

FINAL PUBLIC INVOLVEMENT PLAN

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SCANNED

Parcel P-3 Tremont Whittier St.  
Release Tracking No. 3-15009  
Roxbury, Massachusetts

For

SLN/a-L

Boston Redevelopment Authority  
One City Hall Square  
Boston, Massachusetts 02201-1007

By

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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 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 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 (see current site mailing list in Appendix A). A copy of this notice is provided in Appendix B. The public meeting for the BRA to present the Draft PIP was

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 were provided with a 45-day comment period to present additional comments and concerns regarding the Draft PIP. The original notice (Appendix B) identified a 20-day comment period; however, based on requests from residents at the September 12, 2005, meeting, the BRA extended the comment period to 45 days. The extended comment period ended on October 27, 2005. A letter was mailed to petitioners and attendees at the September 12, 2005, meeting which notified the recipients of the extended comment period. Detailed contact information is provided in Section 4.2 of this Plan. After the close of this 45-day comment period, the Final PIP was submitted to the Massachusetts Department of Environmental Protection (DEP) within 30 days of the close of the comment period. Additionally, copies of the Final PIP were 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, as well as at the Whittier Street Management Office. 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 – held September 12, 2005.
- Close of Comment Period for the Draft PIP - October 27, 2005.
- Preparation of Final PIP - November 25, 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 1/2-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 1/2-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 1/2-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 and on the aerial photograph in Figure 4. 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 was 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 is presented in Appendix G.

During the public comment period, Weston & Sampson received one letter from Mrs. Joan X. Porter and one from Ms. Dolly Battle with comments and concern. A list of questions and concerns raised in both letters, and our response, is included in Appendix G. Pertinent issues raised during the public meeting and received in writing have been incorporated into this Final PIP.

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

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

6) Whittier Street Management Office  
1158 Tremont Street  
Roxbury, MA 02120  
Tel: 617-988-5059

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 has provided DEP with a copy of the mailing list in the Draft PIP and also in the Final PIP.

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 or 1-800-SAMPSON, 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  
9<sup>th</sup> 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 provided 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 45-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 received a number of comments and questions regarding the PIP process. In addition, written comments were received during the public comment period (see Appendix G). 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.

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 has prepared a summary of the public meeting and comments received during the public comment period. The responses are 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.
- On or about August 25, 2005 (at least 14 days prior to the September 12, 2005, public meeting), notification was published in several local newspapers (*Bay State Banner*, *South End News*, *Jamaica Plain Gazette*, *Mission Hill Gazette*, and *La Semana*) indicating the availability of the Draft PIP and the upcoming PIP meeting.

- On September 12, 2005, a public meeting was held. During the meeting Weston & Sampson recorded verbal comments. After the meeting, written comments regarding the Draft PIP were accepted for 45 days (through October 27, 2005).
- On October 27, 2005, the 45-day comment period ended for the Draft PIP. Letters and e-mail submitted to Weston & Sampson were 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, are provided in Appendix G.
- On November 25, 2005, within 30 days of the close of the comment period, the Final PIP was 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**

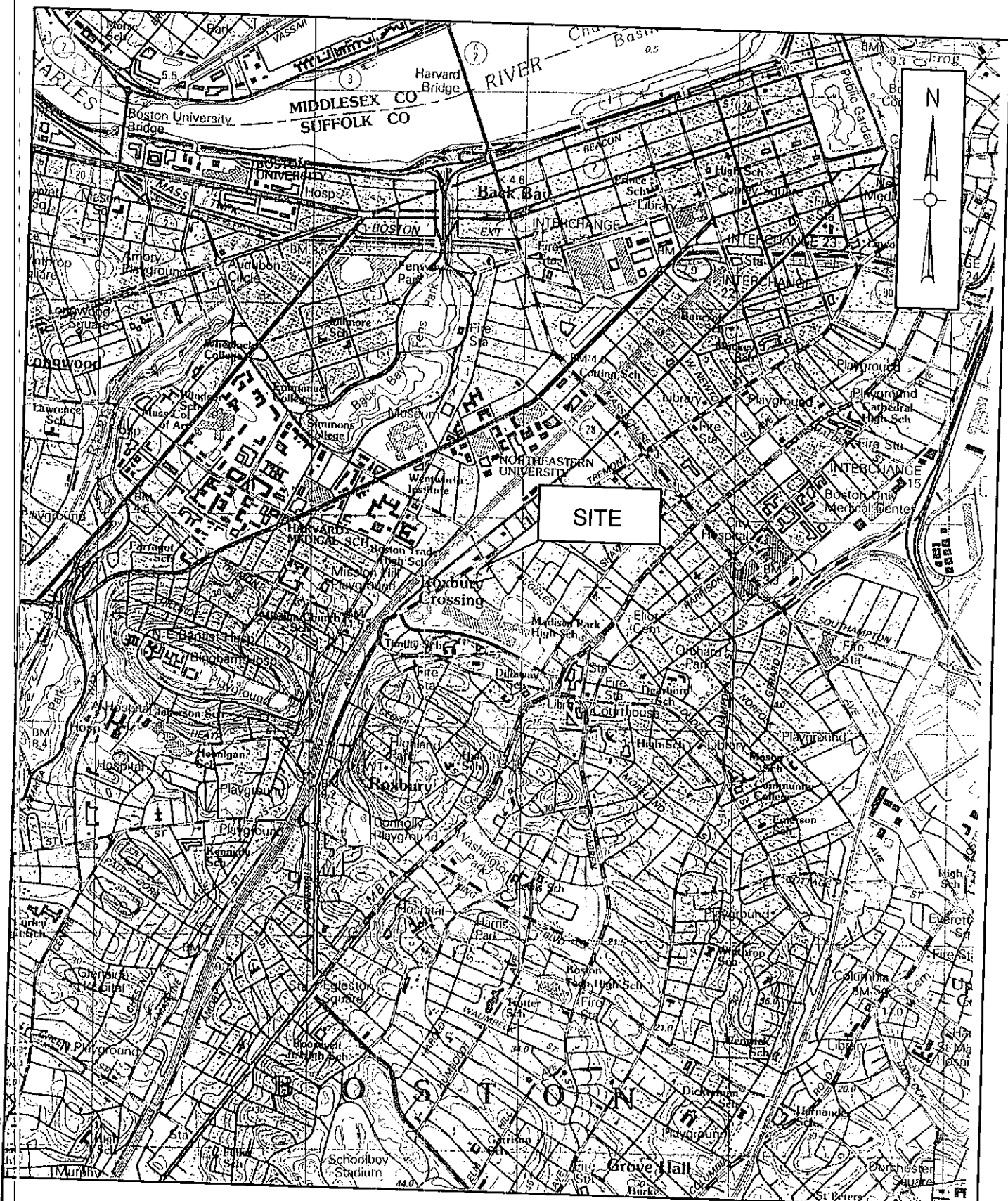
The PIP may be revised as necessary during the course of the response action process. If revisions are proposed, Weston & Sampson, on behalf of the BRA, will place copies of any proposed changes in the repositories and will send a notice of availability of recommended changes to persons included on the 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.



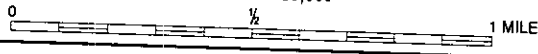
## 5.0 LIMITATIONS

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.

