

MassDEP RTN 3-15009 and RTN 3-36365

Periodic Review Opinion of Temporary Solution and Post-Temporary Solution Status Report

Parcel P-3: Tremont and Whittier Streets
Boston (Roxbury), Massachusetts

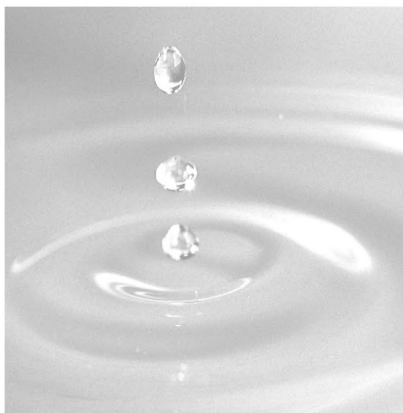
Submitted to:

Massachusetts Department of Environmental Protection
Northeast Regional Office
150 Presidential Way
Woburn, MA 01801

Submitted by:

GEI Consultants, Inc.
100 Quannapowitt Parkway, Suite 300
Wakefield, MA 01880
781.721.4000

April 15, 2026
Project No. 2507466



Christopher Ragnelli
Senior Project Manager

Ryan S. Hoffman, P.G., LSP
Vice President

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Executive Summary

GEI Consultants, Inc. (GEI) prepared this Periodic Review Opinion evaluating the status of a Temporary Solution and Post-Temporary Solution Status Report on behalf of Boston Redevelopment Authority dba Boston Planning & Development Agency, acting by and through City of Boston Planning Department (from here on referred as “Boston Planning”) for the property identified as Parcel P-3 (the Property) at Whittier and Tremont Streets in Roxbury, Massachusetts. Two Massachusetts Department of Environmental Protection (MassDEP) disposal sites are on the Property; Release Tracking Numbers (RTNs) 3-15009, originally notified to MassDEP in 1997, and RTN 3-36365 notified to MassDEP on July 16, 2020. RTN 3-36365 was linked to RTN 3-15009 creating a combined disposal site (the Site).

The Site was historically used for industrial activities in the late 1800s and early 1900s. In 1933, a health center was built on the eastern portion. After that, portions were used for a junk yard, a tavern, and a paved parking lot. A large artificial mound, approximately 5 to 10 feet high, containing mixed soil and debris including metal, concrete and brick debris, tires, and trash is on the northeast portion. The source of soil contamination is likely urban fill and possibly historical releases from former industrial use of the Site.

Between 1997 and 2002, multiple subsurface investigations were conducted at the Property. The soil contamination at the Property is volatile organic compounds (VOCs), petroleum hydrocarbons, polycyclic aromatic hydrocarbons (PAHs), and metals. The groundwater contamination is chlorinated VOCs, PAHs, and metals. Sources of groundwater contamination include historical industrial use of the Site, and possible upgradient sources of VOC contamination.

In April 2021, GEI, on behalf of Boston Planning, submitted a Supplemental Phase II Comprehensive Site Assessment (CSA), Phase III Remedial Action Plan (RAP) Addendum, and Temporary Solution Statement (GEI 2021 Supplemental Phase II/III Report). GEI concluded that while there was not a condition of No Significant Risk, there was a condition of No Substantial Hazard. GEI recommended Site Maintenance as a cost-effective Temporary Solution and recommended removal of the large soil mound as a step toward a Permanent Solution.

Using a grant from MassDevelopment’s Brownfields Redevelopment Fund, Boston Planning implemented targeted remedial actions in 2023, including excavation and off-site disposal of the most contaminated soil from a lead hot spot and the artificial mound. In total, 715.26 tons (approximately 447 cubic yards) of contaminated soil were removed. These activities were documented in a Release Abatement Measure (RAM) Completion Report submitted to MassDEP in September 2023.

As part of this current 5-year Periodic Review Opinion, we evaluated the feasibility of achieving a Permanent Solution for the Site as well as the other required performance criteria, as summarized below:

- The Temporary Solution, Site Maintenance until remediation is incorporated into future redevelopment plans, has been effective in maintaining a condition of No Substantial Hazard at the Site.

- Site conditions have improved compared to those that existed when the Temporary Solution Statement was filed due to the 2023 RAM that targeted soil excavation and off-site removal. Although the removal action did not achieve a condition of No Significant Risk; it did position the Site to be more attractive for future redevelopment.
- Boston Planning has taken and will continue to take definitive and enterprising steps to identify, develop, and implement a Permanent Solution:
 - In 2023, Boston Planning used a MassDevelopment Grant to conduct a risk reduction measure by conducting targeted soil excavation and off-site disposal of contaminated soils and positioning the Site to be more attractive for future development plans and ultimately a Permanent Solution.
 - Boston Planning designated a new developer (HYM Investment Group, LLC and My City at Peace) whose plans for the Property would integrate remedial actions during construction to achieve a Permanent Solution under the MCP.
 - Although the developer was recently de-designated, Boston Planning is currently re-evaluating options for future development at the Property. When development plans have been confirmed, they will be integrated with the remedial actions necessary to achieve a Permanent Solution under the MCP.
- To achieve a Permanent Solution under the MCP, additional remedial activities would be required including but not limited to off-site soil disposal, capping and institutional controls, and/or installation of a vapor mitigation system (if occupied buildings are constructed). These activities will be part of future remediation phases, likely associated with redevelopment of the Property. Therefore, it is our opinion that achievement of a Permanent Solution is feasible but only once redevelopment plans have been finalized.
- There have been no changes in activities, uses, or exposures that might cause an actual or potential increase in exposure for human or environmental receptors to oil and hazardous material (OHM) at the Site.
- According to Boston Planning and our review of MassDEP files, no activity and use limitations (AULs) have been implemented at the Site.
- There are no response actions necessary to maintain the Temporary Solution.

1. Introduction

GEI Consultants, Inc. (GEI) prepared this Periodic Review Opinion evaluating the status of a Temporary Solution and Post-Temporary Solution Status Report on behalf of Boston Planning for the property identified as Parcel P-3 (the Property) and at Whittier and Tremont Streets in Roxbury, Massachusetts. Two Massachusetts Department of Environmental Protection (MassDEP) disposal sites are on the Property; Release Tracking Numbers (RTNs) 3-15009, originally notified to MassDEP in 1997, and RTN 3-36365 notified to MassDEP on July 16, 2020. RTN 3-36365 was linked to RTN 3-15009 creating a combined disposal site (the Site; Figures 1 and 2). In April 2021, GEI submitted a Temporary Solution Statement to MassDEP.

1.1. Purpose

The purposes of this report are to satisfy the following requirements of the Massachusetts Contingency Plan (MCP; 310 CMR 40.0000):

- Conduct an evaluation of the Temporary Solution and the feasibility of achieving a Permanent Solution for the Site (310 CMR 40.1050[4][b]).
- Provide a Post-Temporary Solution Status Report (310 CMR 40.0898[1][b]). Since no Active Operation and Maintenance is being performed for the current remedial action, submitting this Status Report to MassDEP—every five years along with the Periodic Review Opinion—is appropriate for the Site (310 CMR 40.0898[1][b]).

1.2. Scope

This Periodic Review Opinion of the Temporary Solution evaluates:

- The effectiveness of the Temporary Solution and confirming that a condition of No Substantial Hazard has been maintained.
- The definitive and/or enterprising steps taken to identify, develop, and implement a feasible Permanent Solution at the Site.
- The feasibility of implementing a Permanent Solution for the Site.
- Any changes in activities, uses, and/or exposures that may cause an accidental or potential increase in exposure for human or environmental receptors to oil and/or hazardous materials (OHM).
- Any necessary and required response actions to maintain the Temporary Solution.

1.3. Submittals

The original Periodic Review Opinion MassDEP Transmittal Form (BWSC104) was submitted online via eDEP and a copy is included in Appendix A.

In accordance with 310 CMR 40.1050[4][c], the submittal of this Periodic Review Opinion maintains a Tier Classification or Extension.

1.4. PIP Activities

Disposal site RTN 3-15009 was designated a Public Involvement Plan (PIP) site in 2005. As required by the PIP, a public comment period was opened following the availability of the draft Periodic Review Opinion on February 24, 2026. A public meeting was hosted virtually on March 2, 2026 to present the findings of the report. Copies of the meeting notification letters and PIP meeting minutes were previously submitted to MassDEP on March 12, 2026. The 20-day public comment period closed on March 23, 2026. Comments received and the responses to the comments are in Appendix B, and were incorporated into this final report as appropriate.

