

N-10111-02
March 9, 2016



New Bedford Conservation Commission
Attention: Chairman John G. Radcliffe
New Bedford City Hall
133 William Street
New Bedford, MA 02740

Re: Response to Comments for Notice of Intent/Stormwater Report

Former Polymerine
241 Duchaine Boulevard, New Bedford, MA
DEP File # SE049-0730

Dear Chairman Radcliffe and Commission Members:

On behalf of the City of New Bedford, Tighe & Bond is providing this response to the comments provided to the Commission from Nitsch Engineering regarding our Notice of Intent (NOI) and Stormwater Report submittals for the above referenced project site. A copy Nitsch's February 26, 2016 letter is provided in Appendix A for reference. A revised set of Permit Set Plan Sheets (with revisions to plan sheets 4, 5 and 6) from the NOI are provided in Appendix B. This also includes a new plan sheet (5A) that was also prepared in response to comments.

In preparation for our response, there are a couple upfront items to further clarify regarding this project:

1. The primary goal of this project is to improve site conditions through the demolition of a dilapidated, abandoned building that is contaminated by elevated concentrations of polychlorinated biphenyls (PCBs), as well as through the cleanup of PCB-impacted site soils, to the extent feasible. This work is being conducted in accordance with Toxic Substance Control Act (TSCA) regulations and in accordance with Massachusetts Contingency Plan (MCP) regulations for the proper cleanup and management of the impacted environmental media, including impacted soils and groundwater. Due to project funding limitations and because the impacts to the environment at the site are extensive, the cleanup design requires the use of a capping system for the impacted soils that are scheduled to remain in upland area on the site property. The cleanup design does not include the removal of all impacted soils within mapped wetland areas.

In order for the vacant property to be better positioned for future "redevelopment," the capping design includes an asphalt surface that could be used for parking in the future. However, at this time, there are no current plans for the City or another entity to use the vacant site for parking. Furthermore, the project includes the demolition of approximately 66,833 square feet of impervious area and the construction of approximately 55,000 square feet of pavement within the footprint of the existing impervious area, for an overall reduction of impervious surface area of approximately 11,833 square feet on the property.

Once complete, the capped/paved area will be surveyed, and an Activity Use Limitation (AUL) will be placed on the property deed in accordance with TSCA and MCP regulations. The AUL will include requirements for maintenance of the



capped/paved area, management of impacted soils under the cap should they be disturbed in the future (and upfront notification to EPA and MassDEP prior to those soils being disturbed), including limitations on future site uses (i.e., residential).

2. The demolition and cleanup of the site is scheduled to go out for public bidding, and a Project Manual with specifications and Plan Set for that work is being developed. The bid document will contain more specific details for the demolition and cleanup, and a copy of the upcoming Order of Conditions will also be included as an attachment to that document.

With that background, our responses to Nitsch's comments are as follows:

- **Comments No.'s 2, 5, 8, 9, and 10:** Based on the project background conditions noted above, it is our opinion that further water quality treatment design is not warranted for this project. Based on its size, the potential parking capacity of the proposed capped/paved surface area is between approximately 100 and 110 parking spaces, in the event a future parking lot use. Therefore, the future use of the site (once determined) will likely involve far less than 1,000 vehicle trips per day. As stated in the Stormwater Report, provisions for long-term source control and pollution prevention were presented in the Stormwater Operations and Maintenance (O&M) Plan included as an appendix to that report. A revision to Section 3.4 of the Stormwater O&M Plan has been made to state that the storage of plowed snow will only be allowed along the northeastern and eastern portions of the site, outside of the wetland buffer zone. The revised Stormwater O&M Plan is provided in Appendix C of this response letter.

As stated in the Stormwater Report, the project does not include stormwater controls that require long-term operation and maintenance procedures. However, as discussed above, the AUL will include requirements for maintenance of the capped/paved area.

It is also our opinion that no swale needs to be constructed along the southern portion of the proposed capped/paved surface area to prevent stormwater flow onto the adjacent property. This is because any existing pavement (and the railroad spur) that is located along the southern portion of the subject site will be demolished (i.e., removed), the 4-foot slope between the proposed capped/paved surface and the ground surface will consist of processed gravel borrow, and the disturbed ground surface up to the southern property line will be loamed and seeded as part of this project (see revised plan sheets 4 and 6 for further reference). Furthermore, there will be limited stormwater runoff generated off the southern portion of the capped/paved area based on the grading plan (i.e., most of the stormwater flow will be to grass areas to the east and west).

- **Comment No. 3:** The erosion control boundary to be installed has been revised on plan sheets 4, 5, and 6, with it now extending along the eastern portion of the site.
- **Comment No. 4:** The new plan sheet (5A) further depicts the wetland area to be temporarily impacted by the proposed excavation work. As stated in the NOI, this area is approximately 1,880 square feet. Plan sheet 5A also includes further details on the wetland restoration plan, including depth of excavation and replanting specifications.

