woburn, MA 01801
781.721.4000

On behalf of:

The Housing Corporation of Arlington
252 Massachusetts Avenue
Arlington, MA 02474

March 27, 2018
Project 1703090

For more information, contact:



Ileen S. Gladstone, P.E., LSP
Senior Vice President
781.721.4000

Table of Contents

1.	Introduction	1
2.	Site Description and History	3
2.1	Site Location	3
2.2	Land Use History	3
2.3	Environmental Assessment Summary	3
2.4	Summary of MCP Response Actions at the Site	4
2.4.1	RTN 3-00312	4
2.4.2	RTN 3-24864	4
2.4.3	Future MCP Response Actions	6
2.5	Public Involvement History	6
3.	Addressing Public Concerns	7
4.	Public Involvement Activities	9
4.1	Informing the Public	9
4.1.1	Information Repositories	9
4.1.2	PIP Site Mailing List	10
4.1.3	Notification to Local Officials and Residents of Major Milestones and Events	11
4.2	Soliciting Public Input	11
4.2.1	Public Meetings	11
4.2.2	Public Comment Periods	12
4.2.3	Response to Comments	13
5.	Schedule for Public Involvement Activities	14
6.	Responsibility for Implementing the PIP	15
7.	Revisions to the Plan	16

Tables

1. Summary of MCP Response Actions
2. Key Events

Figures

1. Site Location Map
2. Boring Location Plan
3. Previous Sampling Locations

Appendices

- A. MassDEP BWSC126 Form
- B. PIP Notification Documents
- C. Summary of Interview with Petitioners – PIP Questions
- D. Summary of Interview with Petitioners – Site Questions
- E. Repository List of Documents
- F. Mailing List
- G. Notification List
- H. Meeting Minutes
- I. PIP Schedule

HAB/CMM:jam

B:\Working\HOUSING CORPORATION OF ARLINGTON\1703090 Downing Square Environmental\01_ADMIN\PIP Plan\PIP Report- Downing Square 03-27-2018.docx

1. Introduction

On November 27, 2017, the Housing Corporation of Arlington (HCA) received a petition from 11 residents in Arlington requesting that the property located at 19 Rear Park Avenue, Arlington, Massachusetts (the Property) be designated as a Public Involvement Plan (PIP) site under Massachusetts General Laws Chapter 21E (M.G.L. c. 21E). On November 28, 2017, HCA, the owner, officially designated the Property as a PIP site, requiring the preparation and implementation of a PIP.

This Public Involvement Plan (the Plan) has been prepared by GEI Consultants, Inc. (GEI) on behalf of HCA in accordance with the requirements of the Massachusetts Contingency Plan (MCP; 310 CMR 40.0000). The Property is located at 19 Rear Park Avenue, Arlington, Massachusetts (Fig. 1). The entire Property is a disposal site, identified by the Massachusetts Department of Environmental Protection (MassDEP) by Release Tracking Number (RTN) 3-24864 (the Site; Fig. 2). HCA is currently undertaking both remedial and public involvement activities under the MCP (310 CMR 40.0000) at the Site and has employed a state-licensed environmental professional called a Licensed Site Professional (LSP).

Public involvement during the remedial response action process helps to ensure that the public is both informed of and involved in planning for remedial response actions. For sites at which at least 10 citizens formally express interest in becoming involved in this process, the party conducting the response actions designates the site as a PIP site, and the MCP requires the preparation of a plan which identifies specific activities that will be undertaken to address public concerns to the extent possible. HCA has designated the Site as a PIP site, pursuant to the MCP.

This document is the final Plan for the Site. Section 2 contains background information on the Property, including the Site, environmental assessment, and public involvement histories. Section 3 explains how the remedial response action process addresses community concerns which have been raised during the development of the Plan. Section 4 explains the public involvement activities. Section 5 contains a schedule for public involvement activities. Section 6 outlines the roles and responsibilities of those involved in implementing the Plan. Section 7 describes how the Plan may be revised in the future.

The draft Plan was presented by HCA at a public meeting on February 13, 2018 at 50 Paul Revere Road, Arlington, Massachusetts. The draft Plan was available for review by the public and has been revised based on comments at the meeting or submitted during the public comment period. Comments on the draft Plan were encouraged to be submitted at the meeting or in writing to Ileen Gladstone, LSP, GEI Consultants, Inc., 400 Unicorn Park Drive, Woburn, MA, (781) 721-4012, igladstone@geiconsultants.com. The deadline for comments was by the close of business on March 5, 2018.

The MassDEP Miscellaneous Document Transmittal Form (BWSC126), documenting the submittal of the final Plan, newspaper tear sheet of Notice of Public Meeting (February 13, 2018), and Meeting Minutes from February 13, 2018 Public Meeting were submitted on-line and a copy is in Appendix A. Copies of the PIP Notification documents referenced in the form are in Appendix B.

2. Site Description and History

2.1 Site Location

The Site is an approximately one-acre undeveloped parcel located at 19 Rear Park Avenue in Arlington, Massachusetts (Figs. 1 and 2), which was acquired by HCA in 2016. The Site is bounded by residential properties on Lowell Street to the north and west, an active gas station and garage to the east, and the No Name Brook (identified as “stream” on Fig. 2) and then Minuteman Bikeway (a former railroad track) and lumber yard to the south.

2.2 Land Use History

The Site was formerly occupied by, among other uses, community vehicle storage garages, a welding shop, an automotive shop, and a scrap yard. The community garage began operating in approximately 1924. The community garage contained approximately 35 auto stalls, an auto repair building, and an office and sales room. The welding shop, automotive shop, and scrap yard began operating in about 1955 and ceased operation in about 2004. The scrap yard stored various automobile and truck parts, radiators, batteries, and other types of scrap metal. The former buildings were demolished in 2004.

2.3 Environmental Assessment Summary

Environmental investigations have been performed across the entire Site, which is illustrated in Figs 2 and 3.

Contamination at the Site consists primarily of polychlorinated biphenyls (PCBs) and lead in soil; however, soil from 0 to 2 feet across the Site has been treated using in-situ soil stabilization technology to reduce toxicity characteristic leachate procedure (TCLP) lead concentrations. The source of contamination at the Site is presumed to be associated with the historic industrial use of the Site as, among other uses, a welding shop, an automotive shop, community vehicle storage garages, and a scrap yard.

Groundwater at the Site is flowing east-southeast towards a drainage ditch adjacent to the Minuteman Bikeway. Based on groundwater measurements from previous subsurface investigations, depth to groundwater ranges from approximately 6.5 to 11.5 feet.

A summary of the investigations performed and data collected to delineate the extent of contamination and the boundaries of the Site is in Section 2.4. A more detailed description of these investigations and the data are presented in previous reports submitted to MassDEP. A list of environmental reports prepared for the Property is in Table 1.

2.4 Summary of MCP Response Actions at the Site

A summary of MCP response actions performed at the Site and a listing of all reports and other documents generated to date is presented in Table 1. A chronology of key events in the history of the Site is presented in Table 2.

2.4.1 RTN 3-00312

In 1985, during due diligence investigations by IEP, Inc. and Whitman & Howard, reportable concentrations of oil and grease, heavy metals, and volatile organic compounds (VOCs) were detected in soil and groundwater. MassDEP was notified of the release, and they assigned RTN 3-00212.

MassDEP required that all “overtly saturated soils” be excavated and disposed of off site, after which MassDEP would not anticipate further regulatory action. A limited excavation was conducted in November 1985, consisting of approximately 1.1 cubic yards of contaminated soil disposed of off site. However, MassDEP noted in their subsequent inspection that much of the Site was not visible because of significant amounts of solid waste. MassDEP could not confirm that the required remediation had been completed, and the Site remained open in the MassDEP database.

In early 2004, MassDEP reviewed the project files for RTN 3-00212. MassDEP compared the 1985 metals concentrations to the 2004 reportable concentrations and concluded there were no exceedances. Consequently, MassDEP closed RTN 3-00212.

2.4.2 RTN 3-24864

In 2004 and 2005, during soil pre-characterization programs by Gemini Geotechnical Associates (GGA) to support redevelopment of the Site into residential housing, lead was detected in soil at depths up to 7 feet at concentrations up to 14,000 ppm, and PCBs were detected at concentrations up to 134 ppm. The pre-characterization was performed on a 30-foot by 35-foot grid across the Site. In addition, PCBs greater than 10 ppm were detected within the upper 12 inches of soil within 500 feet of a residential dwelling, which posed a potential Imminent Hazard, and constituted a reportable condition under the MCP. MassDEP was notified on May 16, 2005 of this condition, and the Site was assigned RTN 3-24864.

Initial response actions were performed as an Immediate Response Action (IRA) and consisted of constructing a fence around the Site to prevent potential exposure to the contaminated surface soils, and remediating the lead-contaminated soils using an in-situ soil stabilization technology to reduce TCLP lead concentrations from depths of 0 to 2 feet. The in-situ soil stabilization consisted of applying and mixing proprietary chemicals in-place across the 2-foot interval. Discrete treatment cells were used so that no widespread mixing of soil across the Site occurred, and so that the soil was re-placed to its prior location.

After TCLP lead treatment, confirmatory soil samples were collected for every 75 cubic yards of treated soil (approximately every 1,000 square feet) to confirm that treatment was effective. The soil was stabilized and no longer classified as a Resource Conservation and Recovery Act (RCRA) characteristic hazardous waste. During the work, additional PCBs were detected at concentrations up to 1,000 ppm. GGA was unable to identify suitable soil receiving facilities willing to accept soil with these concentrations of PCBs on the basis that the soil might be subject to TSCA.

On September 10, 2008, MassDEP issued a Notice of Noncompliance (NON) to the property owner for failure to submit the required MCP Phase II Comprehensive Site Assessment (CSA) report. GZA GeoEnvironmental, on behalf of the property owner, performed subsurface investigations to support the Phase II. Results of the investigation were consistent with previous investigations. GZA prepared a Phase II CSA Report dated November 2008, a Phase III Remedial Action Plan dated February 2009, and a Phase IV Remedial Implementation Plan (RIP) dated May 2009.

The proposed remedy for the Site was the excavation and off-site disposal of approximately 5,250 tons of soil contaminated primarily with PCBs and lead. Due to concentrations of PCBs greater than or equal to 50 ppm, the soil was to be disposed of in accordance with Section 761.61(b) of TSCA as a Performance-Based Disposal and all the soil was to be disposed of at an EPA-approved Subtitle C landfill. The cleanup goal for the Site was 1 ppm PCBs and a confirmation sampling program was to be performed to verify that all soils remaining on Site would be less than or equal to 1 ppm PCBs.

In May 2011, GZA submitted an IRA Completion Report to MassDEP that concluded that in-situ lead treatment of soil with the application of proprietary chemicals resulted in the reduction of leachable lead concentrations, and rendered the soil non-RCRA waste.

Because the additional remedial actions related to lead and PCBs were not conducted, the Site has not achieved a condition of No Significant Risk. The Site remains fenced, which continues to mitigate the potential Imminent Hazard due to concentrations of PCBs greater than 10 ppm in shallow soil. In July 2012, GZA prepared a Temporary Solution Statement (previously Class C-2 Response Action Outcome [RAO]) for the Site.

On February 22, 2017, a Tier II Transfer was submitted to MassDEP documenting the transfer of ownership of the Site to the HCA. GEI, on behalf of HCA, submitted a Five-Year Periodic Review Opinion to MassDEP on July 29, 2017, which concluded that achieving regulatory closure at the Site was still feasible. GEI also conducted a comprehensive site characterization to evaluate the extent of PCBs in soil at the Site to develop a cleanup plan for submittal to EPA. The Self-Implementing On-Site Cleanup and Disposal Plan was submitted to EPA on February 15, 2018.

2.4.3 Future MCP Response Actions

Redevelopment of the Site will be performed under Phase IV of the MCP. It is anticipated that soil excavated from these areas will be appropriately assessed, managed, re-used, treated and/or transported off-site for appropriate disposal in accordance with the MCP. Because PCBs at concentrations greater than or equal to 50 parts per million (ppm) have been detected in soil, the removal and disposal of all PCB-impacted materials at the Site must also be conducted in accordance with the requirements of Toxic Substances Control Act Regulations (TSCA; 40 CFR Part 761) regulations.

An MCP Phase IV RIP will be prepared for submittal to MassDEP. The content of the Phase IV RIP will be presented in a future public meeting. A draft copy of the Phase IV RIP will be made available and placed in the Public Repository at the Robbins Library, and will be finalized after a 20-day comment period.

Following completion of the construction activities, GEI expects that the Site will pose a condition No Significant Risk (NSR) and that a Permanent Solution in accordance with the MCP will be prepared and submitted to MassDEP. A draft copy of the Permanent Solution Statement will also be made available.

2.5 Public Involvement History

Since 2014, HCA has been involved with community members, public officials and agencies when plans for Site redevelopment were initiated.

On November 27, 2017, HCA received a petition from 11 Arlington residents requesting that 19 Rear Park Avenue be designated as a PIP site, in accordance with M.G.L. c. 21E and the MCP. On November 28, 2017, HCA formally responded to the petition, designating the Site as a PIP site, and began to develop the draft Plan in accordance with the MCP. Prior to development of the draft Plan, GEI conducted interviews with petitioners requesting input. Comments and questions received are summarized in Appendices C and D.

3. Addressing Public Concerns

The process for assessing and cleaning up disposal sites, as set forth in the MCP (310 CMR 40.0000), is designed to address the possible effects of a site on health, safety, public welfare, and the environment.

Once a release of oil and/or hazardous material (OHM) has been investigated (Phase I of the remedial response action process) and a site has been Tier Classified, the process proceeds to:

- Comprehensive field investigation of the nature and extent of the contamination and an evaluation of any risks posed to the public and the environment from the site (Phase II).
- Identification and evaluation of remedial response action alternatives and selection of feasible measures that will achieve a permanent cleanup at the site (Phase III).
- Implementation of the selected remedial response actions (Phase IV).
- Operation and Maintenance (O&M) of a remedy and/or monitoring (Phase V), if necessary.
- Permanent Solution.

Physical work at a site, where response actions are in progress, may include sampling and other environmental field testing, and the implementation of the selected response actions. It may also include the implementation of measures designed to stabilize conditions at a site to prevent the continued migration of contaminants, eliminate a potential imminent threat to public health, safety, welfare, or the environment until planning for remedial response actions is underway, or to conduct construction of permanent structures concurrent with the selected remedy such as excavation for the proposed housing development.

At each step of the remedial response action process, plans for work are developed, the work is conducted, and reports describing results and recommendations for the next step are prepared. The documents which describe each of these steps are essential to the remedial response action planning process, since they provide the information necessary to make decisions about how a site should be cleaned up. The subject Site is in Phase IV of the MCP, i.e., implementation of the selected remedial response actions.

GEI and HCA met with petitioners on January 29, 2018, at the HCA Office to solicit community concerns to address in the PIP. GEI also contacted the Town Manager, Health Department and Conservation Commission on February 2, 2018 to notify them of the public process.

The input solicited by GEI from the petitioners identified several questions about the Site and the planned construction. The questions and answers are included in Appendices C and D. This input was incorporated into this final Plan, as warranted. In addition, the questions were addressed at the February 13, 2018 public meeting.

