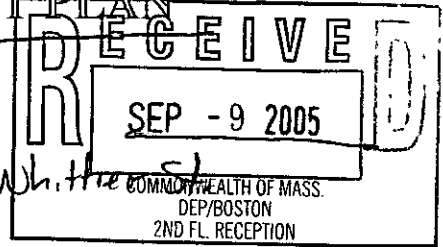


DRAFT PUBLIC INVOLVEMENT PLAN

SL SCANNED KE



Parcel P-3 Tremont Wh. the St.

Release Tracking No. 3-15009

Roxbury, Massachusetts

For

Boston Redevelopment Authority

One City Hall Square

Boston, Massachusetts 02201-1007

By

Weston & Sampson Engineers, Inc.

Five Centennial Drive

Peabody, Massachusetts 01960

September 2005

For more information, contact:

Weston & Sampson Engineers, Inc.

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978-532-1900 (ext. 2279)

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1.0 INTRODUCTION AND REGULATORY OVERVIEW

1.1 Introduction

This Public Involvement Plan (PIP) has been developed on behalf of the Boston Redevelopment Authority (BRA) to address Parcel P-3 (also referred to as the property), located at the intersection of Whittier and Tremont Streets in Roxbury, Massachusetts. Currently, Parcel P-3 is owned by the Boston Redevelopment Authority (BRA), which acquired the property in order to facilitate its redevelopment. A Request for Proposals (RFP) for the redevelopment of Parcel P-3 prepared by the BRA, in conjunction with members of the community and the Roxbury Master Plan Oversight Committee, will be issued shortly. Once a developer has been designated and acquires ownership, the new owner will conduct response actions and related cleanup activities to address environmental conditions associated with the property's prior uses. Pursuant to M.G.L. Ch. 21E, the BRA, as a redevelopment authority, is exempt from Ch. 21E's liability provisions. Nonetheless, the BRA has voluntarily undertaken actions as described below and has agreed to oversee the PIP process until such time as a new owner undertakes all response actions required pursuant to Ch. 21E and its implementing regulations, the Massachusetts Contingency Plan (MCP), 310 CMR 40.0000.

On June 23, 2005, the BRA received a petition requesting designation of Parcel P-3 as a PIP site in accordance with the MCP. In response to the petition, the BRA acknowledged the PIP request and designated Parcel P-3 as a PIP site in correspondence dated July 12, 2005.

The public involvement activities outlined in 310 CMR 40.1400 of the MCP are designed to provide the public with information and an opportunity to comment on planned response actions at Parcel P-3. This PIP was voluntarily prepared by the BRA in conformance with those regulations and outlines the procedures by which the public can be informed of and involved in response actions. As a result of the PIP petition filing, the BRA has contracted with Weston & Sampson Engineers, Inc., to develop the Draft and Final PIP, pursuant to the MCP.

As indicated above, Parcel P-3 is currently being redeveloped and an RFP for the redevelopment of Parcel P-3 will be issued shortly. Therefore, at this time, the final development of Parcel P-3 and the future owners are unknown. It is anticipated, however, that remediation and MCP response actions will occur in conjunction with the proposed redevelopment. The BRA has prepared this Draft PIP to: 1) outline the process for public comment and how those comments will be incorporated into future response actions as appropriate, and 2) communicate site conditions to the public. Once ownership of Parcel P-3 is transferred, the new owner will be required to continue the PIP process and hire a Licensed Site Professional (LSP) to oversee all required response actions pursuant to Ch. 21E and the MCP including response actions through Site closure.

On August 25, 2005, notice of a public meeting to present the Draft PIP was mailed to a number of local newspapers including the *Bay State Banner*, *South End News*, *Jamaica Plain Gazette*, *Mission Hill Gazette*, and *La Semana*. In addition, copies of the legal notice were sent via mail to all persons on the site mailing list provided in Appendix A. A copy of this notice is provided in Appendix B. The public meeting for the BRA to present the Draft PIP will be held on September

12, 2005, between 6 and 7:45 pm at the Dudley Branch Library at 65 Warren Street in Roxbury, Massachusetts.

Under this voluntary PIP process, citizens and officials will be provided with a 20-day comment period to present additional comments and concerns regarding the Draft PIP. The original notice (Appendix B) identified the comment period. Detailed contact information is provided in Section 4.2 of this Plan. After the close of this 20-day comment period, a Final PIP will be submitted to the Massachusetts Department of Environmental Protection (DEP) within 30 days of the close of the comment period. Additionally, a copy of the Final PIP will be placed at the public repositories established for Parcel P-3 at the Dudley Branch Library, South End Branch Library, Uphams Corner Branch Library, Egleston Square Branch Library, and Grove Hall Branch Library. Refer to Appendix C for a list of acronyms used in the PIP.

The information presented in the Final PIP will include the following:

- Section 1.0: Introduction and regulatory overview.
- Section 2.0: Site background.
- Section 3.0: Addressing public concerns.
- Section 4.0: Public involvement activities and soliciting public input, including.
 - Schedule for public involvement activities.
 - Responsibility for implementation of the PIP.
 - Revisions to this Plan.
- Section 5.0: Limitations

1.2 Regulatory Overview

1.2.1 The MCP and Current MCP Status

By way of background, Massachusetts General Laws Chapter 21E and its implementing regulations (the MCP) sets forth the requirements for response actions required to address environmental conditions at properties in Massachusetts and is enforced by the Bureau of Waste Site Cleanup (BWSC) within DEP.

Because the MCP is a largely privatized system, oversight of response actions and stamping of certain documents which are required as part of the process must involve a state-licensed environmental professional called an LSP. For Tier II sites, such as Parcel P-3, the LSP completes response actions without DEP oversight, although DEP always retains its legal authority to become involved. An LSP is licensed by the State based on education, experience, and the completion of an examination (refer to Appendix D). A copy of DEP's "General Information on Current LSPs" is provided in Appendix D.

Parcel P-3 is currently listed as a Tier II site (DEP Site No. 3-15009). Following Tier Classification, the BRA voluntarily prepared a Phase II Comprehensive Site Assessment (Phase II) and Phase III – Identification, Evaluation, and Selection of Remedial Action Alternatives (Phase III) for Parcel P-3 in April 2002.

1.2.2 Future Response Actions

As discussed in Section 1.2.1, response actions at Parcel P-3 will be conducted in conjunction with site redevelopment and construction. All response actions must be conducted in accordance with 310 CMR 40.0800(h), Comprehensive Response Actions, and must include the preparation of a Tier II Extension submittal followed by the implementation of response actions during construction.

The developer will be required to hire an LSP to oversee proposed response actions and ensure compliance with the MCP and the PIP. In addition to MCP response actions (which are the subject of this PIP), as part of any response action and construction activity, contractors will be required to implement appropriate mitigation activities and construction management controls to minimize potential impacts on the surrounding community. Required construction measures will include the following:

- Control of dust using wetting agents
- Proper abatement (removal) and containment of asbestos that has been identified in the former Whittier Street Health Center (WSHC) building, prior to any building demolition or rehabilitation
- Maintenance of site security and restriction of access
- Restriction of truck traffic to designated access/egress points and truck routes.