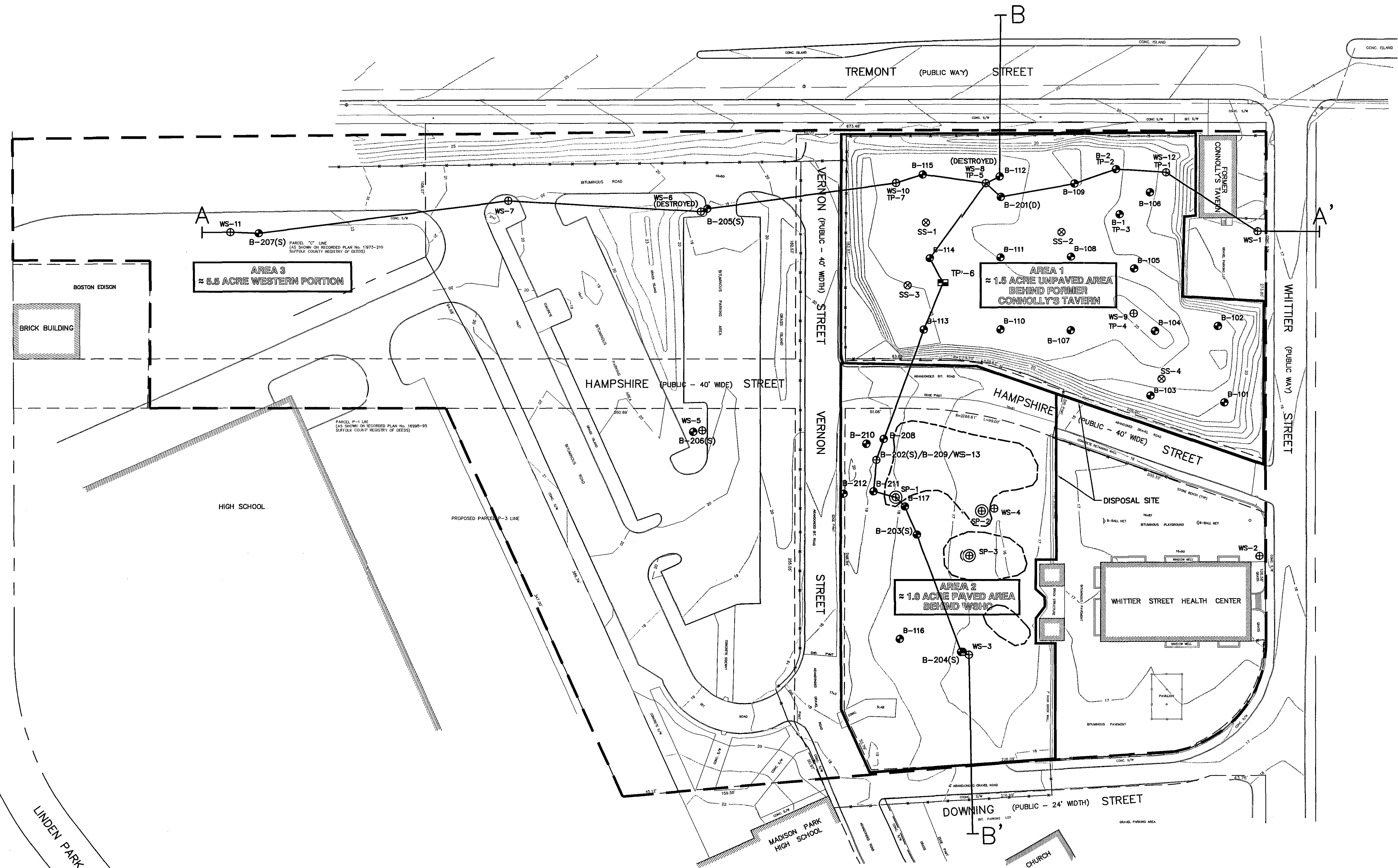
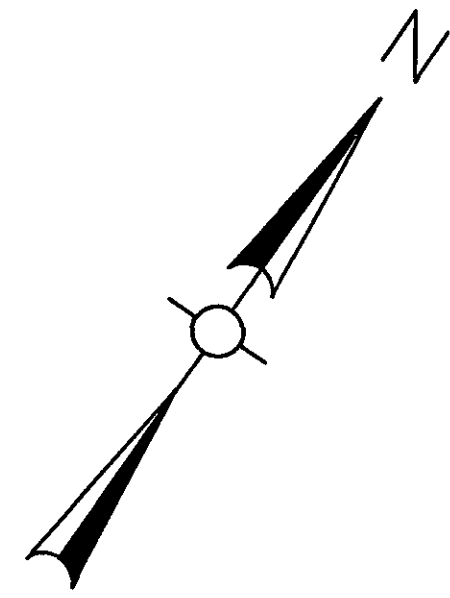


SITE

FIGURE 1  
 BRA/EDIC -- PARCEL P-3; ROXBURY, MASSACHUSETTS  
 LOCUS MAP  
 SOURCE: USGS 7.5 x 15 MINUTE SERIES BOSTON SOUTH, MASS. QUAD, 1987  
 SCALE: 1 : 25,000



No. W-248-14 UNINCORPORATED MAPS/EDIC PARCEL P-3 3 x 4 88



**LEGEND:**

- B-1 SOIL BORING
- ⊕ WS-1 GROUNDWATER MONITORING WELL
- ⊗ SS-1 SURFICIAL SOIL SAMPLING LOCATION
- ⊙ SP-1 STOCKPILE SOIL SAMPLE
- B-201(D) DEEP SOIL BORING
- B-203(S) SHALLOW SOIL BORING
- TP-6 TEST PIT
- A—A' GEOLOGIC CROSS-SECTION
- - - P-3 PARCEL BOUNDARY
- - - - CHAIN LINK FENCE
- ▭ DISPOSAL SITE BOUNDARY
- - - - APPROXIMATE LIMITS OF SURFICIAL SOIL STOCKPILE

**SOURCES:**

1. PLAN OF LAND IN BOSTON PARCELS P-3X, P-3Y, P-3Z, NOV. 1996 GREEN INTERNATIONAL AFFILIATES, INC.
2. BRA RUGGLES PLAZA PLAN

**FIG 2**  
**ROXBURY, MASSACHUSETTS**  
**BRA PARCEL P-3**  
**SITE PLAN**

MARCH, 2002

SCALE: 1"=40'