- **Comment No. 6:** The proposed location of the 4-foot high black vinyl chain link fence (to be installed after cleanup response actions are completed) is shown on the revised plan sheet 6. As shown, the fence shall be installed approximately 10 feet off the wetland boundary, and the fencing will incorporate wildlife passage gaps along the fence bottom that will consist of one foot by one foot notches every 50 feet. This will provide for less interrupted passage of wildlife (i.e., small mammals and reptiles) to the adjacent wetland.
- **Comment No. 11:** The applicant acknowledges that the project will disturb more than one acre of land, and that a Stormwater Pollution Prevention Plan (SWPPP) is needed. The requirement for this SWPPP submittal to EPA prior to construction will be incorporated into the project bid document, and this submittal and reporting will be the responsibility of the selected contractor.

We hope that our response to comments addresses your concerns at this time and we are prepared to discuss these items further at the next scheduled Conservation Commission meeting. If you have any questions or comments in the meantime, please feel free to contact me at 413.572.3222.

Very truly yours,

TIGHE & BOND, INC.



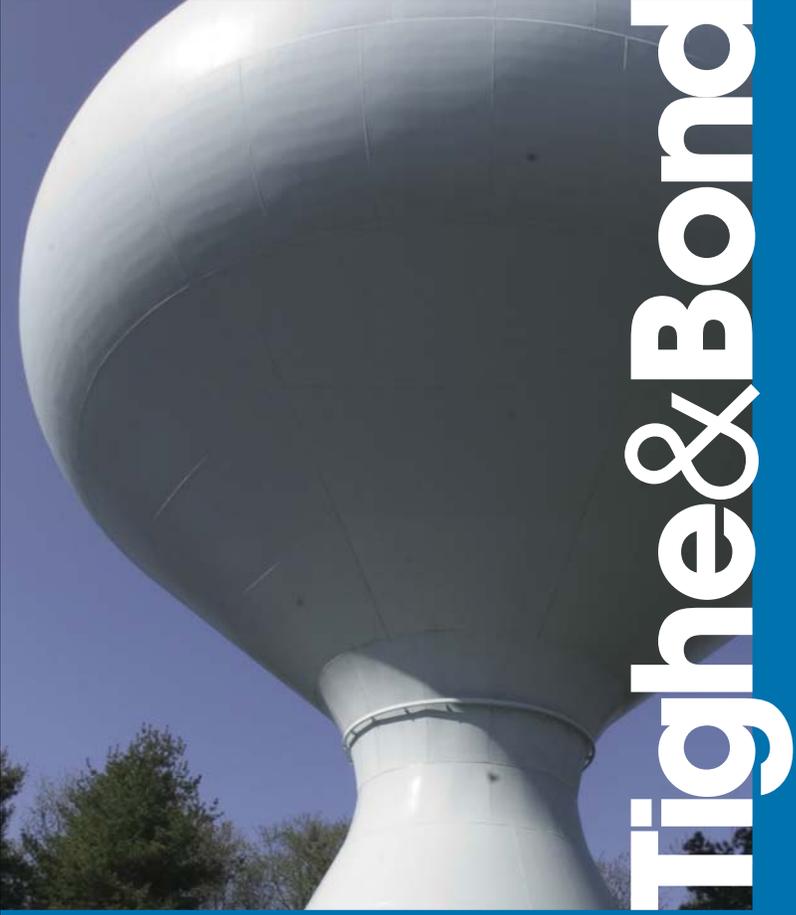
Todd D. Kirton, LSP
Senior Hydrogeologist

cc: Mass DEP SERO

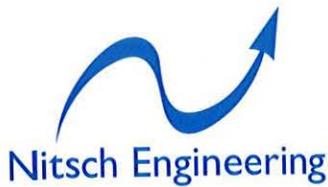
Attachments

Appendix A – Copy of Nitsch letter
Appendix B – Revised Sheet Plans
Appendix C – Revised Stormwater O&M Plan

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Tighe & Bond



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Boston, MA 02108-1928
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F: 617-338-6472

www.nitscheng.com

February 26, 2016

Mr. John G. Radcliffe
Chairman
New Bedford Conservation Commission
New Bedford City Hall
133 William Street
New Bedford, MA 02744

RE: Nitsch Project #9972
Polymerine Site
New Plainville Road
New Bedford, MA

Dear Mr. Radcliffe:

This letter is in regards to the Site Improvements Project at the Former Polymerine Site in New Bedford, Massachusetts. Nitsch Engineering has reviewed the following items submitted as part of the proposed project:

- Plans entitled, "City of New Bedford, Former Polymerine Site, Site Improvements Project, 241 Duchaine Boulevard, New Bedford, Massachusetts," prepared by Tighe and Bond, dated December 2015;
- Report entitled, "Stormwater Report, Former Polymerine Site – 241 Duchaine Boulevard," prepared by Tighe and Bond, dated December 2015; and
- Report entitled, "Notice of Intent, Former Polymerine Site Improvements & PCB Cleanup Plan, 241 Duchaine Boulevard, New Bedford, Massachusetts," prepared by Tighe & Bond, dated February 2016.

Nitsch Engineering has reviewed the recently submitted information. We have the following comments:

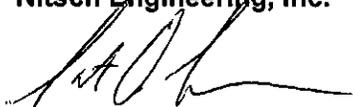
1. The project includes the demolition of an existing building, site parking lots, and rail spur as well as the removal of underground hazardous materials. The existing site improvements will be replaced with a proposed parking lot.
2. The project is a redevelopment project, which means it is required to meet the Stormwater Management Guidelines to the maximum extent practicable. The Stormwater Management Checklist describes the project as a mix of new development and redevelopment. In our opinion, the project is clearly redevelopment.
3. The haybales and erosion control drawn on the demolition plan should be drawn consistent with the limits of demolition. Haybales or other erosion control measures should be included at the top of the drainage swale located in the Duchaine Boulevard right-of-way.
4. The project includes excavation within the wetlands. The plans do not quantify the amount of disturbance. However, the Notice of Intent (NOI) describes 1,880 square feet of wetlands disturbance. There is no remediation or restoration plan. The NOI simply describes restoring the disturbed wetlands with wetlands restoration mix. The Commission should consider requiring the applicant to provide a wetlands planting plan.

