

Phase IV Remedy Implementation Plan PIP Meeting Notes

**Meeting No. 2 – July 11, 2019**

19 Rear Park Avenue, Arlington, MA  
RTN 3-24864

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A Public Involvement Plan (PIP) pursuant meeting to the Massachusetts Contingency Plan (MCP) was held on July 11, 2019 at 7:00 pm for the Former Roswell's Welding Site, 19 Rear Park Avenue, Arlington, Massachusetts (RTN 3-24864). The meeting was held at the Park Avenue Congregational Church, 50 Paul Revere Road, Arlington, Massachusetts. The sign-in sheet from the meeting is attached.

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. Ms. Pamela Hallett of the Housing Corporation of Arlington (HCA) accompanied Ms. Gladstone. 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 Phase IV cleanup 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 HCA. Ms. Gladstone introduced Ms. Pam Hallett from the HCA.

### **Overview Site and Release History**

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 in 2004. The contaminants identified included polychlorinated biphenyls (PCBs) and metals in surface and subsurface soil and volatile organic compounds (VOCs) in groundwater. MassDEP was notified in 2005 of this condition.

A former developer conducted limited response actions which included 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.

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.

### **Overview of Development and Cleanup Plan**

Ms. Gladstone and Ms. Hallett gave a brief overview of the planned residential development project. There will be a 28-unit housing development on the main portion of the property and a 6-unit housing development on the corner of the property. Ms. Gladstone 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.

Ms. Gladstone 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 contaminated soil would be disposed off site. Dust monitoring and dust control will be performed during cleanup.

## Excavation Plan

Ms. Gladstone indicated that approximately 1,800 cubic yards of contaminated soil would be disposed off site at the following locations: 200 cubic yards at an out-of-state hazardous waste landfill, 600 cubic yards at an out-of-state non-hazardous waste landfill, and 1,000 cubic yards at an in-state lined landfill. Ms. Gladstone presented plans that depicted the level of PCB contamination in each of the 2-foot intervals from ground surface down to 10 feet. She explained that most of the soil contamination is in the top 2 feet. The deepest soil contamination is generally limited to the central portion of the property.

## Dust Monitoring and Mitigation

Ms. Gladstone explained that continuous dust monitoring will be performed during excavation and handling of contaminated soils. She also explained that the continuous dust monitoring results will be available on a website to GEI, HCA and the contractor and all these parties will be notified if there is an exceedance of the Alert or Action Level. Dust monitoring will not continue once contaminated soil is removed from the site and construction for the building begins. The Action Level at the perimeter of the property will be 0.150 milligrams per cubic meter. An Alert Level has also been established at two-thirds of the Action Level, at 0.100 milligrams per cubic meter. The Alert Level will provide an early warning that the Action Level might be reached.

The contractor will be required to mitigate dust. This will include primarily direct loading soils into trucks rather than temporary stockpiling on the site, covering containers and stockpiles during the occasional times that soil is stored on the site, spraying soils with misted water, sequencing the excavation to minimize open excavation areas, and suspending excavation activities during windy or other dust producing activities.

## Summary

Ms. Gladstone indicated the draft Phase IV cleanup plan is available for public comments. She stated that copies of the Phase IV cleanup plan were available at the library, Town Clerk's office, on the HCA website, or available via email if requested from Ms. Gladstone or Ms. Hallett. Minutes of the meeting would be prepared and distributed. She stated that public comments to the Phase IV cleanup plan are due in twenty days which is July 31, 2019.