1.5. Contact Information

Responsibility for the Temporary Solution

Gigi Munden
Senior Project Engineer
City of Boston Planning Department
12 Channel St, Suite 901
Boston, MA 02210
617.918.6203

Licensed Site Professional (LSP)

Ileen S. Gladstone, P.E., LSP
LSP No. 9719
GEI Consultants, Inc.
100 Quannapowitt Parkway, Suite 300
Wakefield, MA 01880
781.721.4091

2. Background

2.1. Site Description

The Site (Figure 1), located at the intersection of Tremont Street and Whittier Street in Boston, Massachusetts, is a vacant property owned by the Boston Redevelopment Authority (dba Boston Planning & Development Agency, acting by and through City of Boston Planning Department). The latitude and longitude of the Site are 42°19'59.88"N and 71°5'21.33"W, and Universal Transverse Mercator coordinates for the Site are 4,688,888mN and 327,826mE. The City of Boston Assessor's database identifies the Site as Parcel ID 0902980100.

The Site is approximately 334,546 square feet or 7.7 acres. The Site is bounded by Tremont Street to the north, Whittier Street to the east, Downing Street to the south, and an unnamed road to the west that accesses the parking lots behind the Madison Park High School. Additionally, Vernon Street bisects the eastern and western portions of the Site. In the eastern portion of the Site, an undeveloped road, formerly Hampshire Street, bisects the Site north of the former Whittier Street Heath Center (WSHC) building (Figure 2).

The former WSHC, a vacant, four-story brick building, is on the southeast portion of the Site (Figure 2, east of Vernon street and south of Hampshire Street). The building is surrounded by pavement, which is in poor condition, and a fence. A large artificial mound, approximately 5 to 10 feet above the surrounding pavement, except for the northeast corner, which is landscaped and at normal grade, is on the northeast portion of the Site (Figure 2, east of Vernon Street and north of Hampshire Street). The mound is mixed soil and debris including metal, concrete and brick debris, tires, and trash. This area is entirely unpaved and is surrounded by a fence.

The western portion of the Site (Figure 2, west of Vernon Street) is primarily paved asphalt parking lots, which are in good condition. In this area there are also some landscaped areas and a small community garden (Whittier Community Garden) with raised planter beds.

There are no sensitive environmental receptors within 500 feet of the Site. The Site is not located within a MassDEP-approved Wellhead Protection Area (Zone II Area), MassDEP Interim Wellhead Protection Area (IWPA), or potentially productive aquifer (PPA), and no public water supplies or private drinking water wells are located within 500 feet of the Site.

2.2. Site History

From 1888 to 1988, the Property underwent significant changes in use. Initially, the northern section was home to various industrial and commercial operations, including foundries, cable companies, churches, stores, and residences. The Roxbury Carpet Co. and A.J. Tower's oil clothing manufactory occupied large parts of the site, with storage of coal, dyes, oil, and gasoline in sizable tanks and warehouses. By 1919, larger industries were replaced by smaller shops, scrap yards, and marketplaces. The Roxbury Carpet Co. had 4,500-gallon, 20,000-gallon, and 1,000-gallon tanks of unspecified content along with many

transformers. A.J. Tower Oil Clothing Manufactory also had a 500-gallon gasoline tank and a 4,500-gallon pressurized tank. The four-story WSHC was constructed in 1933.

By 1950, many residential and commercial buildings were demolished. Roxbury Carpet Co. ceased operations. An additional five oil tanks were in place in the eastern portion of A.J. Tower Co. and two laundry businesses were developed in the northern portion of the Property. By 1988, nearly all structures on the Property had been demolished except for the WSHC and a small store, which later operated as Connolly's Tavern until its demolition in 1998.

2.3. Regulatory History

Between 1996 and 2023, multiple environmental investigations and remedial actions were conducted at the eastern portion of the Property. Initial investigations by Weston & Sampson Engineers, Inc. in 1996 and 1997 identified petroleum hydrocarbons (TPH), polycyclic aromatic hydrocarbons (PAHs), and lead above regulatory standards. The site was reported to MassDEP, assigned RTN 3-15009, and classified as Tier II. Further Phase II investigations in 2002 confirmed contamination and identified most of the eastern Property (excluding the former WSHC and its lot) as the disposal site. Although remedial actions such as lead hot spot excavation and Activity and Use Limitations were proposed, they were not implemented at that time.

In 2017, GEI conducted a subsurface investigation on behalf of the then-designated developer, P-3 Partners, and identified additional contamination, including chlorinated volatile organic compounds (VOCs) in groundwater and elevated lead and PAHs in soil. These findings resulted in a new reportable condition (RTN 3-36365), which was later linked with the historical site, expanding its boundaries (Figure 2).

In April 2021, GEI, on behalf of the Boston Planning, submitted a Supplemental Phase II Comprehensive Site Assessment (CSA), Phase III Remedial Action Plan (RAP) Addendum, and Temporary Solution Statement (GEI 2021 Supplemental Phase II/III Report). GEI concluded that while there was not a condition of No Significant Risk, there was a condition of No Substantial Hazard. GEI recommended Site Maintenance as a cost-effective Temporary Solution and recommended removal of the large soil mound as a step toward a Permanent Solution.

Using a grant from MassDevelopment's Brownfields Redevelopment Fund, Boston Planning implemented targeted remedial actions in 2023, including excavation and off-site disposal of the most contaminated soil from a lead hot spot and the artificial mound. In total, 715.26 tons (approximately 447 cubic yards) of contaminated soil were removed. The completion of these activities was documented in a Release Abatement Measure (RAM) Completion Report submitted to MassDEP in September 2023.

3. Periodic Review of the Temporary Solution

Site Maintenance was the selected Remedial Action Alternative (RAA) to achieve a Temporary Solution. The selected RAA was more cost-effective than other RAAs that could potentially achieve a Permanent Solution and was most compatible with future redevelopment plans for the Property, which were possible but not pending at the time. This remedial alternative has allowed Boston Planning to plan future use of the Site and to incorporate a potential future remediation of the Site into their development plans.

3.1. Effectiveness of the Temporary Solution (310 CMR 40.1050[4][b][1])

The current conditions at the Site are consistent with those that existed when the Temporary Solution Statement was filed and the Temporary Solution has been effective in maintaining a condition of No Substantial Hazard. Following RAM activities performed between May and June 2023 (Sections 2.3 and 3.2), site conditions have improved compared to those that existed when the Temporary Solution Statement was filed in 2021. As further described in Section 3.7, the fence surrounding the Site is still in place but is in need of repair. A fence is not required to maintain the condition of No Substantial Hazard.

3.2. Scope and Effectiveness of any Remedial Actions Taken (310 CMR 40.1050[4][b][2])

In April 2021, GEI's Phase III RAP Addendum selected Site Maintenance as the recommended remedial action, expecting Boston Planning to address remediation during future development. In 2023, Boston Planning used a MassDevelopment Brownfields Redevelopment Fund grant to leverage public resources and implement a risk reduction measure to remove contaminated soil at Property.

RAM activities (i.e., excavation), starting in May 2023, included excavation and removal of a lead hot spot in soil. The soil was treated on-site to reduce leachable lead and de-characterize it before approximately 252 cubic yards were disposed of as non-hazardous waste at an out-of-state lined landfill. RAM activities also included the removal of approximately 195 cubic yards of the most highly contaminated soil based on soil pre-characterization sampling from the large, artificial mound of soil on the northeastern portion of the Site. In total approximately 447 cubic yards of contaminated soil were transported off site for reuse, recycling, and/or disposal. GEI submitted a RAM Completion Report to MassDEP in September 2023.

3.3. Definitive and Enterprising Steps Taken to Achieve a Permanent Solution (310 CMR 40.1050[4][b][3])

Boston Planning has taken and continues to take definitive and enterprising steps to identify, develop, and implement a Permanent Solution at the Site:

1. Boston Planning used funding available from a MassDevelopment Grant to perform a RAM in 2023. The RAM included excavation and off-site disposal of contaminated soils as a risk reduction measure to reduce exposure pathways and position the Site to be more attractive for future development plans and ultimately a Permanent Solution.