**WESTON & SAMPSON**  
**ENGINEERS, INC.**

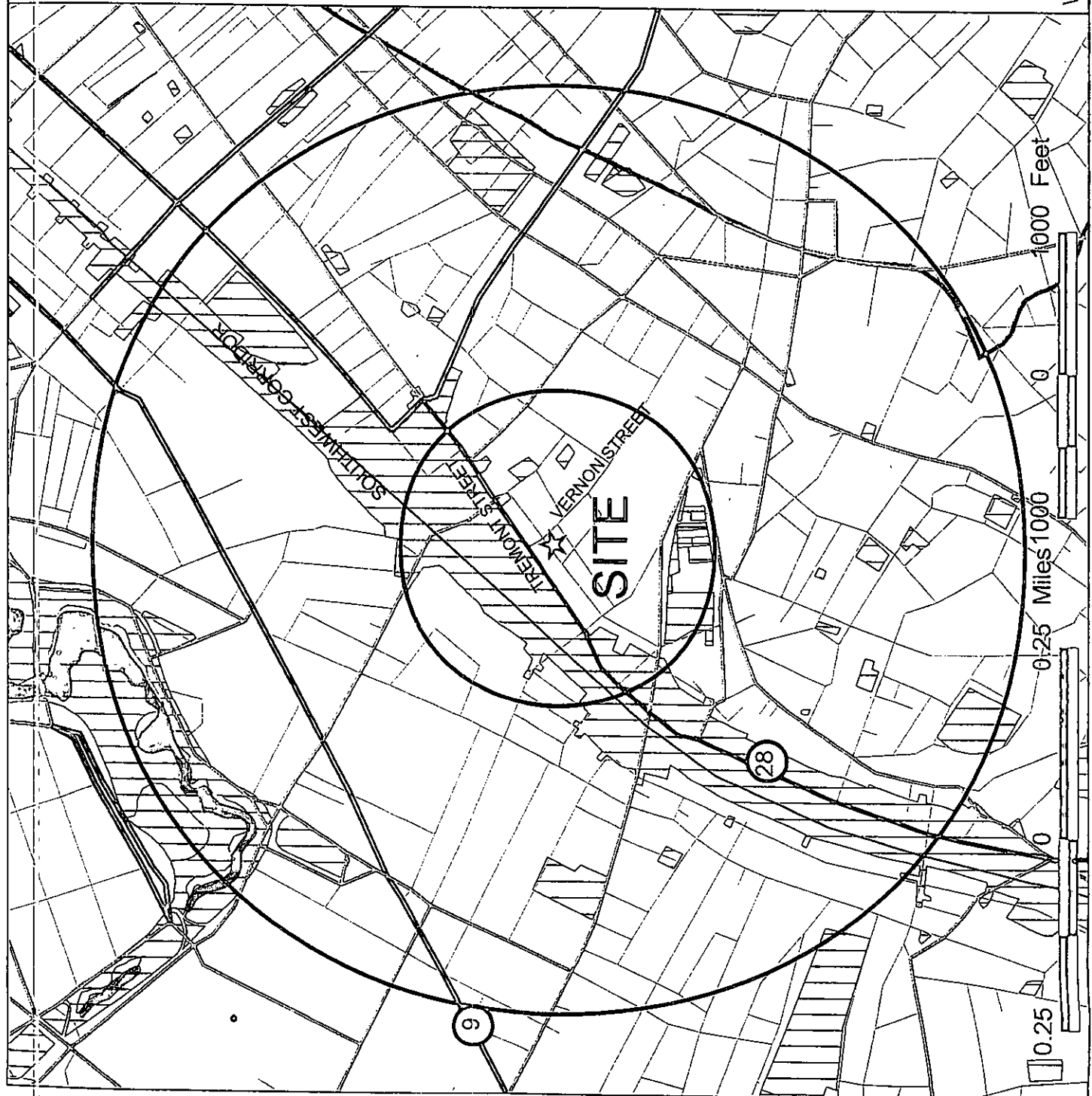
**LEGEND**

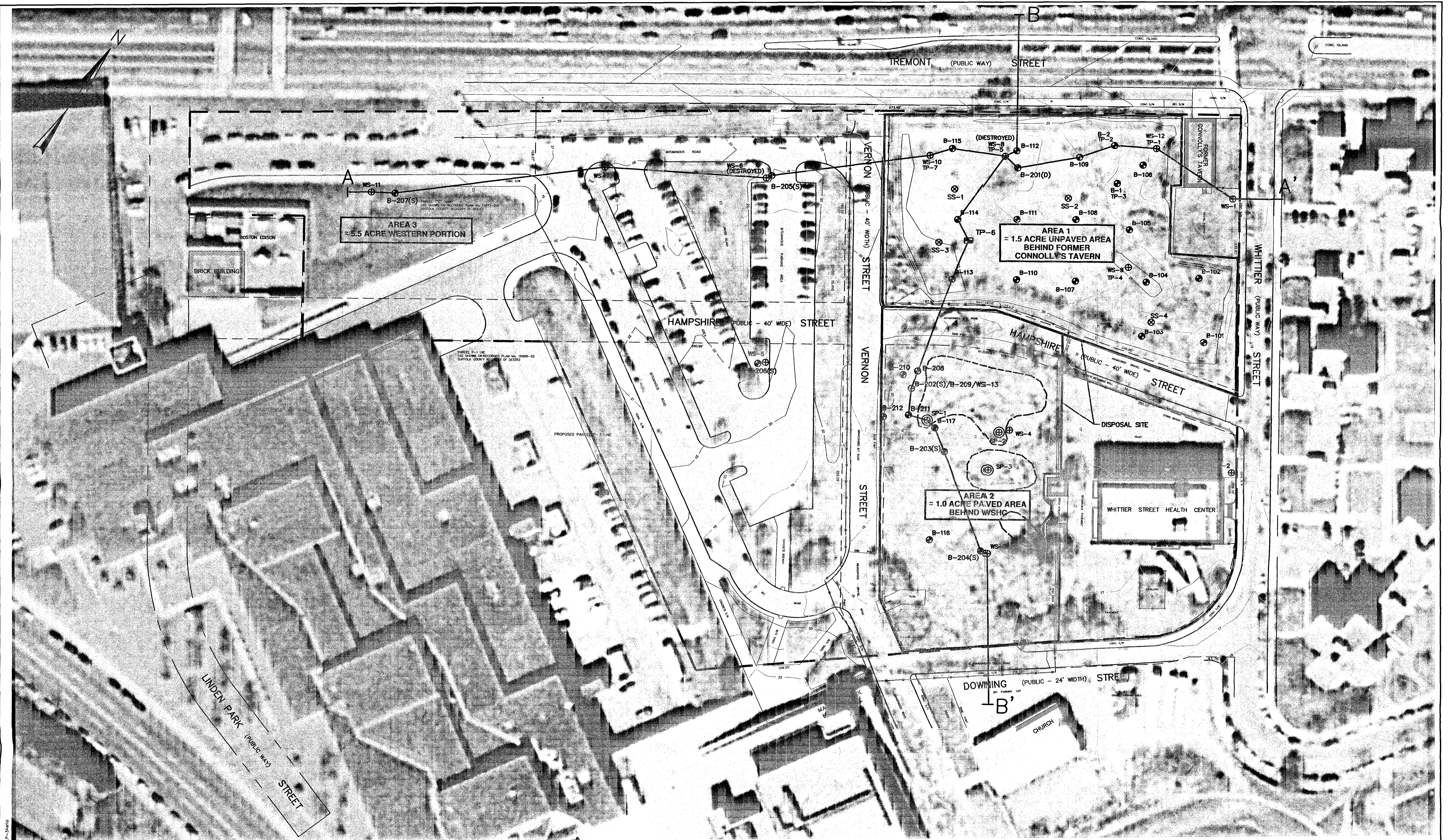
- NHESP Wetlands Habitat
- NHESP Certified Vernal Pool
- Maj. Roads Labels and Shields
- Text Town Names
- Water Supplies
- Ground Water
- Surface Water
- ◇ Non Community
- Towns
- Town Arcs
- County Arcs
- Transmission Lines
- Trains
- MHO Roads
- Limited Access Highway
- Multi-lane Hwy, not limited access
- Other Numbered Hwy
- Major Road - Connector
- Minor Street or Road
- Track
- Trail
- Sub-basins
- Major Basins
- Rivers & Streams
- Solid Waste Sites
- Open-space
- ACECS
- Zone A
- IWPAs
- Zone IIs
- 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.





