

Commonwealth of Massachusetts
Executive Office of Environmental
Affairs ■ MEPA Office

ENF Environmental
Notification Form

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| <i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i> | |
| EOEA No.: | <u>13562</u> |
| MEPA Analyst: | <u>ANNE CANADAY</u> |
| Phone: | 617-626- <u>1035</u> |

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

| | | |
|--|---|-----------------------------------|
| Project Name: The Weymouth Neck Phase IV Soil Remediation Project | | |
| Street: River Street, Broad Reach | | |
| Municipality: Weymouth | Watershed: Boston Harbor, Weymouth and Weir | |
| Universal Tranverse Mercator Coordinates: E: 4679999.905 N: 341511.91179 | Latitude: 42 degrees 15' 22" Longitude: 70 degrees 55' 17" | |
| Estimated commencement date: Summer, 2005 | Estimated completion date: February 2007 | |
| Approximate cost: \$32 Million | Status of project design: 75%complete | |
| Proponent: ConocoPhillips Corporation | | |
| Street: 600 North Dairy Ashford Street | | |
| Municipality: Houston | State: TX | Zip Code: 77252-2197 |
| Name of Contact Person From Whom Copies of this ENF May Be Obtained: Samuel Moffett, Environmental Permitting Manager | | |
| Firm/Agency: URS Corporation | Street: 38 Chauncy Street | |
| Municipality: Boston | State: MA | Zip Code: 02111 |
| Phone: (617) 542-4244 | Fax: (617) 542-3301 | E-mail: Samuel_moffett@urscorp.cc |

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?

Yes No

Has this project been filed with MEPA before?

Yes (EOEA No. _____) No

Has any project on this site been filed with MEPA before?

Yes (EOEA No. _____) No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:

a Single EIR? (see 301 CMR 11.06(8)) Yes No

a Special Review Procedure? (see 301CMR 11.09) Yes No

a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No

a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): N/A

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes (Specify _____) No

List Local or Federal Permits and Approvals: Weymouth Order of Conditions,

USACOE PGP (Lot 1, Lot 24/25), MACZM Consistency Review

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

| Summary of Project Size & Environmental Impacts | Existing | Change | Total | State Permits & Approvals |
|--|----------|---|-------|--|
| LAND | | | | <input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input checked="" type="checkbox"/> Chapter 91 License <input checked="" type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: <hr/> <hr/> <hr/> <hr/> |
| Total site acreage | 23 | | | |
| New acres of land altered | | 23 | | |
| Acres of impervious area | | No change | | |
| Square feet of new bordering vegetated wetlands alteration | | No change | | |
| Square feet of new other wetland alteration | | Approx. 413,000 SF(R.F.) Approx. 11,500 (C.B) Approx. 374, 150 (LSTCSF) | | |
| Acres of new non-water dependent use of tidelands or waterways | | N/A | | |
| STRUCTURES | | | | |
| Gross square footage | N/A | N/A | N/A | |
| Number of housing units | N/A | N/A | N/A | |
| Maximum height (in feet) | N/A | N/A | N/A | |
| TRANSPORTATION | | | | |
| Vehicle trips per day | N/A | N/A | N/A | |
| Parking spaces | N/A | N/A | N/A | |
| WASTEWATER | | | | |
| Gallons/day (GPD) of water use | N/A | N/A | N/A | |
| GPD water withdrawal | N/A | N/A | N/A | |
| GPD wastewater generation/ treatment | N/A | N/A | N/A | |
| Length of water/sewer mains (in miles) | N/A | N/A | N/A | |

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

(a) Project Site Description

The project Site occupies the central portion of the Weymouth Neck peninsula in Weymouth, Massachusetts (Figure 1). The Site consists of two undeveloped parcels (Lot 1 and Lot 24/25) and three developed parcels known as the East Bay and Essex residential condominiums (six stories and 72 units each); and the 300 River Street condominiums (a 3-story building containing 14 units). Lot 1 consists of approximately 13 acres and borders the Weymouth Back River. Lots 24/25 consist of approximately 2.5 acres bordering the Weymouth Fore River. The East Bay and Essex condominiums are located between the two undeveloped lots; each of these parcels contains approximately 2.5 acres of land occupied by a building and associated paved parking and lawn areas. The 300 River Street condominiums are located along the northern shoreline adjacent to and west of Lots 24/25. The 300 River Street parcel is approximately 19,357 square feet in size, consisting of paved areas and lawn.