2. Boston Planning designated a new developer (HYM Investment Group, LLC and My City at Peace) who developed plans for the Property that would integrate remedial actions during construction to achieve a Permanent Solution under the MCP.
3. Although the developer was recently de-designated, Boston Planning is currently re-evaluating options for future development at the Property. When development plans have been confirmed, they will be integrated with the remedial actions necessary to achieve a Permanent Solution under the MCP.

The Temporary Solution will remain in place while additional steps (i.e., Property redevelopment) are implemented to achieve a Permanent Solution. This includes performing inspections of the Site to document that no changes to Site conditions and no unauthorized excavations have occurred.

3.4. Feasibility of Implementing a Permanent Solution (310 CMR 40.1050[4][b][4])

To achieve a Permanent Solution under the MCP, additional remedial activities would be required including but not limited to off-site soil disposal, capping and institutional controls, and/or installation of a vapor mitigation system (if occupied buildings are constructed). These activities will be part of future remediation phases, likely associated with redevelopment of the Property. Therefore, it is our opinion that achievement of a Permanent Solution is feasible but only once redevelopment plans have been finalized.

3.5. Changes in Activities, Uses, and/or Exposures (310 CMR 40.1050[4][b][5])

Since the Temporary Solution Statement was submitted in 2021, there have been no changes in activities, uses, or exposures that might cause an actual or potential increase in exposure for human or environmental receptors to OHM at the Site. In fact, site conditions have improved with implementation of the RAM in 2023, a risk reduction measure that reduced exposure pathways.

3.6. Evaluation of AUL (310 CMR 40.1050[4][b][6])

According to Boston Planning and our review of MassDEP files, no activity and use limitations (AULs) have been implemented at the Site.

3.7. Response Actions Required to Maintain the Temporary Solution (310 CMR 40.1050[4][b][7])

There are no response actions necessary to maintain the Temporary Solution. The Temporary Solution continues to maintain a condition of No Substantial Hazard at the Site.

3.8. Certification (310 CMR 40.1050[4][b][8])

The seal and signature of Ileen S. Gladstone, P.E., LSP, are provided in the MassDEP Transmittal Forms (BWSC104) in Appendix A.

4. Post-Temporary Solution Status Report

4.1. Type and Frequency of OMM Activities [310 CMR 40.0898(2)(a)]

The Temporary Solution Statement recommended that semi-annual inspections of the Site be performed to document that no changes to Site conditions and no unauthorized excavations have occurred. Since submittal of the Temporary Solution Statement, periodic site inspections have been performed, as summarized below in Section 4.3.

4.2. Significant New Site Information [310 CMR 40.0898(2)(b)]

As described in Sections 2.3 and 3.2, implementation of a RAM as a risk reduction measure reduced exposure pathways.

4.3. Significant Modifications to the OMM Program [310 CMR 40.0898(2)(c)]

GEI proposes to reduce the frequency of site inspections. We will document our findings in Post-Temporary Solution Status Reports submitted concurrently with future Periodic Review Opinions every 5 years until a Permanent Solution is achieved per the MCP (310 CMR 40.0898[1][b]).

4.4. Evaluation of Performance of Remedial Action [310 CMR 40.0898(2)(d)]

GEI performed periodic inspections at the Site. During the most recent inspection in January 2026, GEI observed that the fence was still in place but is in need of repair. The eastern portion of the Site, within the fence, was covered with snow so the ground surface could not be observed. The western portion of the Site, the paved parking lot, appeared to be in good condition but was partially covered with snow so could not be fully observed.

4.5. Measures Taken to Correct Conditions Affecting Remedial Action Performance [310 CMR 40.0898(2)(e)]

No measures have been necessary to correct conditions affecting the remedial action performance. Although the fence is not required to maintain the condition of No Substantial Hazard, it should be repaired to discourage trespassing.

4.6. Name, License Number, Signature, and Seal of LSP [310 CMR 40.0898(2)(f)]

The Licensed Site Professional (LSP) for the Site is Ileen S. Gladstone (License No. 9719). The signature and seal of the LSP are provided in eDEP transmittal form BWSC108 (Appendix A).

4.7. Management of Remediation Waste

Between May 2023 and June 2023, a total of 715.26 tons (approximately 447 cubic yards) of contaminated soil was transported off site for reuse, recycling and/or disposal under the 2023 RAM. This soil was classified as Remediation Waste. No other Remediation Waste was generated during the reporting period, and none is anticipated as part of inspection and monitoring activities.

5. Limitations

This report was prepared for Boston Planning and the MassDEP, exclusively. The conclusions provided by GEI in this report are based solely on the information reported in this report. Additional quantitative information regarding the Site, which was not available to GEI, may result in a modification of the conclusions stated above. This report has been prepared in accordance with generally accepted geohydrological and engineering practices. No warranty, express or implied, is made.

6. References

EDR (2016). The EDR Radius Map™ Report with Geocheck®, Tremont St./Whittier St., Boston, MA 02120 Inquiry Number 4513182.2s, Environmental Data Resources Inc., Shelton, Connecticut, January 14, 2016.

EDR (2016). The EDR Aerial Photo Decade Package, Tremont St./Whittier St., Boston, MA 02120 Inquiry Number 4513182.5, Environmental Data Resources Inc., Shelton, Connecticut, January 14, 2016.

EDR (2016). EDR Certified Sanborn® Map Report, Tremont St./ Whittier St., Boston, MA 02120 Inquiry Number 4513182.3, Environmental Data Resources Inc., Shelton, Connecticut, January 14, 2016.

GEI (2016). Phase I Environmental Site Assessment, Parcel P-3, Tremont & Whittier Streets, Roxbury, Massachusetts, GEI Consultants, Inc. March 30, 2016.

GEI (2017). ASTM Phase II Environmental Site Assessment, Tremont and Whittier Streets, Boston, Massachusetts, GEI Consultants, Inc. May 18, 2017.

GEI (2021). Supplemental Phase II Comprehensive Site Assessment, Phase III Remedial Action Plan, and Temporary Solution Statement, Parcel P-3: Tremont and Whittier Streets, Boston (Roxbury), Massachusetts, MassDEP RTN 3-15009 and RTN 3-36365, GEI Consultants, Inc. April 14, 2021.

GEI (2023). Release Abatement Measure Plan, Parcel P-3: Tremont and Whittier Streets, Boston (Roxbury), Massachusetts, MassDEP RTN 3-15009 and RTN 3-36365, GEI Consultants, Inc. March 30, 2023.

GEI (2023). Release Abatement Measure Status Report No. 1, Parcel P-3: Tremont and Whittier Streets, Boston (Roxbury), Massachusetts, MassDEP RTNs 3-15009 and 3-36365, GEI Consultants, Inc. July 26, 2023.

GEI (2023). Release Abatement Measure Completion Report, Parcel P-3: Tremont and Whittier Streets, Boston (Roxbury), Massachusetts, MassDEP RTN 3-15009 and RTN 3-36365, GEI Consultants, Inc. September 21, 2023.

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Massachusetts Office of Geographic and Environmental Information, 2020. "Massachusetts Geographic Information System (MassGIS) Natural Resources Map." July 20, 2020.