1.3 **Milestones for This PIP**

As a PIP site, the public will be informed of major milestones and will be provided with an opportunity to comment on related MCP submittals. Project milestones that trigger petitioner involvement are anticipated as follows:

- Draft PIP Meeting – Presentation of the Draft PIP - September 12, 2005.
- Close of Comment Period for the Draft PIP - October 3, 2005.
- Preparation of Final PIP - November 2, 2005.
- Notice of availability of Draft Phase IV Remedy Implementation Plan (RIP) and start of public comment period (TBD).
- Notice of availability of Draft Phase IV Completion Statement, and Response Action Outcome (RAO) Statement and start of public comment period (TBD).

2.0 PARCEL P-3 BACKGROUND

2.1 Site Description

2.1.1 Site Location

Parcel P-3 consists of three subparcels totaling approximately 384,500 square feet (approximately 8.8 acres) and is located in the Campus High School Urban Renewal Area in Roxbury, Massachusetts (see Figure 1, Locus Map and Figure 2, Site Plan). Parcel P-3 currently contains one structure, the former WSHC, located on the northeastern portion of Parcel P-3. From 1997 until approximately 2000, the building was an active health clinic. The building is currently unoccupied. Connolly's Tavern, a single story structure located at the northern corner of Parcel P-3, was demolished in April 1998.

For discussion purposes, Parcel P-3 has been divided into three areas: Area 1 (unpaved area behind the former Connolly's Tavern), Area 2 (behind the former WSHC) and Area 3 (western portion of Parcel P-3), see Figure 2.

Area 1 is the elevated area of fill behind the former Connolly's Tavern and is currently fenced. In general, Parcel P-3 topography is flat, with the exception of the elevated filled area in Area 1. In Area 2, various piles of solid waste, consisting mainly of soil and construction and demolition debris, were observed. Most of the piles are stable and heavily vegetated. Area 2 is behind the former WSHC; a four-story building with basement. The WSHC is boarded and locked. The WSHC is connected to municipal water and sewer and was formerly heated by oil. A vaulted underground storage tank (UST) is located in the basement of the WSHC, however there is no product in the tank (see further discussion in Section 3.0).

Area 3 consists of a large asphalt-paved parking area and is used by the adjacent Madison Park High School and police from the Tremont Street Police Station. The central portions of Parcel P-3 are crossed by two former streets (Hampshire and Vernon). Portions of the streets are used for parking by attendees of the school.

Human receptors at Parcel P-3 include students and faculty of the Madison Park High School and police (from the Tremont Street Police Station) who park in Area 3. The BRA installed a security fence around Area 1 to restricted access and prevent incidental exposure to soil. The BRA also installed concrete barriers and fencing to prevent additional dumping in Area 2.

2.1.2 Site History

Historically, Parcel P-3 consisted of more than 50 smaller commercial, industrial and residential lots for over 100 years. Entities that were historically located at Parcel P-3 included Boston Edison, St. John's Church, the Roxbury Crossing Station, a United States Postal Service Facility, the Tremont Iron Foundry, an Electric Cable Manufacturer and the Roxbury Carpet Company.

2.1.3 Abutting and Surrounding Properties

Parcel P-3 is bounded by Tremont Street to the north, Whittier Street and residential apartments to the east, Downing Street to the south, and Linden Park Street to the west. The Madison Park High School abuts a portion of Parcel P-3's western boundary.

2.1.4 Environmental Receptors

Weston & Sampson prepared Figure 3, Area Receptors Map, using Massachusetts Geographic Information System (MassGIS) data. Figure 3 includes 500-foot and ½-mile radii from the center of Parcel P-3. The figure shows Parcel P-3 and surrounding environmental receptors such as mapped wetlands, surface water bodies and sensitive groundwater areas. Parcel P-3 is located in the Charles River Basin; however, Figure 3 does not identify any accessible surface water bodies, wetlands or any potential productive aquifers within ½-mile of Parcel P-3. The Stony Brook Culvert, located underground, borders Parcel P-3 and is located below Whittier and Downing Streets.

Open space as mapped by MassGIS, which includes parks and other areas accessible to the public, include the southwest corridor adjacent to the Orange Line located approximately 100 feet from Parcel P-3. In addition, there are small open space lots located adjacent to Whittier Street, as well as approximately 400 feet south of Parcel P-3. No other environmental receptors or institutions (hospitals, overnight care centers, etc.) are shown within ½-mile of Parcel P-3.

2.2 **Environmental Assessment History Summary**

There are no known environmental studies for Parcel P-3 prior to the Preliminary Assessment and Phase I Initial Site Investigation, which began in November/December 1996. No releases had been reported prior to April 1997. Between November 1996 and September 2001 Weston & Sampson performed subsurface investigations for the BRA to evaluate soil and groundwater as part of MCP Phase I and II. Weston & Sampson investigations included:

- Excavation of test pits in Area 1 (TP-1 through TP-7);
- Advancement of 31 soil borings and installation of 12 groundwater monitoring wells in Areas 1, 2 and 3 (WS-1 through WS-12, B-1, B-2 and B-101 through B-117);
- Survey of groundwater elevations; and
- Collection and analysis of soil and groundwater samples.

Sample locations are shown on Figure 2. The sampling results detected urban fill contaminants (total petroleum hydrocarbons (TPH), polynuclear aromatic hydrocarbons (PAHs), and lead) in soil above applicable Reportable Concentrations (RCs) in the fill area in Area 1 behind the former Connolly's Tavern (Figure 2). Consequently, the BRA submitted a release notification form (RNF) to DEP on April 14, 1997. DEP subsequently issued release tracking number (RTN) 3-15009 for this release.

The soil investigations showed that urban fill in Areas 1 and 2 contains TPH, PAHs, and lead at concentrations at or above applicable S-2 or S-3 Method 1 Standards, contaminants often found at similar concentrations in urban soil in many areas throughout Boston.

The elevated area of fill behind the former Connolly's Tavern (Area 1) consisted of up to 14 feet of fine to coarse sand with debris that included concrete, brick, wood, metal, asphalt, glass, and rubber tires. Below this unit is either native soils (peat, clay, or sand) or a lower fill unit, which consisted of light to dark brown fine to coarse sand and burnt debris (cinders, brick, wood, and slag). Currently, Area 1 is fenced and access is restricted to prevent incidental exposure to surficial soil.

In Area 2, there is a small area of elevated lead in subsurface soil. The likely source of the elevated lead below ground in Area 2 is a foundry that was historically located in this general area. Groundwater at Parcel P-3 does not appear to have been impacted. A more detailed summary of the data from the Phase I and II reports is included in Appendix E.

As part of the Phase II/III Report (on file at the repositories and DEP), Weston & Sampson evaluated four remedial action alternatives: 1) No Action; and 2) three different combinations of soil removal at various locations coupled with risk evaluation. All alternatives, other than the No Action Alternative, would achieve a permanent solution in accordance with the MCP requirements and result in no future risk to human health and the environment.

The BRA will contractually require the selected developer to undertake all necessary remediation activities and to do so in full compliance with the MCP.

2.3 Public Involvement History

Between August 12 and August 15, 2005, a representative of Weston & Sampson placed telephone calls to Key Petitioner Anne Rogers, Petitioner Stephanie Ward, Petitioner Ella Callis, Petitioner Margaret Ward and Mr. Kerry Tull, LSP. These calls were made during business hours and early evening. Weston & Sampson spoke with Ms. Rogers, Ms Callis and Mr. Tull who were asked questions to solicit their concerns. A combined summary of their responses is presented in Exhibit I, included in Appendix F.