5. The NOI describes that the site will be used as a parking lot. Typically, parking lots are required to include water quality treatment to remove 80% of suspended solids generated by the vehicles entering the site and parking in the parking lot. The proposed project does not include any water quality treatment. Parking lots that generate 1,000 vehicle trips per day are considered land uses with higher potential pollutant loads (LUHPPLs) and require enhanced treatment. It is unlikely that this parking lot would generate 1,000 vehicle trips per day. Information should be provided on the capacity of the proposed lot. We recommend that water quality best management practices (BMPs) be included on the project consistent with the Guidelines. Details of the BMPs should also be included on the plans
6. The NOI describes the installation of a fence on the edge of the parking lot. The location of the fence and a fence detail should be provided.
7. In addition to the remediation work proposed in the wetlands, the proposed project includes the installation of the parking lot and associated grading within 25 feet of the wetlands.
8. The grading plan shows a 4-foot 3:1 slope along the southern property line. We recommend a swale be constructed on the property to insure that stormwater does not flow onto the adjacent property.
9. The Operations and Maintenance Plan does not include any information regarding water quality BMPs because they are not proposed. If the applicant adds water quality BMPs consistent with the Guidelines, they should be added to the Operations and Maintenance Plan.
10. We recommend that language be added to the Operations and Maintenance Plan prohibiting the storage of snow within the buffer zone.
11. The project will involve the disturbance of more than one acre. Therefore, a Stormwater Pollution Prevention Plan (SWPPP) will need to be prepared and filed with EPA prior to construction.

If you have any questions, please call us at 617-338-0063.

Very truly yours,

Nitsch Engineering, Inc.