## Additional comments and questions

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

1. Can you provide a copy of the PowerPoint presentation for those that couldn't attend this meeting.

*We will post the presentation on HCA's website.*

2. Are soils outside the proposed building footprint being removed as well?

*Contaminated soils are being removed wherever they are present, including outside the building footprint.*

3. Will soil be put somewhere before it goes to a landfill?

*No, soil will generally be direct loaded onto trucks.*

4. Will soil be removed to install utilities?

*Yes.*

5. Is the smaller site [at corner of Lowell Street and Park Avenue] contaminated?

*No.*

6. Will there be signage during construction?

*Yes, the Conservation Commission requires it.*

7. Will there be haybales?

*Haybales will be installed per the requirements of the Conservation Commission.*

8. What are common questions you get in these meetings?

*How will dust be managed. How do you manage the potential for release of contaminants to leave the site.*

9. How long will it take to remove the soil?

*About 2 months.*

10. How about noise?

*Noise will be typical of a construction equipment. Work will not begin before 8 am.*

11. Where does the water for dust mitigation come from?

*It will be potable water from a fire hydrant.*

12. How many trucks will there be on a daily basis?

*Approximately 8-10 trucks per day.*

13. Is there requirement that the LSP or their representative be onsite all of the time?

*GEI will be on site full time during the excavation and handling of contaminated soil. GEI will not be present full time once contaminated soil is removed from the site and construction for the building begins.*

14. Will EPA visit the site?

*Not likely.*

15. What does a dust meter look like?

*Photographs of a dust monitoring station are provided below.*



16. Is GEI doing geotechnical work for subgrade inspection of building footings?

*Yes.*

17. Some of the edges of the soil excavation are close to abutting properties, will there be undermining of structures or trees? Will there be any excavation shoring on the edges?

*The excavation may not need to extend all the way to the edge of the property. Also, we will pay attention to the drip lines for trees.*

18. What kind of fence will there be along Lowell Place?

*The fence type is shown in the design drawings, not with us today.*

19. Is the plan still to cap some soils on site?

*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).*

**Next Meeting:** Late 2020 (To present the draft Permanent Solution Statement)

**Attachments**

B:\Working\HOUSING CORPORATION OF ARLINGTON\1703090 Downing Square Environmental\09\_PIP\PIP Meetings\Phase IV RIP Meeting - 07-11-19\Minutes\Meeting Minutes 07-11-19 Draft.docx

