

VERTEX

AGENDA

- Introduction of Participants
- Definitions and Explanation of Regulations
- Property History
- Environmental Conditions at the Site
 - RTN 3-34474
 - RTN 3-36013
- Proposed Remediation
- Anticipated Outcome
- Schedule
- Opportunity for Public Involvement

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PARTICIPANTS



Alta River's Edge, LLC.
A subsidiary of Wood Partners

woodpartners.com



The Vertex Companies, Inc.

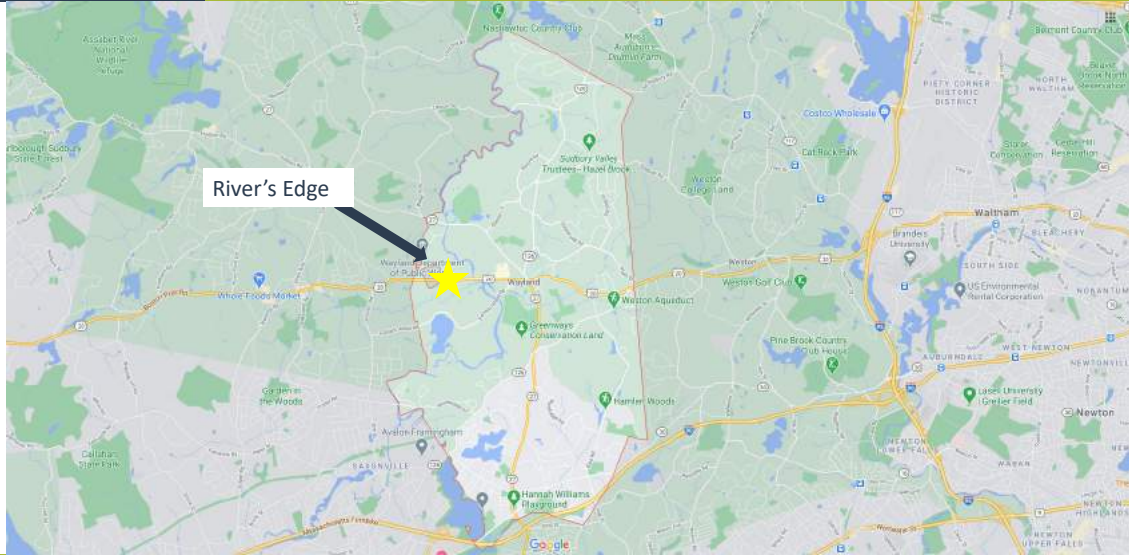
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River's Edge Development Location



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Project Team Members and Introductions



William J. "Bill" Gibbons, PG, LSP
 The Vertex Companies, Inc.
 Senior Project Manager, Remediation Division



Kristen Sarson
 The Vertex Companies, Inc.
 Project Manager, Remediation Division

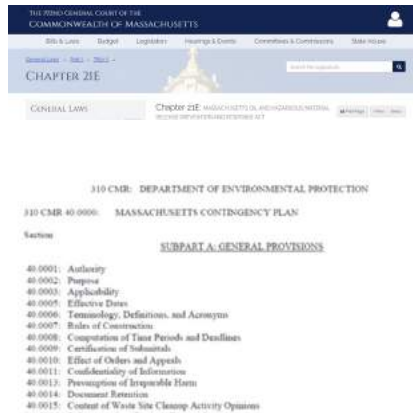
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Massachusetts Contingency Plan (MCP)

- Massachusetts General Laws Chapter 21E
- MCP = Regulations that govern environmental response actions in Massachusetts
- Outline opportunities for public involvement
 - Section 40.1400
- Establishes:
 - Regulated environmental conditions
 - What is considered a condition requiring notification to the MassDEP
 - Required assessment & remediation
 - Response action deadlines & report requirements
- Requires a condition of No Significant Risk Achieved
 - Human health
 - Public safety
 - Welfare
 - Environment
- Response actions are considered complete when a Permanent Solution Statement is submitted



The MCP can be downloaded from the MassDEP website:

<https://www.mass.gov/regulations/310-CMR-4000-massachusetts-contingency-plan>

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Licensed Site Professionals (LSP)

- LSPs = Licensed Site Professionals
- Licensed by the State to oversee environmental investigations and remediation
 - Have at least 8 years of environmental decision making experience
 - Completed a detailed application
 - Passed an 8-hour licensing exam on:
 - Environmental science
 - Engineering
 - Regulations
 - Policies
 - Complete ongoing education requirements
- LSPs must attest with stamped and signed opinions that work was done properly and met the regulatory requirements



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Massachusetts Contingency Plan (cont.)

