

**Parker Street Waste Site
Public Information Plan (PIP) Meeting
Milestone Reports
for
Walsh and New Andrea McCoy Fields**

April 12, 2011

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TRC Environmental Corporation
Lowell, Massachusetts**



Agenda

Response Action Outcomes (RAOs) and Activity and Use Limitation (AULs)

- *Walsh Field*

- *New Andrea McCoy Field*

Update

- *NBHS Immediate Response Action (IRA)*

Tentative Meeting Schedule

General Q&A

- *Recent question posed to Environmental Stewardship*

Response Action Outcome Statement - Features

❑ What is a Response Action Outcome (RAO) Statement?

- *The RAO is the site “closure report”. Three basic varieties:*
 - *Class A – Remedial actions achieve permanent solution & No Significant Risk.*
 - *Class B – Achieve permanent solution & No Significant risk without remedial actions.*
 - *Class C – Temporary solutions that achieve No Substantial Hazard.*
- *For Walsh and McCoy, response actions achieved a permanent solutions and condition of No Significant Risk (a Class A RAO).*
- *Achieved when the impacts identified at a site are eliminated or controlled.*

❑ Performance standard

- *Supported by assessments/evaluations conducted per MCP/supporting policies.*
- *Sufficient scope, detail and level of effort to characterize risk.*
- *Commensurate with the nature and extent of impacts.*
- *Documented per the MCP.*

Activity and Use Limitations - Key Basic Features

❑ What is an AUL?

- *The AUL defines allowed uses, prohibited uses, and obligations.*
- *The elements become legally recorded and “run with the land.”*

❑ Why are we using AULs at Walsh, New McCoy and Keith Middle School?

- *An AUL protects the health of people who use these areas by limiting or controlling exposure to residual impacts.*

❑ What is the regulatory basis for AULs?

- *AULs are a remedial tool allowed under the Massachusetts Contingency Plan (MCP; 310 CMR 40.0000), and under other remedial programs.*
- *In Massachusetts, sites with AULs must be audited by the Massachusetts Department of Environmental Protection (MassDEP).*

