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220 Old Commom Rd. 2-0017596 LANCASTER NOTIFICATION

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1997 9-8-09

Consultants Engineers Contractors

September 3, 2009

Mr. Robert Dunne Department of Environmental Protection Bureau of Waste Site Cleanup 627 Main Street Worcester, Massachusetts 01608

REGENCED

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RE: LSP-of-Record Resignation Division of Capital Asset Management 220 Old Common Road Lancaster, Massachusetts 01523 Release Tracking Number 2-17596 CEA File Number 6881-09

Dear Mr. Dunne:

Pursuant to the requirements of section 40.0169(2) of the Massachusetts Contingency Plan, I am writing to notify you that my engagement as a Licensed Site Professional (LSP) for the above referenced site has ended as of August 10, 2009.

If you have any questions or concerns regarding this disposal site, please do not hesitate to contact Allen Wiggin of DCAM at 617-727-4030, extension 576.

Sincerely,

Adam J. Last, R.E., LSP Principal Engineer

pc: Mr. John O' Donnell, P.E., L.S.P., Deputy Director - DCAM Mr. Allen Wiggin, Environmental Coordinator - DCAM Division of Capital Asset Management One Ashburton Place, 15th Floor, Room 1501 Boston, Massachusetts 02108

> Mr. Ken Tilden, Deputy Director - DCAM DCAM - Office of Surplus Property 220 Old Common Road Lancaster, Massachusetts 01523

CEA File 6881-09

ADDRESS Hartwell Business Park

- 127 Hartwell Street, West Boylston, MA 01583
- TEL 508 835 8822 . 800 358 7960
- FAX 508 835 8812



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DEVAL L. PATRICK Governor

TIMOTHY P. MURRAY Lieutenant Governor COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF ENERGY & ENVIRONMENTAL AFFAIRS DEPARTMENT OF ENVIRONMENTAL PROTECTION Central Regional Office, 627 Main Street, Worcester, MA 01608

> IAN A. BOWLES Secretary

SCANNED

LAURIE BURT Commissioner

URGENT LEGAL MATTER: PROMPT ACTION NECESSARY

Massachusetts Division of Capital Asset Mgt. 220 Old Common Road Lancaster, MA 01523 RE: CRWSC - Lancaster #4 Fuel Oil Release 220 Old Common Road

Release Tracking Number: 2-0017596

ATTN: Ken Tilden, Deputy Director Office of Surplus Property

NOTICE OF RESPONSIBILITY M.G.L. c. 21E, 310 CMR 40.0000

Dear Mr. Tilden:

The Department of Environmental Protection (the MassDEP or the Department) was notified on July 21, 2009, at 12:25 p.m., that a sudden release of an unknown quantity of #4 fuel oil, likely to exceed the reportable quantity of 10 gallons within 24 hours, occurred at the abovereferenced property (the Site). Specifically, 30 gallons of #4 fuel oil leaked out of the return line of a 21,000 gallon underground storage tank (UST) during tightness testing of that line & tank. The #4 fuel oil released impacted soil at the Site. Such condition required oral notification to the MassDEP as soon as possible but not more than 2-hours after obtaining knowledge of a reportable condition and performance of an Immediate Response Action (IRA). In light of the notification and other information available, the MassDEP wishes to ensure that you are aware of your rights and responsibilities under the Massachusetts Oil and Hazardous Material Release Prevention and Response Act, M.G.L. c. 21E, and the Massachusetts Contingency Plan (MCP), 310 CMR 40.0000.

The MassDEP has identified the property, or portions thereof, as a disposal site that requires the conduct of cleanup or other response actions. The cleanup of disposal sites is governed by Chapter 21E and the MCP. The MassDEP has assigned Release Tracking Number (RTN) 2-0017596 to this disposal site for the release notification received.

The MassDEP also has reason to believe that you (as used in this Notice, "you" refers to DCAM) are a party with potential liability for response action costs and damages under Chapter 21E, § 5.

This information is available in alternate format. Call Donald M. Gomes, ADA Coordinator at 617-556-1057 TDD# 866-539-7622 or 617-574-6868.

NOTICE OF RESPONSIBILITY DCAM; 220 Old Common Rd.; Lancaster, MA; RTN 2-0017596

The attached summary is intended to provide you with information about liability under Chapter 21E to assist you in deciding what actions to take in response to this Notice.

