

Periodic Review Opinion Report PIP Meeting Notes

March 2, 2026

Tremont and Whittier Streets, Boston (Roxbury), MA
RTN 3-15009

A Public Involvement Plan (PIP) meeting pursuant to the Massachusetts Contingency Plan (MCP) was held on March 2, 2026 at 6:00 pm for the property identified as Parcel P-3 located at the corner of Whittier and Tremont Streets in Roxbury, Massachusetts (RTN 3-15009). Additional RTN 3-36365 is also related to the Site. The meeting was held virtually, via Zoom (bosplans.org/RSMPOC-MAR2026) (meeting ID: 161 782 1005, call-in number: 1 (833) 568-8864). The meeting was part of a larger regularly scheduled meeting hosted by the Boston Planning Department and the Roxbury Strategic Master Plan Oversight Committee (RSMPOC) for ongoing community engagement.

Mr. Jason McDonald of Boston Planning and Mr. Norm Stenbridge of RSMPOC moderated the meeting. The topic of environmental assessment and remediation of Parcel P-3 was the 1st item on the meeting agenda. Ms. Ileen Gladstone of GEI Consultants, the Licensed Site Professional (LSP) for the project conducted a formal presentation, followed by a question-and-answer period. Attached is the PowerPoint presentation slides from the PIP portion of the public meeting and the attendance list from the public meeting.

Welcome

Ms. Rebecca Tomasovic, Director of Real Estate at the Boston Planning Department opened up the agenda item to talk about P-3. Ms. Tomasovic introduced Ms. Gladstone to give an overview of the current environmental conditions at the P-3 site. Ms. Gladstone was joined by Mr. Ryan Hoffman and Mr. Chris Ragnelli, also of GEI Consultants. Ms. Gladstone stated the purpose of the meeting was to provide an update on the current site conditions and provide an opportunity for the public to comment on an upcoming report filing. The Site is being cleaned up under the state program known as the Massachusetts Contingency Plan (MCP). The Site has been in the program since 1997. In 2021, GEI, on behalf of the Boston Planning Department, prepared a Temporary Solution Statement Report (TSS Report). The TSS Report concluded that the cleanup needed to achieve a Permanent Solution and would be incorporated into redevelopment of property.

MCP and Public Involvement Plan (PIP) Process

Ms. Gladstone explained that the disposal site was designated a Public Involvement Plan (PIP) Site in 2002 and that the PIP process is intended to ensure that the public is informed about the cleanup. The plan is tailored to the level of community interest.

Site Description

Ms. Gladstone explained that the contaminants at the Site were primarily petroleum and lead in soil on the eastern portion of the Site and volatile contamination in groundwater on the western portion of the site. A significant site feature is a 10-foot-high soil mound on the northeastern portion of the Site.

Targeted Cleanup

Ms. Gladstone described the targeted soil cleanup in 2023 that included collecting samples of the soil mound for testing and removal of approximately 450 cubic yards of contaminated soil. A lead hot spot in the center of the Site, and the most heavily petroleum contaminated soil from the mound were removed and disposed off site.

Current Site Conditions

The MCP requires review of site conditions every 5 years (since 2021) and the approach for cleaning up the Site. This review concluded:

- Site conditions have improved due to the targeted soil removal performed in 2023
- No changes in activities, uses, and/or exposures have occurred since 2021
- Temporary Solution is still effective at maintaining a site safe to nearby receptors

Document Repository and Availability

One document is available for public review and comment:

Draft Periodic Review Opinion of Temporary Solution and Post-Temporary Solution Status Report; Parcel P-3 (MassDEP RTN 3-15009 and RTN 3-36365): Tremont and Whittier Street, Boston, Massachusetts, February 2026.

A copy of the document is available for review at:

- Shaw-Roxbury (formerly Dudley) Branch Library, 149 Dudley Street, Roxbury;
- Uphams Corner Branch Library 500 Columbia Road, Dorchester;
- Egleston Square Branch Library, 2044 Columbia Avenue, Roxbury;
- Grove Hall Branch Library, 41 Geneva Avenue, Dorchester;
- Flat 9 at Whittier (formerly Whittier Street Management Office), 100 Cabot Street, Roxbury;
- The MassDEP website:

<https://fileservice.eea.comacloud.net/V3.1.0/FileService.Api/file/afjhbgejj?wvJRDLbdua/6DyZeCF3VuMto+ZFK/DUlnemciugL9bIqCpwVxk1+tpMPHb8lCrIGhw9n2DMQtaHHS8OoO0G8nNFtH/B4Sj29osGCJoyxZdiAF1d3emfm/098KH3RzsLl>

- The BPDA Plan: Nubian Square: Parcel P-3 website:

<http://www.bostonplans.org/planning-zoning/planning-initiatives/roxbury-strategic-master-plan>

Minutes of the meeting are being distributed to the attendance and mailing list, within ten (10) days (by March 12, 2026), and posted on the MassDEP and Boston Planning websites.