On September 12, 2005, a public meeting will be held at the Dudley Branch Library to present and discuss the Draft PIP. A copy of the meeting minutes and responses to questions raised during this meeting will be presented in Appendix G.

3.0 ADDRESSING PUBLIC CONCERNS

The process for assessing and cleaning up disposal sites, as set forth in the MCP (310 CMR 40.0000), is designed to address the effects of sites on health, safety, public welfare, and the environment. Once a release of oil and/or hazardous materials (OHMs) has been investigated (Phase I of the remedial response action process) and a site has been Tier Classified, the MCP requires the following:

- Comprehensive field investigation of the nature and extent of the contamination, and an evaluation of any risks posed to the public and the environment from Parcel P-3 (Phase II).
- Identification and evaluation of remedial response action alternatives and selection of feasible measures that will achieve a permanent cleanup at Parcel P-3 (Phase III).
- Implementation of the selected remedial response actions (Phase IV).
- Operation and Maintenance (O&M) of a remedy and/or monitoring (Phase V).
- Response Action Outcome.

The BRA voluntarily conducted Phase I, II and III of the MCP to evaluate the nature and extent of contamination at Parcel P-3 and to evaluate potential remedial alternatives. Further remedial or response actions will be conducted by the selected developer. The BRA has voluntarily undertaken and filed the Phase I, II and III reports with DEP. Copies have also been provided to the repositories listed in Sections 4.1.1 and 4.1.2 of this report.

Based on information provided by the BRA from its outreach programs and from telephone conversations conducted by Weston & Sampson (as noted in Appendix F), the public has raised concerns regarding Parcel P-3, particularly with respect to future construction activities. The remedial response action planning process is designed to address the concerns about the nature and extent of contamination; risks posed by Parcel P-3 to health, safety, public welfare, and the environment; and the adequacy of proposed cleanup measures. A number of these concerns were addressed in the Phase II and III reports. For example, the assessment of off-site contamination was considered in Phase II, as was the impact of the disposal site on public health and the environment. Phase III addressed the adequacy of proposed remedial response actions to achieve a Permanent Solution at this property in accordance with the MCP.

Once a selected developer is chosen and the property transferred, the new owner will be required to document its design and methods for remediation of Parcel P-3 in the Phase IV report. This PIP requires that the draft report be provided to the BRA and the public for comment prior to its finalization. In addition, and as noted above, the BRA will require a new owner to ensure that there are adequate controls for dust during construction and that all proper security measures and controls are in place to address the abatement (removal) of asbestos materials provisionally identified at the WSHC. Please note that asbestos abatement is performed by specialist

subcontractors who seal the building and perform the work in a negative pressure atmosphere to prevent the release of airborne fibers.

The BRA has received questions regarding the leakage of fuel oil from the tank in the former WSHC basement. In 2001, following flooding of the basement, the vaulted tank had come loose from its anchors resulting in petroleum released to the basement. The BRA responded immediately and determined, with DEP involvement, that the oil released was completely contained within the flooded basement. The BRA hired a contractor to remove oily water from the basement and to empty any residual product from the tank. The BRA subsequently retested a well located in front of the former WSHC; no oil or petroleum compounds were detected. Therefore, it was concluded that no oil was released to the environment.

As discussed in Section 2.1.1, the BRA has taken measures to prevent exposure to soil in Area 1 including the installation of a security fence around Area 1. The BRA also installed concrete barriers and fencing to prevent dumping in Area 2.

4.0 PUBLIC INVOLVEMENT ACTIVITIES AND SOLICITING PUBLIC INVOLVEMENT

In accordance with the MCP, 310 CMR 40.1401, activities undertaken to involve the public in response actions serve two purposes:

- To inform the public about the status of response actions, and the opportunities for public involvement; and
- To solicit the concerns of the public about Parcel P-3 and response actions, and shall consider, address, and where relevant and material to the response action, incorporate these concerns in planning response actions.

To inform the public, the BRA has voluntarily established local information repositories in addition to the information already in the public domain at DEP's file room, as noted below.

4.1 Information Repositories

4.1.1 Local Information Repositories

The BRA has voluntarily established local information repositories to provide Roxbury residents with easy access to information about the Parcel P-3 remediation process. When the property is transferred, the new owner will be responsible for maintenance of these repositories. Parcel P-3 information repositories contain copies of documents previously submitted to the DEP including the Phase I and Phase II/III reports. The repositories will receive copies of future reports, including; other MCP Phase reports; MCP closure reports; relevant correspondence such as memo's from DEP; public information materials; the Public Involvement Plan; public meeting summaries; summaries of responses to comments received; and copies of public notices. Further information will be sent to the repositories as it is developed.

The information repositories for the Parcel P-3 Property are located at:

- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1) South End Branch Library
685 Tremont Street
Boston, MA 02118
Contact Person: Anne Smart
Tel: 617-536-8241
Hours: Mon., Wed., Thurs. 10-6,
Tue. 12-8, Fri. 9-5 | 2) Uphams Corner Branch Library
500 Columbia Road
Dorchester, MA 02125
Contact Person: Georgia Titonis
Tel: 617-265-0139
Hours: Mon., Tues., Wed. 10-6,
Thurs. 12-8, Fri. 9-5 |
| 3) Dudley Branch Library
65 Warren Street
Roxbury, MA 02119
Contact Person: Elaine McLean James
Tel: 617-442-6186
Hours: Mon., Thurs. 12-8, Tues.,
Wed. 10-6, Fri. 9-5 | 4) Egleston Square Branch Library
2044 Columbia Ave
Roxbury, MA 02119
Contact Person: Rubi Simon
Tel: 617-445-4340
Hours: Mon., Tues., Thurs. 10-6,
Wed. 12-8, Fri. 9-5 |

- 5) Grove Hall Branch Library
5 Crawford Square
Roxbury, MA 02121
Contact Person:
Tel: 617-427-3337
Hours: Mon., Tues., Wed. 10-6,
Thurs. 12-8, Fri. 9-5

NOTE: The Grove Hall Branch Library is temporarily closed for repairs; however, a repository will be established when the branch re-opens.

A list of documents currently held at the Public Repositories is presented in Appendix H.

4.1.2 Publicly Available Files

In addition to the local information repositories, established under this PIP, see Section 4.1.1, the Northeast Regional DEP Office also maintains a file on Parcel P-3. Appointments to view Parcel P-3 files may be made by contacting Ms. Holly Migliaci at the DEP Northeast Region File Facility located in the Department of Transitional Assistance Building, 35 Congress Street, Shetland Office Park, Salem, MA 01970, tel. (978) 740-0801. Available appointment times are from 9:00 a.m. to 12:00 p.m., on Tuesdays, Wednesdays and Thursdays. To view these files, the following information should be included in the request:

Town: Boston - Roxbury
File Address: Whittier and Tremont Streets
File Name: Parcel P-3
File Number: RTN 3-15009

4.2 Mailing List

The mailing list for Parcel P-3 is attached as Appendix A and includes: petitioners, municipal officials (specifically the Mayor's Office of Neighborhood Services and Boston Public Health Commission), and DEP. Anyone interested in being added to the mailing list will be accommodated. The mailing list will be used to announce upcoming public meetings, information about public comment periods, and the availability of documents in the information repositories. Until the property is transferred, the BRA will maintain the mailing list and update it as necessary; after that, this will be the developer's responsibility. The BRA will provide DEP with a copy of the mailing list.