**LEGEND:**

- |            |                                  |        |  |
|------------|----------------------------------|--------|--|
| ⊕ B-1      | SOIL BORING                      | ▣ TP-6 | TEST PIT                                       |
| ⊕ WS-1     | GROUNDWATER MONITORING WELL      | A—A'   | GEOLOGIC CROSS-SECTION                         |
| ⊕ SS-1     | SURFICIAL SOIL SAMPLING LOCATION | —      | P-3 PARCEL BOUNDARY                            |
| ⊕ SP-1     | STOCKPILE SOIL SAMPLE            | —      | CHAIN LINK FENCE                               |
| ⊕ B-201(D) | DEEP SOIL BORING                 | —      | DISPOSAL SITE BOUNDARY                         |
| ⊕ B-203(S) | SHALLOW SOIL BORING              | —      | APPROXIMATE LIMITS OF SURFICIAL SOIL STOCKPILE |

**SOURCES:**

1. PLAN OF LAND IN BOSTON PARCELS P-3X, P-3Y, P-3Z, NOV. 1996 GREEN INTERNATIONAL AFFILIATES, INC.
2. BRA RUGGLES PLAZA PLAN

**FIG 4**  
**ROXBURY, MASSACHUSETTS**  
**BRA PARCEL P-3**  
**AERIAL PHOTOGRAPH**

MARCH, 2002      SCALE: 1"=40'

**WESTON & SAMPSON**  
**ENGINEERS, INC.**

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**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	
* Completion of MCP Milestones					o		o	
Public Meetings	o			o			o	
Public Comment Periods		o		o			o	
Responses to Comments				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).

o = 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, 5<sup>th</sup> floor  
Boston MA 02201

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

Diana Bell  
Office of Representative Jeffrey Sanchez  
State House, Room 42  
Boston MA 02133

Carol Murray  
National Center of Afro American Artists  
300 Walnut Ave.  
Boston MA 02119

\* - INDICATES PIP PETITIONER



Karen Stromberg  
Department of Environmental Protection  
Northeast Regional Office  
205B Lowell Street  
Wilmington MA 01887

Joan X. Porter  
PO Box 190383  
Roxbury MA 02119

Anne McKinnon  
38 Chauncey Street #9  
Roxbury MA 02111

Wayne Smith  
185 Cabot Street, Apt. 200  
Boston MA 02120

Richard Giordano  
Community Liaison  
Office of Senator Dianne Wilkerson  
State House, Room 312C  
Boston MA 02133-1053

The site mailing list was developed from the original petition and amended following the September 12, 2005, public meeting.

**APPENDIX B**

Public Notification Letters

**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, 9<sup>th</sup> 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.

**Boston Redevelopment Authority Parcel P-3 Public Involvement  
Weston & Sampson Project No. 205294.A**

October 13, 2005

PIP Mailing List

Re: Public Comments on Draft Public Involvement Plan (PIP)  
Boston Redevelopment Authority (BRA) Parcel P-3  
Roxbury, Massachusetts  
Release Tracking Number 3-15009

Dear Sir or Madam:

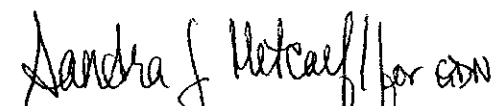
As requested by residents at the public meeting on September 12, 2005, the Boston Redevelopment Authority (BRA), has extended the public comment period on the draft Public Involvement Plan (PIP) to 45 days, which places the close of the comment period on October 27, 2005. Copies of the draft PIP are available for review at the following public repositories:

- Dudley Branch Library, 65 Warren Street, Roxbury, 617-442-6186
- South End Branch Library, 685 Tremont Street, Boston, 617-536-8241
- Uphams Corner Branch Library, 500 Columbia Road, Dorchester, 617-265-0139
- Egleston Square Branch Library, 2044 Columbia Avenue, Roxbury, 617-445-4340

Written comments on the draft PIP should be mailed to Ms. Sandy Metcalf, Weston & Sampson Engineers, Inc., 5 Centennial Drive, Peabody MA 01960, or e-mailed to [metcalfs@wseinc.com](mailto:metcalfs@wseinc.com). Any questions regarding the comment period may also be directed to Ms. Metcalf at (978) 532-1900, x2261.

Very truly yours,

WESTON & SAMPSON ENGINEERS, INC.

  
George D. Naslas, P.G., LSP  
Associate

O:\BRA MAAP-3 PIP 205294\PIP\End of comment period ltr.doc

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

Last Updated: June 10, 2003

## 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 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  
And Responses to Comments and Questions Submitted  
During Public Comment Period

**BRA P-3 PUBLIC INVOLVEMENT PLAN  
MINUTES OF SEPTEMBER 12, 2005, MEETING  
PRESENTATION OF DRAFT PUBLIC INVOLVEMENT PLAN  
Dudley Branch Library, Roxbury, 6:00pm**

Attendees:

Boston Redevelopment Authority (BRA):

- John Walser
- Inés Soto
- Hugues Monestime
- Maria Faria

Weston & Sampson Engineers, Inc. (Weston & Sampson):

- George Naslas
- Prasanta Bhunia
- Sandy Metcalf

Whittier Street Residents (*Public Involvement Plan [PIP] Petitioners in italics*):

- *Shirley Harris*
- Bruce Bickerstaff
- George King
- Reginald Jackson
- Joan Porter
- Anne McKinnon
- *Dolly Battle*
- Wayne Smith
- Julia Butler
- Robert Morris
- Dan Richardson

Other attendees:

- Anne Rogers (Alternatives for Community & Environment)
- Makita Baker-Gomez (State Rep. Gloria Fox's office)
- Aldo Ghirin (Boston Parks Department)
- Richard Giordano (Sen. Wilkerson's office)
- Diana Bell (Rep. Jeffrey Sanchez's office)

Due to the late arrival of some expected attendees, the meeting was not started until 6:10pm.

John Walser opened the meeting by introducing the BRA and Weston & Sampson representatives. He also mentioned that State Representative Gloria Fox was unable to attend and asked if someone else from her office was in attendance; Makita Baker-Gomez introduced herself. He also noted that Jay Russo, Deputy Director for Development Review of the BRA, was unable to attend. Ms. Baker-Gomez asked whether representatives from the Roxbury Strategic Master Plan Oversight Committee (RSMPOC) were present; several members introduced themselves. Mr. Walser explained the purpose and structure of the public involvement process and outlined BRA's role in the redevelopment of Parcel P-3, including the solicitation of public input through the RSMPOC prior to the issuance of the Request for

Proposals (RFP). Mr. Walser then turned the meeting over to George Naslas of Weston & Sampson.

