

346 D Street and 218 W. First Street
Public Involvement Plan Meeting

DRAFT Release Abatement Measure Completion Report and Permanent Solution with Conditions Statement

November 10, 2026

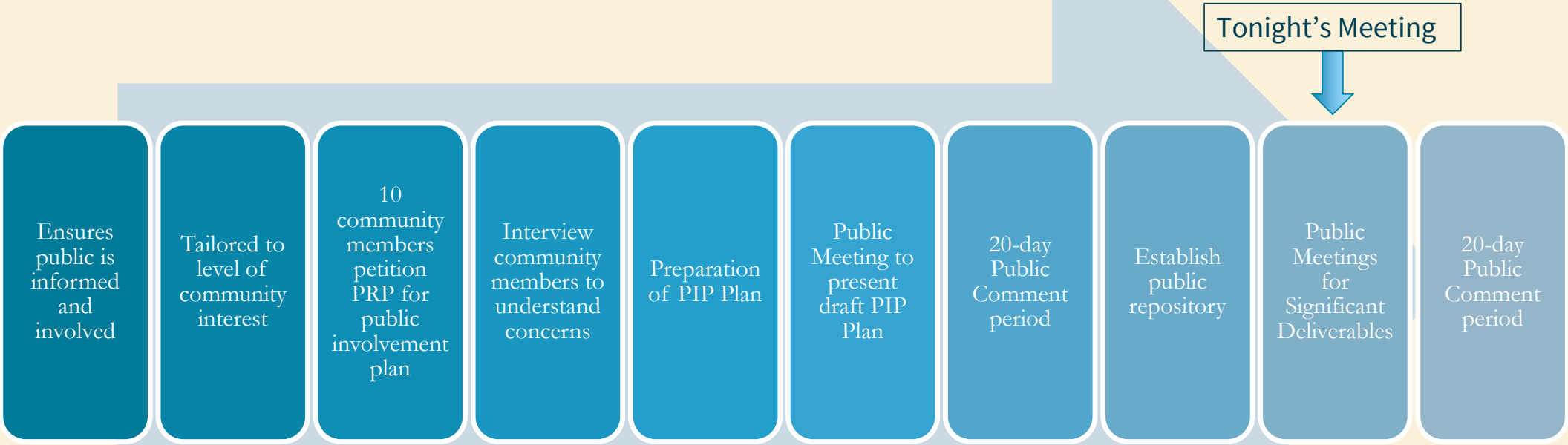
GEI Consultants

INTRODUCTION

Oliver Street Capital:
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Ally Suding