You should be aware that you might have claims against third parties for damages, including claims for contribution or reimbursement for the costs of cleanup. Such claims do not exist indefinitely but are governed by laws that establish the time allowed for bringing litigation. The MassDEP encourages you to take any action necessary to protect any such claims you may have against third parties.

IMMEDIATE RESPONSE ACTIONS

On July 21, 2009, at 12:25 p.m. "you" agreed to take the response actions deemed necessary by the MassDEP.

On July 21, 2009, the MassDEP gave oral approval to conduct the proposed IRA pursuant to 310 CMR 40.0410. The approval included the following conditions:

- Remove #4 fuel oil from the piping of the UST and uncover the piping in question to facilitate inspection to determine the cause of the leak;
- Assess (via test pits in the piping area) to determine the extent of #4 fuel oil contamination; and
- Excavate and stockpile up to 100 cubic yards of #4 fuel oil contaminated soil for proper disposal/recycling off-site at a licensed facility.

You must notify the MassDEP as soon as possible via telephone, <u>if you do not proceed</u> with the IRA as approved.

You must dispose of any Remediation Waste as defined by the MCP, including, without limitation, contaminated soil and/or debris, generated at the location in accordance with 310 CMR 40.0030. Any Bill of Lading accompanying such waste **must bear the seal and signature of a Licensed Site Professional (LSP)**.

NECESSARY RESPONSE ACTIONS AND APPLICABLE DEADLINES

Please be advised that <u>July 21, 2009</u>, is considered to be the date of release notification. This date will be the baseline for calculating compliance with deadlines contained within the MCP. 7

The MCP requires responsible parties and any other person undertaking response actions at a disposal site to perform Immediate Response Actions in response to sudden releases, Imminent Hazards and Conditions of Substantial Release Migration. Such persons must continue to evaluate the need for Immediate Response Actions and notify the MassDEP immediately if such a need exists.

As an integral part of the response action(s) for this release, you must also comply with the following:

- 1. Submit a completed *Release Notification & Retraction Form* to the MassDEP by September 19, 2009, in accordance with 310 CMR 40.0300 (i.e., within **60 days** of the date of release notification).
- 2. Submit an IRA Plan (310 CMR 40.0420), or IRA Completion Statement (310 CMR 40.0427), or a Response Action Outcome Statement (310 CMR 40.1000) whichever is applicable to the MassDEP by September 19, 2009, (within **60 days** of the date of the release notification or the date of service of this Notice, whichever comes first).

No disposal site will be deemed to have had all the necessary and required response actions taken for it unless and until all substantial hazards presented by the release and/or threat of release have been eliminated and a level of no significant risk exists or has been achieved in compliance with M.G.L. c. 21E and the MCP.

A fee of \$1,200.00 is assessed if an RAO is filed 120 days after release notification, but before Tier Classification. Therefore, if all remediation work has been completed, you are encouraged to have the RAO submitted promptly to avoid the fee.

Unless otherwise provided by the MassDEP, responsible parties have one year from the initial date notice of a release or threat of release is provided to the MassDEP pursuant to 310 CMR 40.0300 or from the date the MassDEP issues a Notice of Responsibility, whichever occurs earlier, to file with the MassDEP one of the following submittals: (1) a completed Tier Classification Submittal; or (2) a Response Action Outcome Statement. If required by the MCP, a completed Tier I Permit Application must also accompany a Tier Classification Submittal. The deadline for these submittals for this disposal site is July 21, 2010.

PROCEDURES TO FOLLOW TO UNDERTAKE RESPONSE ACTIONS

The MassDEP encourages parties having liability under M.G.L. c. 21E to take prompt action in response to releases and threats of release of oil and hazardous materials. By taking prompt action, liable parties may significantly lower cleanup costs and avoid the imposition of, or reduce the amount of, certain permit and/or annual compliance assurance fees payable under 310 CMR 4.00 (e.g., no annual compliance assurance fee is due for Response Action Outcome Statements submitted to the MassDEP within 120 days of the initial date of release notification).