# Downing Square Phase IV RIP Public Meeting

7/11/19

## Sign-in Sheet

Name

Email address

Ryan Hoffman / GEI

rhoffman@geiconsultants.com

Catherine Modica

cmodica526@gmail.com

Mira Whiting

mirawhiting@gmail.com

BARBARA OWENS

BOWEN54@COMCAST.NET

PAMELA HALLET

phallett@housingconsultants.com

MARY-ANNE NOTISCA

MANOT@COMCAST.NET

Neal Mongold

nmongold@aol.com

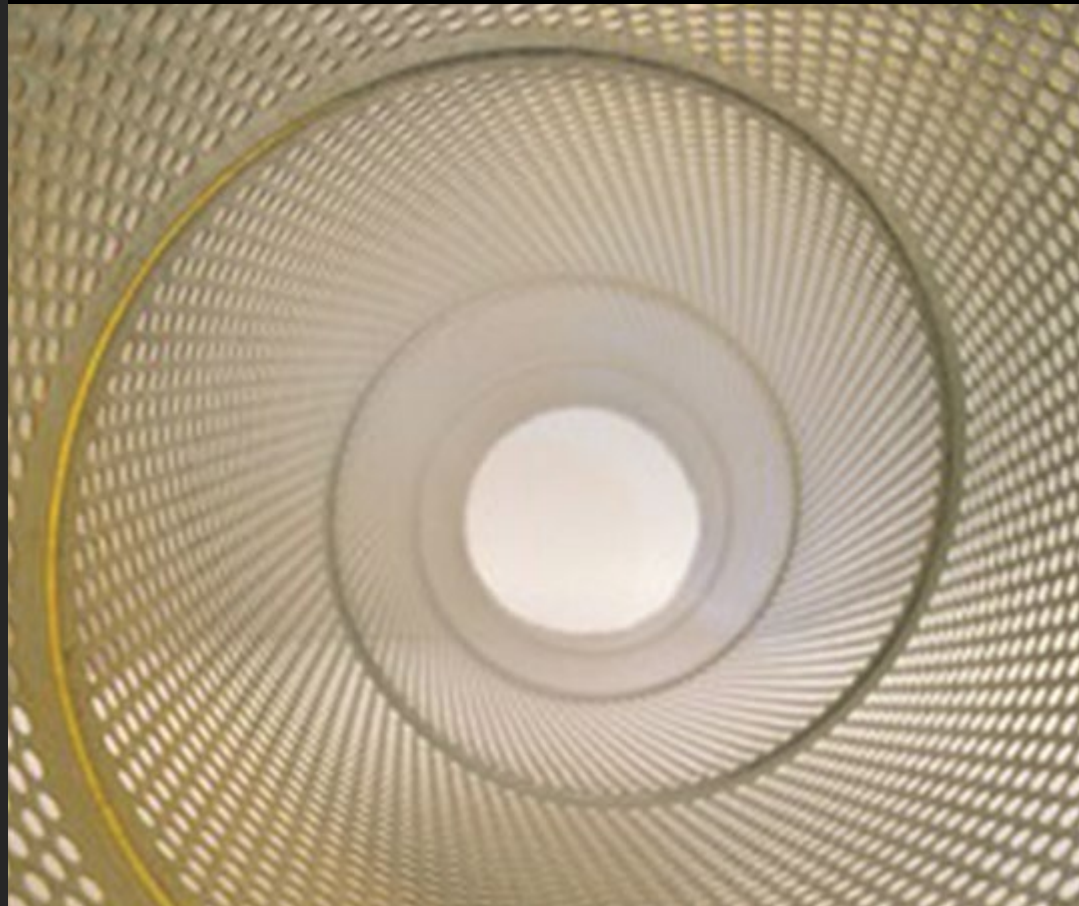
Ileen Gladstone

igladstone@geiconsultants.com



# consulting engineers and scientists

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## Phase IV Cleanup Plan Meeting July 11, 2019