- Reportable Conditions
 - OHM = oil and hazardous material
 - When concentrations of OHM in soil or groundwater are equal to or greater than published Reportable Concentrations
 - Sudden releases of OHM equal to greater than Reportable Concentrations
 - OHM releases to storm drains
 - Release of OHM that causes sheen to surface water
 - OHM Releases that are Imminent Hazards

(2) Table 1 Lists the Potentially Applicable MCP Method 1 Groundwater Standards

310 CMR 40.0974(2) TABLE 1 ¹⁰				
MCP Method 1 GROUNDWATER STANDARDS				
APPLICABLE IN AREAS WHERE THE GROUNDWATER IS CONSIDERED TO BE ONE OR MORE OF THE FOLLOWING CATEGORIES PER 310 CMR 40.0932				
Oil and/or Hazardous Material	CAS Number	GW-1	GW-2	GW-3
		Standard	Standard	Standard
		ug/liter (ppb)	ug/liter (ppb)	ug/liter (ppb)
ACENAPHTHENE	83-32-9	20	NA	10,000
ACENAPHTHYLENE	208-96-8	30	10,000	40
ACETONE	67-64-1	6,300	50,000	50,000
ALDRIN	309-00-2	0.5	2	30
ALIPHATIC HYDROCARBONS (See Petroleum Hydrocarbons)				
ANTHRACENE	120-12-7	60	NA	30
ANTIMONY	7440-36-0	6	NA	8,000
AROMATIC HYDROCARBONS (See Petroleum Hydrocarbons)				
ARSENIC	7440-38-2	10	NA	800
BARIUM	7440-39-3	2,000	NA	50,000
BENZENE	71-43-2	5	1,000	10,000
BENZO(a)ANTHRACENE	56-55-3	1	NA	1,000
BENZO(a)PYRENE	50-32-4	0.2	NA	500
BENZO(b)FLUORANTHENE	205-99-2	1	NA	400
BENZO(g,h,i)PERYLENE	191-24-2	50	NA	20

The MCP can be downloaded from the MassDEP website:

<https://www.mass.gov/regulations/310-CMR-4000-massachusetts-contingency-plan>

Massachusetts Contingency Plan (cont.)



- Formerly owned by the Town of Wayland and used as:
 - Wastewater Treatment Plant
 - School Bus Parking Area
 - DPW Storage Yard
 - Firing Range
- Wood Partners purchased property on February 22, 2021
 - Wood Partners is an “Eligible Person”
 - Did not cause conditions – some relief of liability
 - Remediation and redevelopment of underused land





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Environmental Investigations, Sampling & Analysis



- Phase I Environmental Site Assessment
- Phase II Investigation
 - 102 Soil samples
 - 7 groundwater samples
 - 6 soil gas samples




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Discovery of Conditions



- Soil Stockpile
 - Asbestos, Semi-volatile Organic Compounds (SVOCs), Lead
- Firing Range
 - Antimony, Copper, Lead
- Groundwater
 - Ammonia, Dissolved Arsenic and Nickel



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Asbestos in Soil Stockpile – RTN 3-34474

- Discovered asbestos containing debris (transite pipe & floor tiles)
- Delineated to isolated area of stockpile
- 2,000 cubic yards of co-mingled soil and asbestos containing debris excavated and transported off-site for disposal under MassDEP approved plan