Mr. Naslas outlined Weston & Sampson's history of work at Parcel P-3, as the consultant to the BRA, and explained the role of a Licensed Site Professional (LSP). He explained how an LSP is responsible for ensuring that assessment/remediation of a site with contamination land (soil) and/or groundwater is conducted in accordance with state regulations; specifically, the Massachusetts Contingency Plan (MCP). He also explained that an LSP is responsible for stamping reports and that LSPs are also bound by a code of ethics and are answerable to an independent board.

Mr. Naslas reviewed the history of the parcel and the assessment activities performed to date, including a summary of historical site use such as the Tremont Iron Foundry, various gas stations, and auto body shops. He explained that Parcel P-3 historically contained more than 50 parcels and that development dated back to before 1890. He also reviewed the current site use and described how Parcel P-3 is split into 3 areas (Areas 1, 2, and 3) for discussion purposes and based on their different site uses and conditions. He discussed the iterative process of assessment and the reports prepared by Weston & Sampson, specifically the Phase I and II/III reports that are on file at the repositories listed in the draft PIP, as well as the regional office of the Department of Environmental Protection (DEP). He discussed the contaminants found at the 3 areas of the parcel and emphasized that contaminants are limited to soil in Areas 1 and 2. Area 3 does not require further work, and groundwater does not appear impacted.

Mr. Naslas reiterated the structure of the PIP process and emphasized that the purpose of the meeting was to discuss the PIP and the PIP process. He informed the attendees of the availability of documents at four site repositories. He noted that anyone wishing to be added to the mailing list should indicate so on the sign-in sheet.

A resident asked about the availability of specialized hazardous training for construction jobs for residents. Hugues Monestime of BRA noted that this issue could be more appropriately addressed at the next RSMPOC meeting scheduled for September 19 to discuss the status of the RFP. The resident asked if money had been budgeted for training. Mr. Monestime stated that job opportunities would be available through public benefits, but that he was not ready to address the issue tonight. Ms. Baker-Gomez of Rep. Fox's office requested that the resident attend the meeting on the 19<sup>th</sup>, so that the issue could be raised to the RSMPOC. She noted that the developer's plans will need to conform to the requirements of the Master Plan. Mr. Walser also encouraged the resident to attend the 9/19 meeting, as his question could not be answered in this forum. Dolly Battle stated that job opportunities would be discussed at the 9/19 meeting, and that tonight's time was needed to discuss the PIP. She stated that her job is to let the residents know what is going on. Mr. Monestime stated that he is the Roxbury Planner, so the resident should contact him to discuss the issue and he will work with the RSMPOC to make his request part of the RFP package.

Bruce Bickerstaff asked for clarification on the map included in the PIP; he asked for the locations of the borings and test pits in relation to the paved area. Mr. Naslas stated that Weston & Sampson had drilled through the tarmac at a few locations. In the initial phase, Weston &

Sampson made the same number of borings in Area 1 and Area 2, then did additional testing based on the results to "fine tune" the data. He explained that the parcel history indicates a focus on certain areas (e.g., behind the Tavern site, former foundry, gas stations). Mr. Bickerstaff noted that Stony Brook runs underground through the parcel, and asked if there would be a problem with excavation on the parcel, due to its depth. Mr. Naslas stated that Weston & Sampson saw no groundwater contamination at any point, so it was not currently an issue, and that construction controls to prevent transportation of soil into catch basins would be included in the construction documents, since cleanup and construction will be done in tandem.

Ms. Baker-Gomez stated that during Orange Line construction as part of the southwest corridor project, a lot of shallow ledge was encountered that had not been anticipated. As the project was across the street from Parcel P-3, she asked if engineering reports from this project had been reviewed. Mr. Naslas stated that part of the Preliminary Site Investigation included review of DEP files on sites in the area. As for depth to bedrock, he had not seen any shallow depths, and Prasanta Bhunia of Weston & Sampson stated that the investigation had gone as deep as 35 feet in some places. Ms. Baker-Gomez stated that MBTA has the information and that it is available in the library of the Transportation Building. She asked if geotechnical work was planned, and Mr. Naslas replied that, for the purposes of the RFP, known information is given and any issue of a ledge would be addressed at a later time. Ms. Baker-Gomez requested that geotesting be considered. Mr. Monestime stated that the next phase of the project will explore this issue (i.e., the redeveloper). Ms. Baker-Gomez expressed concern that the contractor will stop work due to increased project costs, or that the limit of appropriations could reduce the scope of the project. Mr. Monestime stated that the developer would address this issue in a later phase, once the plan of what to do at the parcel is chosen. Mr. Walser stated that these issues will arise during the planning stage. He also noted that the developer will update the PIP plan in the future, so residents will have another opportunity to review it.

Ms. Battle stated that a former furniture factory, whose foundation still exists, was located in Area 1, and asked whether testing was done there and what was found. Mr. Naslas noted that no contaminants were detected in groundwater, and that the soil in Area 1 contained lead, petroleum, and PAHs (which indicate ash and cinders). Mr. Bickerstaff requested a map showing the borings with identifiable landmarks. Mr. Naslas encouraged him to review the Phase I and Phase II reports which are available at the repositories. Anne Rogers stated that, according to the librarian, the reports had been missing for weeks. Mr. Walser stated that the reports had not been placed in the repositories until just prior to the PIP meeting (in accordance with PIP requirements), so the librarian must have been mistaken, or referring to a different report. Mr. Naslas noted that the intent of this meeting is to present the PIP, and that the review period follows this meeting. He indicated that the reports are at the repositories and available for review. He noted that the map is broken into 3 areas to clarify discussion. Mr. Bickerstaff reiterated that he wanted clear, concise information, and requested that the borings be indicated on the aerial map.

A resident noted that the summary of work at the parcel mentions 1996-1998 and 2001, but in 2002 Fleet Environmental performed cleaning and siphoning at the former Whittier Street Health Center, yet the residents received no report on why they were there or what they found. Mr. Naslas asked if it could have been late 2001. The resident then stated that it was in April 2000.

Mr. Naslas explained that in 2001 Weston & Sampson was told about a tank in the basement of an abandoned building that had leaked when the basement was flooded and the tank floated, breaking the connecting pipes and releasing heating oil into the basement. The resident stated that she had seen oil on the water near the clinic. Mr. Naslas noted that if such a report exists, BRA can provide it. The resident asked why the tank was not removed. Mr. Monestime stated that cleanup was done, and there was no sign of contamination outside of the basement. The resident stated that even now, rain causes an oil slick near the building. Mr. Walser stated that the cleanup was done to DEP's satisfaction, and if there is still oil, it could be another source. The resident stated that she wants to see the report for that reason. Mr. Walser stated that information was available on the DEP website. Mr. Naslas stated that BRA would have the information at the EDIC office as they did the response. Information would not be at DEP as there was no impact to the environment. A summary of the release is in the Phase II report, which is in the repositories. DEP has information regarding an older, separate and distinct release at #10 Whittier Street.