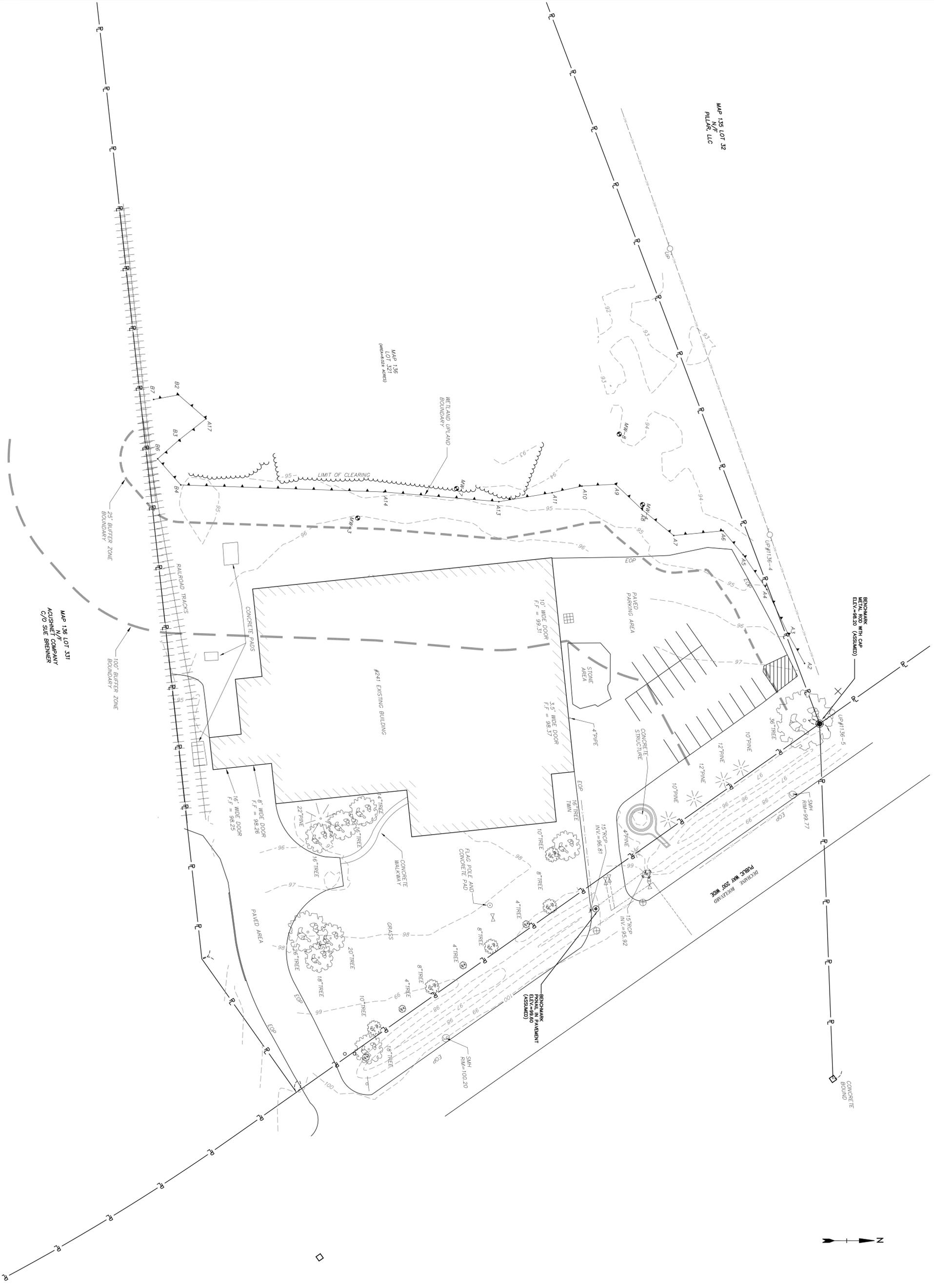


Scott D. Turner, PE, AICP, LEED AP ND
Director of Planning

SDT/vas/aab



Tighe & Bond



**PERMIT SET
 NOT FOR CONSTRUCTION
 (REVISED MARCH 2016)**

**City of
 New Bedford**
 Former Polymerine
 Site
 241 Duchaine
 Boulevard
 New Bedford,
 Massachusetts

VERIFY SCALE

BAR IS 1 INCH ON ORIGINAL DRAWING

0  1 INCH

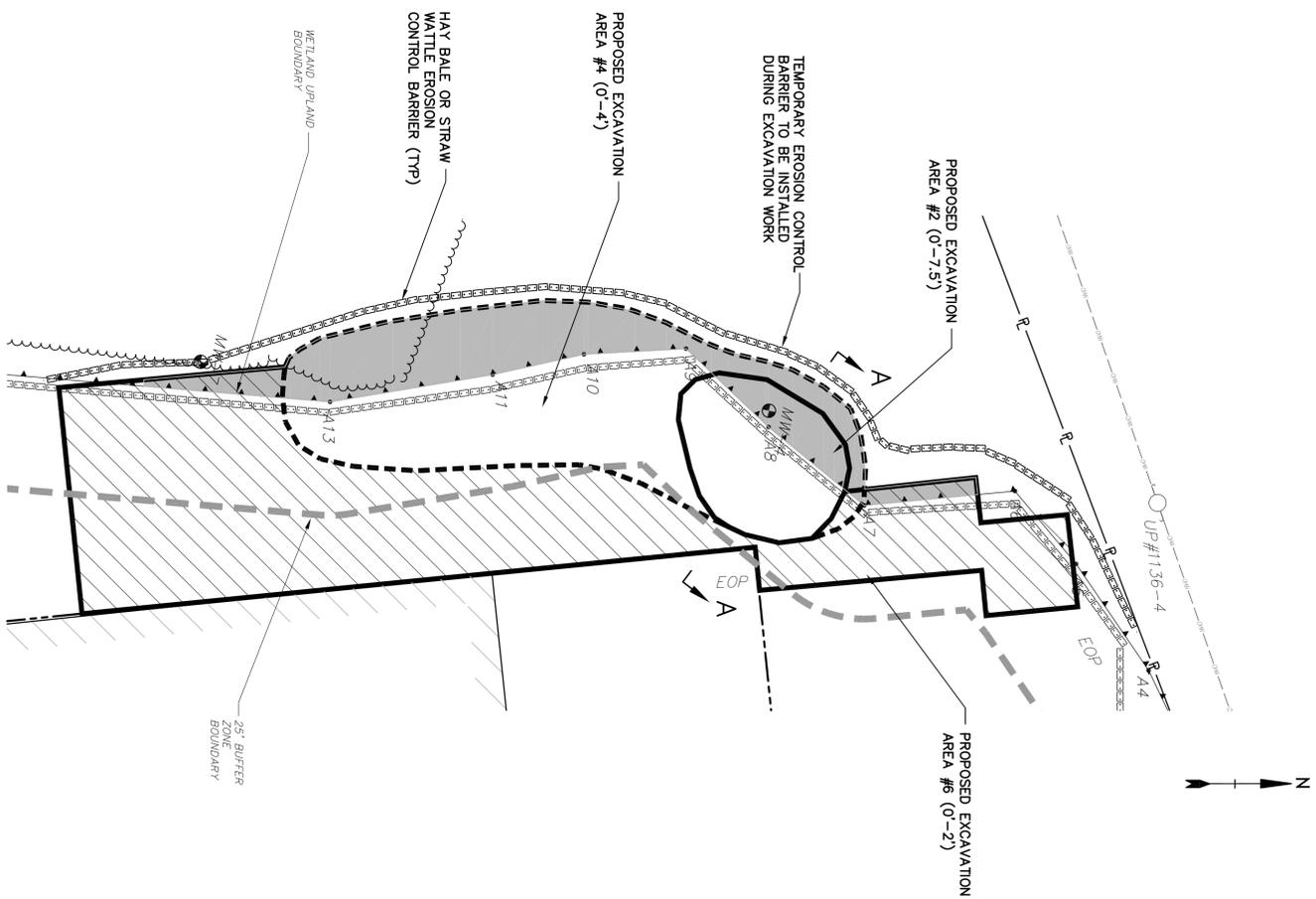
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

Mark	Date	Description
		PROJECT NO: N1011
		FILE: Existing Conditions.dwg
		DRAWN BY: CFV
		CHECKED: X
		APPROVED BY: X