Anyone wishing to be added to the mailing list can call or write to:

Attention: Sandy Metcalf
Weston & Sampson Engineers, Inc.
Five Centennial Drive
Peabody, MA 01960
Tel.: 978-532-1900 ext. 2261 (voice mail)
Hours: Monday through Friday: 8:30 a.m. to 5:00 p.m.

E-mail: metcalfs@wseinc.com

Or

John Walser
Senior Project Manager/Environmental Review Specialist
Boston Redevelopment Authority
9th Floor, One City Hall Plaza
Boston, MA 02201-1007
E-mail: john.walser.BRA@cityofboston.gov

4.3 Notification to Local Officials and Residents of Major Milestones and Events

The Massachusetts Contingency Plan requires community notification of major planning and implementation milestones at disposal sites. The next major milestones for Parcel P-3 will occur when a new owner acquires the property and will likely include the start of field work related to Phase IV remedial actions and the completion of the remediation process, including:

- Phase IV Remedy Implementation Plan (RIP)
- Phase IV Completion and Response Action Outcome Statement

4.4 Soliciting Public Input

The BRA provides opportunities for public input regarding this PIP and future MCP response actions by providing draft reports, holding the public meeting in September, and providing a 20-day public comment period.

4.4.1 Public Meetings

Meetings will serve to provide community officials and the general public with a progress report regarding remedial response actions at Parcel P-3 during applicable MCP milestones. The public will be provided an opportunity to question and comment on future MCP response actions and draft reports for Parcel P-3. The BRA (or in the future, the developer) will send a notice announcing public meetings to individuals on Parcel P-3 mailing list and advertise them in the local papers. Then the BRA will prepare meeting summaries, submit the summaries to DEP, and place a copy of the summaries in the local information repositories. Notification of public meetings would be mailed at least 14 days prior to the meeting.

At the meeting on September 12, 2005, the BRA anticipates a number of comments and questions regarding the PIP process. In addition there will be a public comment period, see below. Prior to the preparation of the Draft PIP, the BRA solicited input regarding key issues, see Section 3.0 and Appendix F.

4.4.2 Public Comment Periods

When key documents, such as MCP Phase documents, are available in draft form, they will be provided to the information repositories and a notice of their availability will be sent to the Parcel P-3 mailing list. The notice will include the title of the document, where it is available for review, information about how to submit comments and the length of the public comment period.

Typically the comment period following a meeting is 20 calendar days, except as specified for certain reports as defined in the MCP. The public comment period is provided to offer an

opportunity for input regarding the PIP process. Comments regarding the draft PIP should be submitted in writing to:

Attention: Sandy Metcalf
Weston & Sampson Engineers, Inc.
Five Centennial Drive
Peabody, MA 01960
Tel.: 978-532-1900 ext. 2261 (voice mail)
Hours: Monday through Friday: 8:30 a.m. to 5:00 p.m.
E-mail: metcalfs@wseinc.com

Or

John Walser
Senior Project Manager/Environmental Review Specialist
Boston Redevelopment Authority
9th Floor, One City Hall Plaza
Boston, MA 02201-1007
E-mail: john.walser.BRA@cityofboston.gov

Currently, Parcel P-3 is in Phase IV of the MCP. Therefore the future response actions, which will be conducted by the new owner, are summarized below:

- Phase IV Design/Remediation – This will enable the selected remedy described in the April 2002 Phase II/III report to be designed and implemented under a remediation cleanup plan.
- Closure – This will take the form of one of the Response Action Outcomes as described under the MCP. There may be an Activity and Use Limitation attached to the Response Action Outcome. As discussed closure will be conducted in conjunction with site development.

The PIP requires that the developer provide opportunities for public input for future response actions including MCP documents, by providing draft reports and a public comment period.

4.5 Response to Comments

The BRA will prepare a summary of and response to the comments it receives on the documents that are available for public comment. For the Final PIP, the BRA will prepare a summary of the public meeting and comments received during the public comment period. The responses will be provided in Appendix G.

For future reports, a copy of the Response Summary will be placed in the public repositories and the DEP file. The BRA will also send a notice of availability of the response summary to the mailing list. The summary will be made available prior to the BRA/developer taking the remedial response action submitted for comment, or prior to moving to the next MCP phase.

4.6 Schedule for Public Involvement Activities and Timeline

The schedule of the public involvement activities is summarized below; the BRA is voluntarily

agreeing to the timelines established in the MCP. The schedule specifies the milestones during the remedial response action when public involvement activities will be conducted. A graphical representation of the public involvement activities in this PIP is included in Table 1.

- On September 9, 2005, the Draft PIP was delivered to the local public repositories at the Dudley Branch Library, South End Branch Library, Uphams Corner Branch Library, and Egleston Square Branch Library.
- At least 14 days prior to the September 12, 2005, public meeting, notification was published in the local newspaper indicating the availability of the Draft PIP and the upcoming PIP meeting.
- On September 12, 2005, a public meeting will be held. During the meeting Weston & Sampson will record verbal comments. After the meeting, written comments regarding the Draft PIP will be accepted for 20 days (October 3, 2005).
- On October 23, 2005, the 20-day comment period will end for the Draft PIP. Letters and e-mail submitted to Weston & Sampson will be reviewed, summarized, and presented with appropriate responses in the Final PIP. A copy of the meeting minutes and responses to questions raised during the public meeting on September 12, 2005, and received during the public comment period, will be provided in Appendix G.
- On November 2, 2005, within 30 days of the close of the comment period, the Final PIP will be submitted to DEP and the public repositories.

4.7 Responsibility for Implementing the PIP

Weston & Sampson will develop the Final PIP. However, once the property is transferred to a developer, the developer will be required to hire an LSP and continue with PIP responsibilities.

4.8 Revisions to the PIP

The PIP may be revised as necessary during the course of the response action process. If revisions are proposed, Weston & Sampson, on behalf of the BRA, will place copies of any proposed changes in the repositories and will send a notice of availability of recommended changes to persons included on the mailing list. Pursuant to the MCP, the BRA will hold a 20-day public comment period for proposed changes to the Final PIP. The BRA and Weston & Sampson will review any comments received and revise the PIP, as appropriate. When comments have been reviewed and incorporated a copy of the Final PIP will be provided to the repositories listed in Section 4.1.1 and to DEP's file facility in Salem, Massachusetts.

At this time the anticipated change to the Final PIP will be a change in persons conducting MCP response actions from the BRA to the developer and their LSP as well as related future contact people for implementations of the PIP. Once the responsibilities for the PIP have been transferred, the people on the mailing list will be notified of the new contact information as well as a notice being placed in each of the public repositories.

5.0 LIMITATIONS

This PIP has been voluntarily prepared in accordance with regulations presented in 310 CMR 40.1400. Any additional information that becomes available concerning this site should be provided to Weston & Sampson so that our recommendations and/or conclusions may be reviewed and modified, if necessary. Weston & Sampson has undertaken the tasks in accordance with generally accepted practices.