A resident stated that he had lived in the neighborhood for a number of years and there must be land contamination. Many previous existing facilities such as gas stations and a police station have been on Parcel P-3, plus tanks and a history of dumping. He wanted to see hard data to show what's there. Mr. Naslas stated that the preliminary investigations first looked at site use history, and then explored further areas based on those results. He noted that BRA has been responsive to residents' issues by placing barriers and fencing to restrict pedestrian access and to prevent further dumping of soil and debris by trespassers.

Mr. Bickerstaff asked about the presence of underground utilities. Mr. Naslas stated that this information was not meant to be covered by the PIP, but that it would be in BRA's files and possibly in the Phase I report. He noted that there are still active sewer, gas, and water lines below Hampshire and Vernon Streets (portions of which cross Parcel P-3), and that the developer would need to address these issues.

Joan Porter stated that in the past there were gas stations every other block, and that there was contamination of oil fuel from the bus line. She stated that sampling only went 3 feet deep, and she was concerned about area residents and her family members who developed cancer. Mr. Naslas stated that most of Weston & Sampson's borings went to 20-25 feet. Ms. Porter then stated that prior surveys only went to 10 feet. Another resident then stated that the meeting should deal with the P-3 area only, not the area of Vernon Street or the surrounding neighborhood. Mr. Naslas clarified that part of Vernon Street had formerly gone through the parcel, and this is the portion of Vernon Street being referenced by Weston & Sampson.

Mr. Naslas then returned to the slide presentation and stated that the final PIP will address the comments from tonight's meeting. Additional comments should be sent by mail or e-mail to Sandy Metcalf of Weston & Sampson. A resident requested that the community be given at least 45 days to read and review the PIP. Mr. Naslas stated that the regulations require a minimum 20-day review period, but that this period can be extended to 40 or more days by resident request. Mr. Walser stated that BRA was open to extending the comment period. He also stated that forms were available to provide written comments. Mr. Naslas noted that extending the comment period would also change the date the PIP will be finalized.



Mr. Naslas stated that the next step regarding site closure and redevelopment is unknown until a developer is selected, but that all draft documents will be available for community review at the appropriate time. George King expressed concern about resident safety during construction. Mr. Naslas stated that on any construction job, there are controls in place to secure the site against unrestricted access, to limit work hours and truck routes, to control dust (soil wetting or foam, fencing, etc.). He noted that asbestos within the Whittier Street Health Center would be "abated" prior to demolition or renovation by a specialized contractor who would seal the building, place it under vacuum, and continually perform air monitoring. Ms. Rogers asked if these controls were listed in the PIP. Mr. Naslas stated that it is not the purpose of the PIP. Mr. Walser also noted it is not the subject of the PIP. He stated that there would be lots of future opportunities for input on this subject, and that the City requires a written Plan from the developer. Ms. Rogers asked that, since calls to the PIP petitioners had also raised this concern, why it was not addressed in the PIP. Mr. Naslas noted that page 3-1 of the PIP discusses some of these controls, but noted that the issues cannot be fully addressed until the BRA has selected a developer and a redevelopment strategy is in place.

A resident asked how long it would take for a decision on the developer. Mr. Monestime stated that the Review Committee would decide once the RFP was out, but that it could be 120 days, or 90 days, to be set up with the committee group and the Oversight Committee. The resident stated that time would be needed to check the background of all the developers. Mr. Monestime noted that the issue would be addressed at the RSMPOC meeting on the 19<sup>th</sup>.

A resident expressed concern about what's on the site, since Whittier Street residents will be directly affected. Mr. Naslas stated that air sampling will be done during any work. The resident stated that she wanted to know who the individuals are who will be doing the sampling, and that she wants to talk to them. Another resident asked for assurances that dust control will be dealt with, and contamination of earth. He noted that in the past, there has been no water used. Mr. Walser stated that any remedial plan will have a health and safety requirement. Mr. Naslas noted that the owner usually has a representative on site to ensure that the plan is being followed. He described an example of construction at a shopping center that required a 10-foot plastic fence to contain dust at the site. The contractor erected a 6-foot fence, but were forced to replace it with the required 10-foot fence. Checks and balances must be included in the design. A member of the RSMPOC noted that the Committee intends to be sure the plan is followed, and that she personally will be watching.

Richard Giordano asked how final the PIP is, given that the developer has not yet been selected. Mr. Walser stated that the selected developer will revise the plan. Mr. Giordano asked when is the right place for concerns, if this meeting is not it. Mr. Naslas stated that today is to establish the procedures for public comment, and to address comments from this evening and from the comment period to follow. In the Phase IV, they will determine what remedial actions will be performed, and will present a plan with a public comment period. The developer will do the cleanup in conjunction with construction. Mr. Walser stated that this is a very early stage, and that usually the PIP process does not begin until a plan for development is already in place. Questions about a cleanup strategy will be answered in the future, once the developer is selected and the final development approved.

Mr. Naslas reminded the residents that if they have ideas of better ways for the BRA and Weston & Sampson to communicate with them, to please let those entities know. Ms. Baker-Gomez recommended that we send mailings to the Roxbury Neighborhood Association, and to all residents in the area, so passersby as well as residents will know what's happening. She suggested that BRA do presentations at local churches on Friday nights and make a commitment to directly notify all Whittier Street residents by mail, as well as residents of surrounding buildings and families of Madison Park students, users of the Reggie Lewis Center, etc. Mr. Naslas noted that a copy of the current mailing list is included in an Appendix of the PIP; any additions can be mailed or e-mailed to Ms. Metcalf.

Mr. Walser concluded that meeting by reminding the attendees to sign in if they had not already, and reiterating that comment sheets were available. A resident stated that all the petitioners should have been sent a copy of the comment sheet, and noted that many of them are elderly and could not get to the meeting. The meeting was adjourned at 7:40pm.

**Response to Comments on Draft Public Involvement Plan (PIP)  
Boston Redevelopment Authority (BRA) Parcel P-3**

The responses presented herein are responses to specific comments made during the September 12, 2005, PIP meeting and received in writing from Mrs. Joan X. Porter and Ms. Dolly Battle during the public comment period.

*Please clarify the sampling locations by overlaying the site plan on an aerial photograph of the site. (Mr. Bruce Bickerson, resident, PIP meeting, September 12, 2005)*

A new figure, Figure 4, has been included in the final PIP which shows the sampling locations on an aerial photograph.

*Twenty days is not enough time to review the draft PIP. Will BRA extend the comment period? (Unidentified resident, PIP meeting, September 12, 2005).*

As discussed at the meeting on September 12, 2005, the BRA was willing to extend the comment period. A letter, dated October 13, 2005, was distributed to the PIP petitioners and attendees of the September 12, 2005, meeting stating that the comment period would remain open through October 27, 2005, allowing for a 45-day comment period.

*Mailings regarding this site should be sent to the Roxbury Neighborhood Association, and to all residents in the area, so passersby as well as residents will know what's happening. BRA should make presentations at local churches on Friday nights and make a commitment to directly notify all Whittier Street residents by mail, as well as residents of surrounding buildings and families of Madison Park students, users of the Reggie Lewis Center, etc. (Ms. Makita Baker-Gomez, State Representative Gloria Fox's office, PIP meeting, September 12, 2005)*

Any requests for additions to the mailing list should be forwarded to Sandy Metcalf of Weston & Sampson, at 5 Centennial Drive, Peabody MA 01960. Notification of upcoming meetings will be distributed to the complete mailing list and submitted to the public repositories, including a repository newly established at the Whittier Street Housing Management Office.