4. Public Involvement Activities

In accordance with the MCP (310 CMR 40.1400), activities undertaken to involve the public in response actions serve two purposes:

- To inform the public about the risks posed by the Site, the status of remedial response actions, and the opportunities for public involvement; and
- To solicit the concerns of the public about the Site and response actions and incorporate these concerns in planning response actions.

To meet each of these objectives, and on behalf of HCA, GEI will undertake specific activities during the remedial response process at the Site. These activities are described below.

4.1 Informing the Public

On behalf of HCA, GEI will provide site-specific information to the public by establishing an information repository, developing and maintaining a Site mailing list to distribute information about the Site, and providing advance notification to local officials and residents about Site activities.

4.1.1 Information Repositories

Publicly Available Site Files: Files for the Site are maintained online and at the MassDEP's Northeast Regional Office (NERO). Appointments to view Site files can be made by contacting:

Massachusetts Department of Environmental Protection
Northeast Regional Office
205B Lowell Street
Wilmington, MA 01887
(978) 694-3320 (phone)
(978) 694-3497 (fax)
NERO.Service@state.ma.us

Site files can also be downloaded from the MassDEP website at:

<http://eeaonline.eea.state.ma.us/EEA/FileViewer/Rtn.aspx?rtn=3-0024864>

Local Information Repository: On behalf of HCA, GEI has established and will maintain a local information repository to provide Arlington residents with easy access to information about the Site cleanup process and results of Site investigations. The Site information repository contains the following information generated by MCP and MassDEP requirements: technical reports and documents summarizing results and recommendations, relevant correspondence, public information materials, the PIP, public meeting summaries, summaries of responses to comments received, and copies of public notices about the Site. Information will be sent to the repository by GEI on behalf of HCA as it is developed for public review. A list of documents which have been placed in the repositories to date is in Appendix E.

The local information repositories for the Site are located at:

Robbins Library
Reference Department
700 Massachusetts Avenue
Arlington, MA 02476
Contact: Liz Dellanno
Phone: (781) 316-3200
Hours: Monday, Tuesday, and Wednesday 9:00 a.m. to 8:00 p.m.
Thursday 1:00 pm to 9:00 pm
Friday 9:00 am to 5:00 pm
Saturday (September to June) 9:00 am to 5:00 pm (July and August)
9:00 am to 12:00 pm
Sunday (October to May) 2:00 pm to 5:00 pm. Closed June through
September.

Town Clerk
730 Massachusetts Avenue
Arlington, MA 02476
Contact: None
Phone: (781) 316-3070
Hours: Monday, Tuesday, and Wednesday 8:00 a.m. to 4:00 p.m.
Thursday 8:00 am to 7:00 pm
Friday 8:00 am to 12 noon

4.1.2 PIP Site Mailing List

On behalf of HCA, GEI has established a mailing list for the Site (Appendix F). The Site mailing list includes: petitioners, municipal officials, the MassDEP, and anyone else indicating an interest in receiving information about the Site. The mailing list will be used to announce upcoming public meetings, notices of public comment periods on and the availability of documents in the information repository, and any other relevant information about the Site. HCA will maintain the mailing list and update it as necessary.

Anyone wishing to be added to the mailing list can call or write to:

Ms. Ileen S. Gladstone, LSP
GEI Consultants, Inc.
400 Unicorn Park Drive
Woburn, MA 01801
(781) 721-4012
igladstone@geiconsultants.com

4.1.3 Notification to Local Officials and Residents of Major Milestones and Events

The MCP requires community notification of major planning and implementation milestones at disposal sites. Major milestones potentially applicable for this Site include: 1) the start of field work involving the use of Level A, B, or C protective clothing or respirators (none of which is anticipated); 2) implementation of Phase IV construction activities; and 3) Permanent Solution Statement.

Notification of field work will include information on the type of work and its approximate duration. Notification will be made by GEI on behalf of HCA to the people on the Notification List in writing at least three days before the activity is scheduled to begin. Notification of Completion Statements, Phase Reports, etc. will include information on where a copy of the Completion Statement, Phase Reports, or other reports can be reviewed. If an Activity and Use Limitation (AUL) is filed for the Site, a notice will be published in the *Arlington Advocate* and notice will be sent to local officials in accordance with the MCP. The Notification List is presented in Appendix G. In addition, the Town of Arlington Fire and Police Departments will be notified in situations where public safety is a concern.

4.2 Soliciting Public Input

On behalf of HCA, GEI will provide opportunities for public input regarding Site cleanup decisions by holding public meetings and comment periods to provide additional opportunities for verbal and written input regarding Site cleanup decisions, and preparing summaries of all comments received during the public comment period and responses to them.

4.2.1 Public Meetings

On behalf of HCA, GEI will periodically brief the public about the status of the Site during the remedial action process.

A meeting to discuss the draft PIP was held on February 13, 2018. Meeting minutes including the powerpoint presentation, questions and answers and comment given at the meeting are in Appendix H. Additional meetings will be scheduled prior to submittal of the

Phase IV RIP to MassDEP and prior to submittal of the Permanent Solution Statement to MassDEP.

Public Meetings serve two primary purposes: 1) to provide community officials and the general public with a progress report regarding remedial response actions at the Site; and 2) to provide an opportunity for the public to question and comment on major remedial action plans for the Site.

On behalf of HCA, GEI will send notices announcing public meetings to individuals on the Site mailing list. On behalf of HCA, GEI will prepare meeting summaries, submit the summaries to the MassDEP, and place a copy of the summaries in the local information repository. Notices announcing meetings will also be published in the *Arlington Advocate* and posted on HCA's website. A copy of the Public Notice used to announce the meeting on February 13, 2018 is included in Appendix B.

4.2.2 Public Comment Periods

On behalf of HCA, GEI will provide specific opportunities for the public to submit comments about key documents concerning the Site response actions. When key documents are available in draft form, they will be provided to the information repository and a notice of their availability will be sent to the Site mailing list. The Site mailing list is presented in Appendix E. The notice will include the title of the document, where it is available for review, information about how to submit comments, and the length of the public comment period, which will normally be 20 days per the MCP, but may be longer if warranted by the complexity of a document or if requested by the public. On behalf of HCA, GEI will be responsible for providing document copies to the information repository and to MassDEP as well as sending out notices of availability of any documents it prepares.

Comments may be submitted in writing to:

Ms. Ileen S. Gladstone, LSP
GEI Consultants, Inc.
400 Unicorn Park Drive
Woburn, MA 01801
(781) 721-4012
igladstone@geiconsultants.com

Key documents available for public comment in the future may include:

- Any subsequent material revisions to the PIP.
- Phase IV Remedy Implementation Plan
- Permanent Solution Statement.

4.2.3 *Response to Comments*

On behalf of HCA, GEI will prepare a summary of all relevant comments, if any, received on each document available for public comment and responses to such comments within 60 days of the last day of the public comment period. Copies of any response summary will be sent to all of those who submitted comments and will be placed in the information repository and the MassDEP Site file. On behalf of HCA, GEI will send a notice of availability of the response summary to the mailing list. The summary will be made available prior to implementation of the remedial response action(s) submitted for comment or prior to moving to the next MCP phase.

5. Schedule for Public Involvement Activities

Appendix I provides a schedule of the public involvement activities listed in Section 4. The schedule specifies the milestones during the remedial response actions when public involvement activities will be conducted.

6. Responsibility for Implementing the PIP

In accordance with the MCP, HCA along with support from GEI, will conduct response actions and public involvement activities at the Site.

7. Revisions to the Plan

Public comments on the draft Plan, dated February 12, 2018, were received until March 5, 2018. There were no comments during the public comment period that required response or inclusion in the final Plan. The final Plan will be placed in the information repository. A notice of availability will be sent to the mailing list.

The Plan may be revised in the future if necessary. If material revisions are proposed, on behalf of HCA, GEI will place copies of any proposed changes in the local information repository, will send a notice of the availability of recommended changes to the mailing list, and will hold a 20-day public comment period on the proposed revised Plan. HCA will review any comments received and revise the Plan as appropriate. The final revised Plan will be placed in the information repository.

Tables

Table 1. Summary of MCP Response Actions**PIP Plan****19 Rear Park Avenue****Arlington, MA**

MCP Response Action	Description	Completion Date/Status
RTN 3-00212		
Release Notification	<ol style="list-style-type: none">1. In February 1985, MassDEP was notified of a release of oil, VOCs, and heavy metals in soil and groundwater. MassDEP assigned Release Tracking Number (RTN) 3-00212.2. In November 1985, limited soil excavation was performed.3. In 2004, MassDEP compared the 1985 contaminant concentrations to 2004 reportable concentrations and concluded there were no exceedances and closed the Site.	2004
RTN 3-34864		
Release Notification	<ol style="list-style-type: none">1. MassDEP was notified of a release of polychlorinated biphenyls (PCBs) and lead in soil, and an Imminent Hazard condition consisting of the presence of PCBs greater than 10 parts per million (ppm) within the upper 12 inches of soil within 500 feet of a residential dwelling. MassDEP assigned RTN 3-24864.	May 2005
Immediate Response Action (IRA)	<ol style="list-style-type: none">1. GGA submitted IRA Plan to MassDEP.2. GGA performed an IRA consisting of enclosing the site in a fence to limit access to contaminated soils and performing in-situ stabilization of soil to reduce Toxicity Characteristic Leachate Procedure (TCLP) lead concentrations in soil.3. GZA submitted IRA Completion Report.	May 2011
Phase I Completion Statement and Phase II Comprehensive Site Assessment	<ol style="list-style-type: none">1. MassDEP issued a Notice of Non-Compliance for failure to submit a Phase II CSA in September 2008.2. GZA submitted a Phase I Completion Statement and Phase II Comprehensive Site Assessment (CSA) to MassDEP.	February 2009
Phase III Remedial Action Plan (RAP)	<ol style="list-style-type: none">1. GZA submitted a Phase III RAP to MassDEP, selecting targeted excavation of soil as the primary site remedy.	February 2009
Phase IV Remedy Implementation Plan (RIP)	<ol style="list-style-type: none">1. GZA submitted a Phase IV RIP to MassDEP.	May 2009
Temporary Solution (Class C-2 Response Action Outcome [RAO])	<ol style="list-style-type: none">1. GZA submitted a Temporary Solution (formerly Class C-2 Response Action Outcome [RAO]) for the Site after conducting a Substantial Hazard Evaluation.	July 2012
Tier II Transfer	<ol style="list-style-type: none">1. GZA submitted a Tier II Transfer to MassDEP documenting the transfer of ownership of the Site to the Housing Corporation of Arlington (HCA).	February 2017
Periodic Review Option and Post-Temporary Solution Status Report	<ol style="list-style-type: none">1. GEI on behalf of HCA submitted a five-year Periodic Review Opinion which concluded that by performing soil excavation as part of redevelopment, it is feasible to achieve a Permanent Solution.	July 2017

General Note:

1. Complete titles of all reports available in the Public Information Repository for the site located at the Robbins Library are in Appendix C, Library Repository List of Documents.

Table 2. Key Events**PIP Plan****19 Rear Park Avenue****Arlington, MA**

Date	Key Events
1924 – 1985	<ul style="list-style-type: none"> A community garage began operating at the property in approximately 1924. By 1955, the property was occupied by a welding shop, automotive shop, and scrap yard.
1985	<ul style="list-style-type: none"> Initial Subsurface investigations were performed at the property that resulted in reportable concentrations of petroleum and metals. MassDEP assigned RTN 3-00212. Limited excavation of soil was performed.
2002	<ul style="list-style-type: none"> Additional subsurface investigations to support property redevelopment identified a new reportable condition consisting of release of PCBs and lead in soil. MassDEP assigned RTN 3-24864.
2004	<ul style="list-style-type: none"> The former buildings were demolished. MassDEP closed RTN 3-00212 after comparing 1985 metal concentrations to 2004 standards and concluding there were no exceedances.
2005	<ul style="list-style-type: none"> GGA conducted a pre-characterization investigation to support construction at the property and identified an Imminent Hazard condition consisting of the presence of PCBs greater than 10 ppm within the upper 12 inches of soil within 500 feet of a residential dwelling. GGA performed an IRA consisting of enclosing the property in a fence to limit access and performing in-situ stabilization of the upper 2 feet of soil across the site to reduce TCLP lead concentrations.
2008 -2009	<ul style="list-style-type: none"> September 2008 - MassDEP issued a Notice of Responsibility for failure to complete a Phase II CSA. February 2009 – GZA submitted a combined Phase I Completion Statement, Phase II CSA and Phase III RAP to MassDEP. Targeted excavation of soil was identified as the primary site remedy. May 2009 – GZA submitted a Phase IV RIP to MassDEP.
2011	<ul style="list-style-type: none"> GZA submitted an IRA Completion Report for the in-situ soil stabilization performed in 2005.
2012	<ul style="list-style-type: none"> GZA submitted a Temporary Solution Statement (Class C-2 RAO) for the property.
2016	<ul style="list-style-type: none"> HCA purchase the property and began preparing plans for redevelopment of the property into a multi-family residential housing development.
2017	<ul style="list-style-type: none"> February – GZA submitted a Tier II Transfer documenting the transfer of ownership of the site to HCA. July – GEI submitted a Periodic Review Opinion and Temporary Solution Status Report to MassDEP on behalf of HCA. November 27 – HCA received a PIP Petition. November 28 – Site designated as a PIP site.

Notes:

1. CSA = Comprehensive Site Assessment.
2. HCA = Housing Corporation of Arlington.
3. MassDEP = Massachusetts Department of Environmental Protection.
4. PCBs = Polychlorinated biphenyls.
5. PIP = Public Involvement Plan.
6. ppm = parts per million.
7. RAO = Response Action Outcome.
8. RAP = Remedial Action Plan.
9. RIP = Remedy Implementation Plan.
10. RTN = Release Tracking Number.

Figures



This Image provided by MassGIS is from U.S.G.S.
 Topographic 7.5 X 15 Minute Series
 Boston North, MA Quadrangle, 1985.
 Datum is National Geodetic Vertical Datum of 1929 (NGVD29).
 Contour Interval is 3 Meters.