Public comments to the Draft Report are due in twenty (20) days (by March 23, 2026) and the responses to the comments will be included in the Final Report. Comments can be provided to Ileen Gladstone at igladstone@geiconsultants.com or 781.424.9924 or William Epperson of Boston Planning at william.j.epperson@boston.gov or 617.918.6202.

Ms. Gladstone said that reducing the number of public repositories (libraries) and public notices (newspapers) for project reports and notifications is being considered (see table below). Public repositories would be reduced from 6 to 1 and public notices would be reduced from 6 to 2, choosing those most relevant to the Nubian Square

community. A separate notification of these potential changes will be sent to the mailing list, and the public will have 20 days to comment.

Notification Method	Current PIP	Proposed PIP Modification
Public Repositories	<ul style="list-style-type: none"> • South End Library • Uphams Corner Library • Dudley (now Shaw-Roxbury) Library • Egleston Square Library • Grove Hall Library • Whittier Street Management Office* 	<ul style="list-style-type: none"> • Shaw-Roxbury Library <p>Consolidate copies of documents into one library - the closest, local library.</p>
Newspapers	<ul style="list-style-type: none"> • Bay State Banner • South End News • Jamaica Plain Gazette • Mission Hill Gazette • La Semana • Boston Sun** 	<ul style="list-style-type: none"> • Bay State Banner • Boston Sun** <p>Limit to two newspapers most topical to Roxbury and/or that were requested by the community.</p>

* Now known as Flat 9 at Whittier

** Boston Sun was added in 2021 at the request of the community

Community Questions

Community members raised comments or questions during the public meeting.

1. A commenter discussed that the neighborhood historically had a factory known as Weston Hub which manufactured springs and that could be a source of lead at the P3 site. The commenter asked how much contamination from the mound leached into the soil and that nearby residents could have been exposed to that lead. Commenter also thought that every library in the area should be included in the notification list.

A response to this comment will be included in the Final Report.

2. Steven Godfrey noted in the chat that with respect to the use of public repositories and availability of reports, there should be “more media [rather] than less.

A response to this comment will be included in the Final Report.

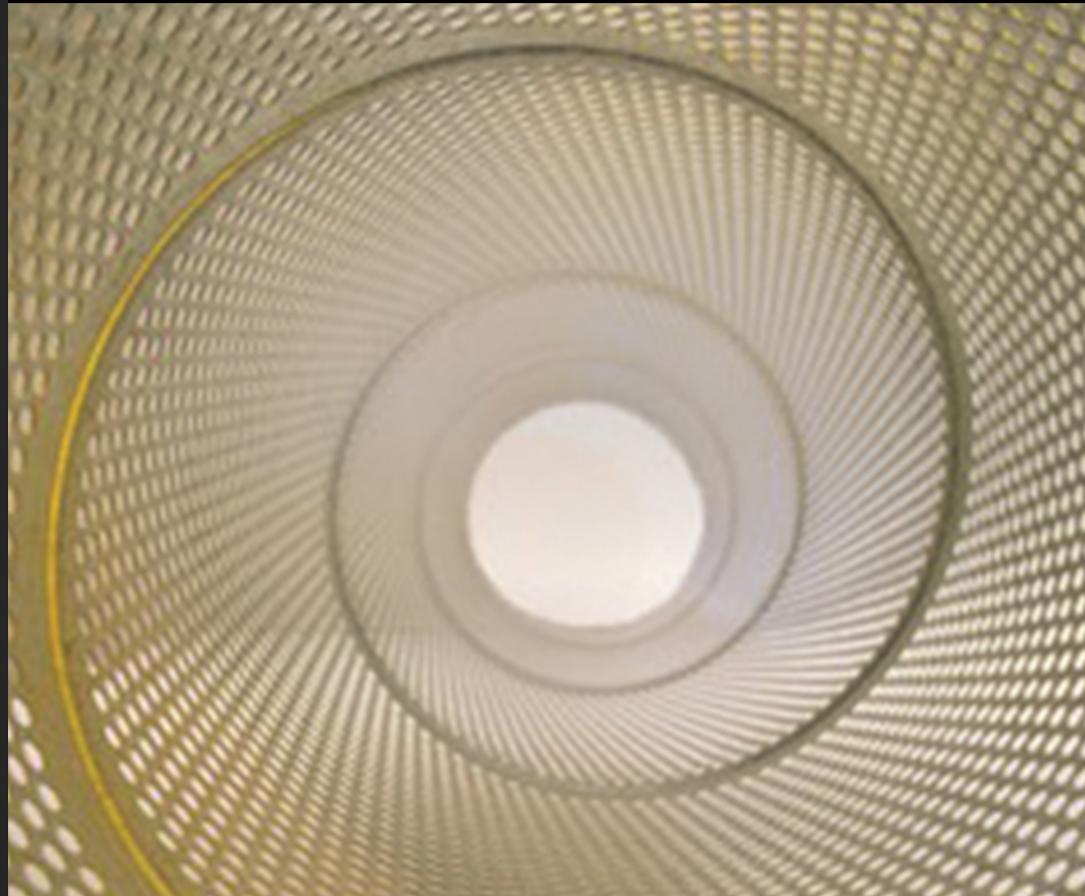
3. Bill Singleton stated that the City should clean up the site, not just rely on private industry.