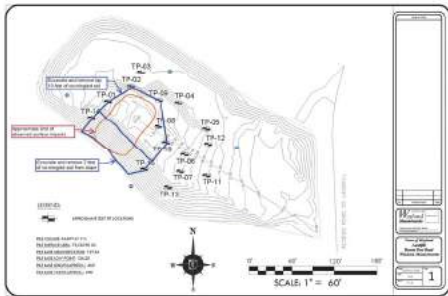





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- 15 soil samples in and around area of impact
 - No asbestos detected
- 80 soil samples throughout remaining stockpile
 - No asbestos detected



- Method 3 Risk Characterization – No Significant Risk
- Asbestos not detected in 95 soil samples collected from 32,000 cubic yard stockpile
- Permanent Solution with No Conditions submitted for RTN 3-34474 on January 26, 2021.
- Available for download and review at <https://vertexeng.com/rivers-edge-public-involvement-plan-public-repository/> or by requesting a hard copy

IMMEDIATE RESPONSE
ACTION COMPLETION &
PERMANENT SOLUTION REPORT
RELEASE TRACKING NUMBER 3-34474

RIVER'S EDGE DEVELOPMENT
484 BOSTON POST ROAD
WAYLAND, MASSACHUSETTS
JANUARY 26, 2021

PREPARED FOR:
WAYLAND BOARD OF SELECTMEN
% TOWN ADMINISTRATOR LOUISE L.E. MILLER, J.D.
41 COOCHUATE ROAD
WAYLAND, MA 01778

PREPARED BY:
CMG ENVIRONMENTAL, INC.
CMG ID 2017-160

67 DEAN ROAD
SPRINGFIELD, MA 01106

Phone: (774) 241-0901
Fax: (774) 241-0900



Soil Stockpile (Remaining)

