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
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
DEVELOPMENT PLAN
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 – 4-6 FEET
CLEANUP PLAN – 6 TO 8 FEET
• 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.housingcorparlinlinton.org](http://www.housingcorparlinlinton.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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