Public Involvement Plan
 19R Park Avenue
 Arlington, Massachusetts
 Housing Corporation of Arlington
 Arlington, Massachusetts

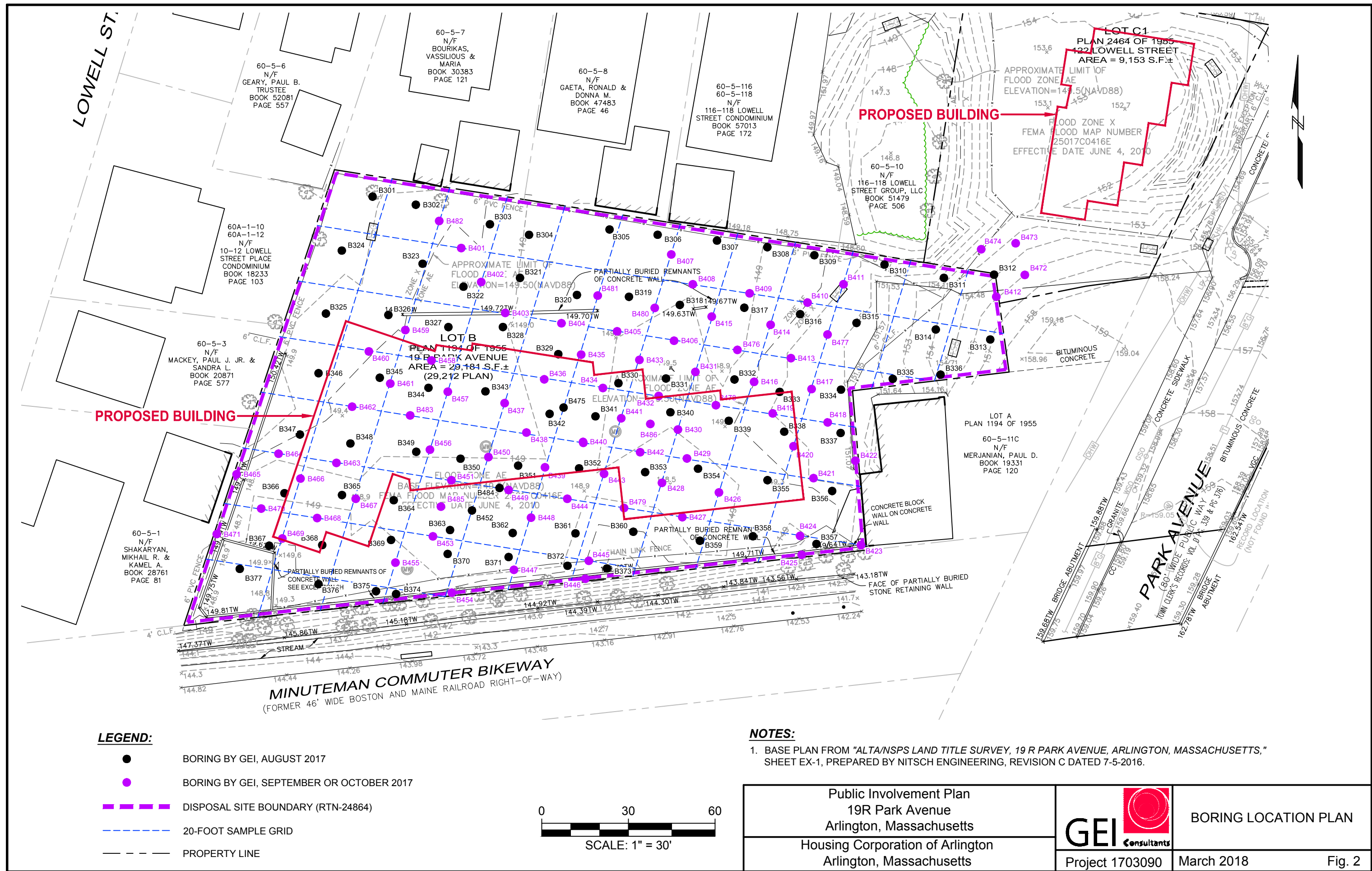


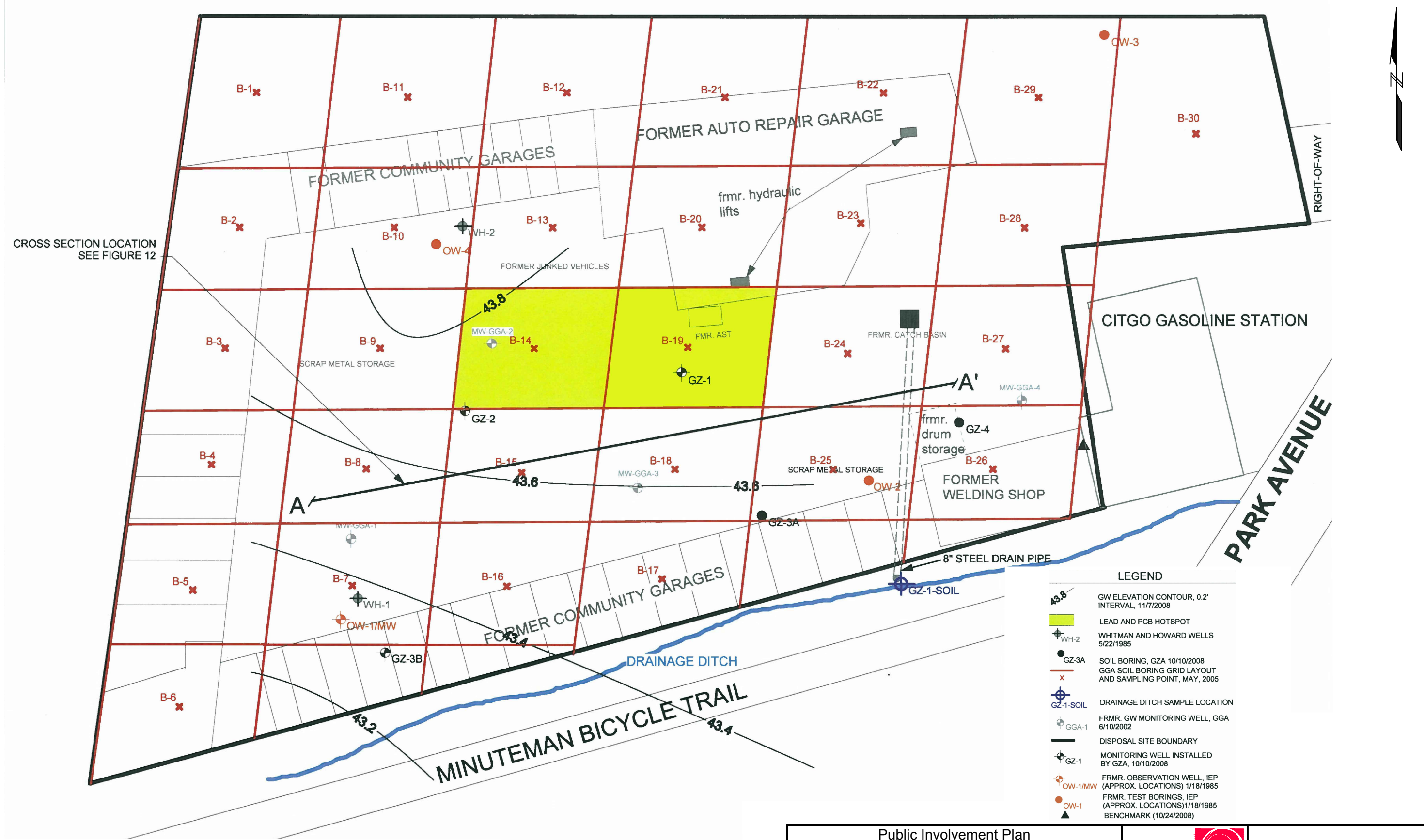
SITE LOCATION MAP

Project 1703090

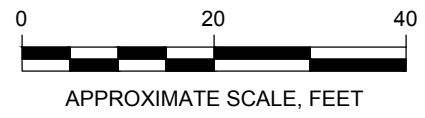
March 2018

Fig. 1





NOTES:
 1. BASE PLAN FROM FIGURE TITLED "FORMER ROWSELL'S WELDING, PHASE III, 19 REAR PARK AVE., ARLINGTON, MASSACHUSETTS, SITE PLAN," SHEET NO. 2 PREPARED BY GZA GEOENVIRONMENTAL, INC. AND DATED FEB. 2009.



Public Involvement Plan 19R Park Avenue Arlington, Massachusetts		 GEI Consultants	PREVIOUS SAMPLE LOCATIONS
Housing Corporation of Arlington Arlington, Massachusetts			Project 1703090 March 2018 Fig. 3

Appendix A

MassDEP BWSC126 Form



Miscellaneous Document Transmittal Form

Release Tracking Number

3 - 24864

A. DISPOSAL SITE LOCATION:

1. Disposal Site Name: NO LOCATION AID
2. Street Address: 19 REAR PARK AVE
3. City/Town: ARLINGTON 4. Zip Code: _____

B. THIS FORM IS BEING USED TO: (check all that apply)

- ☐ 1. Correct typographical errors and/or make corrections that do not materially affect the nature or complexity of the response actions. If changes are materially significant, then a revised or modified submittal must be made to the Department. List the report/form that is being corrected that is associated with the above Release Tracking Number (RTN). Attach an errata sheet containing a description of the errors and/or corrections.
- | Form/Report | Submittal
Date(mm/dd/yyyy) | Transaction ID |
|-------------|-------------------------------|----------------|
| _____ | _____ | _____ |
- ☐ 2. Submit other documents associated with this RTN that cannot be submitted to the Department using any other BWSC transmittal form. Do not submit documents that are of a time-critical nature and/or that require a direct response from the Department and/or that require an LSP Opinion pursuant to 310 CMR 40.0015. (Section C is not required).
- Description of Submittal _____
- ☐ 3. Resign as LSP-of-Record for the above Release Tracking Number (RTN). Attach a copy of the LSP resignation letter. (Section D, E, and F are not required).
- ☐ 4. Submit copies of Public Notices required pursuant to 310 CMR 40.1400: (check all that apply)
(Section C is not required)
- | | |
|--|--|
| <input type="checkbox"/> a. Tier I Classification | <input type="checkbox"/> Check here if submitting a copy of a legal notice |
| <input type="checkbox"/> b. Tier II Classification | <input type="checkbox"/> Check here if submitting a copy of a legal notice |
| <input type="checkbox"/> c. Immediate Response Action (IRA) | |
| <input type="checkbox"/> d. Release Abatement Measure (RAM) | |
| <input type="checkbox"/> e. Downgradient Property Status (DPS) | |
| <input type="checkbox"/> f. Utility-related Abatement Measure (URAM) | |
| <input type="checkbox"/> g. Comprehensive Response Actions | |
| <input type="checkbox"/> h. Activities related to
recording/registering an Activity and
Use Limitation (AUL) | <input type="checkbox"/> Check here if submitting a copy of a legal notice |
| <input type="checkbox"/> i. Permanent or Temporary Solution | |

(All sections of this transmittal form must be filled out unless otherwise noted)



B. THIS FORM IS BEING USED TO(cont.): (check all that apply)

☒ 5. Submit Public Involvement Petition documents. (check all that apply). (Section C is not required).

- ☒ a. Submit a Public Involvement Petition
- ☐ b. Submit a Public Involvement Petition Retraction
- ☒ c. Submit a Positive Public Involvement Petition Designation Letter
- ☐ d. Submit a Negative Public Involvement Designation Letter
- ☒ e. Submit a Draft Public Involvement Petition Plan
- ☐ f. Submit a Revised Public Involvement Petition Plan
- ☒ g. Submit a Final Public Involvement Petition Plan
- ☒ h. Submit a Notice of Public Comment Period

Date of Close of Comment Period : 3/5/2018
(mm/dd/yyyy)

☐ i. Submit a copy of a Public Involvement Petition legal notice

☒ j. Submit a Notice of Public Meeting

Meeting Date: 2/13/2018
(mm/dd/yyyy)

☒ k. Submit other Public Involvement Petition related documents not specified above:

Describe: MEETING MINUTES 2-13-18 MEETING, PUBLIC NOTICE 2-13-18 MEETING

☐ 6. Submit a RCRA Contained-In-Determination to document that soil and/or groundwater is no longer considered a hazardous waste pursuant to state (310 CMR 30.00) and federal (Title 40, Chapter I, Part 261 of the Code of Federal Regulations) hazardous waste regulations.

☐ 7. Submit notification and documentation of Reclamation Soil Reuse pursuant to 310 CMR 40.0031(2).

C. LSP SIGNATURE:

I attest under the pains and penalties of perjury that I have personally examined and am familiar with this transmittal form, including any and all documents accompanying this submittal. I am aware that significant penalties may result, including, but not limited to, possible fines and imprisonment, if I submit information which I know to be false, inaccurate or materially incomplete.

1. LSP #: _____

2. First Name: _____

3. Last Name: _____

4. Telephone: _____

5. Ext.: _____

6. Email: _____

7. Signature: _____

8. Date: _____

(mm/dd/yyyy)



D. PERSON MAKING A SUBMITTAL:

1. Check all that apply: ☐ a. Change in contact name ☐ b. Change of address ☐ c. Change in person undertaking response actions
2. Name of Organization: HOUSING CORPORATION OF ARLINGTON
3. Contact First Name: PAMELA 4. Last Name: HALLETT
5. Street: 252 MASSACHUSETTS AVE 6. Title: _____
7. City/Town: ARLINGTON 8. State: MA 9. ZIP Code: 024740000
10. Telephone: 7818595294 11. Ext.: _____ 12. Email: phallett@housingcorporarlington.org
- ☐ 13. Check here if the person is a Public Involvement Petitioner

E. RELATIONSHIP TO SITE OF PERSON MAKING SUBMITTAL:

☐ Check here to change relationship

- ☒ 1. RP or PRP ☐ a. Owner ☐ b. Operator ☐ c. Generator ☐ d. Transporter
☒ e. Other RP or PRP Specify: OTHER PRPS
- ☐ 2. Fiduciary, Secured Lender or Municipality with Exempt Status (as defined by M.G.L. c.21E, s.2)
- ☐ 3. Agency or Public Utility on a Right of Way (as defined by M.G.L. c.21E, s.5(j))
- ☐ 4. Any Other Person Undertaking Response Actions Specify Relationship: _____

F. CERTIFICATION OF PERSON MAKING SUBMITTAL:

1. I, PAMELA HALLETT, attest under the pains and penalties or perjury (i) that I have personally examined and am familiar with the information contained in this submittal, including any and all documents accompanying this transmittal form, (ii) that, based on my inquiry of those individuals immediately responsible for obtaining the information, the material information contained in this submittal is, to the best of my knowledge and belief, true, accurate and complete, and (iii) that I am fully authorized to make this attestation on behalf of the entity legally responsible for this submittal. I/the person or entity on whose behalf this submittal is made am/is aware that there are significant penalties, including, but not limited to, possible fines and imprisonment, for willfully submitting false, inaccurate, or incomplete information.

2. By: PAMELA HALLETT 3. Title: _____
Signature
4. For: HOUSING CORPORATION OF ARLINGTON 5. Date: 4/3/2018
(Name of person or entity recorded in Section D) mm/dd/yyyy

☐ 6. Check here if the address of the person providing certification is different from address recorded in Section D.

7. Street: _____
8. City/Town: _____ 9. State: _____ 10. ZIP Code: _____
11. Telephone: _____ 12. Ext.: _____ 13. Email: _____



Massachusetts Department of Environmental Protection
Bureau of Waste Site Cleanup

Miscellaneous Document Transmittal Form

BWSC 126

Release Tracking Number

3 - 24864

☐ Check here if any non-updatable information provided on this form is incorrect, e. g. property address. Send corrections to BWSC.eDEP@state.ma.us

YOU MUST LEGIBLY COMPLETE ALL RELEVANT SECTIONS OF THIS FORM OR DEP MAY RETURN THE DOCUMENT AS INCOMPLETE. IF YOU SUBMIT AN INCOMPLETE FORM, YOU MAY BE PENALIZED FOR MISSING A REQUIRED DEADLINE.