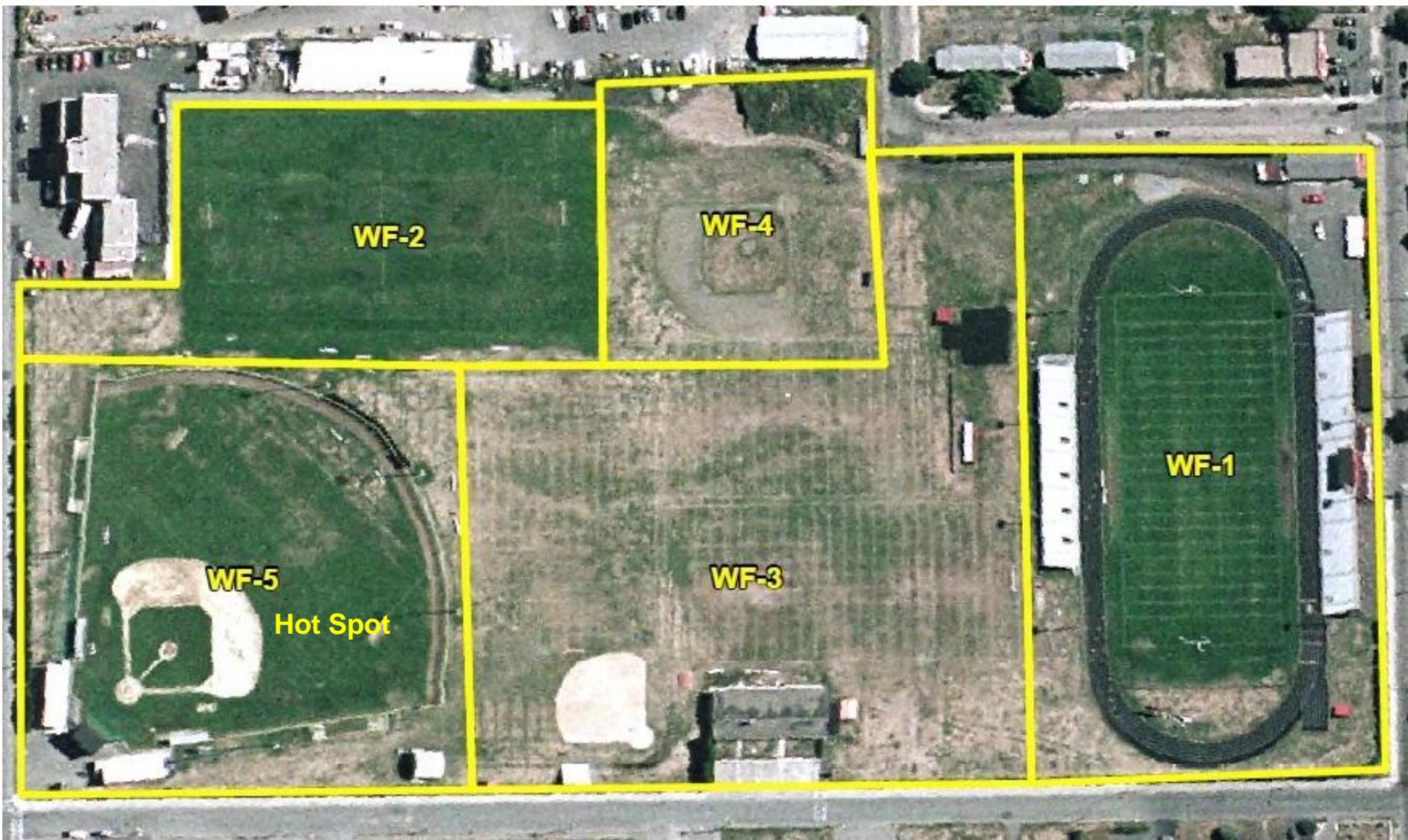
Walsh Field

Partial Response Action Outcome (RAO) Report

Tasks Planned for 2011

- File complete RAO report (site closure report)
- Document that a condition of no significant risk has been achieved
- Implement Activity and Use Limitation (AUL)

Walsh Field Exposure Areas



Walsh Field Risk Assessment/RAO Summary

- ❑ **Response actions conducted to achieve No Significant Risk.**
 - *Over 2,200 cubic yards of impacted soil removed.*
- ❑ **Source of impacts at the Site eliminated or controlled.**
 - *Source material reduced through excavation.*
 - *Remaining impacts controlled by AUL.*
- ❑ **Permanent solution achieved.**
 - *No further remedial actions required to maintain a condition of no significant risk.*
- ❑ **Levels of impact reduced to background.**
 - *Comparable to ash/urban background except barium based on comparison of 90th percentiles and maxima.*
 - *Site closure based on achieving a condition of no significant risk to human health, not this comparison to background conditions.*
- ❑ **All Exposure Point Concentrations (EPCs) below Upper Concentration Limits (UCLs).**

Walsh Field AUL Area



Walsh Field - Activities Consistent with the AUL

☐ Consistent activities

- *All current uses of the property are consistent with the AUL.*
- *Top 3 feet of soil:*
 - *Activities and uses that do not cause and/or result in the direct contact with soil/fill located deeper than three feet below grade in landscaped areas (or soil/fill at any depth below paved surfaces).*
- *Soil deeper than 3 feet or beneath paving:*
 - *Planned with a Licensed Site Professional (LSP).*
- *All soil depths:*
 - *Such other activities or uses which, in the Opinion of a Licensed Site Professional (LSP), shall present no greater risk of harm to health, safety, public welfare or the environment than the activities and uses noted above.*
 - *Emergency utility repairs.*

Walsh Field - Activities Inconsistent with the AUL

❑ Inconsistent activities

- *Residential use;*
- *Excavations more than 3 feet deep in landscaped areas or immediately beneath pavement without a site-specific evaluation by an LSP;*
- *Relocation of any soil from depths greater than 3 feet from the Site to another location within the Site without LSP review and approval;*
- *Planting of food crops in Site soil for human consumption (raised beds OK subject to LSP approval).*

Walsh Field – Obligations/Conditions

❑ Obligations/Conditions

- *Maintain the physical integrity of all asphalt pavement, concrete pavement, sidewalks, and track surfaces or other paved surfaces.*
- *Maintain the physical integrity of all interior building floors.*
- *Prepare a Health and Safety Plan (HASP) for activities below 3 feet in landscaped areas or immediately beneath paved surfaces/building floors.*
- *Plan activities that involve direct contact with soil greater than 3 feet deep with an LSP.*
- *Conduct a site-specific evaluation with an LSP before excavating or disturbing soil/fill below three feet and/or below paving and buildings.*
- *Do not remove soil from the AUL area to an off-site (off-property) location without LSP review and approval.*