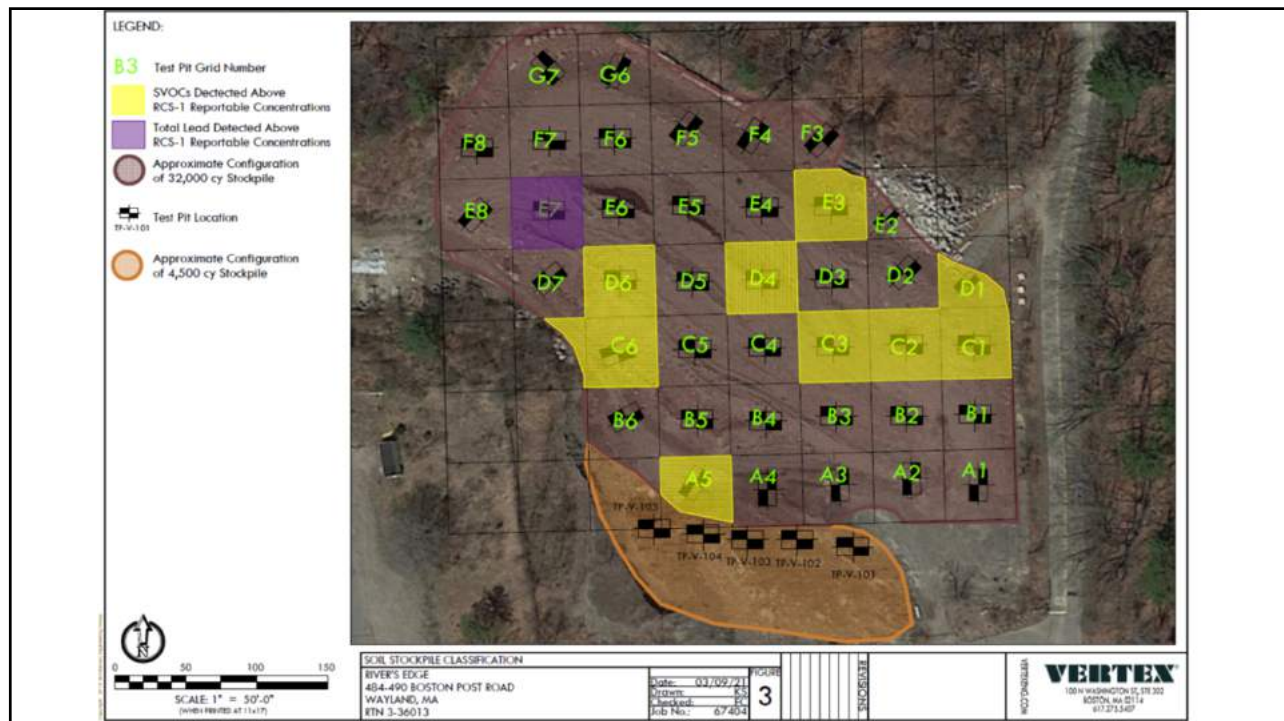


- 85 samples collected throughout two soil stockpiles
 - 1 sample per 500 cubic yards (CY) analyzed for:
 - Volatile Organic Compounds (VOCs)
 - Semi-Volatile Organic Compounds (SVOCs)
 - Total Petroleum Hydrocarbons (TPH)
 - 14 Different Metals
 - Polychlorinated biphenyls (PCBs)
 - Corrosivity (pH), Reactivity, Conductivity, Ignitability
- The 32,000 CY and 4,500 CY is to be excavated and transported off-site to designated reuse, recycling, and disposal facilities.
 - Approximately 1,000 CY will require stabilization of potentially leachable lead before it is shipped off-site

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Soil Stockpile Soil Results



- 14 of the 500 cubic yard cells had OHM above RCS-1 Reportable Concentrations
 - Semi-Volatile Organic Compounds (SVOCs)
 - Lead



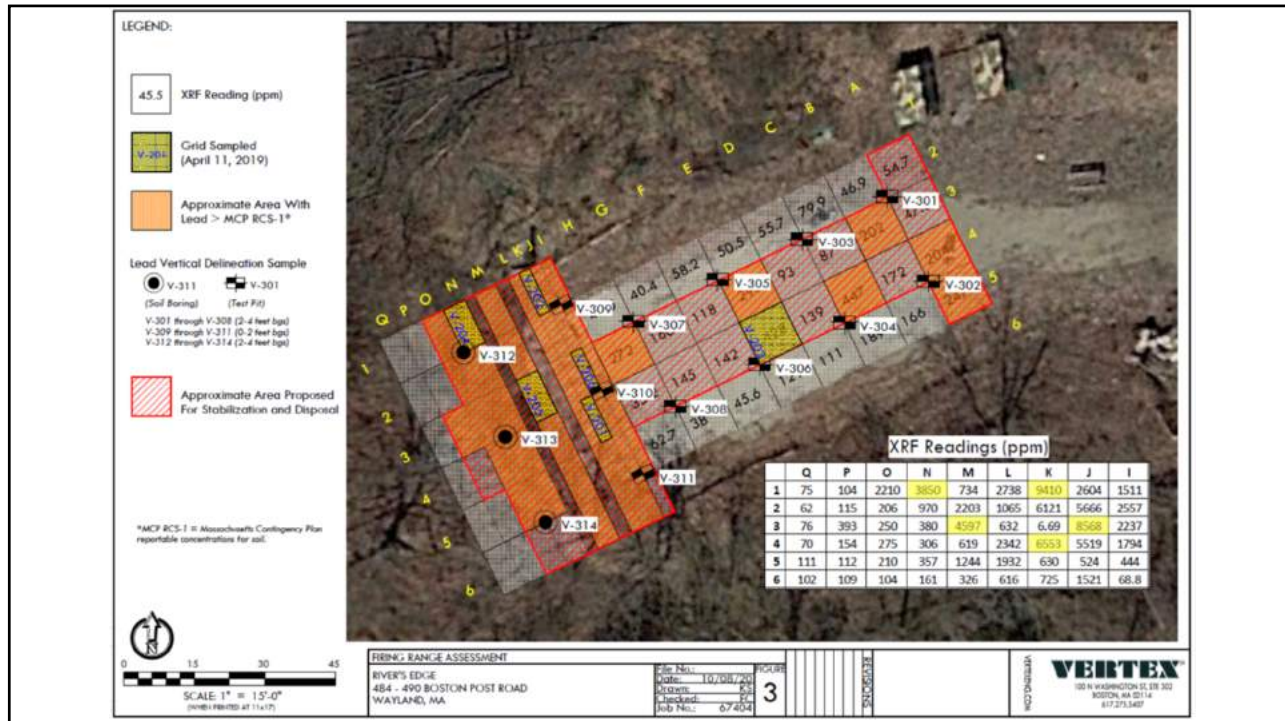
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Firing Range