*"In the 50s, Whittier St. was built on sick-land, can those who inherit infill with cancer, why can't their descend. get reimbursd?" (Mrs. Joan X. Porter, resident, written comments, September 12, 2005)*

This question is outside the scope of the Public Involvement Plan.

*"Also what if the people has to be displaced, who will pay for the urban removal?" (Mrs. Joan X. Porter, resident, written comments, September 12, 2005)*

This question is outside the scope of the Public Involvement Plan.

*"If the depth of the plan went 25 feet what make you think in 25 years, The Same problem won't come up"? (Mrs. Joan X. Porter, resident, written comments, September 12, 2005)*

This question is outside the scope of the Public Involvement Plan. Specific remediation details will be presented to the public in the Draft Phase IV Report, which will be developed by the future developer.

*"All environmental reports on Parcel P3, including reports on past testing and/or clean-up of lead, asbestos, and oil, including but not limited to the report on an oil clean-up by Fleet Environmental, should be listed in the PIP and should also be available at the Information Repository." (Ms. Dolly Battle, Whittier Street Task Force, letter to Mr. John Walser of BRA, October 25, 2005)*

The clean-up performed by Fleet Environmental at the site was not performed under the Massachusetts Contingency Plan (MCP); records of the clean-up are not on file with the Department of Environmental Protection (DEP); however, a copy of a memorandum summarizing the clean-up from Mr. Paul Osborn of the BRA, dated May 26, 2005, has been provided to the public repositories.

*"Because a number of residents of the Whittier Street housing are elderly and/or disabled and therefore do not have transportation to the Dudley Street library, a duplicate Information Repository should be established at the Whittier Street housing project...For the same reason, public meetings about the PIP and clean-up should be held at the Whittier Street housing project." (Ms. Dolly Battle, Whittier Street Task Force, letter to Mr. John Walser of BRA, October 25, 2005)*

A new repository has been established at the Whittier Street Housing Management Office.

*"Copies of the slides shown at the September 12, 2005 meeting on the draft PIP should be placed in the Information Repository." (Ms. Dolly Battle, Whittier Street Task Force, letter to Mr. John Walser of BRA, October 25, 2005)*

Copies of the slides have been placed in each repository.

*"If the consulting company that handles the PIP in the future is outside the 617 area code, an 800 number should be established to receive comments and questions." (Ms. Dolly Battle, Whittier Street Task Force, letter to Mr. John Walser of BRA, October 25, 2005)*

A toll-free number, 1-800-SAMPSON, is included in Weston & Sampson's contact information in the final PIP, and will be included in future correspondence with residents. However, the company responsible for future PIP activities has not been selected at this time.

*"We agree with the comments made at the September 12 meeting that borings should be shown on aerial photos in relation to landmarks, and that presentations about the PIP and clean-up should be made at resident and community association meetings and at local churches." (Ms. Dolly Battle, Whittier Street Task Force, letter to Mr. John Walser of BRA, October 25, 2005)*

As addressed above, a figure showing the sampling locations on an aerial photograph (Figure 4) is included in the Final PIP. Further meetings will be scheduled once a developer is selected.

**Additional comments addressed at the PIP meeting on September 12, 2005, are included in the meeting minutes in Appendix G of the Final PIP.**

**APPENDIX H**

Library Repository List of Documents

## LIST OF DOCUMENTS IN REPOSITORIES

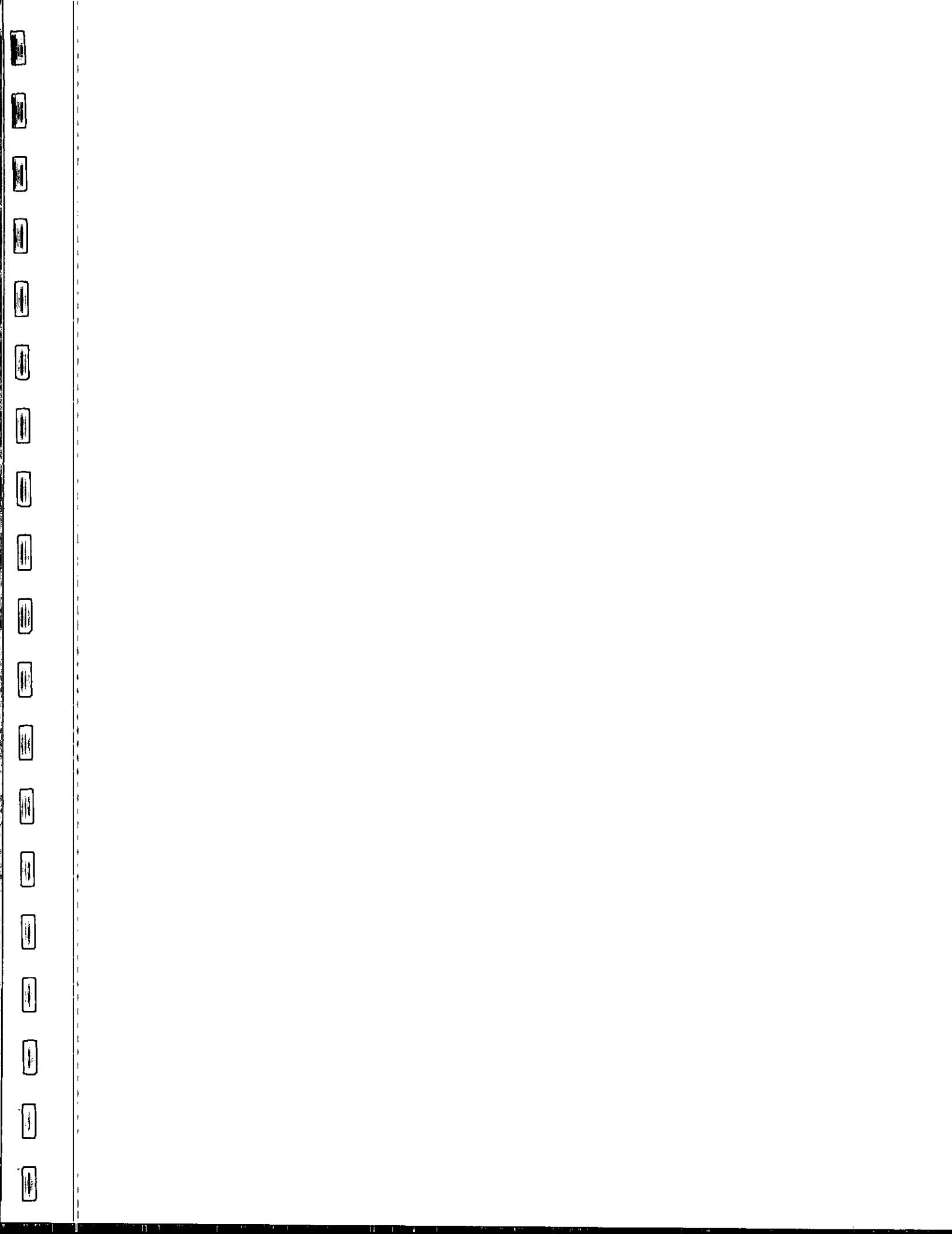
Boston Redevelopment Authority, May 2001. Memorandum from Paul Osborn regarding 20 Whittier Street Emergency Oil Spill Project Status.