LEGEND

- NHESP Wetlands Habitat
- NHESP Certified Vernal Pool
- Maj. Roads Labels and Shields
- Text Town Names
- Water Supplies
- Ground Water
- Surface Water
- Non Community
- Towns
- Town Arcs
- County Arcs
- Transmission Lines
- Trains
- MHO Roads
- Limited Access Highway
- Multi-lane Hwy, not limited access
- Other Numbered Hwy
- Major Road - Connector
- Minor Street or Road
- Track
- Trail
- Sub-basins
- Major Basins
- Rivers & Streams
- Solid Waste Sites
- Openspace
- ACECS
- Zone A
- Zone IIs
- IWPA's
- Sole Source Aquifers
- Lakes & Ponds
- Water
- Wetlands
- Potential Drinking Water Source
- HIGH YIELD
- MEDIUM YIELD
- Non Potential Drinking Water S
- HIGH YIELD
- MEDIUM YIELD
- MA Towns



FIGURE 3
AREA RECEPTORS MAP
 ROXBURY, MASSACHUSETTS
 BRAVEDIC PARCEL P-3

WESTON & SAMPSON ENGINEERS, INC.

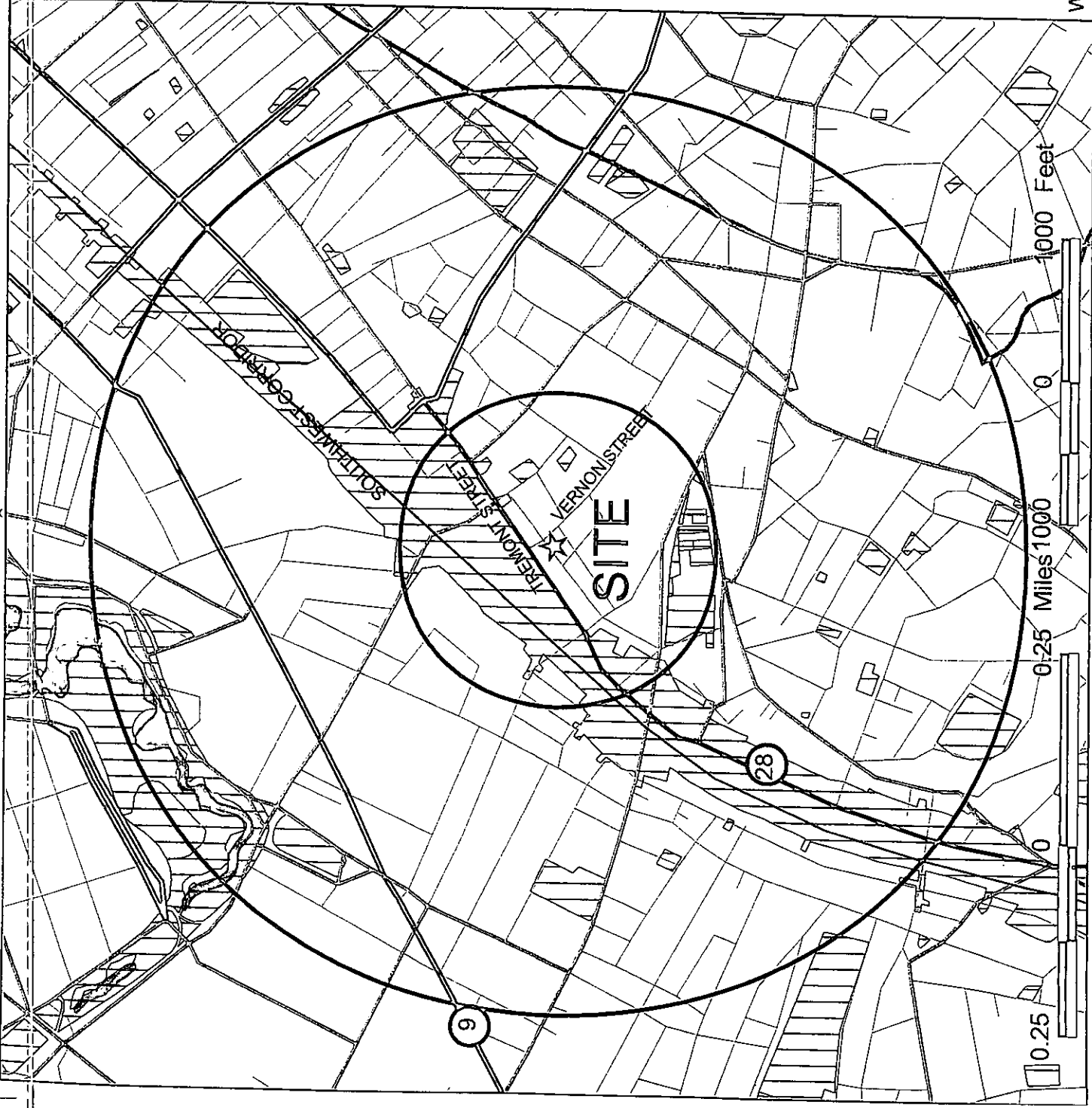


Table 1

Schedule of Public Involvement Activities
 Parcel P-3 Site
 Roxbury, Massachusetts

Public Involvement Activities	Response Actions						Comprehensive Response Actions**	
	PIP			RAMs/IRAs*			Phase IV	RAO
	Public Meeting	Comment Period	Final PIP Plan	Plan	Completion Reports			
Placement of Documents in Information Repositories								
Notification to Mailing List of Available Documents								
Notification to Local Officials and Residents of Specific Milestones and Events								
* Field Work				o		o	o	
* Completion of MCP Milestones					o	o	o	
Public Meetings	o		o	o		o	o	
Public Comment Periods		o		o	o	o	o	
Responses to Comments			o	o	o	o	o	

O:\BRA MAIP-3 PIP 205294\PIP\Tbl 1- Schedule.xls\Sheet1

* Preliminary Response Actions and Risk-Reduction Measures may include Immediate Response Actions (IRAs) and Release Abatement Measures (RAMs).

** Comprehensive Response Actions may include the following: Phase IV, Implementation of the Selected Remedial Action Alternatives; Phase V, Operation, Maintenance, and/or Monitoring; and/or Response Action Outcome (RAO).

_____ = throughout the remedial response action process

o = at specific points throughout the remedial response action process

APPENDIX A

Mailing List and
Petitioner List

MAILING LIST/PETITIONER LIST

Anne S. Rogers, Esq.
Alternatives for Community & Environment
2181 Washington Street, Suite 301
Roxbury MA 02119

*Stephanie Ward
15 Whittier Street
Roxbury MA 02120

*Ramona Johnson
180 Ruggles Street, Apt. 103
Roxbury MA 02120

*Thelma McCastill
25 Whittier Street
Roxbury MA 02120

*Margaret Ward
190 Ruggles Street
Roxbury MA 02120

*Harriet White
150 Ruggles Street
Roxbury MA 02120

*Ella Callis
25 Whittier Street, #24
Roxbury MA 02120

*Mrs. Krause
25 Whittier Street, Apt. 16
Roxbury MA 02120

*Mireille Ancion
1176 Tremont Street
Roxbury MA 02120

*Paul Williams
185 Cabot Street
Roxbury MA 02120

*Dolly Battle
31 Whittier Street, #40
Roxbury MA 02120

*Shirley Harris
185 Cabot Street
Roxbury MA 02120

*Maurice Sequeira
159 Cabot Street, #139
Roxbury MA 02120

Mr. Keith Williams
Mayor's Office of Neighborhood Services
1 City Hall Square
Boston MA 02201

Mr. John Auerbach
Boston Public Health Commission
1010 Massachusetts Avenue
Boston MA 02118

Mr. Robert Turrell
Executive Director
Washington Street Corridor Coalition
1891 Washington St.
Roxbury MA 02118

Mr. Chuck Turner
City Council, District 7
1 City Hall Plaza, 5th floor
Boston MA 02201

Mr. Kerry R. Tull, LSP
MACTEC
107 Audubon Road, Building 2, Suite 301
Wakefield MA 01880

* - INDICATES PIP PETITIONER

APPENDIX B

Copy of Public Notification

NOTICE OF A PUBLIC INVOLVEMENT PLAN MEETING

**PARCEL P-3
WHITTIER AND TREMONT STREETS
ROXBURY, MASSACHUSETTS
RTN 3-15009**

The Boston Redevelopment Authority (BRA) received a petition from residents in Roxbury, Massachusetts requesting this location be designated as a Public Involvement Plan site, in accordance with MGL c.21E 14(a). This law requires that, upon receiving such a petition, a plan for involving the public in decisions regarding remedial response actions must be prepared and a public meeting to present the proposed plan held.