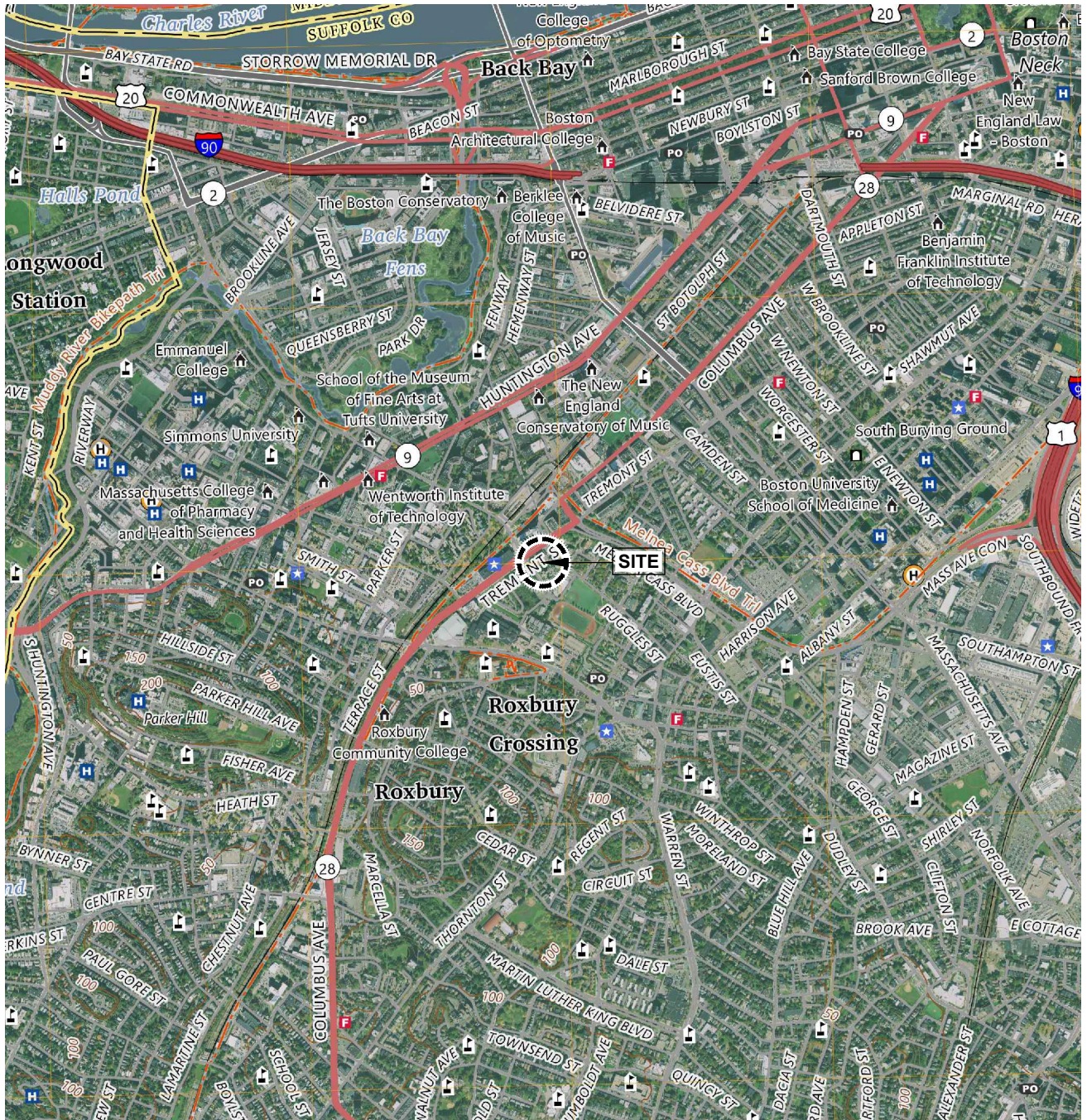
Weston & Sampson Engineers, Inc. 1998. "Phase I Initial Investigation/Tier Classification, Parcel P-3, RTN 3-15009," April 8, 1998.

Weston & Sampson Engineers, Inc., 2002. "Phase II Comprehensive Site Assessment and Phase III Remedial Action Plan, Boston Redevelopment Authority, Parcel P-3, Roxbury, Massachusetts, Release Tracking Number (RTN) 3-15009," April 19, 2002

Figures

Figure 1. Site Location Map

Figure 2. Property Plan



This Image is from U.S.G.S. Topographic 7.5 Minute Series Boston South, MA Quadrangle, 2024.
 Datum is North American Vertical Datum of 1988 (NAVD88).
 Contour Interval is 10 Feet.



QUADRANGLE LOCATION

Periodic Review Opinion of Temporary Solution
 Parcel P-3, Tremont and Whittier Streets
 Boston (Roxbury), Massachusetts

City of Boston Planning Department
 Boston, Massachusetts

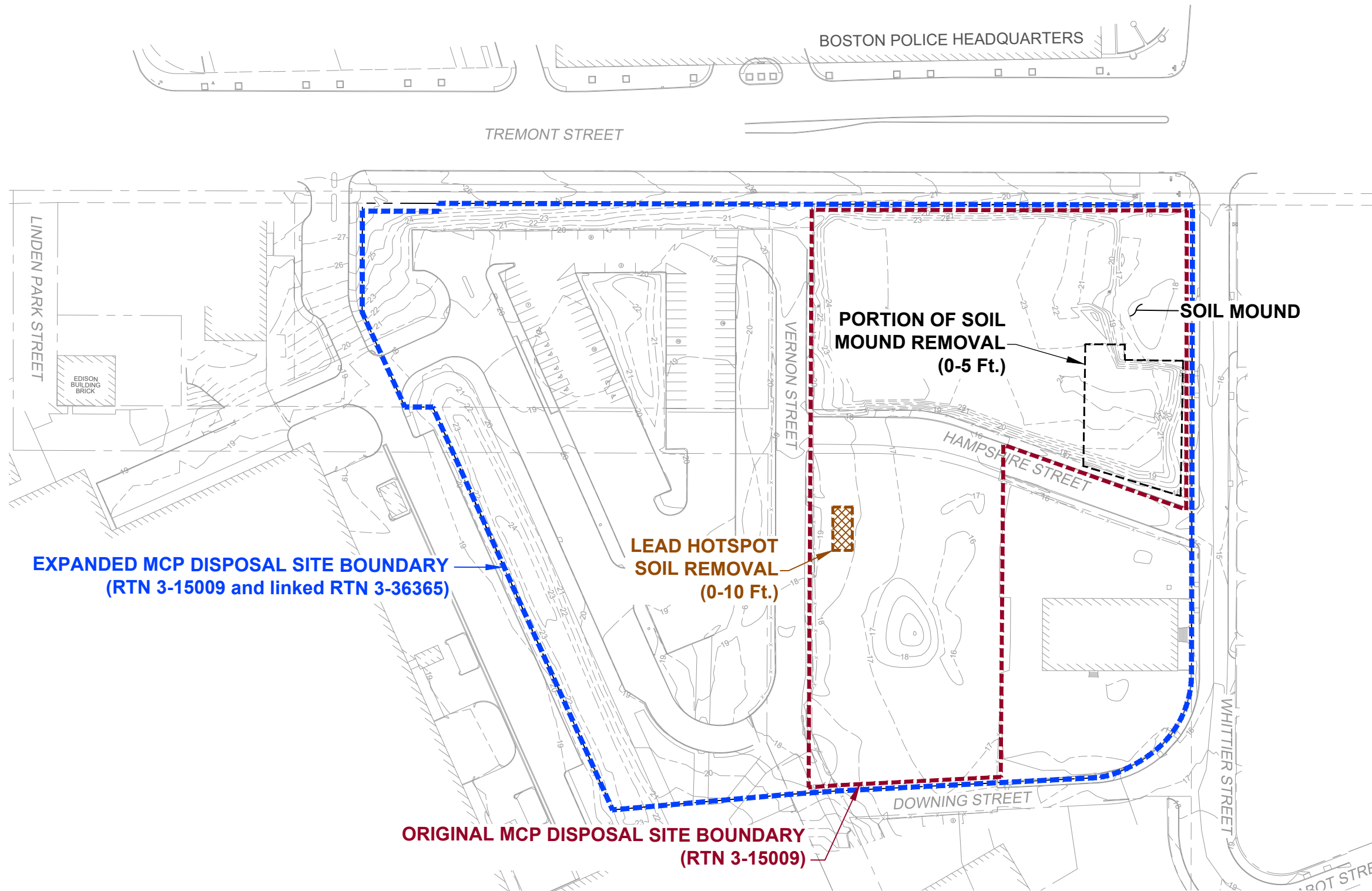
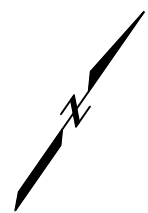


Project 2507466

PROPERTY LOCATION MAP

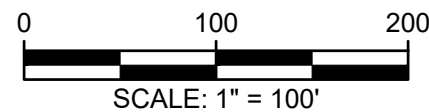
April 2026

Fig. 1



NOTES:
 1. ELEVATIONS REFERENCE BOSTON CITY BASE DATUM WHICH IS 5.65 FT BELOW NGVD 1929. EL. 0.0 BCB = EL. -5.65 NGVD 1929.

SOURCE:
 1. PRELIMINARY BASE PLAN PREPARED BY BSC GROUP AND TRANSMITTED TO GEI ON JULY 12, 2013.