NOTICE OF RESPONSIBILITY DCAM; 220 Old Common Rd.; Lancaster, MA; RTN 2-0017596

You must employ or engage an LSP to manage, supervise, or actually perform all response actions that you intend to undertake at this disposal site. You may obtain a list of the names and addresses of LSPs by visiting <u>www.mass.gov/lsp</u>, by contacting the Board of Registration of Hazardous Waste Site Cleanup Professionals by telephone at (617) 556-1091, or in person or by mail at One Winter Street, 10th Floor, Boston, Massachusetts 02108.

If you have any questions, please contact this office at the letterhead address or at (508) 792-7650. <u>The MassDEP requests that you inform your LSP of this Notice</u>. All future correspondence communications regarding the disposal site should reference RTN: **2-017596**.

Sincerely.

Nicholas J. Child Section Chief, Emergency Response Bureau of Waste Site Cleanup

NJC/WJP/red [NOR/ISSUED-ER] Enclosures: Summary of Liability under Chapter 21e; DEP Compliance and Assurance Fees

cc: Lancaster Fire Department
 Lancaster Board of Health
 Adam Last, LSP; CEA, 127 Hartwell St.; W. Boylston, MA 01583
 Patricia Reagan, MassDEP-CERO, OGC
 Database Entry

2-0017596 - Lancaster - NOR

Page 4

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SUMMARY OF LIABILITY UNDER CHAPTER 21E

As stated in the Notice of Responsibility accompanying this Summary, the MassDEP has reason to believe that you are a Potentially Responsible Party ("PRP") with potential liability under M.G.L. c. 21E, Section 5, for response action costs and damages to natural resources caused by the release and/or threat of release. The MassDEP has identified you as a PRP because it believes you fall within one or more of the following categories of persons made potentially liable by Subsection 5(a):

• any current owner or operator of a site from or at which there is or has been a release or threat of release of oil and/or hazardous material;

any person who owned or operated a site at the time hazardous material was stored or disposed of;

any person who arranged for the transport, disposal, storage or treatment of hazardous material to or at a site;

• any person who transported hazardous material to a transport, disposal, storage or treatment site from which there is or has been a release or threat of release of such material; and

• any person who otherwise caused or is legally responsible for a release or threat of release of oil or hazardous material at a site.

For purposes of the MCP, you are considered a Responsible Party ("RP") with actual liability under Chapter 21E if you fall within one of these categories unless you (1) are entitled to a defense under Section 5 or other applicable law, and (2) have reasonably incurred cleanup costs in an amount equal to or greater than any applicable cap on liability under Subsection 5(d).

This liability is "strict," meaning it is not based on fault, but solely on your status as an owner, operator, generator, transporter or disposer. It is also joint and several, meaning that each person who falls within one of these categories may be held liable for all response action costs incurred at the site, regardless of the existence of any other liable parties.

Section 5 provides a few narrowly drawn defenses to liability, including a defense for releases and damages caused by an act of God, an act of war or an act by a third party other than an employee, agent or person with whom the party has a contractual relationship (*see* Subsection 5(c)); a defense for certain owners of residential property at which the owner maintains a permanent residence (*see* Subsection 5(h)); and a defense for certain public utilities and agencies of the Commonwealth which own a right-of-way that is a site (*see* Subsection 5(j)).

You may voluntarily undertake response actions under the MCP without having your liability under Chapter 21E formally adjudicated by the MassDEP. If you do not take the necessary response actions, or fail to perform them in an appropriate and timely manner, the MassDEP is authorized by Chapter 21E to perform the necessary work.

By taking the necessary response actions, you can avoid liability for response action costs incurred by the MassDEP in performing these actions. If you are a RP and you fail to perform necessary response actions at the site, you may be held liable for up to three (3) times all response action costs incurred by the MassDEP and sanctions may be imposed on you for failure to perform response actions required by the MCP.

Response action costs include, without limitation, the cost of direct hours spent by MassDEP employees arranging for response actions or overseeing work performed by persons other than the MassDEP or its contractors, expenses incurred by the MassDEP in support of those direct hours, and payments to the MassDEP's contractors (for more detail on cost liability, *see* 310 CMR 40.1200: Cost Recovery). The MassDEP may also assess interest on costs incurred at the rate of twelve percent (12%), compounded annually.