BRA designated this site as a Public Involvement Plan (PIP) site on July 12, 2005. A public meeting will be held at The Dudley Branch Library at 65 Warren Street in Roxbury, Massachusetts, on Monday, September 12, 2005, at 6.00 p.m. to present the draft Public Involvement Plan which will include the process for public comment. Copies of the draft Public Involvement Plan will be made available prior to the meeting at the Dudley Branch Library and during the public comment period after the meeting, or through the contact information below.

Any questions regarding this meeting or the Public Involvement Plan should be directed to Mr. John Walser, Senior Project Manager, Boston Redevelopment Authority, 9th Floor City Hall, One City Hall Square, Boston Massachusetts, 02201 at telephone (617) 918 4319, or Ms. Sandra Metcalf, Technical Project Coordinator, Weston & Sampson Engineers, Inc., Five Centennial Drive, Peabody, Massachusetts 01960 at telephone (978) 532-1900.

**COMMUNITY MEETING TO BE HELD ON BRA'S PARCEL P-3
PUBLIC INVOLVEMENT PLAN**

The Boston Redevelopment Authority (BRA) will be holding a meeting of the Public Involvement Plan (PIP) group for the BRA's Parcel P-3 site, at the intersection of Whittier and Tremont Streets in Roxbury. The PIP is designed to provide the public with information on the project and with an opportunity to comment on planned cleanup activities at the Parcel P-3 site. The meeting will be held on:

*Monday, September 12, 2005
6 p.m. to 7.45 p.m.
Dudley Branch Library
65 Warren Street, Roxbury MA*

A Draft Public Involvement Plan has been developed for the project and BRA is currently seeking comments on the Plan. Comments will be received until October 3, 2005. A local repository has been established where the PIP Plan, and all other upcoming environmental documents for the site will be located for public review. The repositories are:

*Dudley Branch Library
65 Warren Street, Roxbury MA
Mon., Thurs. 12-8; Tues., Wed. 10-6; Fri. 9-5
Branch Librarian Elaine McLean James, (617) 442-6186*

The Dudley Branch Library is fully accessible to persons with disabilities. If you have any questions, please feel free to contact Mr. John Walser at the BRA at (617) 918-4319.

APPENDIX C

List of Acronyms

LIST OF ACRONYMS

AUL	Activity and Use Limitation
BRA	Boston Redevelopment Authority
BWSC	Bureau of Waste Site Cleanup
DEP	Department of Environmental Protection
EPA	Environmental Protection Agency
EPH	Extractable Petroleum Hydrocarbons
GC/FID	Gas Chromatography/Flame Ionization Detector
ISI	Initial Site Investigation
LSP	Licensed Site Professional
MassGIS	Massachusetts Geographic Information System
MCP	Massachusetts Contingency Plan
MDLs	Method Detection Limits
Mg/kg	Milligrams per kilogram
NRS	Numerical Ranking System
OHM	Oil and/or Hazardous Materials
O&M	Operation and Maintenance
PAHs	Polynuclear Aromatic Hydrocarbons
PCBs	Polychlorinated Biphenyls
PID	Photo-Ionization Detector
PIP	Public Involvement Plan
RAO	Response Action Outcome
RAP	Remedial Action Plan
RCs	Reportable Concentrations
RCRA	Resource Conservation and Recovery Act
RFP	Request for Proposals
RIP	Remedy Implementation Plan
RNF	Release Notification Form
RTN	Release Tracking Number
TC	Tier Classification
TCLP	Toxicity Characteristic Leaching Procedure
TPH	Total Petroleum Hydrocarbons
TVOCs	Total Volatile Organic Compounds
UCL	Upper Concentration Limit
UST	Underground Storage Tank
VOCs	Volatile Organic Compounds
VPH	Volatile Petroleum Hydrocarbons
WSHC	Whittier Street Health Center

APPENDIX D

General Information on Current LSPs

Board of Registration of

Hazardous Waste Site Cleanup Professionals

General Information On Current LSPs

1. What is a Licensed Site Professional (LSP)?
 2. What does an LSP do?
 3. What does the Board of Registration of Hazardous Waste Site Cleanup Professionals do?
 4. Why has Massachusetts established the LSP Program?
 5. Who can become an LSP?
 6. What does an LSP do that an engineer, hydrogeologist or other professional does not do?
 7. May people who do not have licenses continue to help their clients or employers with assessing properties and/or cleaning up waste sites?
 8. Why should the public have confidence in an LSP's Opinions?
 9. Who must retain an LSP?
 10. Who may chose to retain an LSP?
 11. Is a list of LSPs available?
 12. How can I get more information about the LSP program?
-

1. What is a Licensed Site Professional (LSP)?

An LSP is an experienced professional in the field of hazardous waste site assessment, cleanup and removal. An LSP must have at least 5 years experience conducting and overseeing assessments, removals or cleanups of sites (7 years without an appropriate degree), suitable technical background and good moral character.

2. What does an LSP do?

An LSP issues Waste Site Cleanup Activity Opinions describing whether contamination is present at a site, what work is needed to clean up any contamination found and whether that work has been completed. These opinions are based on field assessment, sampling and careful study of the site.

3. What does the Board of Registration of Hazardous Waste Site Cleanup Professionals do?

The Board determines whether an applicant meets the qualification criteria

to obtain a license to work as an LSP, administers a licensing exam, issues the licenses, ensures that LSPs meet requirements for continuing education, and disciplines individuals who do not uphold professional standards.

4. Why has Massachusetts established the LSP Program?

The Commonwealth established the LSP program to place greater responsibility for cleaning up sites on the private sector. This licensing program ensures that LSPs who oversee or perform assessments or cleanups of sites meet high professional standards, and that the private clients who hire the LSPs will have the ability to assess and clean up all but the most serious sites without waiting for government oversight.

5. Who can become an LSP?

Any person who meets the Board's licensing criteria and who passes the Board's examination can become an LSP. A "Standard Track" applicant must have a college degree in a technical field such as engineering or science. In addition, he or she must have 8 or more years of total professional experience, of which at least 5 years must be experience relevant to the field of waste site cleanup. "Alternate Track" applicants, who do not have technical college degrees, require additional experience.