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 Process

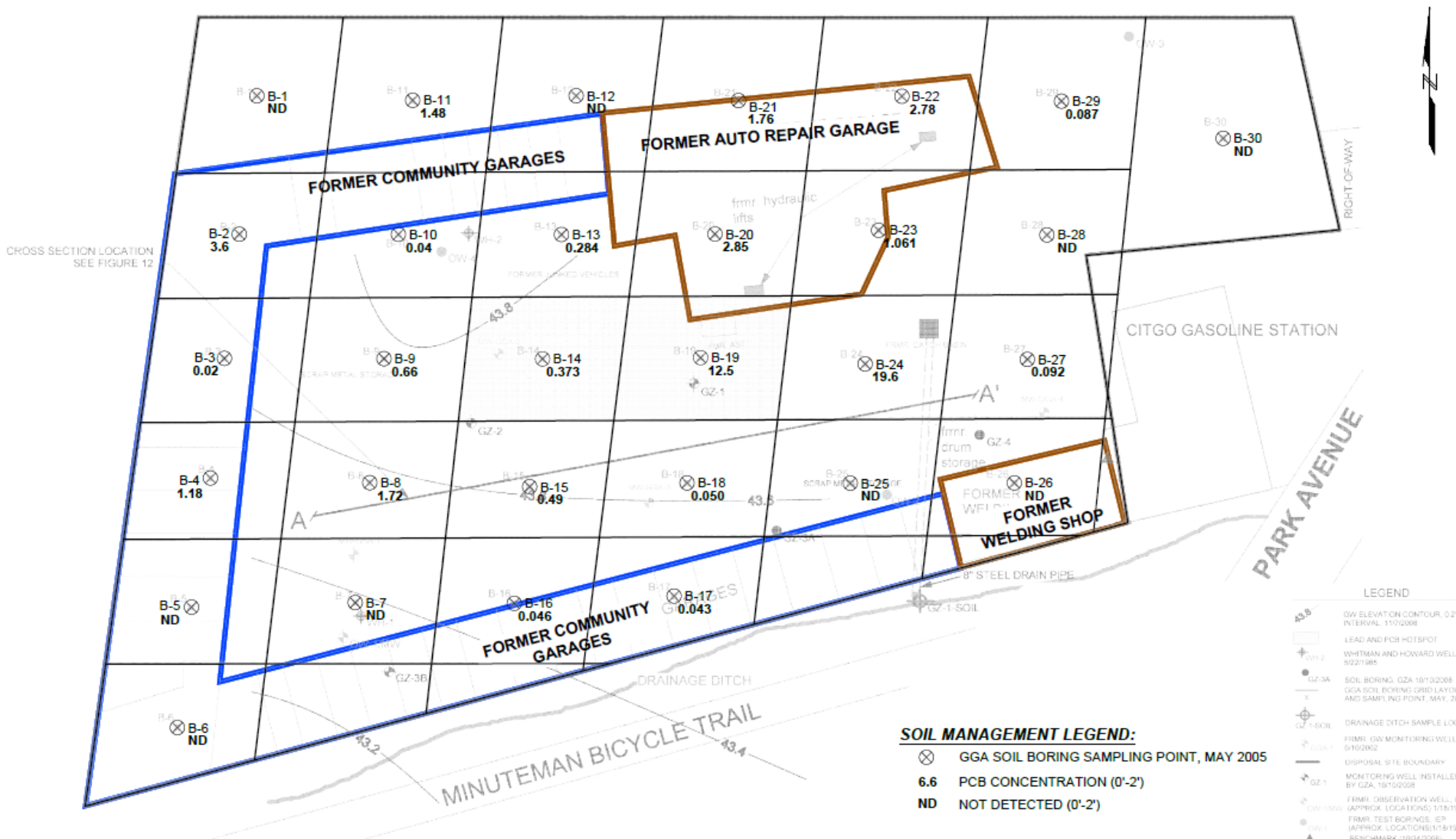
Development Plan

Cleanup Plan

Dust Monitoring and Mitigation



# 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*

#### Current owner (HCA) completed

*5-Year Review of Temporary Solution*

*Draft Phase IV Remedy Implementation Plan*

GEI Consultants



# CLEANUP PLAN



MCP Cleanup

Federal Toxic Substance Control Act (TSCA)  
Cleanup – Approved by EPA (June 2019)

Done as part of construction

Excavate and off-site disposal of approx. 1,800  
cubic yards of contaminated soil