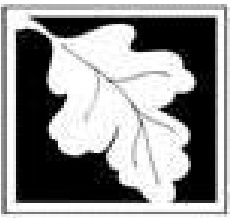
Periodic Review Opinion of Temporary Solution
 Parcel P-3, Tremont & Whittier Streets
 Boston (Roxbury), Massachusetts
 City of Boston Planning Department
 Boston, Massachusetts

GEI Consultants
 Project 2507466

PROPERTY PLAN
 April 2026
 Fig. 2

MassDEP RTN 3-15009 and RTN 3-36365
Periodic Review Opinion of Temporary Solution and Post-Temporary Solution Status Report
Parcel P-3: Tremont and Whittier Streets
Boston (Roxbury), Massachusetts
April 15, 2026

Appendix A MassDEP Transmittal Forms



PERMANENT AND TEMPORARY SOLUTION STATEMENT

Pursuant to 310 CMR 40.1000 (Subpart J)

Release Tracking Number

3 - 15009

For sites with multiple RTNs, enter the Primary RTN above.

A. SITE LOCATION:

- 1. Site Name/Location Aid: UTMS 4688700MN 327800 ME
- 2. Street Address: PARCEL P-3 TREMONT & WHITTIER STS
- 3. City/Town: BOSTON 4. ZIP Code: 021190000
- 5. Coordinates: a. Latitude: N 42.33372 b. Longitude: W 71.08968
- 6. Check here if the disposal site that is the source of the release is Tier Classified. Check the current Tier Classification Category:
 a. Tier I b. Tier ID c. Tier II

B. THIS FORM IS BEING USED TO: (check all that apply)

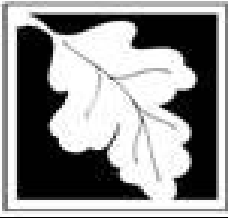
- 1. List Submittal Date of the Permanent or Temporary Solution Statement, or RAO Statement (if previously submitted): 4/26/2021
mm/dd/yyyy
- 2. Submit a **Permanent or Temporary Solution Statement**
 - a. Check here if this Permanent or Temporary Solution Statement covers additional Release Tracking Numbers (RTNs). RTNs that have been previously linked to a Tier Classified Primary RTN do not need to be listed here.
 - b. Provide the additional Release Tracking Number(s) covered by this Permanent or Temporary Solution Statement. - -
- 3. Submit a **Revised Permanent or Temporary Solution Statement** (or revised RAO Statement)
 - a. Check here if this Revised Permanent or Temporary Solution Statement covers additional Release Tracking Numbers (RTNs), not listed on the Permanent or Temporary Solution Statement or previously submitted Revised Permanent or Temporary Solution Statements. RTNs that have been previously linked to a Tier Classified Primary RTN do not need to be listed here.
 - b. Provide the additional Release Tracking Number(s) covered by this Permanent or Temporary Solution Statement. - -
- 4. Submit a **Permanent or Temporary Solution Partial Statement**

Check above box, if any Response Actions remain to be taken to address conditions associated with this disposal site having the Primary RTN listed in the header section of this transmittal form. This Permanent or Temporary Solution Statement will record only a Permanent or Temporary Solution-Partial Statement for that RTN. A final Permanent or Temporary Solution Statement will need to be submitted that references all Permanent or Temporary Solution-Partial Statements and, if applicable, covers any remaining conditions not covered by the Permanent or Temporary Solution-Partial Statements.

Also, specify if you are an Eligible Person or Tenant pursuant to M.G.L. c. 21 s.2, and have no further obligation to conduct response actions on the remaining portion(s) of the disposal site:

 - a. Eligible Person b. Eligible Tenant
- 5. Submit a **Revised Permanent or Temporary Solution Partial Statement** (or revised RAO-Partial Statement)
- 6. Submit an optional **Phase I Completion Statement** supporting the Permanent or Temporary Solution Statement
- 7. Submit a **Periodic Review Opinion evaluating the status of a Temporary Solution**, as specified in 310 CMR 40.1051 (Section F is optional)
- 8. Submit a **Retraction** of a previously submitted **Permanent or Temporary Solution Statement** (or RAO Statement) (Sections E & F are not required)

(All sections of this transmittal form must be filled out unless otherwise noted above)



PERMANENT AND TEMPORARY SOLUTION STATEMENT
Pursuant to 310 CMR 40.1000 (Subpart J)

Release Tracking Number
3 - 15009

For sites with multiple RTNs, enter the Primary RTN above.

C. DESCRIPTION OF RESPONSE ACTIONS: (check all that apply; for volumes, list cumulative amounts)

- 1. Assessment and/or Monitoring Only
- 2. Temporary Covers or Caps
- 3. Deployment of Absorbent or Containment Materials
- 4. Treatment of Water Supplies
- 5. Structure Venting System/HVAC Modification System
- 6. Engineered Barrier
- 7. Product or NAPL Recovery
- 8. Fencing and Sign Posting
- 9. Groundwater Treatment Systems
- 10. Soil Vapor Extraction
- 11. Remedial Additives
- 12. Air Sparging
- 13. Active Exposure Pathway Mitigation Measure(AEPM) System
- 14. Passive Exposure Pathway Mitigation Measure

- i. AEPMM to address vapor intrusion
- ii. AEPMM to address drinking water exposure

- 15. Monitored Natural Attenuation
- 16. In-Situ Chemical Oxidation

17. Removal of Contaminated Soils

- a. Re-use, Recycling or Treatment
 - i. On Site Estimated volume in cubic yards _____
 - ii. Off Site Estimated volume in cubic yards 447

ii. Facility Name: HIGH ACRES LANDFILL Town: FAIRPORT State: NY

ii. Facility Name: ONDRICK MATERIAL RECYLCING Town: CHICOPEE State: MA

iii. Describe: HIGH ACRES ONSITE TREATMENT OF HAZARDOUS WASTE AND OUT OF STATE LANDFILL (252 CUBIC YARDS)
ONDRICK ASPHALT BATCH RECYCLING FACILITY (195 CUBIC YARDS)

b. Landfill

- i. Cover Estimated volume in cubic yards _____

Facility Name: _____ Town: _____ State: _____

- ii. Disposal Estimated volume in cubic yards _____

Facility Name: _____ Town: _____ State: _____

18. Removal of Drums, Tanks or Containers:

a. Describe Quantity and Amount:

b. Facility Name: _____ Town: _____ State: _____

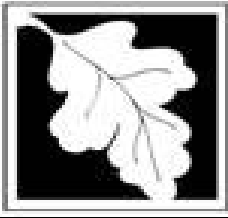
c. Facility Name: _____ Town: _____ State: _____

19. Removal of Other Contaminated Media:

a. Specify Type and Volume:

b. Facility Name: _____ Town: _____ State: _____

c. Facility Name: _____ Town: _____ State: _____



PERMANENT AND TEMPORARY SOLUTION STATEMENT
Pursuant to 310 CMR 40.1000 (Subpart J)

Release Tracking Number
3 - 15009

For sites with multiple RTNs, enter the Primary RTN above.

C. DESCRIPTION OF RESPONSE ACTIONS (cont.): (check all that apply; for volumes, list cumulative amounts)

20. Other Response Actions:

Describe:

21. Use of Innovative Technologies:

Describe:

D. SITE USE:

1. Are the response actions that are the subject of this submittal associated with the *redevelopment, reuse* or the *major expansion of the current use* of property(ies) impacted by the presence of oil and/or hazardous materials?

- a. Yes b. No c. Don't know

2. Is the property a *vacant or under-utilized commercial or industrial* property ("a brownfield property")?

- a. Yes b. No c. Don't know

3. Will funds from a state or federal brownfield incentive program be used on one or more of the property(ies) within the disposal site?

- a. Yes b. No c. Don't know If Yes, identify program(s): MA BROWNFIELD REDEV. FUND

4. Has a Covenant Not to Sue been obtained or sought?

- a. Yes b. No c. Don't know

5. Check all applicable categories that apply to the person making this submittal:

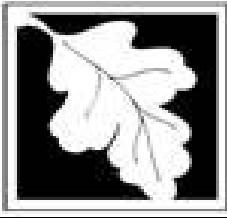
- a. Redevelopment Agency or Authority
 b. Community Development Corporation c. Economic Development and Industrial Corporation
 d. Private Developer e. Fiduciary f. Secured Lender g. Municipality
 h. Potential Buyer (non-owner) i. Other, describe: _____

This data will be used by MassDEP for information purposes only, and does not represent or create any legal commitment, obligation or liability on the part of the party or person providing this data to MassDEP.