6. What does an LSP do that an engineer, hydrogeologist or other professional does not do?

Only an LSP can sign and stamp a Waste Site Cleanup Activity Opinion. Other professionals may be needed to design and manage site work or investigate certain conditions; for instance, engineers might be needed to stamp drawings for remedial activities. Some LSPs may also be qualified and/or licensed in these other professions.

7. May people who do not have licenses continue to help their clients or employers with assessing properties and/or cleaning up waste sites?

Professionals in the field of waste site cleanup may continue to serve their clients or employers without a license, particularly in assessing properties which may or may not become sites. However, when DEP requires Waste Site Cleanup Activity Opinions, they must be provided by an LSP. Much of the work that leads to an LSP's opinion may be performed by other professionals who do not have an LSP license, but the LSP is still responsible for the Opinions rendered.

8. Why should the public have confidence in an LSP's Opinions?

The Board is required by law to license only individuals who are appropriately qualified by their education, training and experience. The Board will discipline any LSP whom it finds in violation of professional standards. DEP will audit sites to ensure that opinions comply with environmental laws and regulations.

9. Who must retain an LSP?

The law requires that an LSP sign and stamp the Waste Site Cleanup Activity Opinions filed with DEP. An LSP will need to review, evaluate or observe activities that occur prior to filing these documents. Therefore, all private parties who perform assessment, containment or removal activities must retain LSPs to demonstrate that the work complies with the state waste site cleanup law and regulations. State law does not establish other uses of the LSP opinion.

10. Who may chose to retain an LSP?

Any person who is or might be required to contribute to cleaning up a waste site should consider retaining an LSP. Such persons may include owners, operators, potential buyers, former owners or operators, abutters and financial institutions.

11. Is a list of LSPs available?

Yes. Call the LSP Board at (617) 556-1091 to request a current list of LSPs or download a copy of the list from our website: [List of Current LSPs](#)

12. How can I get more information about the LSP program?

You may call the Board at (617) 556-1091 or address inquires to:

LSP Board
1 Winter Street, 3rd Floor
Boston, MA 02108

[Contact: LSP.Board@state.ma.us] [[LSP Home Page](#)] [[Privacy Policy](#)]

Last Updated: June 10, 2003

APPENDIX E

Summary of Pertinent Information
Regarding P-3
(from MCP Phase I and II Investigations)

Initial Listing and Phase I Activities

The BRA is not aware of any environmental studies that have been conducted for Parcel P-3 prior to the Preliminary Assessment and Phase I Initial Site Investigation, which began in November/December 1996. No releases had been reported prior to April 1997. Between November 1996 and March 1997, Weston & Sampson performed the following field activities at Parcel P-3 as part of a preliminary environmental assessment and subsequent Phase I Initial Site Investigation:

- 7 test pit excavations (TP-1 through TP-7);
- 31 soil boring and 12 groundwater monitoring well installations (WS-1 through WS-12, B-1, B-2 and B-101 through B-117);
- Groundwater elevation survey; and
- Soil and groundwater sample collection and analysis.

Sample locations are shown on Figure 2.

The test pits, excavated up to 19 feet below grade using a backhoe, showed that two fill units are present. The first unit was present between 0 and 14 feet below grade and consisted of brown fine to coarse sand with debris that included concrete, brick, wood, metal, asphalt, glass, and rubber tires. Below this fill layer was either native soils (peat, clay, or sand) or a lower fill unit, which consisted of light to dark brown fine to coarse sand and burnt debris (cinders, brick, wood, and slag). This lower fill unit, observed at test pits TP-4, TP-5, TP-6 and TP-7, varied in depth between 7 and 19 feet below grade.

During the test pitting and drilling activities, Weston & Sampson collected soil samples and screened them for the presence of total volatile organic compounds (TVOCs) using a photo-ionization detector (PID). Selected soil samples were submitted for laboratory analysis of one or more of the following parameters: Volatile organic compounds (VOCs) by Environmental Protection Agency (EPA) Method 8260, TPH gas chromatography/flame ionization detector (GC/FID) scan by modified EPA Method 8100, PAHs by EPA Method 8100, Resource Conservation and Recovery Act (RCRA) metals (arsenic, barium, cadmium, chromium, lead, mercury, selenium, silver), and polychlorinated biphenyls (PCBs).

Weston & Sampson also collected groundwater samples from the twelve monitoring wells (WS-1 through WS-12) for laboratory analysis of VOCs by EPA Method 8260, TPH GC/FID scan by modified EPA Method 8100, PAHs by EPA Method 8100, and dissolved RCRA metals (arsenic, barium, cadmium, chromium, lead, mercury, selenium, silver).

The sampling results indicated that concentrations of TPH, PAHs, and lead were detected in soil above applicable Reportable Concentrations (RCs) at borings WS-8, WS-10 and WS-12 in the fill area located southwest of the former Connolly's Tavern (Figure 2). Consequently, the BRA submitted a release notification form (RNF) to DEP on April 14, 1997. DEP subsequently issued release tracking number (RTN) 3-15009 and a Notice of Responsibility dated May 28, 1997, for this release. DEP correspondence is included in Appendix B. No parameters were detected above RCs in groundwater.

The findings of the preliminary environmental assessment and additional field work were used to complete the Phase I Initial Site Investigation report (Phase I ISI) and prepare a Tier Classification (TC). Parcel P-3 was classified as Tier II based on a Numerical Ranking Score of 143. The Phase I and TC were submitted to DEP in April 1998. A copy of the Phase I ISI is available at the public repository for additional information.

Phase II Comprehensive Site Assessment and Phase III Remedial Action Plan – April 2002

In April 2002, Weston & Sampson submitted a Phase II – Comprehensive Site Assessment and Phase III – Remedial Action Plan to DEP for Parcel P-3, summarizing Phase II/III activities conducted at Parcel P-3 between January and September 2001. These activities included advancement of soil borings and collection and analysis of soil and groundwater samples. A total of twelve soil borings were advanced at Parcel P-3 during this period. Soil samples were collected and sent to a Massachusetts-certified laboratory for analysis of lead and extractable petroleum hydrocarbons (EPH) including target PAH compounds, using the DEP-approved method. Two soil samples collected on September 5, 2001 were additionally analyzed for the Toxicity Characteristic Leaching Procedure (TCLP) for lead.

Weston & Sampson also collected four surface soil samples for analysis of lead and EPH with target compounds, and four stockpile soil samples for analysis of volatile petroleum hydrocarbons (VPH) including target VOCs, EPH including target PAHs, PCBs, and RCRA 8 metals (arsenic, barium, cadmium, chromium, lead, mercury, selenium, silver).

Groundwater samples were collected from eight monitoring wells and were submitted for laboratory analysis of VPH/EPH parameters with target VOCs and PAHs, and dissolved lead.

Analytical results are summarized below.

Area 1: *Unpaved Area Behind Former Connolly's Tavern*

- **EPH:** EPH concentrations were below laboratory method detection limits (MDLs) or below applicable Method 1 Standards.
- **PAHs:** PAH concentrations ranged from below laboratory MDLs to 19 milligrams per kilogram (mg/kg) of benzo(b)fluoranthene at B-201(D), 10-12 foot depth. Six PAH compounds, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, chrysene, dibenzo(a,h)anthracene and indeno(1,2,3-cd)pyrene, were detected above Method 1 Standards at one soil boring location (B-201(D)) and at four surface soil locations (SS-1 through SS-4). These soil samples were collected from the urban fill unit.
- **Total Lead:** Total lead was detected above Method 1 Standards in soil. Lead concentrations at B-201(D) and at SS-1 through SS-4 were between 74 and 620 mg/kg.