EXISTING CONDITIONS PLAN

SCALE: 1"=30'

SHEET 3 OF 6



- LEGEND:**
- PROPOSED EXCAVATION OF POBS ≥ 500
 - PROPOSED EXCAVATION OF POBS ≥ 25
 - PROPOSED EXCAVATION OF POBS ≥ 1
 - PAVEMENT CAPPING SYSTEM FOR CONTAMINATED SOILS—SEE SHEET 6
 - PROPOSED EXCAVATION AREAS WITHIN WETLAND BOUNDARY TO BE RESTORED (APPROXIMATELY 1,880 SQUARE FEET)

SEED MIX FOR IN-SITU WETLAND RESTORATION:

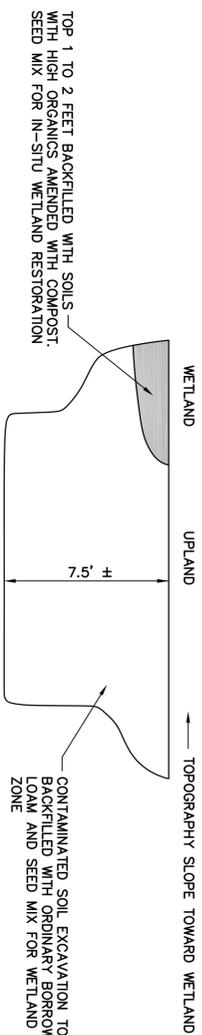
NEW ENGLAND WETMIX FROM NEW ENGLAND WETLAND PLANTS APPLIED AT 1 POUND PER 2,500 S.F. EITHER BY HAND OR WITH A HANDHELD SEED SPREADER THEN LIGHTLY RAKED TO INSURE GOOD SEED-TO-SOIL CONTACT. SEEDING CAN TAKE PLACE ON FROZEN SOIL, AS THE FREEZING AND THAWING WEATHER OF LATE FALL AND LATE WINTER WILL WORK THE SEED INTO THE SOIL. IF SPRING CONDITIONS ARE DRIER THAN USUAL WATERING MAY BE REQUIRED. IF SOMING DURING THE SUMMER MONTHS SUPPLEMENT WATERING WILL LIKELY BE REQUIRED UNTIL GERMINATION. A LIGHT MULCH OF CLEAN, WEED FREE STRAW IS RECOMMENDED.

- | | |
|----------------------|-------------------------------|
| FOX SEDGE | <i>Carex vulpinoidea</i> |
| LURID SEDGE | <i>Carex lurida</i> |
| BLUNT BROOM SEDGE | <i>Carex scoparia</i> |
| SENSITIVE FREN | <i>Oenoclea sensibilis</i> |
| BLUE VERVAIN | <i>Verbena hastata</i> |
| HOP SEDGE | <i>Carex lupulina</i> |
| GREEN BULRUSH | <i>Scirpus atrovirens</i> |
| NODDING BUR MARIGOLD | <i>Bidens cer-nua</i> |
| BRISTLY SEDGE | <i>Carex comosa</i> |
| FRINGED SEDGE | <i>Carex crinita</i> |
| AMERICAN MANNAGRASS | <i>Glyceria grandis</i> |
| WOOL GRASS | <i>Scirpus opertus</i> |
| SOFT RUSH | <i>Juncus effusus</i> |
| SPOTTED JOE PYE WEED | <i>Eupatorium maculatum</i> |
| BONESET | <i>Eupatorium perfoliatum</i> |
| MUD PLANTAIN | <i>Aisma subcordatum</i> |
| NEW ENGLAND ASTER | <i>Aster novae-angliae</i> |
| RATTLESNAKE GRASS | <i>Glyceria canadensis</i> |
| PURPLESTEM ASTER | <i>Aster puniceus</i> |
| SOFT STEM BULRUSH | <i>Scirpus validus</i> |
| BLUETLAG | <i>Iris versicolor</i> |
| SWAMP MILKWEED | <i>Asclepias incarnata</i> |
| MONKEY FLOWER | <i>Mimulus ringens</i> |

SEED MIX FOR WETLAND BUFFER ZONES:

NEW ENGLAND CONSERVATION/MULCH SEED MIX 1 POUND PER 1,750 S.F. THE MIX MAY BE APPLIED BY HAND-SEEDING, BY SPREADER, OR ON SMALL SITES IT CAN BE SPREAD BY HAND. LIGHTLY RAKE, OR ROLL TO ENSURE PROPER SEED TO SOIL CONTACT. BEST RESULTS ARE OBTAINED WITH A SPRING SEEDING. LATE SPRING THROUGH EARLY SUMMER SEEDING WILL BENEFIT WITH A LIGHT MULCHING OF WEED-FREE STRAW TO CONSERVE MOISTURE. IF CONDITIONS ARE DRIER THAN USUAL, WATERING WILL BE REQUIRED. LATE FALL AND WINTER DORMANT SEEDING REQUIRE AN INCREASE IN THE SEEDING RATE. FERTILIZATION IS NOT REQUIRED UNLESS THE SOILS ARE PARTICULARLY INFERTILE. PREPARATION OF A CLEAN WEED FREE SOIL SURFACE IS NECESSARY FOR OPTIMAL RESULTS.