E. PERMANENT OR TEMPORARY SOLUTION CATEGORY:

Specify the category of Solution that applies to the Disposal Site, or Site of the Threat of Release. Select either **1, 2, or 3.**

- 1. Permanent Solution with No Conditions** (check one)
 a. A threat of release has been eliminated.
 b. All contamination has been reduced to Background levels.
 c. A condition of No Significant Risk exists or has been achieved with no Activity and Use Limitation or other limitations, assumptions, or conditions (310 CMR 40.1013).



PERMANENT AND TEMPORARY SOLUTION STATEMENT
Pursuant to 310 CMR 40.1000 (Subpart J)

Release Tracking Number

3 - 15009

For sites with multiple RTNs, enter the Primary RTN above.

E. PERMANENT OR TEMPORARY SOLUTION CATEGORY (cont.):

2. Permanent Solution with Conditions (check a and/or b):

a. **An AUL has been implemented** pursuant to 310 CMR 1012(2) (check one)

i. Required pursuant to 310 CMR 40.1012(2) (Check all that apply)

- 1. Permanent Solution is based on MCP Method 1 or 2 Soil Standards and the Exposure Point Concentration(s) of oil and/or hazardous material exceed the S-1 standards but meet applicable S-2 or S-3 standards.
- 2. A Method 3 Risk Characterization performed pursuant to 310 CMR 40.0990 relies on reduced exposure potential due to the assumption of limited site use.
- 3. The oil and/or hazardous material in soil located at a depth greater than fifteen feet from the ground surface exceeds an applicable Method 3 Ceiling Limit in Soil.
- 4. Visible coal tar waste deposits are located at a depth greater than 15 feet from the ground surface.
- 5. The Permanent Solution relies upon one or more Passive Exposure Pathway Mitigation Measures to address vapor intrusion.
- 6. The Permanent Solution relies upon one or more Active Exposure Pathway Mitigation Measures to address vapor intrusion.
- 7. The Permanent Solution relies upon one or more Exposure Pathway Mitigation Measures to address drinking water.
- 8. An existing private water supply well(s) is removed from service as a source of drinking water and maintained for uses other than as a private drinking water supply.
- 9. The thickness of visible NAPL in an excavation, boring or monitoring well remaining at such disposal site is or is anticipated to be greater than 1/2 inch.
- 10. Radioactive Material emitting Radiation above background levels is present.

ii. Optionally implemented pursuant to 310 CMR 40.1012(3)

b. **Limitations or conditions apply** pursuant to 310 CMR 40.1013 (check all that apply):

- i. Gardening Best Management Practices (BMPs) for non-commercial gardening in a residential setting
- ii. Concentrations of Oil and Hazardous Material consistent with Anthropogenic Background
- iii. Residual contamination in a Public or Railroad Right-of-Way
- iv. Groundwater contamination would exceed GW-2 Standards except for the absence of an occupied building or structure

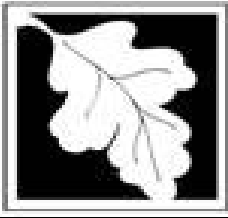
3. Temporary Solution (check a or b /and c)

a. Response actions to achieve a Permanent Solution **are not currently feasible**

b. Response actions to achieve a Permanent Solution **are feasible** and are being continued toward a Permanent Solution

c. Does the Temporary Solution rely on an Active Exposure Pathway Mitigation Measure pursuant to 310 CMR 40.1026?

- i. Yes ii. No



PERMANENT AND TEMPORARY SOLUTION STATEMENT
Pursuant to 310 CMR 40.1000 (Subpart J)

Release Tracking Number
3 - 15009

For sites with multiple RTNs, enter the Primary RTN above.

F. PERMANENT AND TEMPORARY SOLUTION INFORMATION:

1. Specify the Risk Characterization Method(s) used to achieve the Permanent or Temporary Solution, described above:

- a. Method 1 b. Method 2 c. Method 3
- d. Method Not Applicable-Contamination reduced to or consistent with background, or Threat of Release abated

2. Specify all Soil Category(ies) applicable. More than one Soil Category may apply at a Site. Be sure to check off all **APPLICABLE** categories:

- a. S-1/GW-1 d. S-2/GW-1 g. S-3/GW-1 j. Not Applicable
- b. S-1/GW-2 e. S-2/GW-2 h. S-3/GW-2
- c. S-1/GW-3 f. S-2/GW-3 i. S-3/GW-3

3. Specify all Groundwater Category(ies) impacted. A site may impact more than one Groundwater Category. Be sure to check off all **IMPACTED** categories:

- a. GW-1 b. GW-2 c. GW-3 d. No Groundwater Impacted

4. Check here if the risk assessment includes any changes to the groundwater category pursuant to 310 CMR 40.0932(5)(a) through (e). Check all conditions that apply:

- a. An Interim Wellhead Protection Area does not apply based on a hydrogeologic evaluation (310 CMR 40.0932(5)(a))
- b. Groundwater was determined not to be in a Potentially Productive Aquifer or is not feasible to be developed as a drinking water supply (310 CMR 40.0932(5)(b))
- c. A Non-Potential Drinking Water Source Area determination was made (310 CMR 40.0932(5)(c))
- d. Existing private wells were permanently closed (310 CMR 40.0932(5)(d))
- e. Groundwater is located within a Zone A, but is not hydrogeologically connected to a drinking water supply (310 CMR 40.0932(5)(e))

5. Check here if the Permanent or Temporary Solution supports a finding of No Significant Risk for petroleum in a GW-1 area pursuant to 310 CMR 40.0924(6)(c).

6. Specify whether remediation was conducted:

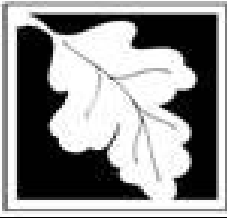
- a. Check here if soil remediation was conducted.
- b. Check here if groundwater remediation was conducted.
- c. Check here if other remediation was conducted.
Specify: _____

7. Specify whether the analytical data used to support the Permanent or Temporary Solution used the Compendium of Analytical Methods (CAM):

- a. CAM used to support all analytical data. b. CAM used to support some of the analytical data.
- c. CAM not used.

8. Check here to indicate that the Permanent or Temporary Solution Statement includes a Data Usability Assessment and Data Representativeness Evaluation pursuant to 310 CMR 40.1056.

9. Estimate the number of acres this Permanent or Temporary Solution Statement applies to: 7.7



PERMANENT AND TEMPORARY SOLUTION STATEMENT
Pursuant to 310 CMR 40.1000 (Subpart J)

Release Tracking Number
3 - 15009

For sites with multiple RTNs, enter the Primary RTN above.

G. LSP SIGNATURE AND STAMP:

I attest under the pains and penalties of perjury that I have personally examined and am familiar with this transmittal form, including any and all documents accompanying this submittal. In my professional opinion and judgment based upon application of (i) the standard of care in 309 CMR 4.02(1), (ii) the applicable provisions of 309 CMR 4.02(2) and (3), and 309 CMR 4.03(2), and (iii) the provisions of 309 CMR 4.03(3), to the best of my knowledge, information and belief,

> if Section B indicates that either a **Permanent or Temporary Solution Statement, Phase I Completion Statement and/or Periodic Review Opinion** is being provided, the response action(s) that is (are) the subject of this submittal (i) has (have) been developed and implemented in accordance with the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000, (ii) is (are) appropriate and reasonable to accomplish the purposes of such response action(s) as set forth in the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000, and (iii) comply(ies) with the identified provisions of all orders, permits, and approvals identified in this submittal.

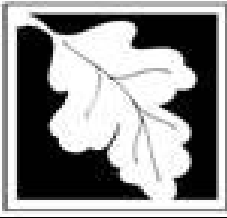
I am aware that significant penalties may result, including, but not limited to, possible fines and imprisonment, if I submit information which I know to be false, inaccurate or materially incomplete.