New Andrea McCoy Field

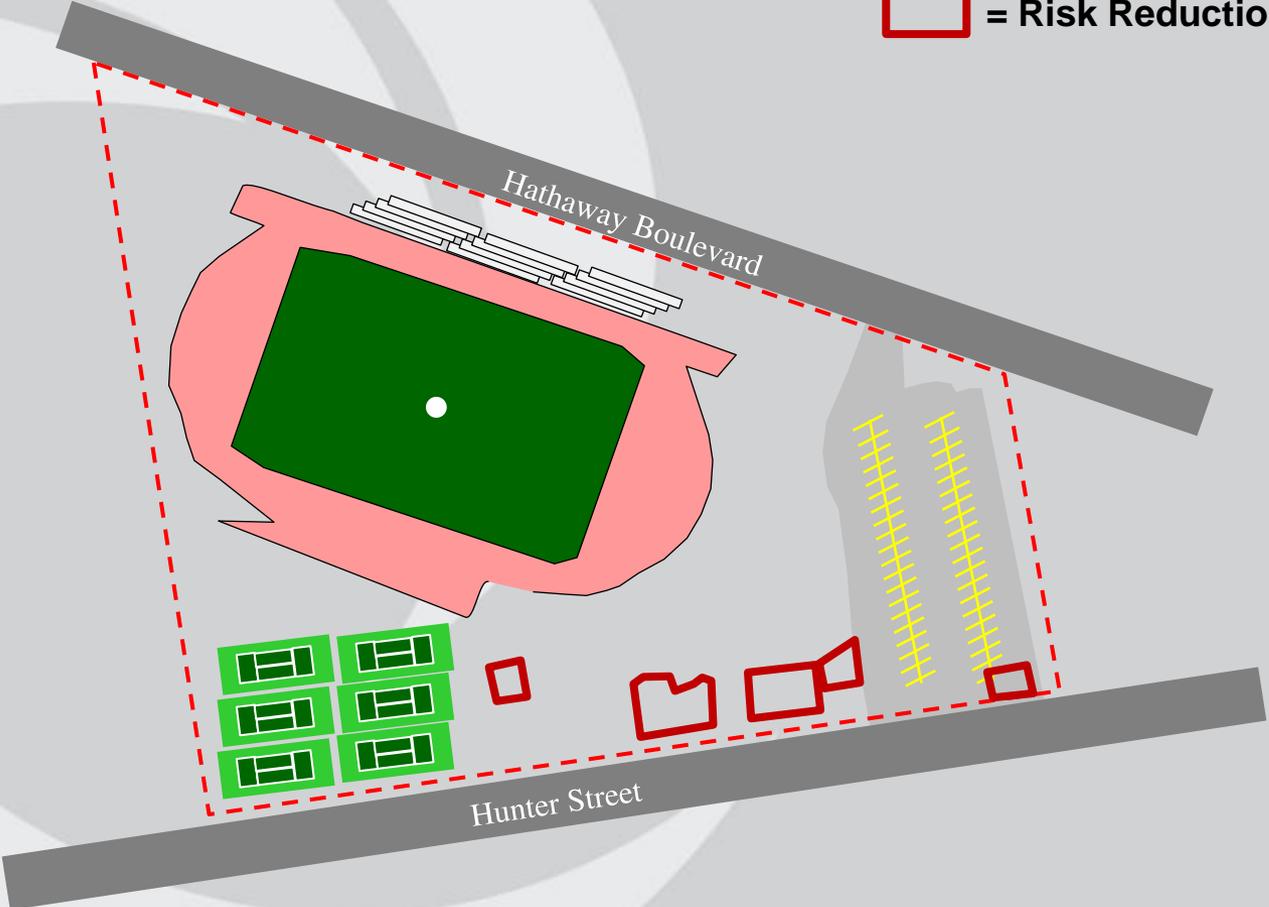
Partial Response Action Outcome (RAO) Report

Tasks Planned for 2011

- **File site closure report (RAO)**
- **Document that a condition of no significant risk has been achieved**
- **Implement Activity and Use Limitation (AUL)**