A response to this comment will be included in the Final Report.

Attachments

B:\Working\BOSTON PLANNING & DEV AGENCY (AKA BRA)\2507466 Parcel P-3 Tremont and Whittier Streets\08_PIP\Minutes\Meeting Minutes_03-02-2026.docx

consulting engineers and scientists



Public Involvement
Plan Meeting
March 2, 2026

Parcel P-3
Tremont and Whittier Streets
Roxbury, Massachusetts

RTNs 3-15009 and 3-36365

Introduction

GEI Consultants:

Ileen Gladstone, P.E., LSP

Ryan Hoffman, P.G., LSP

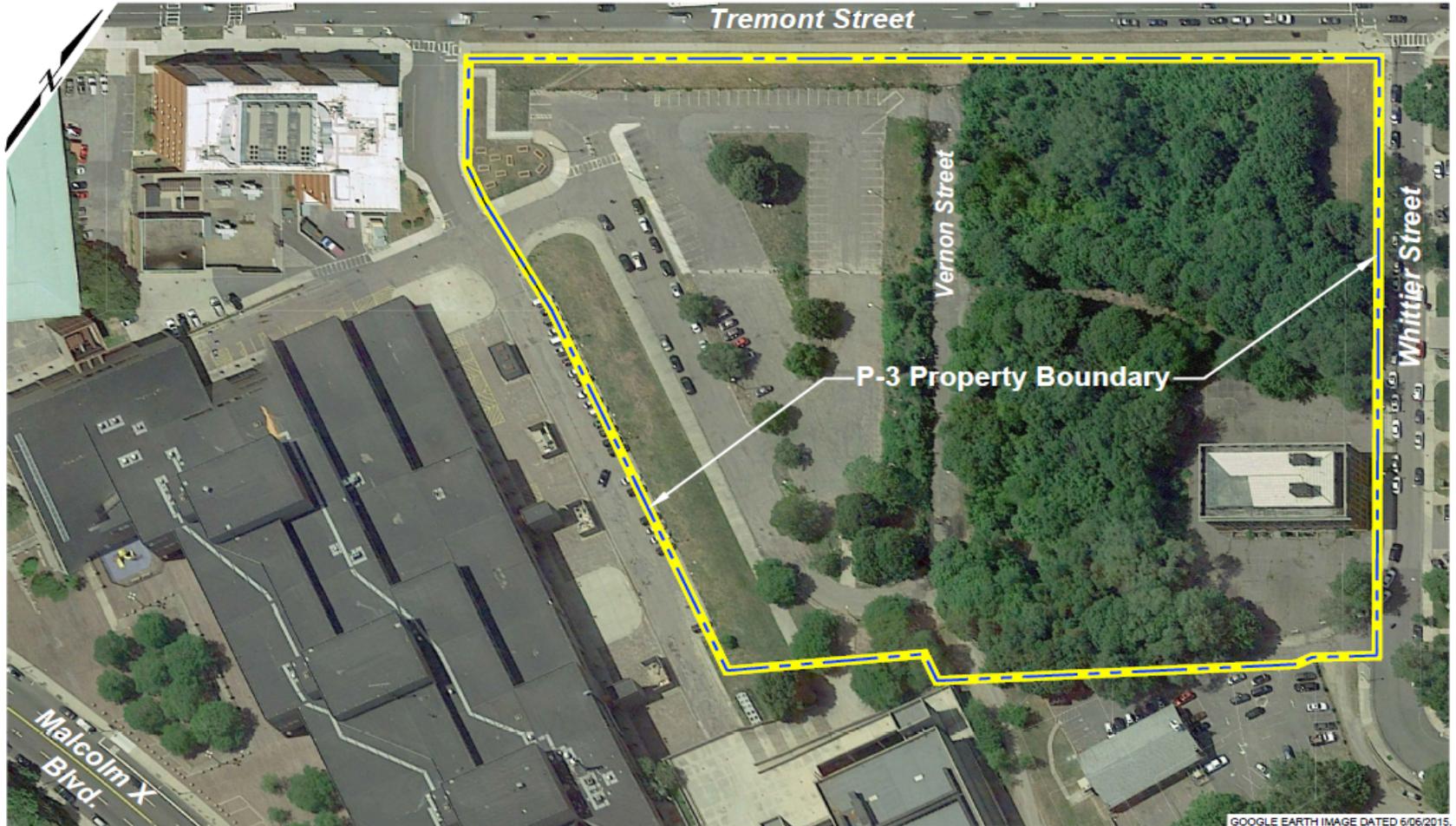
Purpose:

Update on review of current site conditions

Description of pending report for MassDEP submission



Parcel P-3



GOOGLE EARTH IMAGE DATED 6/06/2015.



Overview

Property and Release History

Massachusetts Contingency Plan (MCP) Compliance

Contaminated Site Description

Current Site Conditions

Public Involvement Plan (PIP) Process

Email Community Questions



Contaminated Site

Site History, 1880s to present:

Various industries (foundry, manufacturing), former Whittier Street Health Center, Connolly's Tavern, currently vacant

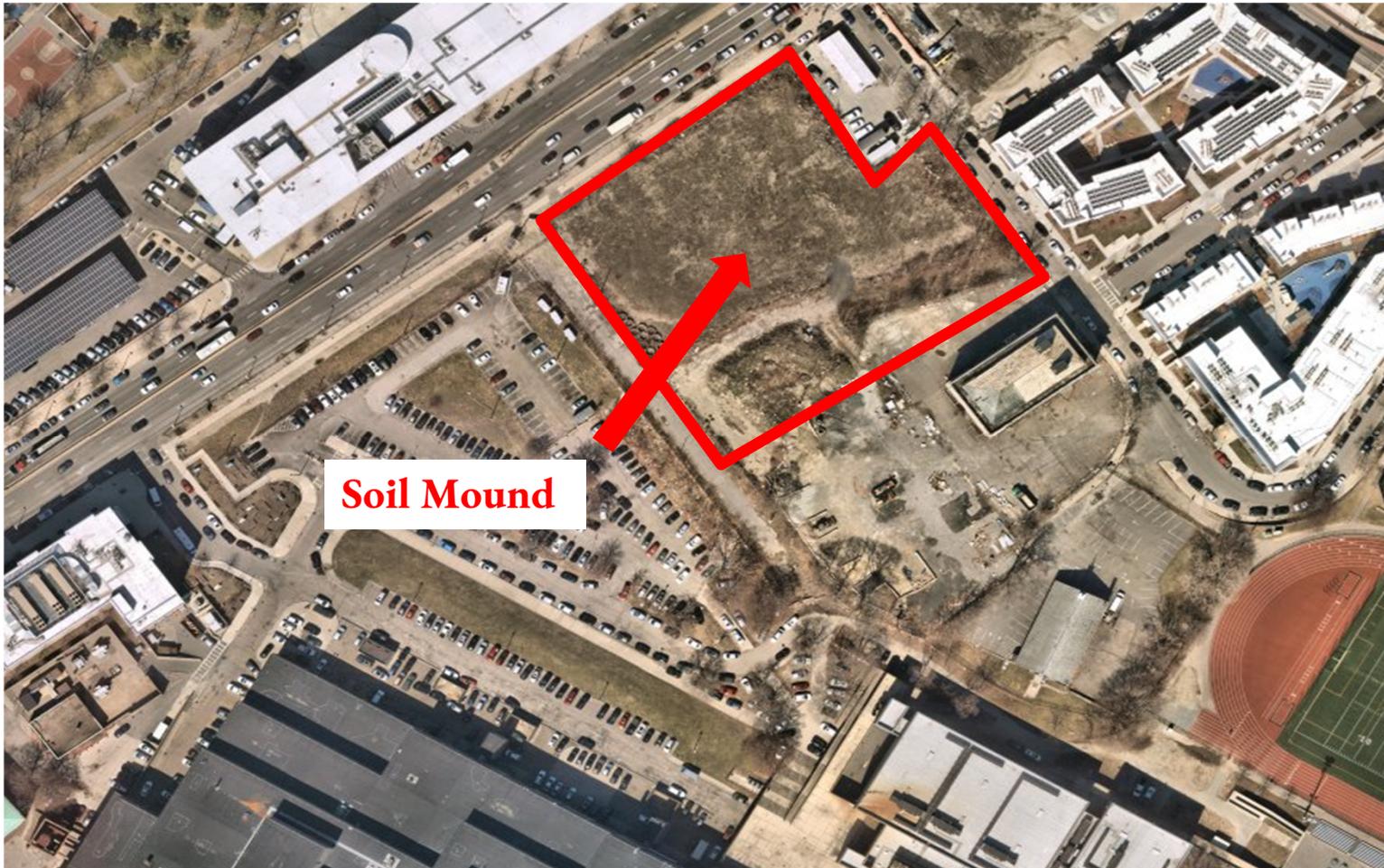
First reported to MassDEP in 1997 by the BRA