Date Stamp (DEP USE ONLY):

Received by DEP on
4/3/2018 10:22:09
AM

Appendix B

PIP Notification Documents

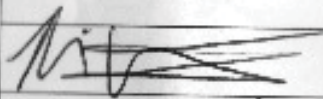
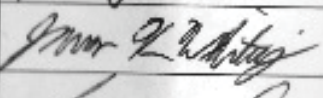

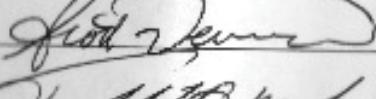
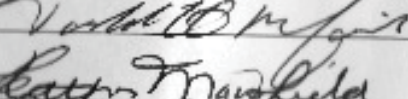
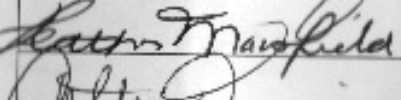
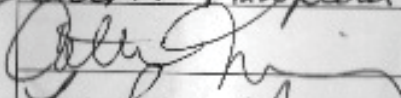
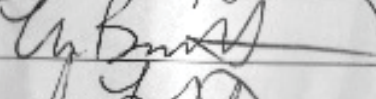


PETITION FOR DESIGNATION OF A "PUBLIC INVOLVEMENT PLAN (PIP)" SITE

Site Name: No Site Name

Site Address: 19 Rear Park Avenue, Arlington, MA 02474

Release Tracking Number: 3-24864

We the undersigned request that the 19 Rear Park Avenue, Arlington, DEP Release Tracking Number: 3-24864 be designated as a Public Involvement Plan Site under the provisions of M.G.L. c. 21E and the Massachusetts Contingency Plan, 310 CMR 40.1403(9).


Signature	Name (please print)	Address	Telephone Number	Email Address
	Mira Whiting	23 Lowell St Pl, Arlington, MA 02474	617-312-0650	mirack@gmail.com
	James Whiting	23 Lowell St Pl Arlington, MA 02474	617-733-3671	jkwhting@gmail.com
	Laura Desmond	15 Lowell Street Place Arlington, MA 02474	781-643-1516	LMBDesmond@gmail.com
	Scott Desmond	15 Lowell Street Place Arlington, MA 02474	781-643-1516	sdesmon@alumni. umass.edu
	Todd Mansfield	11 Lowell St Place Arlington, MA 02474	781-648-4084	bmansp42@comcast.net
	Heather Mansfield	11 Lowell Street Place Arlington, MA 02474	781-648-4084	heather_hiker@comcast.net
	Catherine Modica	10 Lowell Street Place Arlington, MA 02474	781-354-1190	cmodica526@gmail.com
	Michael Barrett	12 Lowell St. Pl Arlington, MA 02474	617-447-8633	michaelbarrett@mac.com
	Anna Jaysane-Dick	12 Lowell Street Pl Arlington, MA 02474	617-447-8272	annajay@mac.com
	Angela Carlson-Bancroft	22 Lowell St Pl Arlington, MA 02474	917-446-8397	acarlsonbancroft@gmail.com

Site Name: No Site Name

Site Address: 19 Rear Park Avenue, Arlington, MA 02474

Release Tracking Number: 3 -24864

We the undersigned request that the 19 Rear Park Avenue, Arlington, DEP Release Tracking Number: 3 -24864 be designated as a Public Involvement Plan Site under the provisions of M.G.L. c. 21E and the Massachusetts Contingency Plan, 310 CMR 40.1403(9).

Signature	Name (please print)	Address	Telephone Number	Email Address
	Peter J. Benson	22 Lowell Street 02474	917-416-4750	pearlsonbenson@gmail.com



Housing Corporation of Arlington

252 Massachusetts Avenue, Office, Arlington, MA 02474

tel: 781.859.5294

fax: 781.859.5632

info@housingcorporation.org

www.housingcorporation.org

November 28, 2017

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Petitioner:
Ms. Angele Carlson -Bancroft
22 Lowell Street Place
Arlington, MA 02474

**Re: Initial Public Involvement Plan (PIP) Acknowledgement
19 Rear Park Avenue
Arlington, MA
MassDEP RTN 3-24864**

Dear Ms. Carlson-Bancroft:

This letter confirms that the Housing Corporation of Arlington (HCA) has received your petition requesting that the site where a historic release of hazardous materials (assigned RTN 3-24864) has been identified at the above-referenced property by the Massachusetts Department of Environmental Protection be designated as a Public Involvement Plan (PIP) Site pursuant to 310 CMR 40.1400. In accordance with 310 CMR 40.1404, the site has been designated a PIP Site, which means the public will be able to review and comment on certain regulatory submittals associated with future environmental assessment and cleanup. GEI Consultants, Inc., on behalf of HCA, will be preparing a draft Public Involvement Plan concerning the public's participation in future site assessment and cleanup activities. The Plan will be presented and discussed at a public meeting. You will, of course, receive advanced notice of the date, time, and location of that meeting.

We look forward to continuing to work with the members of the Arlington community with respect to these matters. Should you have any questions, please feel free to contact me at 781-316-3429.

Sincerely,

Housing Corporation of Arlington

Pamela Hallett
Executive Director

Enclosures

c: Karen Stromberg, MassDEP, Northeast Regional Office
Ileen Gladstone, LSP, GEI Consultants, Inc.

Housing. Community. Affordability.



Housing Corporation of Arlington

252 Massachusetts Avenue, Office, Arlington, MA 02474

tel: 781.859.5294

fax: 781.859.5632

info@housingcorporarlington.org

www.housingcorporarlington.org

November 28, 2017

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Petitioner:
Mr. Peter Carlson -Bancroft
22 Lowell Street Place
Arlington, MA 02474

**Re: Initial Public Involvement Plan (PIP) Acknowledgement
19 Rear Park Avenue
Arlington, MA
MassDEP RTN 3-24864**

Dear Mr. Carlson-Bancroft:

This letter confirms that the Housing Corporation of Arlington (HCA) has received your petition requesting that the site where a historic release of hazardous materials (assigned RTN 3-24864) has been identified at the above-referenced property by the Massachusetts Department of Environmental Protection be designated as a Public Involvement Plan (PIP) Site pursuant to 310 CMR 40.1400. In accordance with 310 CMR 40.1404, the site has been designated a PIP Site, which means the public will be able to review and comment on certain regulatory submittals associated with future environmental assessment and cleanup. GEI Consultants, Inc., on behalf of HCA, will be preparing a draft Public Involvement Plan concerning the public's participation in future site assessment and cleanup activities. The Plan will be presented and discussed at a public meeting. You will, of course, receive advanced notice of the date, time, and location of that meeting.

We look forward to continuing to work with the members of the Arlington community with respect to these matters. Should you have any questions, please feel free to contact me at 781-316-3429.

Sincerely,

Housing Corporation of Arlington

Pamela Hallett
Executive Director

Enclosures

c: Karen Stromberg, MassDEP, Northeast Regional Office
Ileen Gladstone, LSP, GEI Consultants, Inc.

Housing. Community. Affordability.



Housing Corporation of Arlington

252 Massachusetts Avenue, Office, Arlington, MA 02474

tel: 781.859.5294

fax: 781.859.5632

info@housingcorporation.org

www.housingcorporation.org

November 28, 2017

CERTIFIED MAIL

RETURN RECEIPT REQUESTED

Petitioner:

Mr. Michael Barrett
12 Lowell Street Place
Arlington, MA 02474

**Re: Initial Public Involvement Plan (PIP) Acknowledgement
19 Rear Park Avenue
Arlington, MA
MassDEP RTN 3-24864**

Dear Mr. Barrett:

This letter confirms that the Housing Corporation of Arlington (HCA) has received your petition requesting that the site where a historic release of hazardous materials (assigned RTN 3-24864) has been identified at the above-referenced property by the Massachusetts Department of Environmental Protection be designated as a Public Involvement Plan (PIP) Site pursuant to 310 CMR 40.1400. In accordance with 310 CMR 40.1404, the site has been designated a PIP Site, which means the public will be able to review and comment on certain regulatory submittals associated with future environmental assessment and cleanup. GEI Consultants, Inc., on behalf of HCA, will be preparing a draft Public Involvement Plan concerning the public's participation in future site assessment and cleanup activities. The Plan will be presented and discussed at a public meeting. You will, of course, receive advanced notice of the date, time, and location of that meeting.

We look forward to continuing to work with the members of the Arlington community with respect to these matters. Should you have any questions, please feel free to contact me at 781-316-3429.

Sincerely,

Housing Corporation of Arlington

Pamela Hallett
Executive Director

Enclosures

c: Karen Stromberg, MassDEP, Northeast Regional Office
Ileen Gladstone, LSP, GEI Consultants, Inc.

Housing. Community. Affordability.



Housing Corporation of Arlington

252 Massachusetts Avenue, Office, Arlington, MA 02474

tel: 781.859.5294

fax: 781.859.5632

info@housingcorporarlington.org

www.housingcorporarlington.org

November 28, 2017

CERTIFIED MAIL

RETURN RECEIPT REQUESTED

Petitioner:

Ms. Anna Jaysane-Durk

12 Lowell Street Place

Arlington, MA 02474

Re: Initial Public Involvement Plan (PIP) Acknowledgement

19 Rear Park Avenue

Arlington, MA

MassDEP RTN 3-24864

Dear Ms. Jaysane-Durk:

This letter confirms that the Housing Corporation of Arlington (HCA) has received your petition requesting that the site where a historic release of hazardous materials (assigned RTN 3-24864) has been identified at the above-referenced property by the Massachusetts Department of Environmental Protection be designated as a Public Involvement Plan (PIP) Site pursuant to 310 CMR 40.1400. In accordance with 310 CMR 40.1404, the site has been designated a PIP Site, which means the public will be able to review and comment on certain regulatory submittals associated with future environmental assessment and cleanup. GEI Consultants, Inc., on behalf of HCA, will be preparing a draft Public Involvement Plan concerning the public's participation in future site assessment and cleanup activities. The Plan will be presented and discussed at a public meeting. You will, of course, receive advanced notice of the date, time, and location of that meeting.

We look forward to continuing to work with the members of the Arlington community with respect to these matters. Should you have any questions, please feel free to contact me at 781-316-3429.

Sincerely,

Housing Corporation of Arlington

Pamela Hallett

Executive Director

Enclosures

c: Karen Stromberg, MassDEP, Northeast Regional Office
Ileen Gladstone, LSP, GEI Consultants, Inc.

Housing. Community. Affordability.



Housing Corporation of Arlington

252 Massachusetts Avenue, Office, Arlington, MA 02474

tel: 781.859.5294

fax: 781.859.5632

info@housingcorporation.org

www.housingcorporation.org

November 28, 2017

CERTIFIED MAIL

RETURN RECEIPT REQUESTED

Petitioner:

Ms. Catherine Modica
10 Lowell Street Place
Arlington, MA 02474

**Re: Initial Public Involvement Plan (PIP) Acknowledgement
19 Rear Park Avenue
Arlington, MA
MassDEP RTN 3-24864**

Dear Ms. Modica:

This letter confirms that the Housing Corporation of Arlington (HCA) has received your petition requesting that the site where a historic release of hazardous materials (assigned RTN 3-24864) has been identified at the above-referenced property by the Massachusetts Department of Environmental Protection be designated as a Public Involvement Plan (PIP) Site pursuant to 310 CMR 40.1400. In accordance with 310 CMR 40.1404, the site has been designated a PIP Site, which means the public will be able to review and comment on certain regulatory submittals associated with future environmental assessment and cleanup. GEI Consultants, Inc., on behalf of HCA, will be preparing a draft Public Involvement Plan concerning the public's participation in future site assessment and cleanup activities. The Plan will be presented and discussed at a public meeting. You will, of course, receive advanced notice of the date, time, and location of that meeting.

We look forward to continuing to work with the members of the Arlington community with respect to these matters. Should you have any questions, please feel free to contact me at 781-316-3429.

Sincerely,

Housing Corporation of Arlington

Pamela Hallett
Executive Director

Enclosures

c: Karen Stromberg, MassDEP, Northeast Regional Office
Ileen Gladstone, LSP, GEI Consultants, Inc.

Housing. Community. Affordability.



Housing Corporation of Arlington

252 Massachusetts Avenue, Office, Arlington, MA 02474

tel: 781.859.5294

fax: 781.859.5632

info@housingcorporation.org

www.housingcorporation.org

November 28, 2017

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Petitioner:
Mr. Scott Desmond
15 Lowell Street Place
Arlington, MA 02474

**Re: Initial Public Involvement Plan (PIP) Acknowledgement
19 Rear Park Avenue
Arlington, MA
MassDEP RTN 3-24864**

Dear Mr. Desmond:

This letter confirms that the Housing Corporation of Arlington (HCA) has received your petition requesting that the site where a historic release of hazardous materials (assigned RTN 3-24864) has been identified at the above-referenced property by the Massachusetts Department of Environmental Protection be designated as a Public Involvement Plan (PIP) Site pursuant to 310 CMR 40.1400. In accordance with 310 CMR 40.1404, the site has been designated a PIP Site, which means the public will be able to review and comment on certain regulatory submittals associated with future environmental assessment and cleanup. GEI Consultants, Inc., on behalf of HCA, will be preparing a draft Public Involvement Plan concerning the public's participation in future site assessment and cleanup activities. The Plan will be presented and discussed at a public meeting. You will, of course, receive advanced notice of the date, time, and location of that meeting.

We look forward to continuing to work with the members of the Arlington community with respect to these matters. Should you have any questions, please feel free to contact me at 781-316-3429.

Sincerely,

Housing Corporation of Arlington

Pamela Hallett
Executive Director

Enclosures

c: Karen Stromberg, MassDEP, Northeast Regional Office
Ileen Gladstone, LSP, GEI Consultants, Inc.

Housing. Community. Affordability.



Housing Corporation of Arlington

252 Massachusetts Avenue, Office, Arlington, MA 02474

tel: 781.859.5294

fax: 781.859.5632

info@housingcorporarlington.org

www.housingcorporarlington.org

November 28, 2017

CERTIFIED MAIL

RETURN RECEIPT REQUESTED

Petitioner:

Ms. Laura Desmond
15 Lowell Street Place
Arlington, MA 02474

**Re: Initial Public Involvement Plan (PIP) Acknowledgement
19 Rear Park Avenue
Arlington, MA
MassDEP RTN 3-24864**

Dear Ms. Desmond:

This letter confirms that the Housing Corporation of Arlington (HCA) has received your petition requesting that the site where a historic release of hazardous materials (assigned RTN 3-24864) has been identified at the above-referenced property by the Massachusetts Department of Environmental Protection be designated as a Public Involvement Plan (PIP) Site pursuant to 310 CMR 40.1400. In accordance with 310 CMR 40.1404, the site has been designated a PIP Site, which means the public will be able to review and comment on certain regulatory submittals associated with future environmental assessment and cleanup. GEI Consultants, Inc., on behalf of HCA, will be preparing a draft Public Involvement Plan concerning the public's participation in future site assessment and cleanup activities. The Plan will be presented and discussed at a public meeting. You will, of course, receive advanced notice of the date, time, and location of that meeting.

We look forward to continuing to work with the members of the Arlington community with respect to these matters. Should you have any questions, please feel free to contact me at 781-316-3429.