Limited, if any, dewatering

Dust monitoring

Dust control





# CLEANUP PLAN



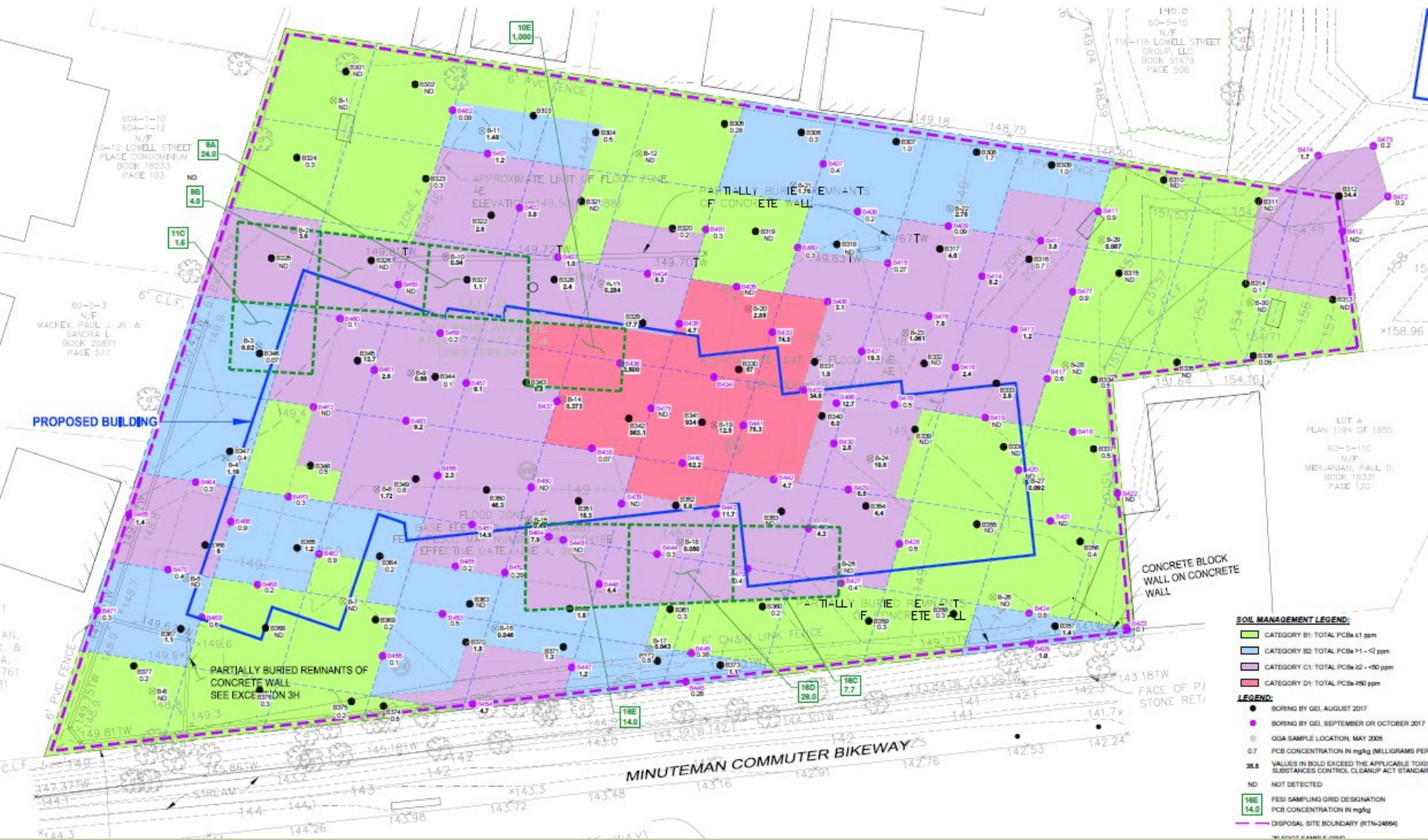
200 CY soil disposed at out-of-state hazardous waste landfill