- | | |
|------------------------|---------------------------------|
| VIRGINIA WILD RYE | <i>Elymus virginicus</i> |
| LITTLE BLUESTEM | <i>Schizachyrium scoparium</i> |
| BIG BLUE STEM | <i>Andropogon gerardii</i> |
| CREeping RED FESCUE | <i>Festuca rubra</i> |
| SWITCH GRASS | <i>Panicum virgatum</i> |
| PARTIDGE PEA | <i>Chamaecrista fasciculata</i> |
| DEER TONGUE | <i>Panicum clandestinum</i> |
| INDIAN GRASS | <i>Sorghastrum nutans</i> |
| OX EYE SUNFLOWER | <i>Helopsis helianthoides</i> |
| COMMON MILKWEED | <i>Asclepias syriaca</i> |
| SPOTTED JOE PYE WEED | <i>Eupatorium maculatum</i> |
| GRASS LEAVED GOLDENROD | <i>Euthamia graminifolia</i> |
| BLUE VERVAIN | <i>Verbena hastata</i> |
| NEW ENGLAND ASTER | <i>Aster novae-angliae</i> |
| EARLY GOLDENROD | <i>Solidago juncea</i> |



SECTION A-A

SCALE: 1"=5' (APPROXIMATE)

**PERMIT SET
NOT FOR CONSTRUCTION
(REVISED MARCH 2016)**

**City of
New Bedford**
Former Polymerine
Site
241 Duchaine
Boulevard
New Bedford,
Massachusetts

VERIFY SCALE

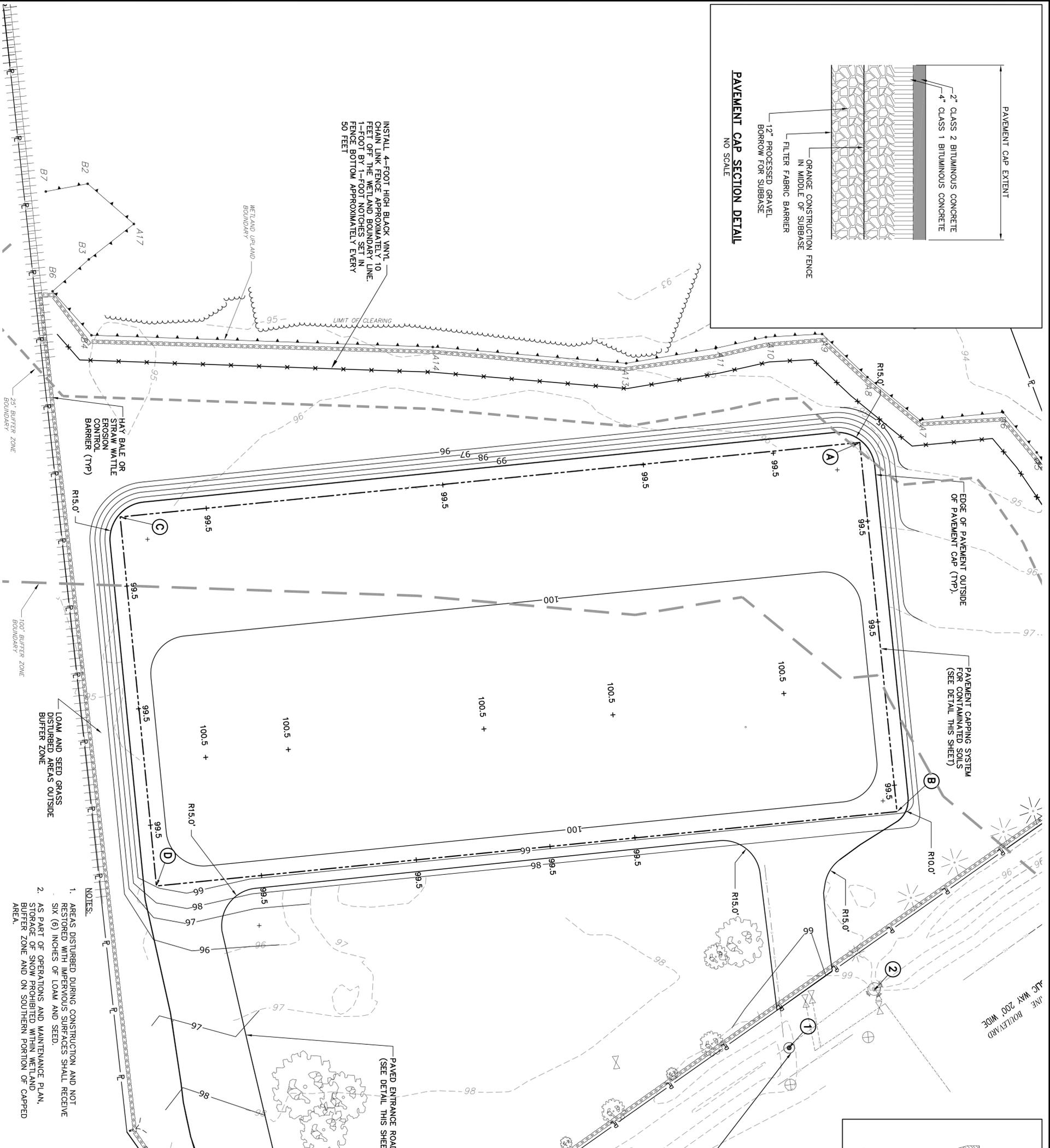
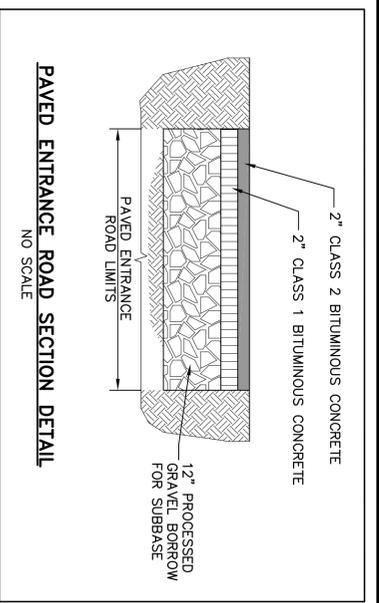
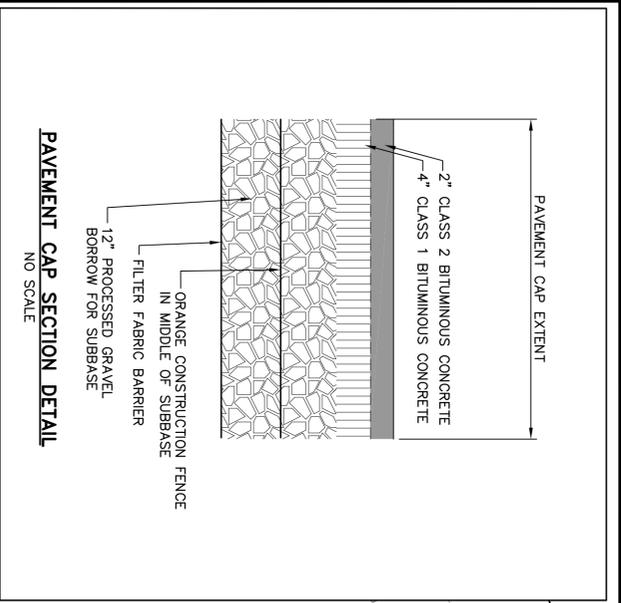
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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY		