Any liability to the Commonwealth under Chapter 21E constitutes a debt to the Commonwealth. To secure payment of this debt, the MassDEP may place liens on all of your property in the Commonwealth under M.G.L. c. 21E. Section 13. To recover this debt, the Commonwealth may foreclose on these liens or the Attorney General may bring legal action against you.

In addition to your potential liability for response action costs and damages to natural resources caused by the release, civil and criminal liability may also be imposed by a court of competent jurisdiction under M.G.L. c. 21E, Section 11, and civil administrative penalties may be assessed by the MassDEP under M.G.L. c. 21A, Section 16, for each violation of Chapter 21E, the MCP or any order, permit or approval issued there under.

If you are an RP and you have reason to believe that your performance of the necessary response actions is beyond your technical, financial or legal ability, you should promptly notify the MassDEP in writing of your inability in accordance with Chapter 21E, Subsection 5(e), and 310 CMR 40.0172. If you assert and demonstrate in compliance therewith that performing or paying for such response action is beyond your ability, Subsection 5(e) provides you with a limited defense to an action by the Commonwealth for recovery of two to three times the MassDEP's response action costs and 310 CMR 40.0172 provides you with a limited defense to the MassDEP's assessment of civil administrative penalties.

•	CC:BA
Massachusetts Department of Envir Bureau of Waste Site Cleanup	ronmental Protection BWSC101
RELEASE LOG FORM	Release Tracking Number
A. THIS FORM IS BEING USED TO: (check one)	
	Time: 12:25 AM 🖌 PM
 2. Assign a Release Tracking Number (RTN) to a Release or TC a. Reportable Release or TOR. b. Release that is L 	OR Report. .ess Than the Reporting Thresholds.
3. Amend a Previously Recorded Release or TOR Report (RTN	
a. The Release is a Reportable Release or TOR.	b. The Release is a Release that is Less Than the Reporting Thresholds.
C. The Release or TOR is Retracted . (BWSC103 must be submitted, as well).	d. The Release or TOR is not a Release under M.G.L. c. 21E.
B. REPORTING PERSON:	
1. Name of Organization: CEA	
2. First Name: ADAM	3. Last Name: LAST
4. Telephone: 5088358822 5. Ext.:	
6. Relationship of Person to Release:a. PRP 🖌 b. Other c.	Type, if known (e.g. Current Owner)
C. RELEASE OR THREAT OF RELEASE (TOR)/SITE LOCATION:	
1. Location Aid/Site Name: DCAM	
2. Street Address: 220 OLD COMMON RD.	3. 2nd Address Line:
4. City/Town: LANCASTER, LANCASTER	5. ZIP Code (if known
	Vater Body c. Right of Way d. Utility Easement Residential i. Open Space j. Private Property
k. Industrial I. Commercial m. Federal n. C	Other Describe:
D. RELEASE OR TOR INFORMATION:	
1. Date and Time of Notification: 7/21/2009	Time: 12:25 AM 🗸 PM
2. Date and Time Reporting Person obtained Knowledge of Release or TOR: (mm/dd/yyyy) (mm/dd/yyyy)	(hh:mm) Time: 11:30 ✓ AM PM
3. Date and Time Release or TOR occurred, if known: (mm/dd/yyyy)	Time: 11:30 AM PM
4. Sources of the Release or TOR: (check all that apply)	a. Transformer 🔄 b. Fuel Tank 📝 c. Pipe
d. Above-ground Storage Tank (AST)] f. Tanker Truck g. Hose h. Line
i. Under-ground Storage Tank (UST) j. Vehicle	k. Boat/Vesset
m. Other Specify:	
5. Federal LUST Eligible: 🗌 a. Yes 🗹 b. No 🗌 c. Unkno	own d. DFS UST/AST Tank ID Number:
	Page 1 of 4