The Project Site and the larger Weymouth Neck were historically occupied by a fertilizer manufacturer from the 1860s to the 1960s. During this time, various wastes were produced and disposed on the Site and surrounding properties. Pursuant to Chapter 21E of Massachusetts General Law (the Waste Site Cleanup Program) and the Massachusetts Contingency Plan (MCP), the DEP listed the subject site (all except 300 River Street) as disposal site RTN 3-01361 as a result of this historic deposition of wastes, including Arsenic and Lead. 300 River Street is listed by DEP as disposal site 3-21630. **The sole purpose of this ENF is to facilitate MCP Response Actions in riverfront areas to eliminate exposure to these materials and provide a Permanent Solution for the disposal site.**

Historical development has substantially altered the topography of the Weymouth Neck peninsula. Remnants of the former factory, including a large concrete floor area, and various demolition debris and wastes are present throughout Lot 1. Extensive reworking of the soils occurred during demolition of the former factory (1960s) and subsequent construction of the adjacent condominium buildings (East Bay and Essex in the 1980s). This resulted in the current presence of several mounded areas in the interior of Lot 1, eroding slopes along the Lot 1 eastern shoreline, and debris piles along the Lot 1 southern shoreline.

Since the earthmoving activities in the 1980s, Lot 1 and Lots 24/25 have been overtaken by scrub vegetation, including extensive poison ivy and other intrusive weeds. Lots 1 and 24/25 are devoid of current buildings, other than the remnants of the former structure foundations and the concrete floor.

Coastal wetland resources surround Weymouth Neck at the interface with the waters of Boston Harbor (see Figure 2). The eastern shoreline of Lot 1 is exposed to high wind and wave action from Boston Harbor, while the southern shoreline of Weymouth Neck (at Lot 1) is more typical of a lower energy river shoreline. This shoreline consists of old retaining walls and an old wooden pier that was extensively used by the former factory for shipment of all raw materials and manufactured products.

Lot 1 (see Figures 3, 4, and 5) is bound by William Webb Memorial State Park to the north, Weymouth Back River to the east and south, Weymouthport Condominiums to the west, and Essex Leasehold Condominiums to the northwest across Broad Reach, a private street. This parcel is similarly fenced along the upland edges; fencing along the shoreline is similarly not feasible due to tidal storm surge inundation.

The northern shoreline of Lots 24/25 is within the area known as Upper Neck Cove (see Figures 7 and 8). This cove area displays a tidal flat showing indications of sediment deposition and developing marsh grass areas. Lots 24/25 include an easement of way located on the east end of River Street. Lot 24/25 is bordered to the east by William Webb Memorial State Park, to the north/northwest by the Weymouth Fore River, to the west by the 300 River Street Condominiums, and to the south by the East Bay Condominiums. A concrete slab that was part of a condominium unit sales area on Lot 24/25 is adjacent to River Street. The parcel is currently fenced on three sides to prohibit access; fencing along the shoreline is not feasible due to occasional storm surge and tidal inundation.

The 300 River Street parcel (see Figures 7 and 8) is approximately 19,357 square feet and is bound to the north by the Weymouth Fore River and Upper Neck Cove, to the east by Lots 24/25, to the south by River Street and the East Bay Condominiums, and to the west by a single-family residence (275 River Street).

East Bay and Essex Condominiums (see Figures 10 and 11) are approximately 5 acres and are bound to the south by Weymouthport Condominiums, to the east by Lot 1, to the north by Lots 24/25, and to the west by a small commercial property located at 285 River Street. These parcels are located completely within upland areas and are not subject to tidal inundation or storm surge potential.

(b) Alternatives Considered

It is noted that MCP Phase III Reports have been completed for each of the disposal site parcels. The purpose of these comprehensive Phase III Reports was to evaluate the feasibility of various remedial alternatives to obtain a condition of No Significant Risk to human health or the environment. These feasibility analyses were thus alternatives analyses that led to the selection of the least intrusive alternative for the site that would still obtain a Permanent Solution. Extensive documentation of the remedial alternatives that were considered can be found in the Phase III Report for the *Undeveloped Portions* (URS Corporation) dated December 2004 and the Phase III Report for the *Developed Portions* (URS Corporation) dated March 2005.

The Phase III Reports generally concluded that the least intrusive alternative that will permanently eliminate human exposure potential is covering the existing impacted soils with 3 to 4 feet of clean soils. To maintain existing drainage patterns in the vicinity of the existing buildings, excavation must be performed to provide this isolation layer. The excavated materials are proposed for consolidation on Lot 1 along with similar materials from the adjacent former factory properties. The reports also conclude that limited removal of the more heavily impacted materials (i.e. soils exceeding MCP Upper Concentration Limits) from certain areas of Lot 1 and Lots 24/25 for off-site disposal is feasible; less impacted soils are to be used to fill the voids left by the removal of these soils.

The available data suggests the impacted soils are predominantly located in upland areas of the Site. While some beach samples contain elevated concentrations of Arsenic and Lead, the disturbance of the beach areas is considered far more intrusive than excavation and capping of upland soils. The Lot 1 data and existing topography at the shoreline resulted in delineation of proposed excavation limits corresponding to Elevation 7 (NAVD 88), which is generally above the high tide line and located essentially at the slope/beach interface. **Excavation of beach areas at Lot 1 is not being proposed.**