New McCoy Field - Risk Reduction Excavations

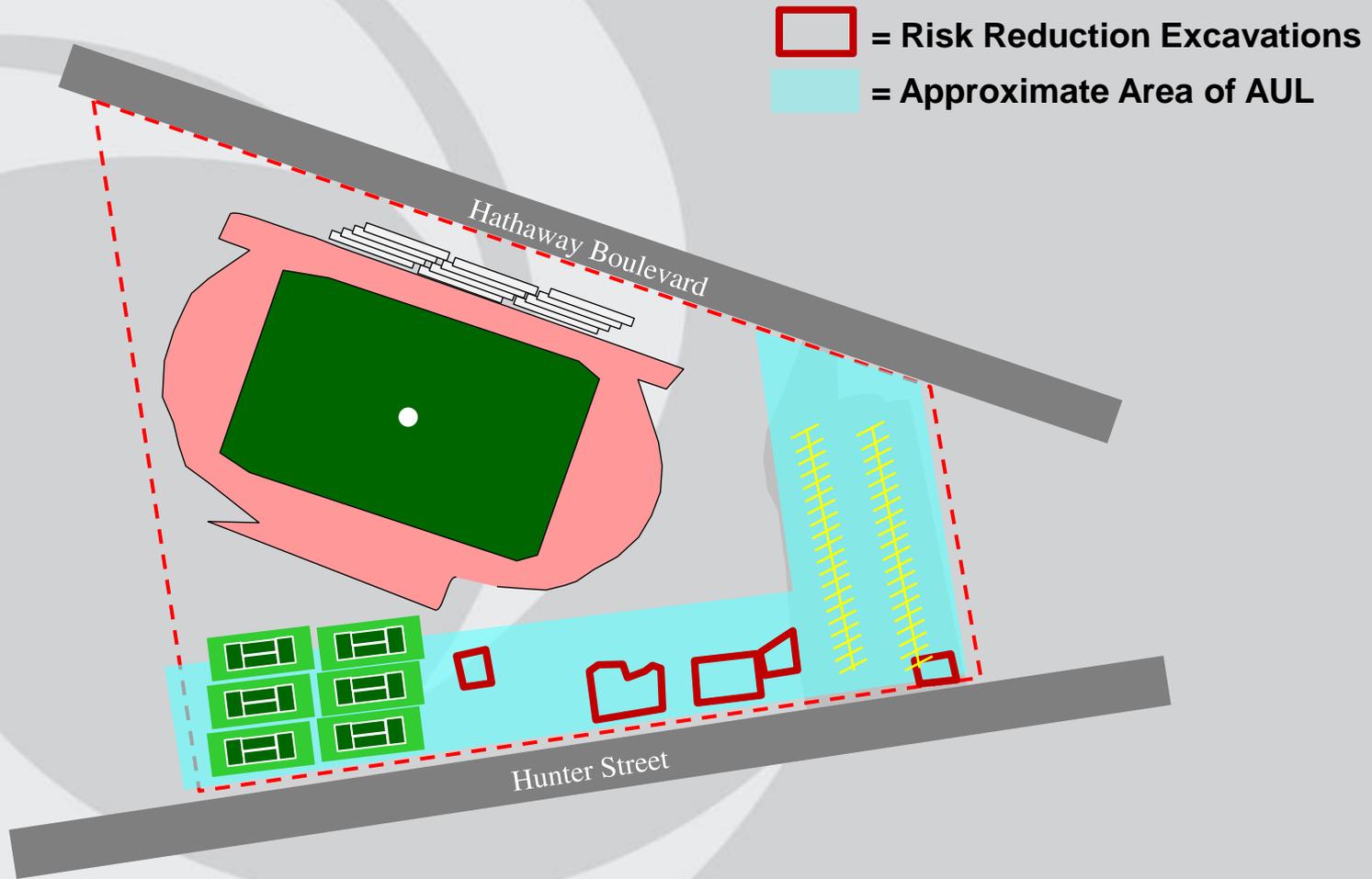
 = Risk Reduction Excavations



New McCoy Risk Assessment/RAO Summary

- ❑ **Response actions conducted to achieve No Significant Risk.**
 - *Nearly 3,000 cubic yards of impacted soil removed.*
- ❑ **Source of impacts at the Site eliminated or controlled.**
 - *Source material reduced through excavation.*
 - *Remaining impacts controlled by AUL on portion of the property.*
- ❑ **Permanent solution achieved.**
 - *No further remedial actions required to maintain no significant risk.*
- ❑ **Levels of impact reduced to background.**
 - *Comparable to ash/urban background, except barium and vanadium based on comparison of maxima.*
 - *Site closure based on achieving a condition of no significant risk to human health, not this comparison to background conditions.*
- ❑ **All Exposure Point Concentrations (EPCs) below Upper Concentration Limits.**

New McCoy Field AUL Area



McCoy Field- Activities Consistent with the AUL

☐ Consistent activities

- *All current uses of the property are consistent with the AUL.*
- *Top 3 feet of soil:*
 - *Activities and uses that do not cause and/or result in the direct contact with soil/fill located deeper than three feet below grade in the AUL area..*
- *Soil deeper than 3 feet in the AUL area:*
 - *Planned with a Licensed Site Professional (LSP).*
- *All soil depths:*
 - *Such other activities or uses which, in the Opinion of a Licensed Site Professional (LSP), shall present no greater risk of harm to health, safety, public welfare or the environment than the activities and uses noted above.*
 - *Emergency utility repairs.*