Area 2: *Paved Area Behind WSHC*

- **EPH:** EPH concentrations were below laboratory MDLs or below applicable Method 1 Standards.
- **PAHs:** PAH concentrations ranged from below laboratory MDLs to 19 mg/kg of benzo(a)anthracene at B-202(S). Five PAH compounds, benzo(a)anthracene,

benzo(a)pyrene, benzo(b)fluoranthene, dibenzo(a,h)anthracene and indeno(1,2,3-cd)pyrene, were detected above Method 1 Standards at B-202(S), B-203(S) and B-204(S). These soil samples were collected from the urban fill unit.

- Total and TCLP Lead: Total lead was detected above Method 1 Standards and Upper Concentration Levels at B-202(S) and B-211 with concentrations of 7,000 mg/kg and 13,000 mg/kg, respectively. The lead TCLP result at B-211 was 8.3 mg/l, which is above the TCLP threshold for hazardous waste of 5 mg/l for lead. These were the highest lead concentrations detected in soil at Parcel P-3 to date.

Area 3: Western Portion

- EPH: All EPH concentrations were below laboratory MDLs.
- PAHs: Most PAH concentrations were below laboratory MDLs. One PAH, benzo(a)pyrene, was detected above the Method 1 Standard between 3 and 5 feet below grade at borings B-206(S) and B-207(S). These soil samples were collected from the urban fill unit.
- Total Lead: Lead was detected above MDLs in soil; however, concentrations were below Method 1 Standards.

The Phase II investigation soil results showed that urban fill in Areas 1 and 2 contains TPH, PAHs, and lead at concentrations at or above applicable S-2 or S-3 Method 1 Standards. Lead concentrations in Area 2 have been detected above the Upper Concentration Limit (UCL) and above the TCLP threshold. No soil contamination (except low concentrations of one PAH) was observed in borings in Area 3, or in other geologic units at Parcel P-3.

The Remedial Action Plan (RAP) included in the Phase II/III report submitted in April 2002 identified and evaluated four remedial action alternatives: 1) No Action; 2) Hot Spot Soil Excavation in Area 2, Off-site Disposal, and AUL; 3) Area 1 (0 to 15 feet) and Hot Spot Soil Excavation in Area 2, and Off-site Disposal; and 4) Area 1 (0 to 8 feet) and Hot Spot Soil Excavation in Area 2, Off-site Disposal, Capping, and AUL. Based on our evaluation, Alternative 2, Hot Spot Soil Excavation, Off-site Disposal, and AUL was selected as the likely remedial alternative, however the actual remediation alternative will depend on Parcel P-3 redevelopment and will be conducted during construction.

It must be noted however that the actual remedial alternative selected will be based on the proposed development and will occur in conjunction with Site construction. The selected alternative will result in a condition of No Significant Risk to human health, safety, public welfare, and the environment for current and future site uses and meets the requirements of DEP's solid waste regulations. The Phase II/III report is available at the public repository for additional information.

APPENDIX F

Summary of Public Responses
Exhibit I
Community Concerns about Parcel P-3

APPENDIX F
EXHIBIT I
COMMUNITY CONCERNS ABOUT PARCEL P-3

A. Concerns about the nature and extent of contamination:

A resident stated that she "did not want it [contamination] here". Residents have expressed concern about lead and asbestos contamination at Parcel P-3.

B. Concerns about routes of exposure and neighborhood health issues:

A resident stated that children and the elderly have access to Parcel P-3. According to a petitioner, the BRA reportedly has observed children trespassing at Parcel P-3 despite the presence of a fence. In addition, residents have expressed concern to the BRA about airborne pollutants (specifically, lead and asbestos), during work at Parcel P-3.

C. Concerns about the Remediation process:

Anne Rogers of Alternatives for Community and Environment, and Kerry Tull, a Licensed Site Professional, have met with residents to explain the remediation and public involvement processes.

D. Concerns about opportunities for public involvement during the remedial response action process.

A resident stated that she was wheelchair bound and would have difficulty finding transportation to meetings and to access the public repository. She suggested that meetings and the repository be held at the "Task Force Building" in the project. Ms. Rogers also noted that many residents are older and do not have access to transportation, and suggested that both the public meetings and the public repository be located within the Whittier Street public housing area. She also suggested offering a toll-free phone number for the residents to call with questions or to obtain additional information. Respondents to Weston & Sampson's inquiries stated that most area residents read the *Boston Metro* and the *Bay State Banner*, and suggested publishing meeting notices in these two publications as well as in the *Globe*. Ms. Rogers also requested that the residents receive 2-3 weeks notice prior to the initial PIP meeting.

E. Other Concerns

Ms. Rogers requested that City Councilor Chuck Turner, Bob Turrell of the Washington Street Corridor Coalition, and Kerry Tull be added to the PIP mailing list.

APPENDIX G

Meeting Minutes and Responses to Questions,
Public Involvement Plan Meeting
September 12, 2005

APPENDIX H

Library Repository List of Documents

LIST OF DOCUMENTS IN REPOSITORIES

Weston & Sampson Engineers, Inc., April 1998. Phase I Initial Investigation/Tier Classification, (BRA) Parcel P-3, RTN 3-15009.

Weston & Sampson Engineers, Inc., April 2002. Phase II – Comprehensive Site Assessment and Phase III – Remedial Action Plan, for Parcel P-3, Roxbury MA, RTN 3-15009.

Weston & Sampson Engineers, Inc., September 2005. Draft Public Involvement Plan for Parcel P-3, Roxbury MA, RTN 3-15009

APPENDIX F

COMMUNITY CONCERNS ABOUT THE PARCEL P-3 SITE

A. Concerns about the nature and extent of contamination:

A resident stated that she "did not want it here". Residents have expressed concern about lead and asbestos contamination at the Site.

B. Concerns about routes of exposure and neighborhood health issues:

A resident stated that children and the elderly have access to the Site. It was noted that BRA has observed children trespassing at the Site despite the presence of a fence. Residents have expressed concern about airborne pollutants (specifically, lead and asbestos), during work at the Site.

C. Concerns about the Site Remediation process:

Anne Rogers of Alternatives for Community and Environment, and Kerry Tull, a Licensed Site Professional, have met with residents to explain the remediation and public involvement processes.

D. Concerns about opportunities for public involvement during the remedial response action process.

A resident stated that she was wheelchair bound and would have difficulty finding transportation to meetings and to access the public repository. She suggested that meetings and the repository be held at the "Task Force Building" in the project. Ms. Rogers also noted that many residents are older and do not have access to transportation, and suggested that both the public meetings and the public repository be located within the Whittier Street public housing area. She also suggested offering a toll-free phone number for the residents to call with questions or to obtain additional information. Respondents to Weston & Sampson's inquiries stated that most area residents read the *Boston Metro* and the *Bay State Banner*, and suggested publishing meeting notices in these two publications as well as in the *Globe*. Ms. Rogers also requested that the residents receive 2-3 weeks notice prior to the initial PIP meeting.

E. Other Concerns

Ms. Rogers requested that City Councilor Chuck Turner, Bob Turrell of the Washington Street Corridor Coalition, and Kerry Tull be added to the PIP mailing list.

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