Sincerely,

Housing Corporation of Arlington

Pamela Hallett
Executive Director

Enclosures

c: Karen Stromberg, MassDEP, Northeast Regional Office
Ileen Gladstone, LSP, GEI Consultants, Inc.

Housing. Community. Affordability.



Housing Corporation of Arlington

252 Massachusetts Avenue, Office, Arlington, MA 02474

tel: 781.859.5294

fax: 781.859.5632

info@housingcorporation.org

www.housingcorporation.org

November 28, 2017

CERTIFIED MAIL

RETURN RECEIPT REQUESTED

Petitioner:

Ms. Heather Mansfield

11 Lowell Street Place

Arlington, MA 02474

**Re: Initial Public Involvement Plan (PIP) Acknowledgement
19 Rear Park Avenue
Arlington, MA
MassDEP RTN 3-24864**

Dear Ms. Mansfield:

This letter confirms that the Housing Corporation of Arlington (HCA) has received your petition requesting that the site where a historic release of hazardous materials (assigned RTN 3-24864) has been identified at the above-referenced property by the Massachusetts Department of Environmental Protection be designated as a Public Involvement Plan (PIP) Site pursuant to 310 CMR 40.1400. In accordance with 310 CMR 40.1404, the site has been designated a PIP Site, which means the public will be able to review and comment on certain regulatory submittals associated with future environmental assessment and cleanup. GEI Consultants, Inc., on behalf of HCA, will be preparing a draft Public Involvement Plan concerning the public's participation in future site assessment and cleanup activities. The Plan will be presented and discussed at a public meeting. You will, of course, receive advanced notice of the date, time, and location of that meeting.

We look forward to continuing to work with the members of the Arlington community with respect to these matters. Should you have any questions, please feel free to contact me at 781-316-3429.

Sincerely,

Housing Corporation of Arlington

Pamela Hallett

Executive Director

Enclosures

c: Karen Stromberg, MassDEP, Northeast Regional Office
Ileen Gladstone, LSP, GEI Consultants, Inc.

Housing. Community. Affordability.



Housing Corporation of Arlington

252 Massachusetts Avenue, Office, Arlington, MA 02474

tel: 781.859.5294

fax: 781.859.5632

info@housingcorporation.org

www.housingcorporation.org

November 28, 2017

CERTIFIED MAIL

RETURN RECEIPT REQUESTED

Petitioner:

Mr. Todd Mansfield
11 Lowell Street Place
Arlington, MA 02474

**Re: Initial Public Involvement Plan (PIP) Acknowledgement
19 Rear Park Avenue
Arlington, MA
MassDEP RTN 3-24864**

Dear Mr. Mansfield:

This letter confirms that the Housing Corporation of Arlington (HCA) has received your petition requesting that the site where a historic release of hazardous materials (assigned RTN 3-24864) has been identified at the above-referenced property by the Massachusetts Department of Environmental Protection be designated as a Public Involvement Plan (PIP) Site pursuant to 310 CMR 40.1400. In accordance with 310 CMR 40.1404, the site has been designated a PIP Site, which means the public will be able to review and comment on certain regulatory submittals associated with future environmental assessment and cleanup. GEI Consultants, Inc., on behalf of HCA, will be preparing a draft Public Involvement Plan concerning the public's participation in future site assessment and cleanup activities. The Plan will be presented and discussed at a public meeting. You will, of course, receive advanced notice of the date, time, and location of that meeting.

We look forward to continuing to work with the members of the Arlington community with respect to these matters. Should you have any questions, please feel free to contact me at 781-316-3429.

Sincerely,

Housing Corporation of Arlington

Pamela Hallett
Executive Director

Enclosures

c: Karen Stromberg, MassDEP, Northeast Regional Office
Ileen Gladstone, LSP, GEI Consultants, Inc.

Housing. Community. Affordability.



Housing Corporation of Arlington

252 Massachusetts Avenue, Office, Arlington, MA 02474

tel: 781.859.5294

fax: 781.859.5632

info@housingcorporation.org

www.housingcorporation.org

November 28, 2017

CERTIFIED MAIL

RETURN RECEIPT REQUESTED

Petitioner:

Ms. Mira Whiting
23 Lowell Street Place
Arlington, MA 02474

**Re: Initial Public Involvement Plan (PIP) Acknowledgement
19 Rear Park Avenue
Arlington, MA
MassDEP RTN 3-24864**

Dear Ms. Whiting:

This letter confirms that the Housing Corporation of Arlington (HCA) has received your petition requesting that the site where a historic release of hazardous materials (assigned RTN 3-24864) has been identified at the above-referenced property by the Massachusetts Department of Environmental Protection be designated as a Public Involvement Plan (PIP) Site pursuant to 310 CMR 40.1400. In accordance with 310 CMR 40.1404, the site has been designated a PIP Site, which means the public will be able to review and comment on certain regulatory submittals associated with future environmental assessment and cleanup. GEI Consultants, Inc., on behalf of HCA, will be preparing a draft Public Involvement Plan concerning the public's participation in future site assessment and cleanup activities. The Plan will be presented and discussed at a public meeting. You will, of course, receive advanced notice of the date, time, and location of that meeting.

We look forward to continuing to work with the members of the Arlington community with respect to these matters. Should you have any questions, please feel free to contact me at 781-316-3429.

Sincerely,

Housing Corporation of Arlington

Pamela Hallett
Executive Director

Enclosures

c: Karen Stromberg, MassDEP, Northeast Regional Office
Ileen Gladstone, LSP, GEI Consultants, Inc.

Housing. Community. Affordability.



Housing Corporation of Arlington

252 Massachusetts Avenue, Office, Arlington, MA 02474

tel: 781.859.5294

fax: 781.859.5632

info@housingcorporation.org

www.housingcorporation.org

November 28, 2017

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Petitioner:
Mr. James Whiting
23 Lowell Street Place
Arlington, MA 02474

**Re: Initial Public Involvement Plan (PIP) Acknowledgement
19 Rear Park Avenue
Arlington, MA
MassDEP RTN 3-24864**

Dear Mr. Whiting:

This letter confirms that the Housing Corporation of Arlington (HCA) has received your petition requesting that the site where a historic release of hazardous materials (assigned RTN 3-24864) has been identified at the above-referenced property by the Massachusetts Department of Environmental Protection be designated as a Public Involvement Plan (PIP) Site pursuant to 310 CMR 40.1400. In accordance with 310 CMR 40.1404, the site has been designated a PIP Site, which means the public will be able to review and comment on certain regulatory submittals associated with future environmental assessment and cleanup. GEI Consultants, Inc., on behalf of HCA, will be preparing a draft Public Involvement Plan concerning the public's participation in future site assessment and cleanup activities. The Plan will be presented and discussed at a public meeting. You will, of course, receive advanced notice of the date, time, and location of that meeting.

We look forward to continuing to work with the members of the Arlington community with respect to these matters. Should you have any questions, please feel free to contact me at 781-316-3429.

Sincerely,

Housing Corporation of Arlington

Pamela Hallett
Executive Director

Enclosures

c: Karen Stromberg, MassDEP, Northeast Regional Office
Ileen Gladstone, LSP, GEI Consultants, Inc.

Housing. Community. Affordability.

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ARLINGTON, MA 02474

Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$3.84

Sent To
MS. ANGE CARLSON-BANCROFT
Street and Apt. No., or PO Box No.
22 Lower St. PLACE
City, State, ZIP+4®
ARLINGTON, MA 02474

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ARLINGTON, MA 02474

Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$3.84

Sent To
MR. SCOTT DESMOND
Street and Apt. No., or PO Box No.
15 Lower St. PLACE
City, State, ZIP+4®
ARLINGTON, MA 02474

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ARLINGTON, MA 02474

Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$3.84

Sent To
MS. LAURA DESMOND
Street and Apt. No., or PO Box No.
15 Lower St. PLACE
City, State, ZIP+4®
ARLINGTON, MA 02474

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ARLINGTON, MA 02474

Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$3.84

Sent To
MS. HEATHER MANSFIELD
Street and Apt. No., or PO Box No.
11 Lower St. PLACE
City, State, ZIP+4®
ARLINGTON, MA 02474

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ARLINGTON, MA 02474

Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$3.84

Sent To
MR. TODD MANSFIELD
Street and Apt. No., or PO Box No.
11 Lower St. PLACE
City, State, ZIP+4®
ARLINGTON, MA 02474

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ARLINGTON, MA 02474

Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$3.84

Sent To
MS. MIRA WHITING
Street and Apt. No., or PO Box No.
23 Lower St. PLACE
City, State, ZIP+4®
ARLINGTON, MA 02474

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ARLINGTON, MA 02474

Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$3.84

Sent To
 MR JAMES WITTING
 Street and Apt. No., or PO Box No.
 23 LOWELL ST PLACE
 City, State, ZIP+4®
 ARLINGTON, MA 02474

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ARLINGTON, MA 02474

Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$3.84

Sent To
 MR PETER WILSON - BARCRAFT
 Street and Apt. No., or PO Box No.
 23 LOWELL ST PLACE
 City, State, ZIP+4®
 ARLINGTON, MA 02474

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ARLINGTON, MA 02474

Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$3.84

Sent To
 MR MICHAEL BARRETT
 Street and Apt. No., or PO Box No.
 12 LOWELL ST PLACE
 City, State, ZIP+4®
 ARLINGTON, MA 02474

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ARLINGTON, MA 02474

Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$3.84

Sent To
 MS ANNA JAYSANE-DOZIK
 Street and Apt. No., or PO Box No.
 12 LOWELL ST PLACE
 City, State, ZIP+4®
 ARLINGTON, MA 02474

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ARLINGTON, MA 02474

Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$3.84

Sent To
 MS CATHERINE MODICA
 Street and Apt. No., or PO Box No.
 10 LOWELL ST PLACE
 City, State, ZIP+4®
 ARLINGTON, MA 02474

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



Geotechnical
Environmental
Water Resources
Ecological

February 2, 2018

Project 1709030

CERTIFIED MAIL 9171 9690 0935 0184 6536 93

Angele & Peter Carson-Bancroft
22 Lowell Street Place
Arlington, MA 02474

Dear Mr. & Ms. Carlson-Bancroft:

**Re: Public Meeting, Draft Public Involvement Plan
19 Rear Park Avenue
Arlington, Massachusetts
MassDEP RTN 3-24864**

The purpose of this letter is to inform you that a public meeting will be held on Tuesday, February 13, 2018, at 6:00 p.m. at the Park Avenue Church, 50 Paul Revere Road in Arlington, Massachusetts, to present and discuss the *Draft Public Involvement Plan (PIP)* for soil cleanup activities at the site at 19 Rear Park Avenue (the Site).

A copy of the *Draft PIP* will be available at the public meeting and a copy will be placed in the Robbins Library Reference Department information repository at 700 Massachusetts Avenue for public review on or before February 13, 2018. An electronic copy of the Draft PIP will also be posted on the Housing Corporation of Arlington's website on or before February 13, 2018.

Comments on the *Draft PIP* are welcome and should be submitted either at the meeting or by writing to me at GEI Consultants, Inc., 400 Unicorn Park Drive, Woburn, MA 01801. Comments will be accepted through the close of business on Monday, March 5, 2018.

We look forward to working with the members of the Arlington community with respect to these matters.

Please contact me at 781-721-4012 or igladstone@geiconsultants.com if you have any questions regarding the *Draft PIP*.

Very truly yours,

GEI CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read "Helen S. Gladstone", written over a horizontal line.

Helen S. Gladstone, P.E., LSP, LEED AP
Senior Vice President

HAB:jam

c: PIP Mailing List

B:\Working\HOUSING CORPORATION OF ARLINGTON\1703090 Downing Square Environmental\01_ADMIN\PIP\Initial Meeting\Mail List Notice of PIP Meeting.docx



Geotechnical
Environmental
Water Resources
Ecological

February 2, 2018
Project 1709030

CERTIFIED MAIL 9171 9690 0935 0184 6537 09

Michael Barrett & Anna Jaysane-Durk
12 Lowell Street Place
Arlington, MA 02474

Dear Mr. Barrett & Ms. Jaysane-Durk:

**Re: Public Meeting, Draft Public Involvement Plan
19 Rear Park Avenue
Arlington, Massachusetts
MassDEP RTN 3-24864**

The purpose of this letter is to inform you that a public meeting will be held on Tuesday, February 13, 2018, at 6:00 p.m. at the Park Avenue Church, 50 Paul Revere Road in Arlington, Massachusetts, to present and discuss the *Draft Public Involvement Plan (PIP)* for soil cleanup activities at the site at 19 Rear Park Avenue (the Site).

A copy of the *Draft PIP* will be available at the public meeting and a copy will be placed in the Robbins Library Reference Department information repository at 700 Massachusetts Avenue for public review on or before February 13, 2018. An electronic copy of the Draft PIP will also be posted on the Housing Corporation of Arlington's website on or before February 13, 2018.

Comments on the *Draft PIP* are welcome and should be submitted either at the meeting or by writing to me at GEI Consultants, Inc., 400 Unicorn Park Drive, Woburn, MA 01801. Comments will be accepted through the close of business on Monday, March 5, 2018.

We look forward to working with the members of the Arlington community with respect to these matters.

Please contact me at 781-721-4012 or igladstone@geiconsultants.com if you have any questions regarding the *Draft PIP*.

Very truly yours,

GEI CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read "Ileen S. Gladstone", written over a horizontal line.

Ileen S. Gladstone, P.E., LSP, LEED AP
Senior Vice President

HAB:jam

c: PIP Mailing List

B:\Working\HOUSING CORPORATION OF ARLINGTON\1703090 Downing Square Environmental\01_ADMIN\PIP\Initial Meeting\Mail List Notice of PIP Meeting.docx



Geotechnical
Environmental
Water Resources
Ecological

February 2, 2018
Project 1709030

CERTIFIED MAIL 9171 9690 0935 0184 6537 16

Laura & Scott Desmond
15 Lowell Street Place
Arlington, MA 02474

Dear Mr. & Ms. Desmond:

**Re: Public Meeting, Draft Public Involvement Plan
19 Rear Park Avenue
Arlington, Massachusetts
MassDEP RTN 3-24864**

The purpose of this letter is to inform you that a public meeting will be held on Tuesday, February 13, 2018, at 6:00 p.m. at the Park Avenue Church, 50 Paul Revere Road in Arlington, Massachusetts, to present and discuss the *Draft Public Involvement Plan (PIP)* for soil cleanup activities at the site at 19 Rear Park Avenue (the Site).

A copy of the *Draft PIP* will be available at the public meeting and a copy will be placed in the Robbins Library Reference Department information repository at 700 Massachusetts Avenue for public review on or before February 13, 2018. An electronic copy of the Draft PIP will also be posted on the Housing Corporation of Arlington's website on or before February 13, 2018.

Comments on the *Draft PIP* are welcome and should be submitted either at the meeting or by writing to me at GEI Consultants, Inc., 400 Unicorn Park Drive, Woburn, MA 01801. Comments will be accepted through the close of business on Monday, March 5, 2018.

We look forward to working with the members of the Arlington community with respect to these matters.

Please contact me at 781-721-4012 or igladstone@geiconsultants.com if you have any questions regarding the *Draft PIP*.