McCoy Field - Activities Inconsistent with the AUL

❑ Inconsistent activities

- *Residential use;*
- *Excavations more than 3 feet deep in the AUL area without a site-specific evaluation by an LSP;*
- *Relocation of any soil from depths greater than 3 feet in the AUL area from the Site to another location within the Site without LSP review and approval;*
- *Gardening of food crops in Site soil for human consumption (raised beds OK subject to LSP approval).*

New McCoy – Obligations/Conditions

❑ Obligations/Conditions

- *Health and safety plan (HASP) for activities below 3 feet in the AUL area.*
- *Planning with LSP for activities that involve direct contact with soil greater than 3 feet deep.*
- *No soil from the site to be removed from the AUL area to an off-site (off-property) location without LSP review and approval.*

How to comment on the RAOs

Comments Due

- *Walsh and McCoy RAOs/AULs – Monday, April 25, 2011*

Review Reports

➤ *Electronically*

- <http://www.newbedford-ma.gov/McCoy/sitemap/sitemap.html>
- Under the “Walsh Field” and “New Andrea McCoy Field” buttons

➤ *Look at a printed copy*

- By appointment at the Department of Environmental Stewardship
 - *Monday to Thursday 8:00am to 4:00pm and Fridays 8:00am to 12:00pm.*
 - *Call 508-991-6188 to make an appointment.*
- At the Lawler Branch Library at 745 Rockdale Ave., New Bedford.

How to comment on the RAOs

- ❑ Submit comments in writing

- *By e-mail:*

- PSWS@newbedford-ma.gov

- *By mail:*

- City of New Bedford
Environmental Stewardship Department
133 William Street, Room 304
New Bedford, MA 02740

- Please clearly mark to the attention of:
Cheryl Henlin, Environmental Planner

Updates

NBHS Immediate Response Action - Update

- ❑ *Immediate Response Action (IRA) for undocumented release of trichloroethene.*
- ❑ *One 4-inch well, MW-27R, installed in December 2010 in the Mechanical Room.*
- ❑ *IRA Plan Modification submitted on January 18, 2011*
 - *IRA Plan Modification added the following activities:*
 - *Pumping and vacuum extraction (Total Fluid Extraction [TFE]) at MW-27R.*
 - *Remove chlorinated VOC-impacted groundwater in the vicinity of MW-27R.*
 - *First extraction performed during February 2011 break*
 - *Subsequent extractions on March 21 and April 5, 2011*
 - *Remove chlorinated VOC-impacted groundwater in the vicinity of MW-27R.*
 - *Off-site disposal by Triumvirate.*
 - *Approximately 1,400 gallons removed over three events.*
 - *Iterative extraction and sampling to continue in the near term.*
- ❑ *Concentration data indicate significant mass is being removed.*
- ❑ *Additional targeted indoor air and groundwater monitoring conducted to monitor site conditions.*
- ❑ *Evaluation on going.*

Tentative Schedule of Future PIP Meetings

Site Area/Location	Report	Start of Public Comment Period	Likely Timeframe for Meeting
<i>Acquired Residential Properties</i>	Phase II	May 20, 2011	Week of May 30 th or June 13 th
<i>Acquired Residential Properties</i>	Phase III	August 31, 2011 (all three reports)	Week of Sept. 12 th or Sept. 19 th
<i>Nemasket Street Lots</i>	Phase II		
<i>Keith Middle School wetlands</i>	Phase II		

Questions?

Question submitted to Environmental Stewardship - Liberty Gardens

A March 3, 2010 TRC memorandum about the Nemasket Street Lots mentions the 1960 Army Corps of Engineers' involvement with the creation of Liberty Gardens.

Where is present day Liberty Gardens? My understanding of the Army Corps of Engineers is that their role was to maintain waterways according to the law; why were they on the PSWS (by the Federal EPA boundaries)? What city dept commissioned that work in 1960?

- Our research indicates that there was a proposal before the City to have a portion of the Site (part of what is now the NBHS Campus) developed as apartments to be named Liberty Gardens (not an actual “garden”). The City turned down the proposal in order to keep it for future development as NBHS. It is not known what City department was involved at the time.***

- The Army Corps of Engineers can also provide general engineering services to communities in addition to their role in regulating waterways.***

Thank You for Coming!

See you at the next meeting!