1. LSP#: 9719
2. First Name: ILEEN S 3. Last Name: GLADSTONE
4. Telephone: 7817214012 5. Ext.: _____ 6. Email: igladstone@geiconsultants.com
7. Signature: ILEEN S GLADSTONE
8. Date: 4/23/2026 9. LSP Stamp: _____
mm/dd/yyyy



H. PERSON MAKING SUBMITTAL:

1. Check all that apply: a. change in contact name b. change of address c. change in the person undertaking response actions
2. Name of Organization: CITY OF BOSTON PLANNING DEPARTMENT
3. Contact First Name: WILLIAM J 4. Last Name: EPPERSON
5. Street: 12 CHANNEL ST STE 901 6. Title: DEPUTY DIRECTOR FOR CAPITAL CONS
7. City/Town: BOSTON 8. State: MA 9. ZIP Code: 022102345
10. Telephone: 6179186202 11. Ext.: _____ 12. Email: william.j.epperson@boston.gov



PERMANENT AND TEMPORARY SOLUTION STATEMENT
Pursuant to 310 CMR 40.1000 (Subpart J)

Release Tracking Number
3 - 15009

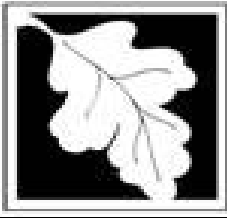
For sites with multiple RTNs, enter the Primary RTN above.

I. RELATIONSHIP TO RELEASE OR THREAT OF RELEASE OF PERSON MAKING SUBMITTAL:

- Check here to change relationship
- 1. RP or PRP a. Owner b. Operator c. Generator d. Transporter
- e. Other RP or PRP Specify: _____
- 2. Fiduciary, Secured Lender or Municipality with Exempt Status (as defined by M.G.L. c. 21E, s. 2)
- 3. Agency or Public Utility on a Right of Way (as defined by M.G.L. c. 21E, s. 5(j))
- 4. Any Other Person Making Submittal Specify Relationship: _____

J. REQUIRED ATTACHMENT AND SUBMITTALS:

- 1. Check here if the Permanent or Temporary Solution on which this opinion is based, if any, are (were) subject to any order(s), permit(s) and/or approval(s) issued by DEP or EPA. If the box is checked, you MUST attach a statement identifying the applicable provisions thereof.
- 2. Check here to certify that the Chief Municipal Officer and the Local Board of Health have been notified of the submittal of a Permanent or Temporary Solution Statement that relies on the public way/rail right-of-way exemption from the requirements of an AUL.
- 3. Check here to certify that the Chief Municipal Officer and the Local Board of Health have been notified of the submittal of a Permanent or Temporary Solution Statement with instructions on how to obtain a full copy of the report.
- 4. Check here to certify that documentation is attached specifying the location of the Site, or the location and boundaries of the Disposal Site subject to this Permanent or Temporary Solution Statement. If submitting a Permanent or Temporary Solution Statement for a PORTION of a Disposal Site, you must document the location and boundaries for both the portion subject to this submittal and, to the extent defined, the entire Disposal Site.
- 5. Check here to certify that, pursuant to 310 CMR 40.1406, notice was provided to the owner(s) of each property within the disposal site boundaries, or notice was not required because the disposal site boundaries are limited to property owned by the party conducting response actions. (check all that apply)
 - a. Notice was provided prior to, or concurrent with the submittal of a Phase II Completion Statement to the Department.
 - b. Notice was provided prior to, or concurrent with the submittal of this Permanent or Temporary Solution Statement to the Department.
 - c. Notice not required.
 - d. Total number of property owners notified, if applicable: _____
- 6. Check here if you are submitting one or more AULs. You must submit an AUL Transmittal Form (BWSC113) and a copy of each implemented AUL related to this Permanent Solution or Temporary Solution Statement. Specify the type of AUL(s) below: (required for Permanent Solution with Conditions Statements where an AUL is being implemented)
 - a. Notice of Activity and Use Limitation b. Number of Notices submitted: _____
 - c. Grant of Environmental Restriction d. Number of Grants submitted: _____
- 7. If a Permanent Solution Compliance Fee is required for any of the RTNs listed on this transmittal form, check here to certify that a Permanent Solution Compliance Fee was submitted to DEP, P. O. Box 4062, Boston, MA 02211.
- 8. Check here if any non-updatable information provided on this form is incorrect, e.g. Site Address/Location Aid. Send corrections to bwsc.edep@Mass.gov.
- 9. Check here to certify that the LSP Opinion containing the material facts, data, and other information is attached.



PERMANENT AND TEMPORARY SOLUTION STATEMENT
Pursuant to 310 CMR 40.1000 (Subpart J)

Release Tracking Number

3 - 15009

For sites with multiple RTNs, enter the Primary RTN above.

K. CERTIFICATION OF PERSON MAKING SUBMITTAL:

1. I, WILLIAM EPPERSON, attest under the pains and penalties of perjury (i) that I have personally examined and am familiar with the information contained in this submittal, including any and all documents accompanying this transmittal form, (ii) that, based on my inquiry of those individuals immediately responsible for obtaining the information, the material information contained in this submittal is, to the best of my knowledge and belief, true, accurate and complete, and (iii) that I am fully authorized to make this attestation on behalf of the entity legally responsible for this submittal. I/the person or entity on whose behalf this submittal is made am/is aware that there are significant penalties, including, but not limited to, possible fines and imprisonment, for willfully submitting false, inaccurate, or incomplete information.

2. By: WILLIAM EPPERSON 3. Title: DEPUTY DIRECTOR FOR CAPITAL CONS

Signature

4. For: CITY OF BOSTON PLANNING DEPARTMENT 5. Date: 4/22/2026

(Name of person or entity recorded in Section H)

mm/dd/yyyy

6. Check here if the address of the person providing certification is different from address recorded in Section H.

7. Street: _____

8. City/Town: _____ 9. State: _____ 10. ZIP Code: _____

11. Telephone: _____ 12. Ext.: _____ 13. Email: _____

YOU ARE SUBJECT TO AN ANNUAL COMPLIANCE ASSURANCE FEE OF UP TO \$10,000 PER BILLABLE YEAR FOR THIS DISPOSAL SITE. YOU MUST LEGIBLY COMPLETE ALL RELEVANT SECTIONS OF THIS FORM OR DEP MAY RETURN THE DOCUMENT AS INCOMPLETE. IF YOU SUBMIT AN INCOMPLETE FORM, YOU MAY BE PENALIZED FOR MISSING A REQUIRED DEADLINE.

Date Stamp (DEP USE ONLY:)

Received by DEP on 4/23/2026 9:06:22 AM



**COMPREHENSIVE RESPONSE ACTION TRANSMITTAL
FORM & PHASE I COMPLETION STATEMENT**

Release Tracking Number

3 - 15009

Pursuant to 310 CMR 40.0484 (Subpart D) and 40.0800 (Subpart H)

B. THIS FORM IS BEING USED TO (cont.): (check all that apply)

14. Submit a **Revised Phase IV Completion Statement**, pursuant to 310 CMR 40.0878 and 40.0879.
15. Submit a **Phase V Status Report**, pursuant to 310 CMR 40.0892.
16. Submit a **Remedial Monitoring Report**. (This report can only be submitted through eDEP.)
- a. Type of Report: (check one) i. Initial Report ii. Interim Report iii. Final Report
- b. Frequency of Submittal: (check all that apply)
- i. A Remedial Monitoring Report(s) submitted monthly to address an Imminent Hazard.
- ii. A Remedial Monitoring Report(s) submitted monthly to address a Condition of Substantial Release Migration.
- iii. A Remedial Monitoring Report(s) submitted every six months, concurrent with a Status Report.
- iv. A Remedial Monitoring Report(s) submitted, concurrent with a Status Report.
- c. Status of Site: (check one) i. Phase IV ii. Phase V iii. Remedy Operation Status iv. Temporary Solution
- d. Number of Remedial Systems and/or Monitoring Programs: _____
- A separate BWSC108A, CRA Remedial Monitoring Report, must be filled out for each Remedial System and/or Monitoring Program addressed by this transmittal form.
17. Submit a **Remedy Operation Status**, pursuant to 310 CMR 40.0893.
18. Submit a **Status Report to maintain a Remedy Operation Status**, pursuant to 310 CMR 40.0893(2).
19. Submit a **Transfer and/or a Modification of Persons Maintaining a Remedy Operation Status (ROS)**, pursuant to 310 CMR 40.0893(5) (check one, or both, if applicable).
- a. Submit a Transfer of Persons Maintaining an ROS (the transferee should be the person listed in Section D, "Person Undertaking Response Actions").
- b. Submit a Modification of Persons Maintaining an ROS (the primary representative should be the person listed in Section D, "Person Undertaking Response Actions").
- c. Number of Persons Maintaining an ROS not including the primary representative: _____
20. Submit a **Termination of a Remedy Operation Status**, pursuant to 310 CMR 40.0893(6).(check one)
- a. Submit a notice indicating ROS performance standards have not been met. A plan and timetable pursuant to 310 CMR 40.0893(6)(b) for resuming the ROS are attached.
- b. Submit a notice of Termination of ROS.
21. Submit a **Phase V Completion Statement**, pursuant to 310 CMR 40.0894.
- Specify the outcome of Phase V activities: (check one)
- a. The requirements of a Permanent Solution have been met. A completed Permanent Solution Statement and Report (BWSC104) will be submitted to DEP.
- b. The requirements for a Temporary Solution have been met. A completed Temporary Solution Statement and Report (BWSC104) will be submitted to DEP.
22. Submit a **Revised Phase V Completion Statement**, pursuant to 310 CMR 40.0894.
23. Submit a **Temporary Solution Status Report**, pursuant to 310 CMR 40.0898.
24. Submit a **Plan for the Application of Remedial Additives** near a sensitive receptor, pursuant to 310 CMR 40.0046(3).
- a. Status of Site: (check one)
- i. Phase IV ii. Phase V iii. Remedy Operation Status iv. Temporary Solution