Very truly yours,

GEI CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read "Helen S. Gladstone", written over a horizontal line.

Helen S. Gladstone, P.E., LSP, LEED AP
Senior Vice President

HAB:jam

c: PIP Mailing List

B:\Working\HOUSING CORPORATION OF ARLINGTON\1703090 Downing Square Environmental\01_ADMIN\PIP\Initial Meeting\Mail List Notice of PIP Meeting.docx



Geotechnical
Environmental
Water Resources
Ecological

February 2, 2018

Project 1709030

CERTIFIED MAIL 9171 9690 0935 0184 6537 23

Todd & Heather Mansfield
11 Lowell Street Place
Arlington, MA 02474

Dear Mr. & Ms. Mansfield:

**Re: Public Meeting, Draft Public Involvement Plan
19 Rear Park Avenue
Arlington, Massachusetts
MassDEP RTN 3-24864**

The purpose of this letter is to inform you that a public meeting will be held on Tuesday, February 13, 2018, at 6:00 p.m. at the Park Avenue Church, 50 Paul Revere Road in Arlington, Massachusetts, to present and discuss the *Draft Public Involvement Plan (PIP)* for soil cleanup activities at the site at 19 Rear Park Avenue (the Site).

A copy of the *Draft PIP* will be available at the public meeting and a copy will be placed in the Robbins Library Reference Department information repository at 700 Massachusetts Avenue for public review on or before February 13, 2018. An electronic copy of the Draft PIP will also be posted on the Housing Corporation of Arlington's website on or before February 13, 2018.

Comments on the *Draft PIP* are welcome and should be submitted either at the meeting or by writing to me at GEI Consultants, Inc., 400 Unicorn Park Drive, Woburn, MA 01801. Comments will be accepted through the close of business on Monday, March 5, 2018.

We look forward to working with the members of the Arlington community with respect to these matters.

Please contact me at 781-721-4012 or igladstone@geiconsultants.com if you have any questions regarding the *Draft PIP*.

Very truly yours,

GEI CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read "Heen S. Gladstone", written over a horizontal line.

Heen S. Gladstone, P.E., LSP, LEED AP
Senior Vice President

HAB:jam

c: PIP Mailing List

B:\Working\HOUSING CORPORATION OF ARLINGTON\1703090 Downing Square Environmental\01_ADMIN\PIP\Initial Meeting\Mail List Notice of PIP Meeting.docx



Geotechnical
Environmental
Water Resources
Ecological

February 2, 2018
Project 1709030

CERTIFIED MAIL 9171 9690 0935 0184 6537 30

Mira Whiting
23 Lowell Street Place
Arlington, MA 02474

Dear Ms. Whiting:

**Re: Public Meeting, Draft Public Involvement Plan
19 Rear Park Avenue
Arlington, Massachusetts
MassDEP RTN 3-24864**

The purpose of this letter is to inform you that a public meeting will be held on Tuesday, February 13, 2018, at 6:00 p.m. at the Park Avenue Church, 50 Paul Revere Road in Arlington, Massachusetts, to present and discuss the *Draft Public Involvement Plan (PIP)* for soil cleanup activities at the site at 19 Rear Park Avenue (the Site).

A copy of the *Draft PIP* will be available at the public meeting and a copy will be placed in the Robbins Library Reference Department information repository at 700 Massachusetts Avenue for public review on or before February 13, 2018. An electronic copy of the Draft PIP will also be posted on the Housing Corporation of Arlington's website on or before February 13, 2018.

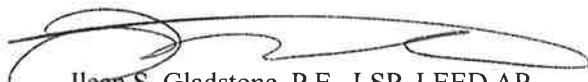
Comments on the *Draft PIP* are welcome and should be submitted either at the meeting or by writing to me at GEI Consultants, Inc., 400 Unicorn Park Drive, Woburn, MA 01801. Comments will be accepted through the close of business on Monday, March 5, 2018.

We look forward to working with the members of the Arlington community with respect to these matters.

Please contact me at 781-721-4012 or igladstone@geiconsultants.com if you have any questions regarding the *Draft PIP*.

Very truly yours,

GEI CONSULTANTS, INC.



Helen S. Gladstone, P.E., LSP, LEED AP
Senior Vice President

HAB:jam

c: PIP Mailing List

B:\Working\HOUSING CORPORATION OF ARLINGTON\1703090 Downing Square Environmental\01_ADMIN\PIP\Initial Meeting\Mail List Notice of PIP Meeting.docx



Geotechnical
Environmental
Water Resources
Ecological

February 2, 2018
Project 1709030

CERTIFIED MAIL 9171 9690 0935 0184 6537 47

Catherine Modica
10 Lowell Street Place
Arlington, MA 02474

Dear Ms. Modica:

**Re: Public Meeting, Draft Public Involvement Plan
19 Rear Park Avenue
Arlington, Massachusetts
MassDEP RTN 3-24864**

The purpose of this letter is to inform you that a public meeting will be held on Tuesday, February 13, 2018, at 6:00 p.m. at the Park Avenue Church, 50 Paul Revere Road in Arlington, Massachusetts, to present and discuss the *Draft Public Involvement Plan (PIP)* for soil cleanup activities at the site at 19 Rear Park Avenue (the Site).

A copy of the *Draft PIP* will be available at the public meeting and a copy will be placed in the Robbins Library Reference Department information repository at 700 Massachusetts Avenue for public review on or before February 13, 2018. An electronic copy of the Draft PIP will also be posted on the Housing Corporation of Arlington's website on or before February 13, 2018.

Comments on the *Draft PIP* are welcome and should be submitted either at the meeting or by writing to me at GEI Consultants, Inc., 400 Unicorn Park Drive, Woburn, MA 01801. Comments will be accepted through the close of business on Monday, March 5, 2018.

We look forward to working with the members of the Arlington community with respect to these matters.

Please contact me at 781-721-4012 or igladstone@geiconsultants.com if you have any questions regarding the *Draft PIP*.

Very truly yours,

GEI CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read "Helen S. Gladstone".

Helen S. Gladstone, P.E., LSP, LEED AP
Senior Vice President

HAB:jam

c: PIP Mailing List

B:\Working\HOUSING CORPORATION OF ARLINGTON\1703090 Downing Square Environmental\01_ADMIN\PIP\Initial Meeting\Mail List Notice of PIP Meeting.docx



Geotechnical
Environmental
Water Resources
Ecological

February 2, 2018
Project 1709030

CERTIFIED MAIL 9171 9690 0935 0184 6537 54

Christine Bongiorno, Director
Health Department – Health & Human Services
27 Maple Street
Arlington, MA 02476

Dear Ms. Bongiorno:

**Re: Public Meeting, Draft Public Involvement Plan
19 Rear Park Avenue
Arlington, Massachusetts
MassDEP RTN 3-24864**

The purpose of this letter is to inform you that a public meeting will be held on Tuesday, February 13, 2018, at 6:00 p.m. at the Park Avenue Church, 50 Paul Revere Road in Arlington, Massachusetts, to present and discuss the *Draft Public Involvement Plan (PIP)* for soil cleanup activities at the site at 19 Rear Park Avenue (the Site).

A copy of the *Draft PIP* will be available at the public meeting and a copy will be placed in the Robbins Library Reference Department information repository at 700 Massachusetts Avenue for public review on or before February 13, 2018. An electronic copy of the Draft PIP will also be posted on the Housing Corporation of Arlington's website on or before February 13, 2018.

Comments on the *Draft PIP* are welcome and should be submitted either at the meeting or by writing to me at GEI Consultants, Inc., 400 Unicorn Park Drive, Woburn, MA 01801. Comments will be accepted through the close of business on Monday, March 5, 2018.

We look forward to working with the members of the Arlington community with respect to these matters.

Please contact me at 781-721-4012 or igladstone@geiconsultants.com if you have any questions regarding the *Draft PIP*.

Very truly yours,

GEI CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read "Helen S. Gladstone".

Helen S. Gladstone, P.E., LSP, LEED AP
Senior Vice President

HAB:jam

c: PIP Mailing List

B:\Working\HOUSING CORPORATION OF ARLINGTON\1703090 Downing Square Environmental\01_ADMIN\PIP\Initial Meeting\Mail List Notice of PIP Meeting.docx



Geotechnical
Environmental
Water Resources
Ecological

February 2, 2018

Project 1709030

CERTIFIED MAIL 9171 9690 0935 0184 6537 61

Lela Shepherd
Conservation Commission
730 Massachusetts Avenue
Arlington, MA 02476

Dear Ms. Shepherd:

**Re: Public Meeting, Draft Public Involvement Plan
19 Rear Park Avenue
Arlington, Massachusetts
MassDEP RTN 3-24864**

The purpose of this letter is to inform you that a public meeting will be held on Tuesday, February 13, 2018, at 6:00 p.m. at the Park Avenue Church, 50 Paul Revere Road in Arlington, Massachusetts, to present and discuss the *Draft Public Involvement Plan (PIP)* for soil cleanup activities at the site at 19 Rear Park Avenue (the Site).

A copy of the *Draft PIP* will be available at the public meeting and a copy will be placed in the Robbins Library Reference Department information repository at 700 Massachusetts Avenue for public review on or before February 13, 2018. An electronic copy of the Draft PIP will also be posted on the Housing Corporation of Arlington's website on or before February 13, 2018.


Comments on the *Draft PIP* are welcome and should be submitted either at the meeting or by writing to me at GEI Consultants, Inc., 400 Unicorn Park Drive, Woburn, MA 01801. Comments will be accepted through the close of business on Monday, March 5, 2018.

We look forward to working with the members of the Arlington community with respect to these matters.

Please contact me at 781-721-4012 or igladstone@geiconsultants.com if you have any questions regarding the *Draft PIP*.

Very truly yours,

GEI CONSULTANTS, INC.



Helen S. Gladstone, P.E., LSP, LEED AP
Senior Vice President

HAB:jam

c: PIP Mailing List

B:\Working\HOUSING CORPORATION OF ARLINGTON\1703090 Downing Square Environmental\01_ADMIN\PIP\Initial Meeting\Mail List Notice of PIP Meeting.docx



Geotechnical
Environmental
Water Resources
Ecological

February 2, 2018

Project 1709030

CERTIFIED MAIL 9171 9690 0935 0184 6537 78

Adam Chapdelaine
Town Manager
730 Massachusetts Avenue
Arlington, MA 02476

Dear Mr. Chapdelaine:

**Re: Public Meeting, Draft Public Involvement Plan
19 Rear Park Avenue
Arlington, Massachusetts
MassDEP RTN 3-24864**

The purpose of this letter is to inform you that a public meeting will be held on Tuesday, February 13, 2018, at 6:00 p.m. at the Park Avenue Church, 50 Paul Revere Road in Arlington, Massachusetts, to present and discuss the *Draft Public Involvement Plan (PIP)* for soil cleanup activities at the site at 19 Rear Park Avenue (the Site).

A copy of the *Draft PIP* will be available at the public meeting and a copy will be placed in the Robbins Library Reference Department information repository at 700 Massachusetts Avenue for public review on or before February 13, 2018. An electronic copy of the Draft PIP will also be posted on the Housing Corporation of Arlington's website on or before February 13, 2018.

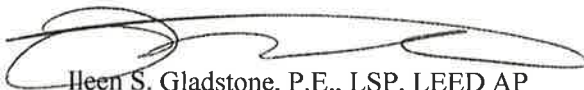
Comments on the *Draft PIP* are welcome and should be submitted either at the meeting or by writing to me at GEI Consultants, Inc., 400 Unicorn Park Drive, Woburn, MA 01801. Comments will be accepted through the close of business on Monday, March 5, 2018.

We look forward to working with the members of the Arlington community with respect to these matters.

Please contact me at 781-721-4012 or igladstone@geiconsultants.com if you have any questions regarding the *Draft PIP*.

Very truly yours,

GEI CONSULTANTS, INC.



Helen S. Gladstone, P.E., LSP, LEED AP
Senior Vice President

HAB:jam

c: PIP Mailing List

B:\Working\HOUSING CORPORATION OF ARLINGTON\1703090 Downing Square Environmental\01_ADMIN\PIP\Initial Meeting\Mail List Notice of PIP Meeting.docx

February 22, 2018 at 8:20pm (or as soon thereafter) in the Whittemore-Robbins House, 670R Massachusetts Ave. (behind Robbins Library) regarding window changes and installation of an electrical conduit at 734-736 Massachusetts Avenue.

AD# 13656947
Arlington Advocate 2/8/18

**19 REAR PARK AVENUE
LEGAL NOTICE
NOTICE OF INITIAL PUBLIC
INVOLVEMENT PLAN SITE
MEETING
FORMER ROSWELL'S WELDING
SITE
19 REAR PARK AVENUE
RTN 3-24864**

A release of oil and/or hazardous materials has occurred at this location, which is a disposal site as defined by M.G.L. c. 21E, § 2 and the Massachusetts Contingency Plan, 310 CMR 40.0000. On NOVEMBER 27, 2017, HOUSING CORPORATION OF ARLINGTON received a petition from residents in ARLINGTON requesting that this disposal site be designated a Public Involvement Plan site, in accordance with M.G.L. c. 21E §14(a) and 310 CMR 40.1404. As a result, a public meeting is scheduled at the **PARK AVENUE CHURCH, 50 PAUL REVERE ROAD, ARLINGTON** on **FEBRUARY 13, 2018 at 6:00 P.M.** to present the draft Public Involvement Plan, to solicit public comment on the draft Public Involvement Plan, and to provide information about disposal site conditions. Copies of the draft Public Involvement Plan will be made available at the meeting.

Any questions regarding this meeting or the draft Public Involvement Plan should be directed to **PAMELA HALLETT, HOUSING CORPORATION OF ARLINGTON, 252 MASSACHUSETTS AVENUE, ARLINGTON, MA 02474, 781.859.5211.**

The disposal site file can be viewed at MassDEP website using Release Tracking Number (RTN) **3-24864** at <http://public.dep.state.ma.us/SearchableSites2/Search.aspx> or at MassDEP, **205 LOWELL STREET, WILMINGTON, MA, 01887, 781.694.3200.**

AD# 13657314
Arlington Advocate 2/8/17

Your News
In **Print**
and
Online

All about you.

**WICKED
LOCAL**

800-722-1823

800-722-1823

800-722-1823

800-722-1823

800-722-1823

800-722-1823

800-722-1823

800-722-1823

800-722-1823

800-722-1823

**Now there's
no excuse for
forgetting the
number.**

**Advertise
your business
in the Service
Directory.**

IT WORKS!

800-722-1823

800-722-1823

800-722-1823

800-722-1823

800-722-1823

800-722-1823

800-722-1823

800-722-1823

800-722-1823

Appendix C

Summary of Questions Regarding PIP

APPENDIX C

Summary of Interview with Petitioners – PIP Questions

Meeting Date: January 29, 2018

Public Involvement Plan Site; RTN 3-24864

19R Park Avenue, Arlington, Massachusetts

GEI and HCA met with petitioners on January 29, 2018, at the HCA office, to solicit community concerns to address in the PIP. The meeting was attended by one petitioner, Mr. Todd Mansfield. Responses to questions asked during the interview pertaining to the PIP and PIP process are presented and answered below.

