



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

Summary of the Proposed Release Abatement Measure Plan for the Acquired Residential Properties – September, 2012

This document has been prepared by the New Bedford Office of Environmental Stewardship to provide a summary of TRC's Release Abatement Measure (RAM) Plan for the Acquired Residential Properties posted on August 21, 2012 for public comment. It is not intended to replace the RAM Plan but rather to provide an overview of the document. The Office of Environmental Stewardship defers to the contents of the proposed RAM Plan and recommends a review of the entire document to prepare public comment.

TRC prepared the proposed Release Abatement Measure (RAM) Plan on behalf of the City of New Bedford to address impacted soil located on six formerly residential properties. These properties, 101, 102, and 111 Greenwood Street and 98, 108, 118 Ruggles Street, are collectively referred to as the Acquired Residential Properties (ARPs). A nearby property, referred to as the Nemasket Street lots or the former Bethel AME Church property, is not addressed in this RAM Plan. These Nemasket Street Lots will be the subject of one or more future reports.

The objectives of this RAM Plan are to remove several areas of impacted soil and to cap remaining soil across the ARPs with clean fill, preparing it for future use. The City has not finalized plans for ultimate reuse, therefore, the RAM Plan has been conservatively developed to be protective under the assumption of future public access to the areas. Specifically, soil with Polychlorinated Biphenyl (PCB) concentrations in excess of 50 milligrams per kilogram (mg/kg) or parts per million (ppm) will be removed for off-site disposal. Soil with concentrations in excess of 50 ppm is referred to as PCB remediation waste. These excavation locations have been identified through numerous test pitting and soil boring activities by the City's environmental consultants from 2005 through 2010 during which soil samples were collected at various depths throughout the properties. Samples were submitted to a laboratory and analyzed for the presence of PCBs, dioxin or dioxin-like compounds, various metals, polycyclic aromatic hydrocarbons (PAHs) and/or volatile organic compounds (VOCs). The results of these sampling activities were previously presented in TRC's January 2012 Phase II Comprehensive Site

Assessment for the Acquired Properties and the Nemasket Street Lots. Again, the Nemasket Street Lots will be addressed through a future remedial activity and are not included in this RAM Plan for the ARPs. The sampling results specific to the ARPs are summarized in the RAM Plan tables.

PCB remediation waste will either be directly loaded into appropriately-equipped trucks or lined roll-off containers. Non-PCB remediation waste may also be temporarily stockpiled on polyethylene sheeting for disposal or reuse. Following the removal of PCB remediation waste from 102 Greenwood Street for off-site disposal (as shown on Figure C-103 in Appendix B, excavation depths for PCB remediation waste areas at this property range from 4.5 – 8.5 feet below ground surface), the property will be regraded to three feet below existing grade. The property will then be capped with three feet of clean fill. The reason for lowering the grade before capping is logistical rather than remedial. Capping without lowering the grade would either require an expensive retaining wall or a steep slope upward from the streets and abutting properties.

As with 102 Greenwood Street, remediation waste will be removed from 101 Greenwood Street for off-site disposal at an appropriately permitted facility (as shown on Figure C-103 in Appendix B, excavation depths for PCB remediation waste areas at these properties range from 4.5 – 9 feet below ground surface). With more area to work with on the remaining five contiguous properties, the capping will be handled in a slightly different manner than the 102 Greenwood Street property. Soil from the perimeter of these properties will be excavated to a depth of three feet and graded toward the inside of the five-parcel area. These parcels will then be capped with three feet of fill to achieve a gentle upward slope toward a uniform grade at the interior. In this manner, all site soil will be covered by a three-foot soil cap without the need for a retaining wall or sharp slope. Prior to installing the cap, a black fabric layer will be placed atop the existing site soil, followed by one foot of clean fill. An orange warning layer will then be placed on the one-foot fill layer, after which the remaining fill will be installed to complete the cap. The area may then be loamed and seeded.

Prior to site work, erosion control measures will be implemented on the down-slope (generally the northern and eastern) property boundaries. Soil stockpile areas and downgradient catch basins will also be surrounded by hay bales. Filter fabric will also be placed beneath catch basin grates to provide additional protection from sedimentation. During site work, air quality will be monitored and dust control measures such as water sprays will be implemented.

The implementation of this RAM Plan is intended to provide a permanent solution for these six properties, allowing for a Class A-3 Response Action Outcome to be filed. Since some impacted soil will be left in place beneath the cap, an Activity and Use Limitation will be appropriate for the site to guide future use of the properties, but it will not inhibit the City's ultimate reuse of the area for open space or municipal purposes.