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Massachusetts De Bureau of Waste Sit RELEASE LOG FO	e Cleanup	Enviror	mental Prote	ection	BWSC101 Release Tracking Number 2 - 17596			
Check all Notification Thresholds that apply to	the Release or	TOR:						
 6. 2 Hour Reporting Conditions: 7. 72 Hour Reporting Conditions: a. Sudden Release b. Threat of Sudden Release c. Oil Sheen on Surface Water d. Poses Imminent Hazard e. Could Pose Imminent Hazard f. Release Detected in Private Well g. Release to Storm Drain h. Sanitary Sewer Release (Imminent Hazard Only) 9. Type of Release or TOR: (check all that apply) a. Subsurface Non-Aqueous Phase Liquid (NAPL) Equal to or Greater than 1/2 inch b. Underground Storage Tank (UST) Release c. Threat of UST Release d. Release to Groundwater near Water Supply e. Release to Groundwater near School or Residence f. Substantial Release Migration g. Type of Release or TOR: (check all that apply) a. Dumping b. Fire c. Tank Removal d. Overfili 								
e. Rupture 🔄 f. Vehicle Accident 🗹 g. Leak 🔄 h. Spill 🔄 i. Test Failure 📋 j. Unknown								
k. Threat of Release Only i. Other Specify: 10. Media Impacted and Receptors Affected: (check all that apply) a. Paved Surface b. Basement c. School d. Public Water Supply e. Surface Water f. Zone 2 g. Private Well h. Residence i. Soil j. Groundwater k. Sediments I. Wetland m. Storm Drain n. Indoor Air o. Air p. Critical Exposure Pathway q. Unknown r. Others Specify:								
O or HM Released	CAS Number, if known	O or HM	Amount or Concentration	Units	RCs Exceeded, if Applicable			
#4 FUEL OIL	II KIIOWII	0	30	GAL	N/A			
		-	-					
12. Description of Release or Threat of Release:								
CALLER REPORTED THAT A RETURN LINE ON A 21,000 GAL #4 OIL UST AT THE BOILER ROOM BUILDING LEAKED DURING LINE TESTING. THE TESTING COMPANY, PM ENVIRONMENTAL (PETER O'BIERNE), PUT 30 GAL IN THE LINE AND THE ASSUMPTION IS THAT IT ALL LEAKED INTO THE GROUND. THE UST WAS TESTED 2 WKS AGO AND IT PASSED. THE IRA WILL BE TO DRAIN AND UNCOVER THE PIPING SO IT CAN BE INSPECTED, ADVANCE TEST PITS TO DETERMINE THE EXTENT OF CONTAMINATION, AND EXCAVATE AND STOCKPILE UP TO 100 CUBIC YARDS OF SOIL FOR OFF-SITE RECYCLING. THEY DON'T EXPECT TO HIT GROUNDWATER BUT WILL UPDATE IF GROUNDWATER IS IMPACTED.								

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INVOLVED PARTIES SUMMARY : PRP Status (check one): a. PRP Unknown b. PRP Unwilling or Unable to Perform c. PRP Performing Response Actions d. Release is Adequated Regulated by	Release Tracking Numbe
PRP Status (check one): a. PRP Unknown b. PRP Unwilling or Unable to Perform Image: Comparison of the performing Response Actions d. Release is Adequated Regulated by	
PRP Status (check one): a. PRP Unknown b. PRP Unwilling or Unable to Perform Image: Comparison of the performing Response Actions d. Release is Adequated Regulated by	Response Actions
C. PRP Performing Response Actions d. Release is Adequated Regulated by	Response Actions
	-
	the US Coast Guard
If PRP is not Performing Response Actions, who is?	
a. DEP State Contractor D. Other Person	
Contractor: a. Name of Organization: CEA b. Teleph	one 5088358822
c. Contact First Name: ADAM d. Last Name: LAST	
LSP: a. Name: LAST ADAM J b. LSP #:	3904
c. Telephone: 5088358822	den y name na ana any any any any any any any any
c. relephone.	
. PRP OR PERSON PERFORMING RESPONSE ACTIONS:	
Name of Organization:	nen menerana menerana kanan kanan atau kanan kanan kanan yana sa derakan kanan kanan kanan kanan kanan kanan ka
. Contact First Name: KEN 3. Last Name: TILDEN	
Street: 220 OLD COMMON RD. 5. Title: DEPUTY DIREC	TOR
. City/Town: LANCASTER 7. State: MA 8. ZIP	Code: 015230000
. Telephone: 5087927453 10. Ext.: 11. FAX:	• • • • • • • • • • • • • • • • • • •
2. Relationship of Person to Release: 🖌 a. PRP 🚺 b. Other c. Type (e.g. Current Owner)	Eligible Owner or Operator
13. Check here if this PRP received a field NOR.	 Automotive and accession of a second of an environment of a second of a secon
14. Check here if an RNF was requested from this PRP.	
15. Check here if Provisions of 21E were explained to this PRP.	
RECORD ORAL RESPONSE ACTIVITIES: 1. IRA Completed Pre-notification 4. IRA Oral Plan Denied and/or Request for Writte	en Plan
2. IRA Assessment Only 5. IRA Oral Modified Plan Approved	
3. IRA Oral Plan Approved 6. Notice of Intent to Conduct a URAM 7/31/2000	
Date of Action: 7/21/2009	
I. Soil Previously Excavated:a. Excavated <u>prior to</u> notificationb. Excavated a c. Quantity of contaminated soil previously excavated and destination, if applicable:	s part of an UST closure.
. Specify any Regional Specific Code (Regional Use):	······