Contaminated soil on eastern portion of parcel

Metals (lead) and polycyclic aromatic hydrocarbons (PAHs)



Parcel P-3



Soil Mound



Massachusetts Contingency Plan

MCP Disposal Site RTN 3-15009 and 3-36365

2002: BPDA (BRA) completed site investigations on eastern portion of property; proposed cleanup of soil mound

2008: Designated Public Involvement Plan Site

2016: GEI performed investigations on behalf of designated developer; identified additional contamination on western portion of property



Massachusetts Contingency Plan

2021: Prepared a Temporary Solution Report

- Evaluated cleanup options

- Site poses no short-term risk

- Final cleanup part of redevelopment

2023: Targeted Soil Cleanup

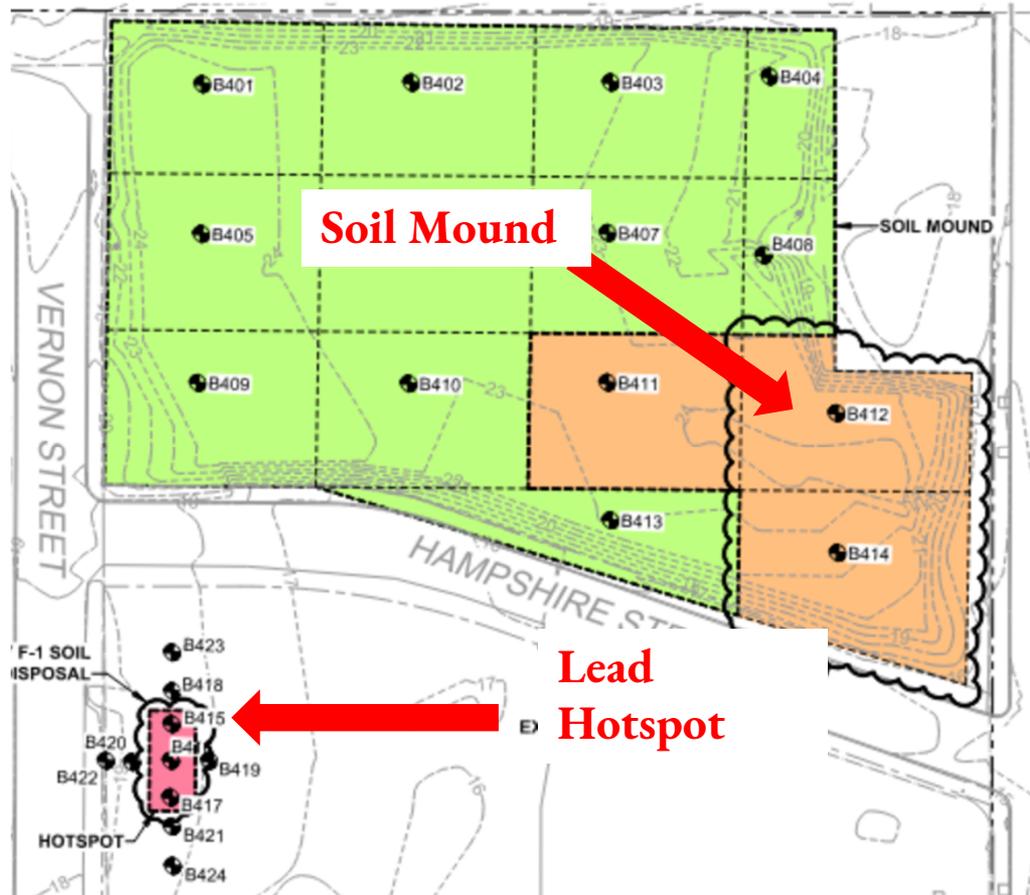


2023 Targeted Cleanup

Excavated ~450 cubic yards of soil

- Removed lead hotspot
- Reduced size of soil mound (petroleum)
- Off-site soil disposal

Reduced Risk



Current Site Conditions

MCP requires review of site conditions every 5 years (since 2021) so Boston Planning reviewed conditions in 2026:

- Site conditions have improved due to targeted soil removal

- No changes in activities, uses, and/or exposures

- Temporary Solution is still effective

5-Year Periodic Review Opinion Report to be submitted to MassDEP by April 26, 2026

- Available for public comment



Public Involvement Plan Process

Ensures
public is
informed
and
involved

Tailored to
level of
community
interest

Established
public
repository

Public
Meetings
for
Significant
Deliverables

20-day
Public
Comment
period on
Draft
Report

Incorporate
Public
Comment



Summary

Copies of Draft Periodic Review Opinion available:

- Online at MassDEP's website at:
<https://eeaonline.eea.state.ma.us/portal#!/search/wastesite> (search by 3-0015009)
- Public Library Branches at Uphams Corner, Shaw-Roxbury, Egleston Square, Grove Hall; and Flat 9 at Whittier

March 12, 2026: Meeting minutes in 10 days

March 23, 2026: 20-day comment period

Report will be finalized following comment period

Report will be submitted to MassDEP



Proposed PIP Modification

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Email Questions

William Epperson (Boston Planning)

phone: 617-918-6202

email: William.j.Epperson@boston.gov

Ileen Gladstone, P.E., LSP (GEI)

phone: 781-424-9924

email: igladstone@geiconsultants.com



March 2, 2026 Public Meeting attendance list

Jason McDonald/City of Boston

Miranda Hall/City of Boston

Ben Merker/City of Boston

Rebecca Tomasovic/City of Boston

Gigi Munden/City of Boston

Jardine/ Haitian Creole translator

Zenilda Cruz/Cape Verdean interpreter

Melissa/Spanish interpreter

Norm Stenbridge/RSMPOC

Ileen Gladstone/GEI

Ryan Hoffman/GEI

Chris Ragnelli/GEI

Donald Mitchell

Tom O'Brien

Jeffrey Brown

Tom Sullivan

Bill Grogan

Joseph Feaster

Christine O'Keefe

Beverley Johnson

Alison Pultinas

Joan Seamster

Anna Novak

Connie F

Grady Eason

Lauren Thompson

Weezy Waldstein

Reggie Stewart

Sarah Scheffel

Ryan Thomas

M. David Lee

Luis Frias II

Megan Sandel

Greg Minott

Lara Neubauer

Rashelle Centei (rep for Liz Maranda's office)

Dianne Wilkerson

Jonathan Smalls

Kenya Beaman

Cole Gibson

Ricardo Pierre-Louis

Jason Farrel

Grgur Tokic

Gretchen Kellog

Tyler Herron

Taylor Driscoll

True See Allah

Chanda Smart

Brian McCarter

LaTonya Burnett

Intiya Ambrogi-Isaza

Charlotte Neslon

Lorraine Payne

Nitando Dube

Caroline Foscato

Naoise McDonnell

Nefertiti Lawrence