COMPREHENSIVE RESPONSE ACTION TRANSMITTAL
FORM & PHASE I COMPLETION STATEMENT

Release Tracking Number

3 - 15009

Pursuant to 310 CMR 40.0484 (Subpart D) and 40.0800 (Subpart H)

D. PERSON UNDERTAKING RESPONSE ACTIONS:

1. Check all that apply: a. change in contact name b. change of address c. change in the person undertaking response actions
2. Name of Organization: CITY OF BOSTON PLANNING DEPARTMENT
3. Contact First Name: WILLIAM J 4. Last Name: EPPERSON
5. Street: 12 CHANNEL ST STE 901 6. Title: DEPUTY DIRECTOR FOR CAPITAL CONS
7. City/Town: BOSTON 8. State: MA 9. ZIP Code: 022102345
10. Telephone: 6179186202 11. Ext: _____ 12. Email: william.j.epperson@boston.gov

E. RELATIONSHIP TO SITE OF PERSON UNDERTAKING RESPONSE ACTIONS: Check here to change relationship

1. RP or PRP a. Owner b. Operator c. Generator d. Transporter
 e. Other RP or PRP Specify: _____
2. Fiduciary, Secured Lender or Municipality with Exempt Status (as defined by M.G.L. c. 21E, s. 2)
3. Agency or Public Utility on a Right of Way (as defined by M.G.L. c. 21E, s. 5(j))
4. Any Other Person Undertaking Response Actions Specify Relationship: _____

F. REQUIRED ATTACHMENT AND SUBMITTALS:

1. Check here if the Response Action(s) on which this opinion is based, if any, are (were) subject to any order(s), permit(s) and/or approval(s) issued by DEP or EPA. If the box is checked, you MUST attach a statement identifying the applicable provisions thereof.
2. Check here to certify that the Chief Municipal Officer and the Local Board of Health have been notified of the submittal of any Phase Reports to DEP.
3. Check here to certify that the Chief Municipal Officer and the Local Board of Health have been notified of the availability of a Phase III Remedial Action Plan.
4. Check here to certify that the Chief Municipal Officer and the Local Board of Health have been notified of the availability of a Phase IV Remedy Implementation Plan.
5. Check here to certify that the Chief Municipal Officer and the Local Board of Health have been notified of any field work involving the implementation of a Phase IV Remedial Action.
6. If submitting a Transfer of a Remedy Operation Status (as per 310 CMR 40.0893(5)), check here to certify that a statement detailing the compliance history for the person making this submittal (transferee) is attached.
7. If submitting a Modification of a Remedy Operation Status (as per 310 CMR 40.0893(5)), check here to certify that a statement detailing the compliance history for each new person making this submittal is attached.
8. Check here if any non-updatable information provided on this form is incorrect, e.g. Release Address/Location Aid. Send corrections to: BWSC.eDEP@Mass.Gov.
9. Check here to certify that the LSP Opinion containing the material facts, data including, but not limited to: pressure measurements, maps, graphs, or diagrams, and other information is attached.



**COMPREHENSIVE RESPONSE ACTION TRANSMITTAL
FORM & PHASE I COMPLETION STATEMENT**

Release Tracking Number

3 - 15009

Pursuant to 310 CMR 40.0484 (Subpart D) and 40.0800 (Subpart H)

G. CERTIFICATION OF PERSON UNDERTAKING RESPONSE ACTIONS:

1. I, WILLIAM EPPERSON, attest under the pains and penalties of perjury (i) that I have personally examined and am familiar with the information contained in this submittal, including any and all documents accompanying this transmittal form, (ii) that, based on my inquiry of those individuals immediately responsible for obtaining the information, the material information contained in this submittal is, to the best of my knowledge and belief, true, accurate and complete, and (iii) that I am fully authorized to make this attestation on behalf of the entity legally responsible for this submittal. I/the person or entity on whose behalf this submittal is made am/is aware that there are significant penalties, including, but not limited to, possible fines and imprisonment, for willfully submitting false, inaccurate, or incomplete information.

>if Section B indicates that this is a **Modification of a Remedy Operation Status (ROS)**, I attest under the pains and penalties of perjury that I am fully authorized to act on behalf of all persons performing response actions under the ROS as stated in 310 CMR 40.0893(5)(d) to receive oral and written correspondence from MassDEP with respect to performance of response actions under the ROS, and to receive a statement of fee amount as per 4.03(3).

I understand that any material received by the Primary Representative from MassDEP shall be deemed received by all the persons performing response actions under the ROS, and I am aware that there are significant penalties, including, but not limited to, possible fines and imprisonment, for willfully submitting false, inaccurate or incomplete information.

2. By: WILLIAM EPPERSON 3. Title: DEPUTY DIRECTOR FOR CAPITAL CONS
Signature

4. For: CITY OF BOSTON PLANNING DEPARTMENT 5. Date: 4/22/2026
(Name of person or entity recorded in Section D) (mm/dd/yyyy)

6. Check here if the address of the person providing certification is different from address recorded in Section D.

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MassDEP RTN 3-15009 and RTN 3-36365
Periodic Review Opinion of Temporary Solution and Post-Temporary Solution Status Report
Parcel P-3: Tremont and Whittier Streets
Boston (Roxbury), Massachusetts
April 15, 2026

Appendix B Response to Comments

Public Comments and Responses to “DRAFT Periodic Opinion of Temporary Solution and Post-Temporary Solution Status Report”, dated February 2026.

During the meeting, GEI proposed to reduce the list of public repositories and local newspapers. However, based on feedback during the meeting, Boston Planning will maintain the current list and will not make any changes to it.

Comments received during Parcel P3 public meeting on March 2, 2026.

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.

Response: During previous subsurface investigations, anthropogenic fill material, such as coal and coal ash were discovered within the top 10 feet of soil. The concentrations of lead found in soil at the Site are consistent with concentrations commonly found within soil that contains coal and coal ash.

During GEI’s December 2021 Soil Pre-characterization Investigation (which is described in detail in GEI’s *March 2023 Release Abatement Measure (RAM) Plan*), GEI collected soil samples to define the limits of leachable lead contaminated soil referred to as the lead hotspot area. Soil with leachable lead above the regulatory limit of 5 milligrams per liter (mg/L) were removed from the Site during removal of the lead hotspot under RAM activities. Soil surrounding the hotspot has concentrations of leachable lead below the regulatory limit. Based on GEI’s subsurface investigations, lead contamination is unlikely to have migrated beyond the limits of Site. The Site is surrounded by a fence to prevent trespassing and reduce the risk for exposure.

Boston Planning plans to maintain the current list of public repositories and local newspapers.

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.

Response: Boston Planning will maintain the current list of public repositories.

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

Response: Boston Planning used funding available from a MassDevelopment Grant to perform a RAM in 2023. The RAM included excavation and off-site disposal of contaminated soil as a risk reduction measure to reduce exposure pathways and position the Site to be more attractive for future development plans and ultimately a Permanent Solution. The closure strategy chosen to achieve a Permanent Solution depends on how the property is developed and what the property will be used for. Therefore, determining the developments plans is within the critical pathway for site closure.