consulting engineers and scientists

Public Involvement Plan Meeting
July 24, 2019

Parcel P-3
Tremont and Whittier Streets
Roxbury, Massachusetts

RTN 3-15009
Introduction

P-3 Partners, LLC:
   Jeff Feldman

Boston Planning & Development Agency:
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   Devin Quirk
   Francis Collins

GEI Consultants:
   Ileen Gladstone, P.E., LSP
Overview

Property and Release History
Release History
MCP and Public Involvement Plan (PIP) Process
Additional Investigations
Development Plan
Cleanup Plan
Community Questions
Parcel P-3
Site History, 1880s to present:
Various industries, 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)
MCP Disposal Site RTN 3-15009

BPDA (BRA) completed:
  Phase II Comprehensive Site Assessment
  Phase III Remedial Action Plan

Proposed Cleanup:
  Excavation of hot spots contaminated with lead
  Deed restriction on property (Activity and Use Limitation)

2008: Designated Public Involvement Plan Site
Public Involvement Plan Process

- Ensures public is informed and involved
- Tailored to level of community interest
- 10 community members petition PRP for public involvement plan
- Interview community members to understand concerns
- Preparation of PIP Plan
- Public Meeting to present draft PIP Plan
- 20-day Public Comment period
- Establish public repository
- Public Meetings for Significant Deliverables
- 20-day Public Comment period
Additional Investigations: 2016-2017 by GEI
Additional Investigations

2016-2017: GEI soil and groundwater study
Contaminants on western portion of Parcel 3
  Chlorinated solvents (TCE, vinyl chloride, DCE) in groundwater
  Lead and PAHs in soil
New MCP reporting requirements to MassDEP
P-3 Partners will report after lease signed
Expands disposal site
P-3 Partners will return Site to compliance
“White Knight”
File Phase I Report and Eligible Person Certification
Phase I Initial Site Investigation Report

Combines the two releases into one Site
Site history
Investigations conducted
Types of contaminants
Extent of contamination
MCP Cleanup: Release Abatement Measure (RAM) Plan
Part of the development construction
Demolish the former Whittier Street Health Center
Relocate the Stoneybrook Interceptor
Excavate and Manage up to 40,000 cubic yards of soil
  Move existing large soil/debris mounds
  Relocate and regrade on-site soils
  Off-site soil disposal
Excavation dewatering and discharge under EPA permit
  Groundwater treated before discharge
Dust Mitigation

Dust Monitoring
Live-loading soils rather than temporarily stockpiling soils
Covering containers
Covering stockpiles with plastic
Spraying misted water
Sequencing work to minimize open excavation areas
Temporarily suspending excavation activities
Reducing construction equipment traffic and/or speed
Copies of Draft Phase I and RAM Plans available:
Whittier Street Housing Office & Dudley Branch Library

August 3, 2019: Meeting minutes in 10 days
August 13, 2019: 20-day comment period
Plans will be finalized following comment period
Reports will be submitted to MassDEP after P-3 Partners takes control of the Site
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