Mark	Date	Description
PROJECT NO:	NT011	
FILE	SoilExc.dwg	
DRAWN BY:	CFV	X
CHECKED:		X
APPROVED BY:		X

WETLAND RESTORATION PLAN

SCALE: 1"=20'

SHEET 5A OF 6



INSTALL 4-FOOT HIGH BLACK VINYL CHAIN LINK FENCE APPROXIMATELY 10 FEET OFF THE WETLAND BOUNDARY LINE. 1-FOOT BY 1-FOOT NOTCHES SET IN FENCE BOTTOM APPROXIMATELY EVERY 50 FEET

- NOTES:
1. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES SHALL RECEIVE SIX (6) INCHES OF LOAM AND SEED.
 2. AS PART OF OPERATIONS AND MAINTENANCE PLAN, STORAGE OF SNOW PROHIBITED WITHIN WETLAND BUFFER ZONE AND ON SOUTHERN PORTION OF CAPPED AREA.

LAYOUT COORDINATES			
MARK	DESCRIPTION	X (EASTING)	Y (NORTHING)
①	PK NAIL IN PAVEMENT	7852.36	6602.11
②	TOP OF HYDRANT SPINDLE	7828.79	6636.11
③	CORNER OF PAVEMENT CAP	7609.08	6638.76
④	CORNER OF PAVEMENT CAP	7756.88	6653.62
⑤	CORNER OF PAVEMENT CAP	7638.90	6343.43
⑥	CORNER OF PAVEMENT CAP	7786.67	6357.92

PERMIT SET

NOT FOR CONSTRUCTION

(REVISED MARCH 2016)

City of New Bedford

Former Polymerine Site

241 Duchaine Boulevard

New Bedford, Massachusetts

Tighe & Bond

Consulting Engineers

www.tighebond.com

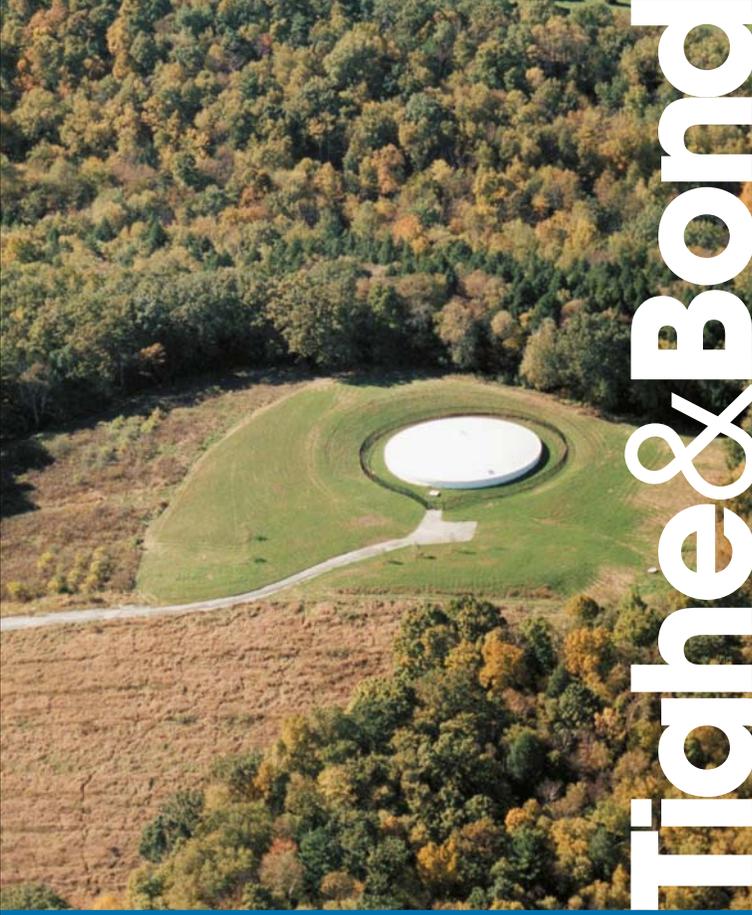
VERIFY SCALE: BAR IS 1 INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