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

Weston & Sampson Engineers, Inc., September 12, 2005. Copy of slides from September 12, 2005, Public Involvement Plan meeting.





October 25, 2005

Whittier Street Task Force  
C/o Dolly Battle  
31 Whittier St. #40  
Roxbury, MA 02120

RECEIVED  
OCT 27 2005

NIA-L

DEP  
NORTHEAST REGIONAL OFFICE  
John Walser  
Senior Project Manager  
Boston Redevelopment Authority  
9<sup>th</sup> Floor, One City Hall Plaza  
Boston, MA 02201-1007

Parcel P-3 Tremont and Whittier STS

Re: Public Involvement Plan, Whittier and Tremont Streets, Roxbury. RTN 3-0015009

Dear Mr. Walser:

The Whittier Street Task Force, which is an organization of residents of the Whittier Street housing directly across Whittier Street from the above site, has the following comments about the draft Public Involvement Plan (PIP).

1. All environmental reports on Parcel P3, including reports on past testing and/or clean-up of lead, asbestos, and oil, including but not limited to the report on an oil clean-up by Fleet Environmental, should be listed in the PIP and should also be available at the Information Repository.
2. Because a number of residents of the Whittier Street housing are elderly and/or disabled and therefore do not have transportation to the Dudley Street library, a duplicate Information Repository should be established at the Whittier Street housing project.
3. For the same reason, public meetings about the PIP and clean-up should be held at the Whittier Street housing project.
4. Copies of the slides shown at the September 12, 2005 meeting on the draft PIP should be placed in the Information Repository.
5. If the consulting company that handles the PIP in the future is outside the 617 area code, an 800 number should be established to receive comments and questions.
6. We agree with the comments made at the September 12 meeting that borings should be shown on aerial photos in relation to landmarks, and that presentations about the PIP and clean-up should be made at resident and community association meetings and at local churches.

Given how close to the clean-up site our residents live, they should be provided with all the information about the site that has been generated in the past and that will be generated in the future. We feel such information has not been forthcoming to date, and we urge the BRA to rectify that situation by complying with the above comments.

Thank you for your attention to this matter.

Very truly yours,

  
Dolly Battle, for Whittier Street Task Force

Cc: Karen Stromberg, DEP



COMMONWEALTH OF MASSACHUSETTS  
 EXECUTIVE OFFICE OF ENERGY & ENVIRONMENTAL AFFAIRS  
 DEPARTMENT OF ENVIRONMENTAL PROTECTION  
 NORTHEAST REGIONAL OFFICE

205B Lowell Street, Wilmington, MA 01887 • (978) 694-3200

DEVAL L. PATRICK  
 Governor

IAN A. BOWLES  
 Secretary

TIMOTHY P. MURRAY  
 Lieutenant Governor

LAURIE BURT  
 Commissioner

October 22, 2007

Certified Mail # 7007 0220 0002 1500 5436

Boston Redevelopment Authority  
 One City Hall Plaza  
 Boston, MA 02201

RE: Roxbury  
 Parcel P-3, Tremont and Whittier  
 RTN 3-15009

Attention: Noah Luskin

**NOTICE OF NONCOMPLIANCE WITH THE MCP**  
**NON-NE-07-3A146**

**THIS IS AN IMPORTANT NOTICE. FAILURE TO TAKE ADEQUATE ACTION IN RESPONSE TO THIS NOTICE COULD RESULT IN SERIOUS LEGAL CONSEQUENCES.**

The Department of Environmental Protection's (MassDEP's) records indicate that the Boston Redevelopment Authority (hereinafter referred to as "you" or "your") is a Potentially Responsible Party (PRP) for the site referenced above which is classified Tier II pursuant to 310 CMR 40.0501(3). As you are aware, the Tier II Classification authorizes you to undertake response actions at the subject site in order to address a release of oil and/or hazardous material. This Notice of Noncompliance (NON) informs you that you are not in compliance with the Massachusetts Contingency Plan (MCP), 310 CMR 40.0000. An Administrative Penalty may be assessed for every day from now on that you remain in noncompliance.

As of the date of this NON, you are not in compliance with each regulation checked below:

- Violation 2:** You have failed to submit to MassDEP a Phase IV Remedy Implementation Plan. A Phase IV Plan, if applicable, was due within three years of the effective date of your initial Tier II Classification as is required by 310 CMR 40.0560(2)(c);
- Violation 3:** You have failed to submit to MassDEP a Response Action Outcome (RAO) Statement pursuant to 310 CMR 40.1000. An RAO was due within five years of the effective date of your initial Tier II Classification as is required by 310 CMR 40.0560(1) and 40.0560(2)(d).

Notice of Noncompliance

Boston, Parcel P-3, Tremont and Whittier; RTN 3-15009

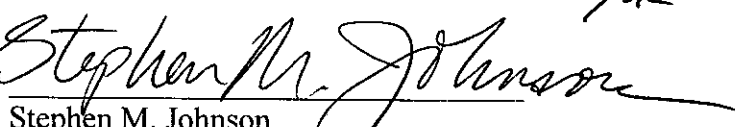
Your Tier II Classification expired on April 10, 2003 and you failed to obtain a Tier II Classification Extension as is required at 310 CMR 40.0170(5)(a) and 40.0560(7). You are subject to significant penalties if (1) you fail to conduct all necessary and required response actions required to ensure that a level of No Significant Risk exists or has been achieved in compliance with M.G.L. c. 21E and the MCP and/or (2) you continue to conduct response actions without a valid Tier II Classification Extension. You also failed to submit a Tier II Classification Extension to MassDEP at least 45 days prior to its expiration as is required at 310 CMR 40.0560(7)(b). You should also be aware that a Tier II Classification Extension *does not forgive* noncompliance for failing to achieve an RAO by the 5-year deadline, failing to submit Phase submittals to MassDEP, or providing Phase submittals late.

**To return to compliance and avoid an Administrative Penalty that could exceed \$1,000 per day per violation, you must submit to MassDEP within 60 days of your receipt of this NON:**

- 1. A Tier II Classification Extension Submittal in accordance with 310 CMR 40.0560(7);  
and**
- 2. all documents, information and/or forms that are missing for each violation checked above.**

Notwithstanding this NON, MassDEP reserves the right to exercise the full extent of its legal authority to obtain full compliance with all applicable requirements, including but not limited to, criminal prosecution, civil action including court-imposed civil penalties, and administrative penalties issued by MassDEP.

The enclosures contain information about the regulations you are violating and more information about the actions you must take to return to compliance. If you have any questions, please contact Paegan Deering at (978) 694-3382. *JSK*

  
Stephen M. Johnson  
Deputy Regional Director  
Bureau of Waste Site Cleanup

cc: Data entry C&E NON/file  
Boston Board of Health, by electronic mail  
Prasanta K. Bhunia, LSP, by electronic mail