1,000 CY soil disposed at out-of-state non-hazardous landfill

600 CY soil disposed at Massachusetts lined landfill



# CLEANUP PLAN – TOP 2 FEET





# CLEANUP PLAN – 2 TO 4 FEET

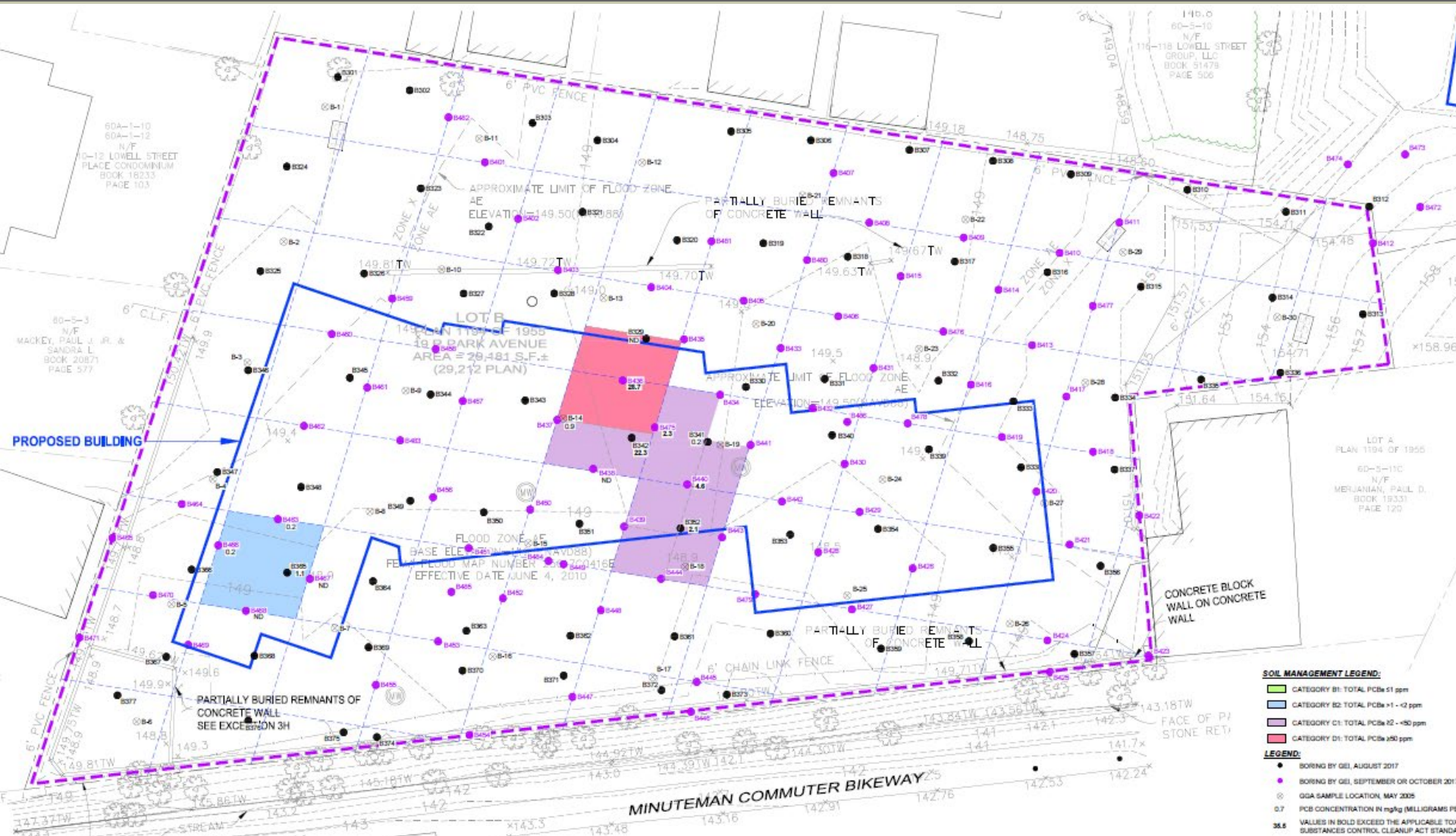


GEI  
Consultants

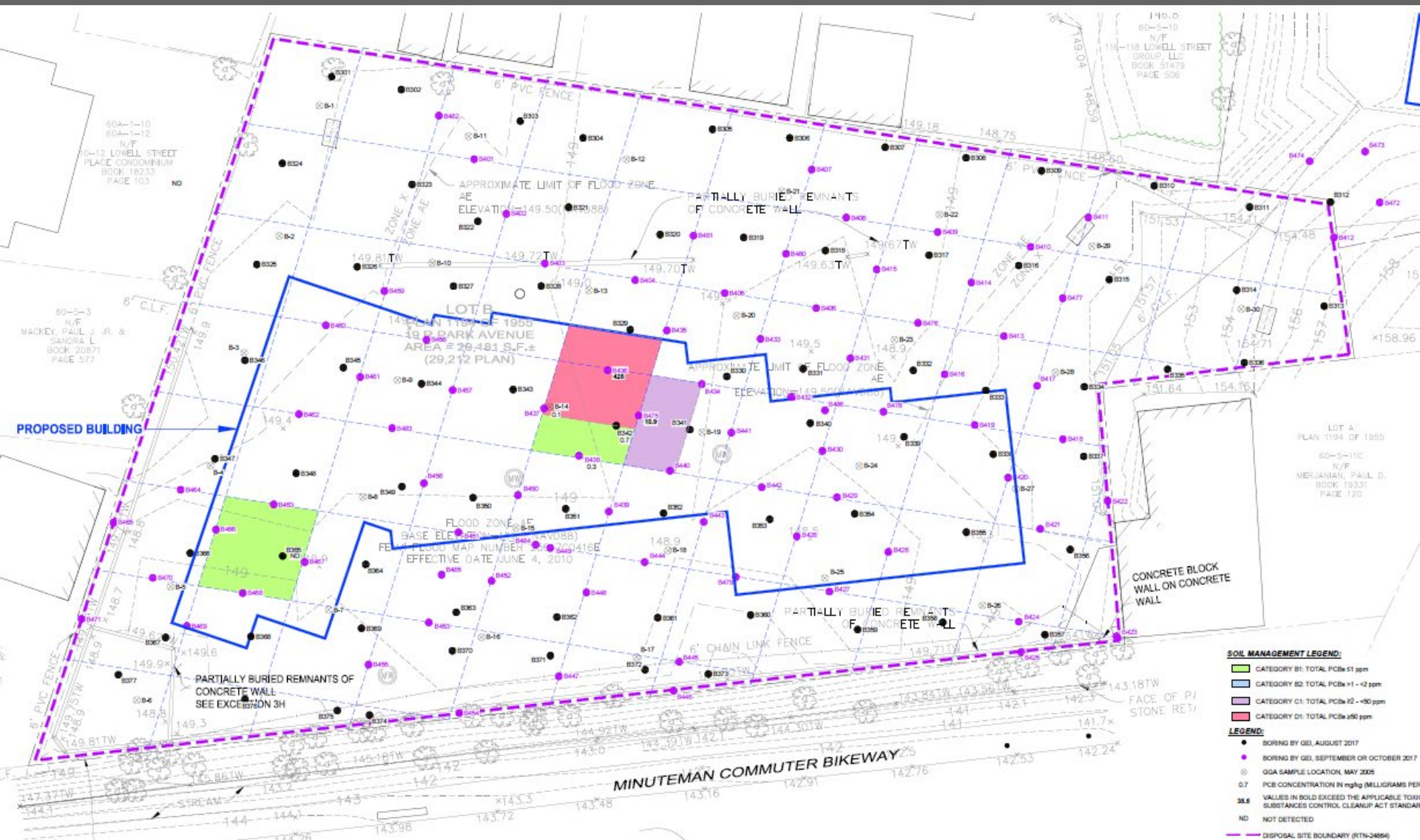




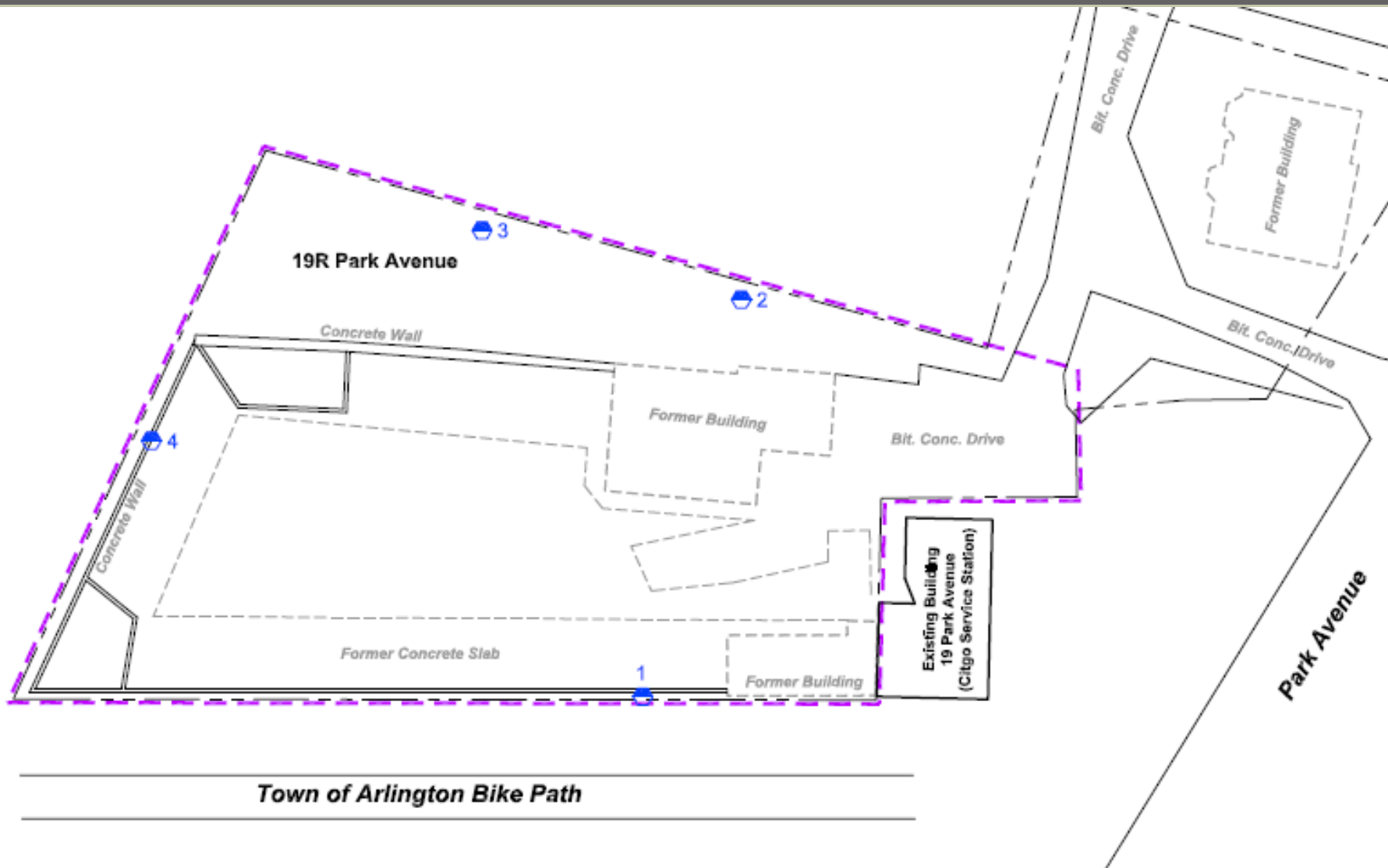
# CLEANUP PLAN – 6 TO 8 FEET



GEI  
Consultants



# DUST MONITORING





# DUST MITIGATION

- Live-loading soils rather than temporarily stockpiling soils.
- Covering containers.
- Covering stockpiles with plastic.
- Spraying misted water.
- Sequencing work to minimize open excavation areas.
- Temporarily suspending excavation activities.
- Reducing construction equipment traffic and/or speed.

# SUMMARY

Draft Phase IV RIP available:

Library and Town Clerk and

[www.housingcorporationlinlinton.org](http://www.housingcorporationlinlinton.org)

Meeting minutes in 10 days: July 22, 2019

20 day comment period: July 31, 2019

Phase IV RIP finalized following comment period

Next PIP meeting: MCP Closure Report drafted after construction

# QUESTIONS & ANSWERS

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Pam Hallett (Housing Corporation of Arlington)

Phone: 781-859-5211

Email: [phallett@housingcorporarlington.org](mailto:phallett@housingcorporarlington.org)

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

Phone: 781-721-4012

Email: [igladstone@geiconsultants.com](mailto:igladstone@geiconsultants.com)