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	usetts Depart f Waste Site C		nmental Protection	n BWSC101
RELEAS	E LOG FORM			Release Tracking Number 2 - 17596
H. ORAL RESPONSE ACTION PL 1. Assessment and/or Mor 3. Deployment of Absorber 5. Structure Venting Syster 7. Product or NAPL Recover 9. Groundwater Treatment 11. Bioremediation 13. Excavation of Contami 14. Renoval of Contami 15. Removal of Drums, Tae Describe Quantity and <i>J</i> 15. Removal of Other Con Specify Type and Volue 16. Other Response Actio	hitoring Only Int or Containment I mery Systems Inated Soils I. On Site I. On Site I. Cover I. Cov	Materials	 Fencing and Sign Po- 10. Soil Vapor Extraction 12. Air Sparging Authorized volume in cu Authorized volume in cu Authorized volume in cu 	oplies on or Relocation of Residents sting bic yards: <u>100</u> bic yards:

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Massachusetts Department of Environmental Protection Bureau of Waste Site Cleanup	BWSC102
RELEASE AMENDMENT FORM	Release Tracking Number 2 - 17596
A. RELEASE/SITE LOCATION:	
1. Site Name/Location Aid: DCAM	
2. Street Address: 220 OLD COMMON ROAD	
3. City/Town: LANCASTER, LANCASTER 4. ZIP Code:	
B. THIS FORM IS BEING USED TO: (check all that apply)	
1. Date of Response(s): 7/22/2009 Start Time: 11:45	AM [] PM
(mm/dd/yyyy) (hh:m	m)
3. Record an Initial Compliance Field Response - Announced.	
4. Record a Compliance Field Response - Announced.	
5. Record a Compliance Field Response - Unannounced.	
6. Record a Field Response - Direct Oversight.	
7. Record a Follow-up or Other Field Response.	
8. Record a Follow-up Office Response.	
9. Identify or Update a PRP or Other Person Associated with Release. (Fill out Section E)	
10. Correct or Add Data to WSC Database otherwise not specified on this form. (Record in Sec	tion C and if needed E)
The correct of Add Data to WSC Database otherwise hot specified on this form. (Record in Sec	
C. DESCRIPTION OF ACTIVITIES RECORDED BY THIS FORM : (If additional lines are needed, reco	rd in Section F.)
MET ON-SCENE WITH ADAM LAST OF CEA. OBSERVED A MINI EXCAVATOR WITH O AND A SMALL EXCAVATION IN THE VICINITY OF THE BOILER HOUSE. THE EXCAVA DEEP AND IT WENT ABOUT 25 FT. DARK BLACK OIL STAINING WAS PRESENT AT T EXCAVATION. MR. LAST SHOWED ME THE UST AREA AND WHERE THEY THINK THI WILL CONTINUE TO EXCAVATE UNTIL THE LEAK AND HEAVIEST AREAS OF CONTA OBSERVED AN AREA OF POLY WITH SILT FENCE WAS STAGED ON THE GRASS NE/ STOCKPILE WILL BE STAGED. DEPARTED FROM THE SITE AT 12:10PM	TION WAS ABOUT 3-4 FT HE NORTH END OF THE E PIPING RUNS. THEY MINATION ARE LOCATED.
D. DEP STAFF AND FORM PREPARER:	
	 b. Check here, if Unassigned (or staff name not applicable).
2. Preparer Signature: ROBERT DUNNE 3. Date: 08/05/2009	

Revised: 04/22/2004