1. How can we contact GEI?

Response to Question 1: Anyone wishing to contact GEI can call or write to the Licensed Site Professional (LSP) for this project:

Ms. Ileen S. Gladstone
GEI Consultants, Inc.
400 Unicorn Park Drive
Woburn, MA 01801
(781) 721-4012
igladstone@geiconsultants.com

2. Can people who cannot make the public meeting for the PIP on February 13, 2018 review the document before-hand?

Response to Question 2: The draft PIP will be presented at the February 13, 2018 public meeting. A copy of the document will then be available for review after the meeting at an information repository at the Robbins Library. The public will then have 20-days to provide comments in writing to GEI before the PIP is finalized and submitted to MassDEP. GEI will address all relevant comments and may revise the PIP based on comments received.

3. Can a copy of the PIP be submitted to the Town Clerk?

Response to Comment 3: Yes, we will provide copies of relevant Massachusetts Contingency Plan (MCP; 310 CMR 40.0000) documents to the Town Clerk.

4. Can the PIP be viewed electronically?

Response to Question 4: HCA will post an electronic copy of the PIP on their website: <https://www.housingcorporarlington.org>

5. *Can the public meeting for the PIP be held before February 13, 2018?*

Response to Question 5: No. In accordance with the MCP, a legal notice must be published in the local newspaper and the petitioners must be notified in writing prior to the meeting. Moving the meeting date up from the 13th would not allow for enough time to publish the legal notice and notify petitioners.

B:\Working\HOUSING CORPORATION OF ARLINGTON\1703090 Downing Square Environmental\01_ADMIN\PIP Plan\App C - PIP Questions\AppC - PIP Meeting Q&A.doc

Appendix D

Summary of Questions Regarding Site

APPENDIX D

Summary of Interview with Petitioners – Site Questions

Meeting Date: January 29, 2018

Public Involvement Plan Site; RTN 3-24864

19R Park Avenue, Arlington, Massachusetts

GEI and HCA met with petitioners on January 29, 2018, at the HCA office, to solicit community concerns to address in the PIP. The meeting was attended by one petitioner, Mr. Todd Mansfield. Responses to questions asked specific to the site and regulatory process during the interview are presented and answered below.

1. What is a Licensed Site Professional (LSP)?

Response to Question 1: Those private parties (individuals, corporations, or other entities) who are financially responsible under Massachusetts law for assessing and cleaning up confirmed and suspected hazardous waste sites must retain a Licensed Site Professional (LSP) to oversee the assessment and cleanup work to bring a site into compliance with the Massachusetts Contingency Plan (MCP; 310 CMR 40.0000), the body of regulations that govern assessment and cleanup of waste disposal sites in Massachusetts. The LSP's role is to direct the assessment, characterization, and, to the extent necessary, the cleanup process in a manner consistent with the requirements of the MCP and other relevant regulations and laws.

2. Are site documents public record?

Response to Question 2: Documents previously prepared for the site to meet the requirements of the MCP are maintained online and at the Massachusetts Department of Environmental Protection's (MassDEP's) Northeast Regional Office (NERO). Appointments to view Site files can be made by contacting:

Massachusetts Department of Environmental Protection
Northeast Regional Office
205B Lowell Street
Wilmington, MA 01887
(978) 694-3320 (phone)
(978) 694-3497 (fax)
NERO.Service@state.ma.us

Documents submitted to MassDEP can also be downloaded from the MassDEP website at: <http://eeaonline.eea.state.ma.us/EEA/FileViewer/Rtn.aspx?rtn=3-0024864>

3. *What is the difference between the MCP and TSCA regulatory process?*

Response to Question 3: The MCP is the body of regulations that govern assessment and cleanup of waste disposal sites in Massachusetts. A state agency, the MassDEP enforces compliance with the MCP. The Toxic Substances Control Act (TSCA; 30 CFR 761.61) is a federal regulation that governs assessment and cleanup of waste disposal sites contaminated by specific substances (i.e., polychlorinated biphenyls [PCBs]). Compliance under TSCA is enforced by regional offices of the USEPA. Since the 19R Park Avenue site is in Massachusetts and has PCB contamination it is subject to both the MCP and TSCA.

4. *Can the public comment on documents prepared for EPA under the TSCA regulations?*

Response to Question 4: There are no public involvement provisions under TSCA for reviewing regulatory submittals. However, the same information (i.e., data, figures, etc.) presented in TSCA submittals will be included in MCP submittals, which may be reviewed by the process outlined in PIP of which this document is an Appendix.

5. *Is work being done at the site, specifically has any soil been excavated?*

Response to Question 5: GEI and others have mostly performed investigation work at the Site, and bulk excavation of soil has not been performed. Soil treatment to reduce leachable lead concentrations in soil was performed by a previous owner in 2005. A summary of this work is included in Section 2.4.5 of the PIP.

6. *Is GEI/HCA currently performing any maintenance at the Site?*

Response to Comment 6: HCA is maintaining the locked fence that surrounds the site to eliminate exposure to soil.

7. *Has a contractor been selected to perform the remediation work? Will GEI be the contractor for the work?*

Response to Question 7: No, a remediation contractor has not yet been identified. GEI will act as LSP and will monitor construction work for conformance with the MCP and design and contract documents on behalf of HCA.

8. *What is the schedule for the work on Site?*

Response to Question 8: Remediation work is subject to approval by EPA. Pending EPA approval, work may commence at the Site. Tentatively, we have assumed we will receive approval in 2018, and begin work in 2019.

9. *When will MassDEP documents be submitted?*

Response to Question 9: GEI will prepare a Revised Phase IV Remedy Implementation Plan for submittal to MassDEP prior to the start of construction. After construction is complete, a Permanent Solution Statement will be submitted to the MassDEP to achieve regulatory closure under the MCP.

B:\Working\HOUSING CORPORATION OF ARLINGTON\1703090 Downing Square Environmental\01_ADMIN\PIP Plan\App D - Site Questions\AppD_Interview Site questions.docx

Appendix E

Repository List of Documents

APPENDIX E

Library and Town Clerk Repository List of Documents Public Involvement Plan Site; RTN 3-24864 19 Rear Park Avenue, Arlington, Massachusetts

GEI (2017). Periodic Review Opinion and Post-Temporary Solution Status Report, 19 Rear Park Avenue, Arlington, Massachusetts, July 2017.

GEI (2018). Draft Public Involvement Plan, 19 Rear Park Avenue, Arlington, Massachusetts, February 2018.

GEI (2018). February 13, 2018 Public Meeting Minutes

GEI (2018). Final Public Involvement Plan, 19 Rear Park Avenue, Arlington, Massachusetts, March 2018.

Appendix F

Mailing List

APPENDIX F

Mailing List

PIP Plan

RTN 3-24864

19 Rear Park Avenue, Arlington, MA

Angele Carlson-Bancroft 22 Lowell Street Place Arlington, MA 02474	Peter Carlson-Bancroft 22 Lowell Street Place Arlington, MA 02474
Michael Barrett 12 Lowell Street Place Arlington, MA 02474	Anna Jaysane-Durk 12 Lowell Street Place Arlington, MA 02474
Laura Desmond 15 Lowell Street Place Arlington, MA 02474	Scott Desmond 15 Lowell Street Place Arlington, MA 02474
Todd Mansfield 11 Lowell Street Place Arlington, MA 02474	Heather Mansfield 11 Lowell Street Place Arlington, MA 02474
Mira Whiting 23 Lowell Street Place Arlington, MA 02474	Mira Whiting 23 Lowell Street Place Arlington, MA 02474
Catherine Modica 10 Lowell Street Place Arlington, MA 02474	Christine Bongiorno Director Health Department – Health & Human Services 27 Maple Street Arlington, MA 02476
Lela Shepherd Conservation Commission 730 Massachusetts Avenue Arlington, MA 02476	Adam Chapdelaine Town Manager 730 Massachusetts Avenue Arlington, MA 02476

Appendix G

Notification List

APPENDIX G

Notification List

PIP Plan

RTN 3-24864

19 Rear Park Avenue, Arlington, MA

1. Mira Whiting – Key Petitioner 23 Lowell Street Place Arlington, MA 02474 Todd Mansfield 11 Lowell Street Place Arlington, MA 02474	5. Ileen S. Gladstone, P.E., LSP, LEED AP GEI Consultants, Inc. 400 Unicorn Park Drive Woburn, MA 01801 781.721.4000
2. Christine Bongiorno Health Department- Health & Human Services 27 Maple Street Arlington, MA 02474 781.316.3170	6. Lela Shepherd Conservation Commission 730 Massachusetts Avenue Arlington, MA 02476 781.316.3012
3. Department of Environmental Protection Northeast Region 205A Lowell Street Wilmington, MA 01887 978.694.3200	7. Adam Chapdelaine Town Manager 730 Massachusetts Avenue Arlington, MA 02476
4. Liz Dellanno Robbins Library Reference Department 700 Massachusetts Avenue Arlington, MA 02476 781.316.3198	

Appendix H

Meeting Minutes

Public Involvement Plan (PIP) Meeting Notes–
Meeting No. 1 – February 13, 2018
19 Rear Park Avenue, Arlington, MA
RTN 3-24864

A Public Involvement Plan (PIP) pursuant meeting to the Massachusetts Contingency Plan (MCP) was held on February 13, 2018 at 6:00 pm for the Former Roswell's Welding Site, 19 Rear Park Avenue, Arlington, Massachusetts. The meeting was held at the Park Avenue Congregational Church, 50 Paul Revere Road, Arlington, Massachusetts.

Ms. Ileen Gladstone of GEI Consultants, the Licensed Site Professional (LSP) for the project conducted a formal presentation, followed by a question and answer period. The PowerPoint presentation used at the public meeting is attached.

Welcome

Ms. Gladstone opened the meeting. She explained that the purpose of the meeting was to explain the PIP process, solicit comments from the public on the process, and to provide a brief overview of the planned remediation that will be integrated into the housing development to be constructed by the Housing Corporation of Arlington (HCA). Ms. Gladstone introduced Ms. Pam Hallett from the HCA.

Overview Site and Release History

Ms. Gladstone explained that the Former Roswell's Welding Site, which is identified by the Massachusetts Department of Environmental Protection (MassDEP) as Release Tracking Number (RTN) 3-24864, is the subject of the PIP. Ms. Gladstone summarized the site history and release history. The Site had been a welding shop, auto shop and scrap yard from approximately 1955 to 2004. The Site was first listed by the MassDEP following a subsurface investigation associated with redevelopment of the property. The contaminants identified included metals and polychlorinated biphenyls (PCBs) in surface and subsurface soil and volatile organic compounds (VOCs) in groundwater. The presence of PCBs greater than 10 milligrams per kilogram (mg/kg) within the upper 12 inches of soil within 500 feet of a residential dwelling posed a potential Imminent Hazard, and constituted a reportable condition under the Massachusetts Contingency Plan (MCP). MassDEP was notified in 2005 of this condition, and the Site was assigned RTN 3-24864.

The developer conducted limited response actions which included constructing a fence around the property to prevent potential exposure to the contaminated surface soils, and remediating the lead-contaminated soils using a soil stabilization technology.

To comply with the MCP, the developer completed a Phase II Comprehensive Site Assessment and a Phase III Remedial Implementing Plan for the Site. These reports documented the type and extent of contamination on the Site and evaluated alternatives for cleanup. The developer also submitted a Temporary Solution Statement for Site. The Temporary Solution required that the fence surrounding the Site needs to be maintained to restrict access to the contaminated soils at the surface.

In 2016, HCA purchased the property and provided MassDEP with the appropriate documentation to say that they were now the Potentially Responsible Party (PRP) for the Site.

Ms. Gladstone also explained that due to the PCB contamination, the cleanup of the Site is subject to both state regulations under the MCP and federal regulations under the Toxic Substance Control Act (TSCA). The U.S. Environmental Protection Agency (EPA) oversees TSCA compliance.

Overview of PIP Process

Ms. Gladstone explained the PIP Plan process, that it is meant to ensure the public is informed and involved, and that it is tailored to the level of community interest. Eleven residents petitioned HCA to designate the site as a PIP Site and that designation was made on November 28, 2017. The key elements of the PIP process include: preparing a draft PIP plan, presenting the PIP plan at a community meeting, establishing a document repository, holding a 20-day public comment period, and finalizing the PIP following the completion of the 20-day public comment period. Additional public meetings and comment periods will be conducted for significant deliverables.

This public meeting was advertised in the Arlington Advocate, notices were sent to the original PIP petitioners, and a notice was posted on the 20 Westminster Road neighborhood bulletin board. A copy of the PIP Plan was placed in the public repositories in the Robbins Library and the Town Clerk's office. A copy of the PIP Plan and the meeting PowerPoint presentation would be posted on the HCA website. The public comment period would be open until March 5, 2018 (20 days) for the public to provide written comments. Final PIP Plan, incorporating responses to comments, would be prepared by May 4, 2018.

The petitioners can contact GEI by calling or emailing Ms. Ileen Gladstone at 781-721-4012 or igladstone@geiconsultants.com.

The public then have 20-days to provide comments in writing to GEI before the PIP is finalized and submitted to MassDEP.

Documents previously prepared for the Site are available at the MassDEP Northeast Regional Office (NERO). Appointments can be made to view files for the Site by contacting MassDEP at 978-694-3320. The documents can also be downloaded from the MassDEP website on the searchable sites database under RTN 3-24864.

Community Question and Concerns

An initial community meeting was held on January 29, 2018 to solicit community input on the PIP Plan process. These questions and answers from that meeting were summarized and presented and are included on the attached PowerPoint presentation. Outcomes of that meeting included adding the Town Clerk's office as a document repository and holding the meetings at a location closer to the Site (i.e., the Park Avenue Church).

Overview of Development and Cleanup Plan

Ms. Gladstone and Ms. Hallet gave a brief overview of the planned residential development project. Ms. Gladstone then indicated that an extensive site investigation had been conducted, particularly to characterize the PCB contamination at the Site. The cleanup would be integrated into the planned development, the cleanup goal for PCBs is 1 ppm and approximately 1,800 cubic yards of soil would be disposed off site. Dust monitoring and dust control will be performed during cleanup.

A remediation contractor has not yet been identified. GEI will act as LSP and will monitor construction work for conformance with the MCP, TSCA and design and contract documents on behalf of HCA. The tentative schedule for the construction to commence is 2019.

Summary

Ms. Gladstone summarized the PIP process. She restated that copies of the PIP were available at the Town Clerk's office, in the library, and on the HCA website. Minutes of the meeting would be prepared and distributed. She stated that public comments to the PIP are due in twenty days which is March 5, 2018.

Additional comments and questions

Community members raised additional concerns or questions which were addressed during the public meeting.