- Screened 86 soil samples with an x-ray fluorescent meter
 - Laboratory analyzed for:
 - Volatile Organic Compounds (VOCs)
 - Semi-Volatile Organic Compounds (SVOCs)
 - Total Petroleum Hydrocarbons (TPH)
 - 14 Metals + Tungsten
 - Leachable Lead
 - Polychlorinated biphenyls (PCBs)
 - Corrosivity (pH), Reactivity, Conductivity, Ignitability

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Firing Range Soil Results



- Metals detected above Reportable Concentrations:
 - Antimony
 - Copper
 - Lead

Approximately 450 cubic yards will require stabilization of potentially leachable lead before it is shipped off-site.



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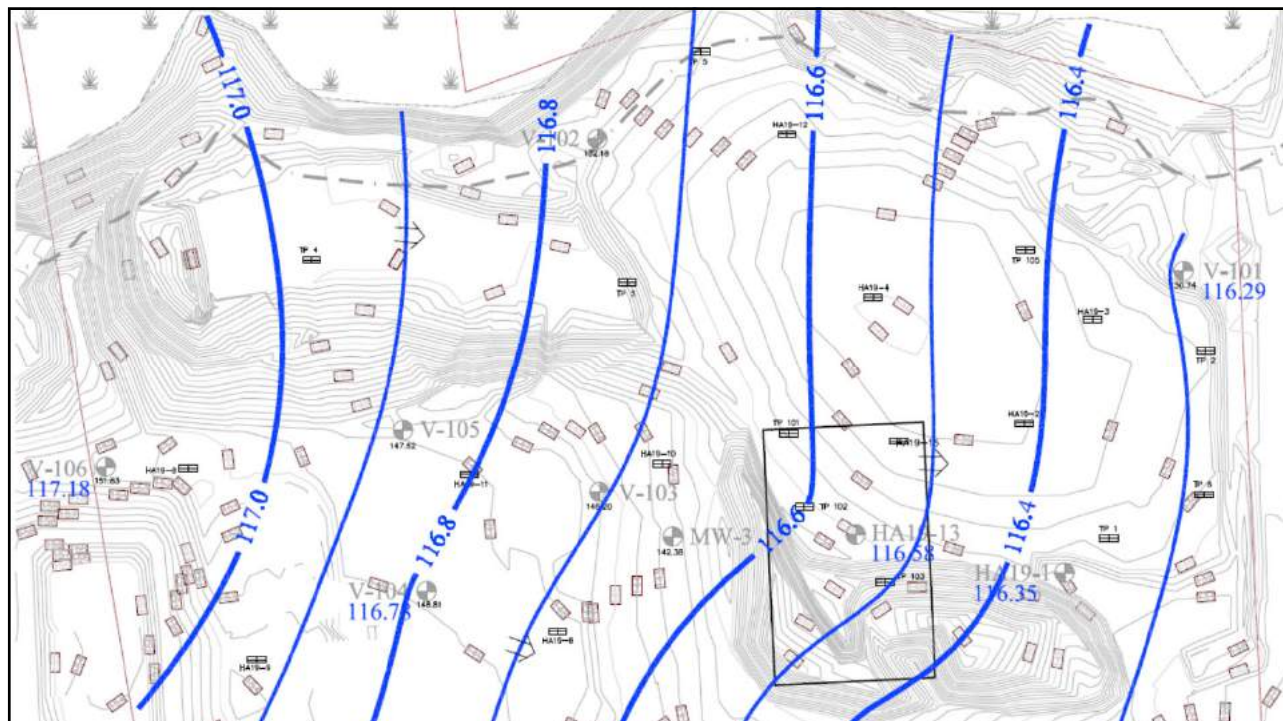
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- Detected ammonia, dissolved arsenic, dissolved nickel
 - Originating from upgradient Sudbury Landfill
- Downgradient Property Status (DPS) Opinion



