Housing Corporation of Arlington Downing Square, 19 Rear Park Avenue

Arlington, Massachusetts Meeting Date: 6/3/21

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Phase IV Completion Report and Permanent Solution Statement PIP Meeting Notes

**Meeting No. 3** – **June 3, 2021**

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 June 3, 2021 at 6:30 pm for the Former Roswell’s Welding Site, 19 Rear Park Avenue, Arlington, Massachusetts (RTN 3-24864). Due to the COVID-19 pandemic, the meeting was held virtually, via Zoom (<https://us02web.zoom.us/j/86906254783>[meeting ID: 869 0625 4783]), and call-in number: 1- (929) 205-6099). The attendance list 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. Attached are the PowerPoint presentation slides from the public meeting. The Site has been redeveloped with the Downing Square apartments, a

four-story, 28-unit building and a three-story, six-unit building.

**Welcome**

Ms. Hallett opened the meeting to welcome the attendees. She noted that the small building at Downing Square should be completed by the end of June 2021 and fully rented soon after that; and the larger building should be completed by about August 2021 and fully rented soon after that. Ms. Hallett introduced Ms. Gladstone, as well as Mr. Ryan Hoffman who was GEI’s project manager and Ms. Molly Greer who was GEI’s project geologist. Ms. Gladstone explained that the purpose of the meeting was to summarize the Phase IV cleanup activities and pending closure report, and solicit comments from the public on the process and report.

**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 2005. The contaminants identified included polychlorinated biphenyls (PCBs) and metals in surface and subsurface soil and volatile organic compounds (VOCs) in groundwater.

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 gave a brief overview of the cleanup plan. 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.

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Ms. Gladstone indicated that an extensive site investigation had been conducted, particularly to characterize the PCB contamination at the Site. The recent cleanup was integrated into the redevelopment, and the cleanup goal for PCBs was 1 ppm. The cleanup goal for lead is an average concentration of 200 ppm. These are cleanup goals for residential use.

**Soil Cleanup Activities**

Ms. Gladstone indicated that approximately 2,600 cubic yards of contaminated soil were disposed off site at the following locations: 545 cubic yards at an out-of-state hazardous waste landfill, 1,571 cubic yards at an out-of-state non-hazardous waste landfill, and 436 cubic yards at an in-state lined landfill. Ms.

Gladstone explained that extensive soil sampling was performed during excavation to confirm that the cleanup goals were achieved. Some unexpected asbestos piping was encountered at the ground surface after initial site clearing. This was reported to MassDEP, and an abatement was performed under a MassDEP approved plan.

**Dust Monitoring**

Ms. Gladstone explained that continuous dust monitoring was performed at the site fence line during excavation and handling of contaminated soils. This dust monitoring was performed for about two months. Dust concentrations never exceeded the Action Level set for the project so dust mitigation efforts above and beyond typical construction practices were not necessary.

**Vapor Mitigation**

Because of chlorinated VOC contamination in groundwater there was the potential for a complete vapor intrusion pathway and a vapor mitigation system were installed beneath the building. The system includes a vapor barrier installed in between the two concrete slabs for the building. Post-installation sampling by GEI indicated that soil gas concentrations were below MassDEP levels and so a complete vapor intrusion pathway is not a concern for the building or its future occupants.

**Summary**

Ms. Gladstone indicated that:

* Sampling confirmed soil with PCBs greater than the cleanup standard were removed.
* Sampling confirmed soil with VOCs and metals greater than cleanup standards were removed.
* Cleanup resulted in no significant risk of harm to people or the environment.
* Site cleaned up to residential standards, no Deed Restriction (AUL) was necessary.

**Document Repository and Availability**

One document is available for public review and comment:

* Phase IV As-Built Construction/ Final Inspection Report/ Completion Statement, Permanent Solution Statement, and PCB Completion Report, 19R Park Avenue, Arlington, Massachusetts (MassDEP RTN 3-24864); June 1, 2021.

A copy of the document is available for review at:

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* The Robbins Library, 700 Massachusetts Avenue, Arlington (Reference Desk)
* Town Hall at 730 Massachusetts Avenue, Arlington (Town Clerk)
* The MassDEP website: [https://eeaonline.eea.state.ma.us/EEA/fileviewer/Default.aspx?formdataid=0&documentid=606088](https://eeaonline.eea.state.ma.us/EEA/fileviewer/Default.aspx?formdataid=0&amp;documentid=606088)
* HCA’s website:

<https://www.housingcorparlington.org/affordable-apartment-program/pipelineprojects/>

These minutes of the meeting were prepared and will be distributed to the attendance and mailing list within ten (10) days (by June 14, 2021) of the meeting and posted on the MassDEP and HCA websites.

Public comments to the Draft Report are due in twenty (20) days (by June 23, 2021) and the responses to the comments will be included in the Final Report. Comments can be provided to Ileen Gladstone at [igladstone@geiconsultants.com](mailto:igladstone@geiconsultants.com) or 781.424.9924.

**Public comments and questions**

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

1. Is the vapor mitigation just a vapor barrier or is there also a depressurization system?

*The system includes both a vapor barrier and a low-profile venting strip (in place of piping due to space constraints). Groundwater concentrations at the site exceed GW-2 but the soil gas below the slab (post-construction) indicated there was not complete vapor intrusion pathway.*

1. What about radon – does it need to be remediated?

*There will be post-construction sampling for radon and there is a system that can be activated if necessary.*

Attachments

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**Public Information Meeting for 19 Rear Park Avenue Thursday, June 3, 2021 at 6:30 PM**

[**Meeting was held virtu**](https://protect-us.mimecast.com/s/281yCYEYL6hD70DlS9MNmR)**ally via Zoom at https://us02web.zoom.us/j/86906254783 (meeting ID: 869** [**0625 4783), call-in num**](https://protect-us.mimecast.com/s/281yCYEYL6hD70DlS9MNmR)**ber: 929-205-6099)**

**Attendees**

Barbara Owens Abutter

Catherine Modica Abutter

Mira Whiting Abutter

John unknown

Susan Chapnick Arlington resident

Pam Hallett HCA

Ileen Gladstone GEI

Ryan Hoffman GEI

Molly Greer GEI