1. Is the plan still to cap some soils on site?
 - a. Previous plans were to cap some soils on site, however the plan is now to remove all soil from the Site with PCB contamination greater than 1 part per million (ppm).
2. Residents are concerned about vapors that are being removed from the ground and entering the air.
 - a. A passive sub-slab depressurization system (SSDS) is being installed in the building during construction. Vapors removed from the subsurface will be vented at the roofline. The concentrations that will vent from the SSDS will be very low and will not impact air quality in the neighborhood.
3. Which way is groundwater flowing at the Site? Is the VOC contamination in groundwater at the Site coming from an upgradient source?
 - a. Groundwater at the Site flows to the south towards the bike path. The VOCs in groundwater are coming from residual contamination from historic uses of VOCs at the Site. The VOCs are not coming from an offsite source.
4. Will the residents be updated on construction schedule before excavation of soil begins?
 - a. HCA will update the residents on the construction schedule. The schedule for construction will be included in the Phase IV Remedial Implementation Plan (RIP) which will be available for public comment as part of the PIP process.
5. The Town of Arlington Conservation Commission would like the Brook located adjacent to the bike path to be protected during construction.
 - a. Erosion controls and specs for construction, including Soil Management Plan and Earthwork, will be described in the Phase IV RIP.
6. How long will it take to remove the proposed 1,800 cubic yards of soil?
 - a. Soil excavation at the Site will take approximately 3 to 4 weeks. The length of time may also depend on sequencing of soil removal and that is up to the contractor's means and methods for soil removal.
7. Will the contractor mix "green" (< 1 ppm) and "yellow" (1-10 ppm) soil together and reuse it on the Site?
 - a. No, the contractor will not be able to do that. All soil greater than 1 ppm will be removed from the Site.
8. Does the Site flood? Is construction going to address flooding?
 - a. The Site does not flood, however, the Site is in a floodplain. The building is designed to manage flood water.
9. Is the planned housing affordable housing?
 - a. Yes.
10. Will a copy of the public meeting presentation be available?
 - a. Yes, the presentation is available on the HCA website.

Next Meeting: Early 2019 (To present the draft Phase IV Remedy Implementation Plan)

consulting engineers and scientists



Public Involvement Plan Meeting February 13, 2018

Former Roswell's Welding Site
19 Rear Park Avenue
Arlington, Massachusetts
RTN 3-24864

INTRODUCTION

Housing Corporation of Arlington:
Pam Hallett, Executive Director

GEI Consultants:
Ileen Gladstone, P.E., LSP

OVERVIEW

Site Description

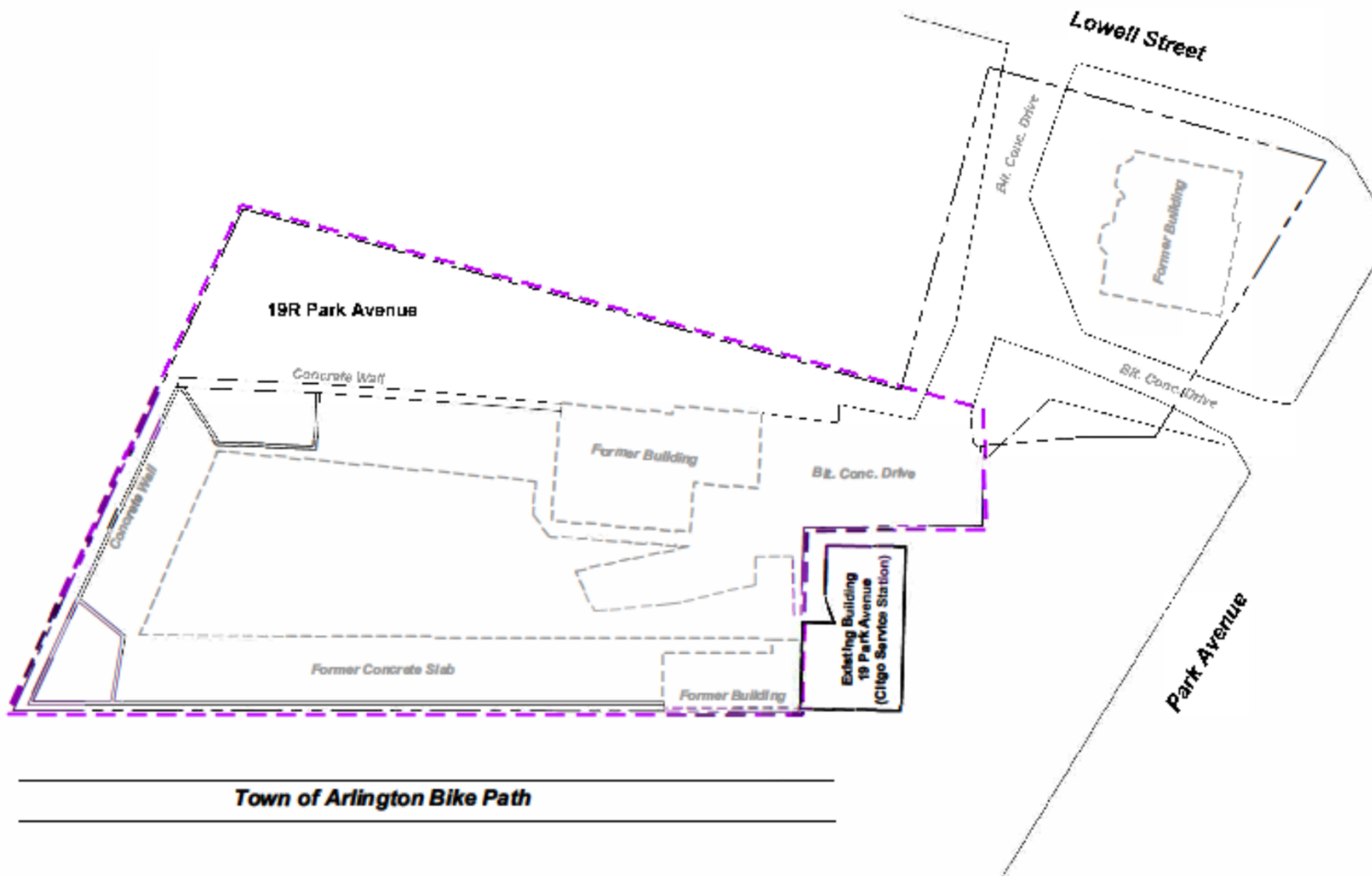
MCP and Public Involvement Plan Process

Community Questions

GEI Investigation

Construction Activity

19 REAR PARK AVENUE



CONTAMINATED SITE

Site History: Welding shop, auto shop,
scrap yard (ca. 1955-2004)

First reported to MassDEP in 2005

Contaminated soil:
Polychlorinated Biphenyls (PCBs) and
Metals (lead)

Contaminated groundwater:
Chlorinated volatile organic compounds

Previous Developer:
Limited cleanup of lead contamination

Current Developer:
Housing Corporation of Arlington (2016)

MASSACHUSETTS CONTINGENCY PLAN

MCP Disposal Site 3-24864

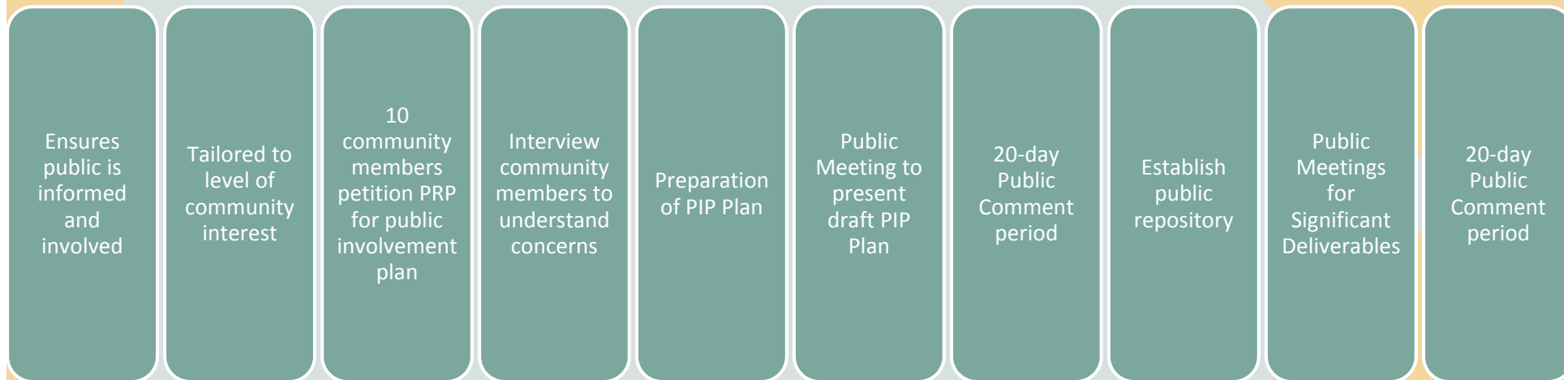
Previous owner completed

Phase II Comprehensive Site
Assessment

Phase III Remedial Implementation
Plan

Temporary Solution

PUBLIC INVOLVEMENT PLAN PROCESS



19 REAR
PARK
AVENUE

Designated PIP Site on November 28, 2017
Document repository: Robbins Library and
Town Clerk

First public meeting

Arlington Advocate notice: February 2018

Meeting date: February 13, 2018

Meeting location: Park Avenue Church,
Arlington

Draft PIP Plan

Public comments (20 days), by March 5, 2018

Final PIP Plan

Within 60 days of comment period, by May 4, 2018

COMMUNITY QUESTIONS



Q. How can we contact GEI?

A. Ileen Gladstone, P.E., LSP (GEI)
Phone: 781-721-4012
Email: igladstone@geiconsultants.com

Q. Can people who cannot make the public meeting for the PIP on February 13, 2018 review the document before-hand?

A. The draft PIP will be presented at the February 13, 2018 public meeting. A copy of the document will then be available for review after the meeting at an information repository at the Robbins Library. The public will then have 20-days to provide comments in writing to GEI before the PIP is finalized and submitted to MassDEP. GEI will address all relevant comments and may revise the PIP based on comments received.

COMMUNITY QUESTIONS



Q. *Can a copy of the PIP be submitted to the Town Clerk?*

A. Yes, we will provide copies of relevant Massachusetts Contingency Plan (MCP; 310 CMR 40.0000) documents to the Town Clerk.

Q. *Can the PIP be viewed electronically?*

A. HCA will post an electronic copy of the PIP on their website: www.housingcorporarlinton.org

Q. *Can the public meeting for the PIP be held before February 13, 2018?*

A. No. In accordance with the MCP, a legal notice must be published in the local newspaper and the petitioners must be notified in writing prior to the meeting. Moving the meeting date up from the 13th would not allow for enough time to publish the legal notice and notify petitioners.

COMMUNITY QUESTIONS



Q. *What is a Licensed Site Professional (LSP)?*

A. Those private parties (individuals, corporations, or other entities) who are financially responsible under Massachusetts law for assessing and cleaning up confirmed and suspected hazardous waste sites must retain a Licensed Site Professional (LSP) to oversee the assessment and cleanup work to bring a site into compliance with the Massachusetts Contingency Plan (MCP; 310 CMR 40.0000), the body of regulations that govern assessment and cleanup of waste disposal sites in Massachusetts. The LSP's role is to direct the assessment, characterization, and, to the extent necessary, the cleanup process in a manner consistent with the requirements of the MCP and other relevant regulations and laws.

COMMUNITY QUESTIONS



Q. *Are site documents public record?*

A. Documents previously prepared for the site to meet the requirements of the MCP are maintained online and at the Massachusetts Department of Environmental Protection's (MassDEP's) Northeast Regional Office (NERO). Appointments to view Site files can be made by contacting MassDEP at (978) 694-3320. Documents submitted to MassDEP can also be downloaded from the MassDEP website at the contaminated sites lookup database under RTN 3-24864.

Q. *What is the difference between the MCP and TSCA regulatory process?*

A. The MCP is the body of regulations that govern assessment and cleanup of waste disposal sites in Massachusetts. A state agency, the MassDEP enforces compliance with the MCP. The Toxic Substances Control Act (TSCA; 30 CFR 761.61) is a federal regulation that governs assessment and cleanup of waste disposal sites contaminated by specific substances (i.e., polychlorinated biphenyls [PCBs]). Compliance under TSCA is enforced by regional offices of the USEPA. Since the 19R Park Avenue site is in Massachusetts and has PCB contamination it is subject to both the MCP and TSCA.

COMMUNITY QUESTIONS



Q. *Can the public comment on documents prepared for EPA under the TSCA regulations?*

A. There are no public involvement provisions under TSCA for reviewing regulatory submittals. However, the same information (i.e., data, figures, etc.) presented in TSCA submittals will be included in MCP submittals, which may be reviewed by the process outlined in PIP of which this document is an Appendix.

Q. *Is work being done at the site, specifically has any soil been excavated?*

A. GEI and others have mostly performed investigation work at the Site, and bulk excavation of soil has not been performed. Soil treatment to reduce leachable lead concentrations in soil was performed by a previous owner in 2005. A summary of this work is included in Section 2.4.5 of the PIP.

COMMUNITY QUESTIONS



Q. Is GEI/HCA currently performing any maintenance at the Site?

A. HCA is maintaining the locked fence that surrounds the site to eliminate exposure to soil.

Q. Has a contractor been selected to perform the remediation work? Will GEI be the contractor for the work?

A. No, a remediation contractor has not yet been identified. GEI will act as LSP and will monitor construction work for conformance with the MCP and design and contract documents on behalf of HCA.

Q. What is the schedule for the work on Site?

A. Remediation work is subject to approval by EPA. Pending EPA approval, work may commence at the Site. Tentatively, we have assumed we will receive approval in 2018, and begin work in 2019.

COMMUNITY QUESTIONS



Q. *When will MassDEP documents be submitted?*

A. GEI will prepare a Phase IV Remedy Implementation Plan for submittal to MassDEP prior to the start of construction. After construction is complete, a Permanent Solution Statement will be submitted to the MassDEP to achieve regulatory closure under the MCP.

DEVELOPMENT PLAN



GEI INVESTIGATION





0 0.5 1.0 1.5

WINTER BIKEWAY

CLEANUP PLAN



MCP Cleanup

Federal Toxic Substance Control Act (TSCA)
Cleanup

Done as part of construction

Excavate and off-site disposal of up to 1,800
cubic yards of soil

Limited, if any, dewatering

Dust monitoring

Dust control



SUMMARY

Draft PIP available:

Library and Town Clerk and

www.housingcorporalinlinton.org

Meeting minutes in 10 days: February 23, 2018
20 day comment period

Plan finalized following comment period

Next PIP meeting: MCP Cleanup Plan Report
drafted prior to construction (Spring 2019)

QUESTIONS & ANSWERS



Pam Hallett (Housing Corporation of Arlington)

Phone: 781-859-5211

Email: phallett@housingcorporarlinton.org

Ileen Gladstone, P.E., LSP (GEI)

Phone: 781-721-4012

Email: igladstone@geiconsultants.com

Appendix I

PIP Schedule

APPENDIX I

Schedule of Public Involvement Activities

Public Involvement Plan Site – RTN 3-24864

19 Rear Park Avenue, Arlington, Massachusetts

Remaining Response Actions	Public Involvement Activities								
	Information Repositories	DEP	Mailing List	Notification List	Field Work	Phase Reports	Public Meetings	Public Comment Periods	Response Summaries
Phase IV RIP	X	X	X	X	X	X	X	X	X
Permanent Solution	X	X	X	X		X	X	X	X

Notes:

1. DEP = Massachusetts Department of Environmental Protection.
2. X - Public Notice at specific points in the remedial response action process.