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Anticipated Outcome

- All soil containing OHM at concentrations equal or greater than Risk Standards to be removed from the property.
- Permanent Solution with No Conditions
 - No future restrictions on the use of the property
 - No risk to human health, the public, or the environment
- Downgradient Property Status (DPS) Opinion to be filed for groundwater impacts

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Schedule of PIP Public Involvement Activities

- 03/18/2021: Public meeting
- 03/19/2021 – 04/27/2021: Public comment period for Draft PIP and Permanent Solution Statement
- 05/27/2021: Finalize PIP
- 06/26/2021: Provide answers to questions and comments gathered during public comment period


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Public Involvement



- Those who signed original petition were interviewed. Concerns included:
 - Lack of transparency pertaining to environmental response actions
 - Potential for groundwater impacts to affect the abutting wetlands
 - Potential for proposed infiltration fields to exacerbate groundwater impacts

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Opportunity for Public Involvement

For additional information, to submit written questions/comments, to request hard paper copies of documents, or to be added to the PIP Group Mailing list please contact either:

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 Boston, MA 02114
 Email: bgibbons@vertexeng.com

Mrs. Kristen Sarson
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 Boston, MA 02114
 Email: ksarson@vertexeng.com

The comment period for this Draft PIP will end on **April 27, 2021**: 40-calendar days following this meeting

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Opportunity for Public Involvement

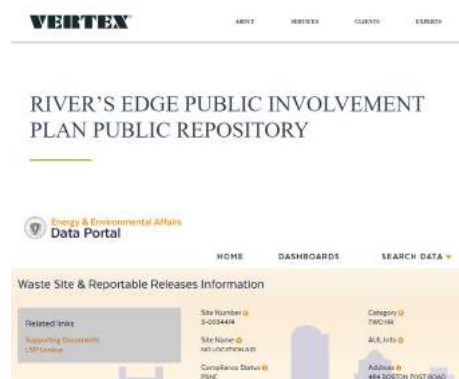


- Additional anticipated milestones with opportunities for public involvement:
 - Downgradient Property Status Opinion
 - Public meeting and public comment period
 - RAM Completion Report
 - Public meeting and public comment
 - Permanent Solution with No Conditions Statement
 - Public meeting and public comment period
- Public notices will be published in the Wayland Town Crier 14-days prior to public meetings
- Notices of public meetings will be mailed to everyone on the mailing list and emailed to everyone on the list who has provided an email address
- Comments received will be addressed, and answers provided within 60-calendar of the close of the public comment period

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Public Repository

- Documents will be available for download from:
 - The online VERTEX repository:
 - <https://vertexeng.com/rivers-edge-public-involvement-plan-public-repository/>
 - The MassDEP online database:
 - <https://eeaonline.eea.state.ma.us/portal#!/wastesite/3-0034474>
 - <https://eeaonline.eea.state.ma.us/portal#!/wastesite/3-0036013>

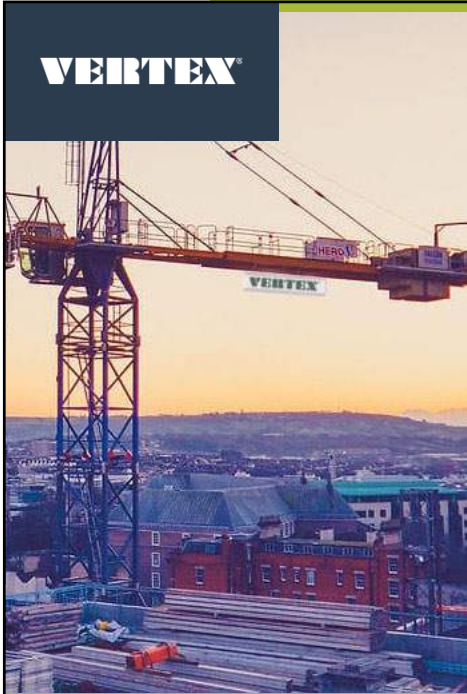


If paper copies are preferred, please contact Kristen Sarson:

Email: ksarson@vertexeng.com

Phone: 617-275-5407

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Thank you!

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