Mark	Date	Description
PROJECTED BY:		NT01T
FILE:		Proposed Conditions.dwg
DRAWN BY:		CNT
CHECKED:		X
APPROVED BY:		X

PROPOSED PAVEMENT CAP LAYOUT AND GRADING PLAN

SCALE: 1"=20'

SHEET 6 OF 6



Tighe & Bond

Section 1 Introduction

Section 2 Ownership and Responsibilities

Section 3 General BMPs

3.1 Good Housekeeping3-1
3.2 Preventative Maintenance3-1
3.3 Management of Run-off.....3-1
3.4 Snow Management3-2
3.5 Inspections.....3-2

Section 4 Operation and Maintenance Log Form

Section 1

Introduction

The following Long-Term Operations and Maintenance Plan has been prepared for the stormwater management system Former Polymerine Site in New Bedford, Massachusetts. The purpose of the plan is to provide guidance and procedures for proper stormwater management following construction completion.

The proposed project does not significantly alter the existing site conditions and the existing stormwater management system. Existing stormwater flow paths will be retained and will not be significantly altered by solar facility features. The quality of the stormwater collected from impervious areas on-site will not change from existing conditions prior to discharging off-site.

Section 2

Ownership and Responsibilities

The City of New Bedford is responsible for maintaining and paved lot and stormwater management facilities post construction.

During construction the contractor will be responsible for stormwater management system maintenance. After construction is complete, all stormwater and property maintenance within the project area will be the responsibility of the City of New Bedford.

Section 3

General BMPs

Prior to the start of construction, the site will be inspected to document current conditions and areas identified as needing maintenance, if any, will be addressed as appropriate. Following construction and re-establishment of any vegetation impacted during construction, the operation and maintenance of the site should not be significantly altered from the current requirements. The site should continue to be inspected regularly for erosion and to ensure the stormwater system is operating as designed. Any erosion to the vegetative surfaces should be stabilized and repaired immediately upon discovery.

The following items described are the general Best Management Practices (BMPs) to be implemented for the proposed improvements at the Former Polymerine Site.

3.1 Good Housekeeping

The goal of the good housekeeping policy is to keep the site in a clean orderly condition. A disorderly site can lead to improper materials management, and can reduce the efficiency of any response to potential pollution problems.

The following good housekeeping measures will be followed at the site to aid in pollution prevention:

- Promptly clean and remove any spills or contamination from vehicles.
- Perform preventative maintenance on all equipment and on the structural components of the stormwater system.

3.2 Preventative Maintenance

Preventative maintenance is an important factor in minimizing the release of pollution from the site. Preventative maintenance for this project will consist of primarily equipment maintenance.

It is important that all of the equipment used to access the site and perform routine maintenance paved lot undergo routine maintenance and service so that fluid leaks are managed. Any equipment exhibiting fluid leaks will be repaired or removed from the site and repaired prior to returning to service.

3.3 Management of Run-off

The stormwater collected from the impervious areas of the post-development site will sheet flow into the existing vegetated surface adjacent to the Hobomock Swamp, conveying stormwater off-site as under existing conditions. The proposed site improvements do not utilize formal stormwater management control systems. Stormwater runoff quantity and quality will not be detrimentally impacted by the proposed development. Vegetative surfaces within the limits of the project site will be maintained by the City of New Bedford.

3.4 Snow Management

Snow removal will occur within the paved lot and access roads as needed. The storage of plowed snow will only be along the northeastern and eastern portions of the site, outside of the wetland buffer zone. Snow removal will also not occur in existing vegetative surfaces.

3.5 Inspections

Inspections will be performed in accordance with the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Handbook. The following items will be evaluated during each inspection:

- Vegetated Surfaces will be observed to identify locations of settlement, erosion and other impacts from the paved lot installation.
- The Paved Lot and Access Roads be observed for signs of sediment accumulation, deterioration, or ponding of surface runoff.

Inspections shall be logged using the Inspection Forms provided in Section 4.

Section 4 Operation and Maintenance Log Form

Date: _____

Person conducting Inspection: _____

Reason for Inspection (Routine / Significant Rainfall): _____

Stormwater Management System Components:

Vegetated Surfaces

Component inspected during this inspection _____

Any Repair Necessary _____

Other Comments _____

Paved Lot and Access Roads

Component inspected during this inspection _____

Any Repair Necessary _____

Other Comments _____

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