Public Involvement Plan (PIP) Process



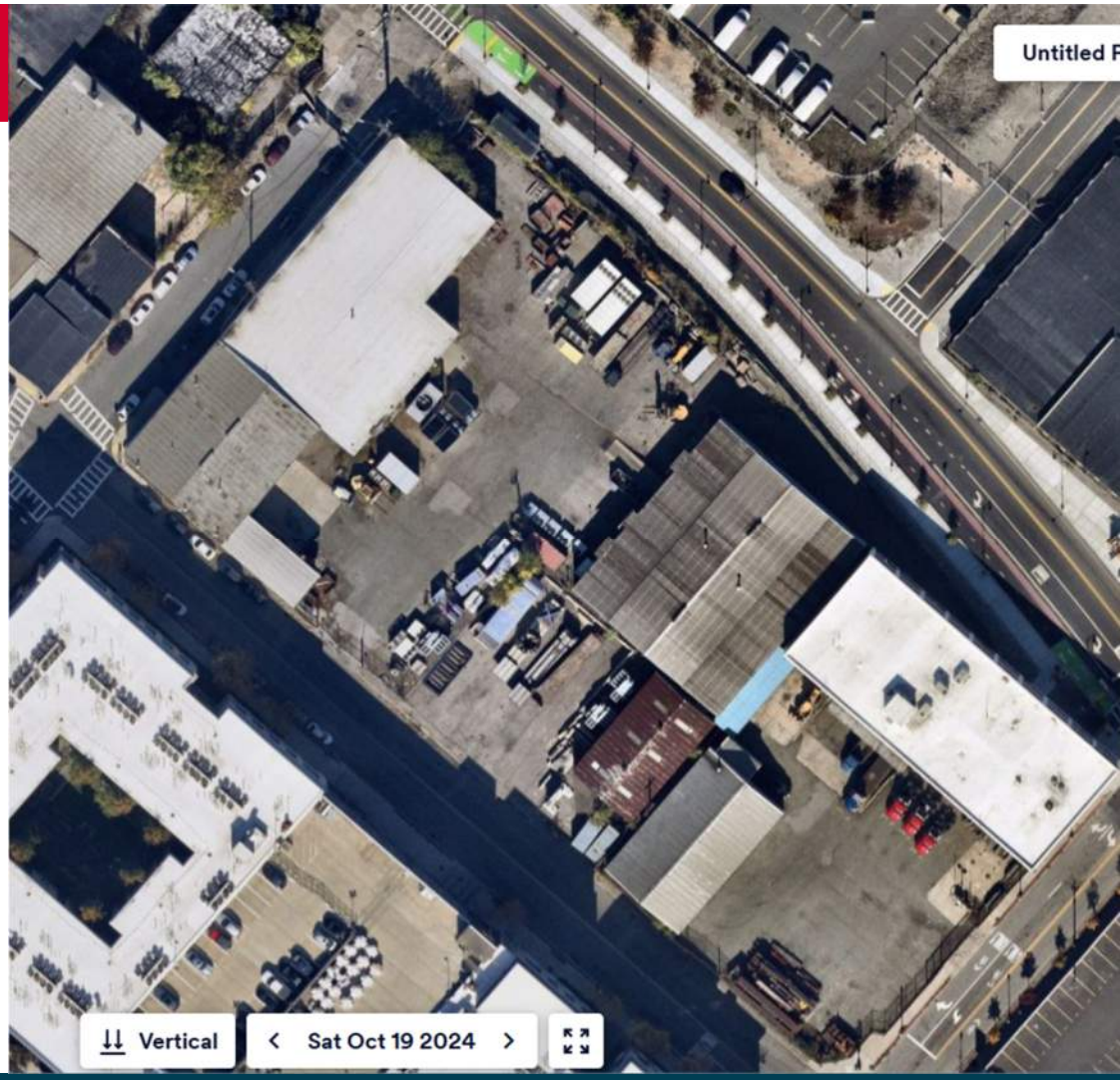
AGENDA

1. Environmental History
2. Project Overview
3. Summary of Cleanup

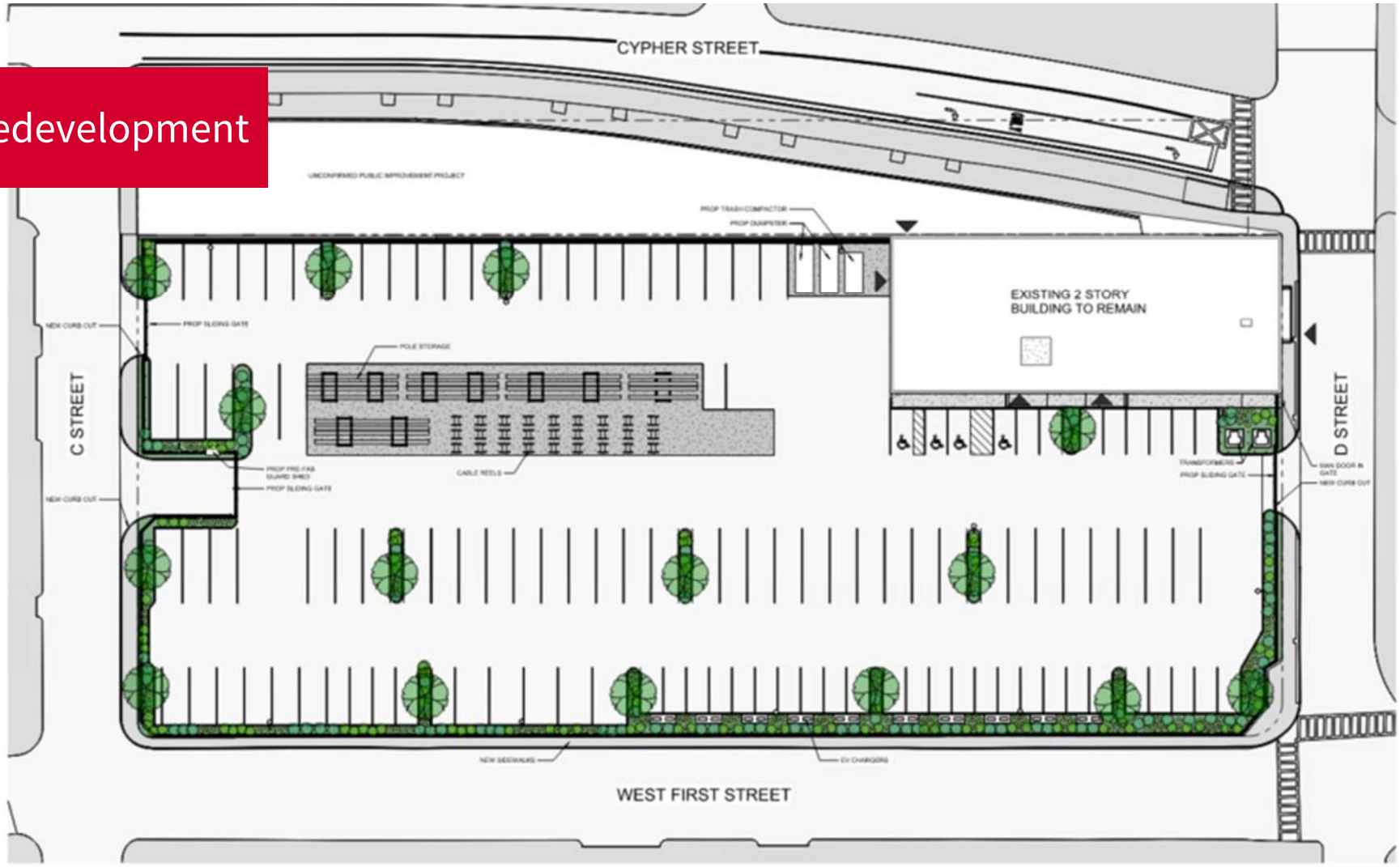
Environmental History and Project Overview

Property History

- Multiple parcels of land with several commercial/industrial buildings previously used for:
  - Bulk storage of mechanical/electrical equipment
  - Chemical Manufactures
  - Bulk chemical storage
  - Paper box manufacturer
- Historical release of tetrachloroethylene (PCE) and past cleanup at 218 W. First Street.
  - RTN 3-3-11566 (previously closed with AUL)
- GEI subsurface investigations in 2023 identified urban fill-type contaminants in soil across the property
  - RTN 3-38451



Planned Redevelopment





Summary of Cleanup

Cleanup Activities

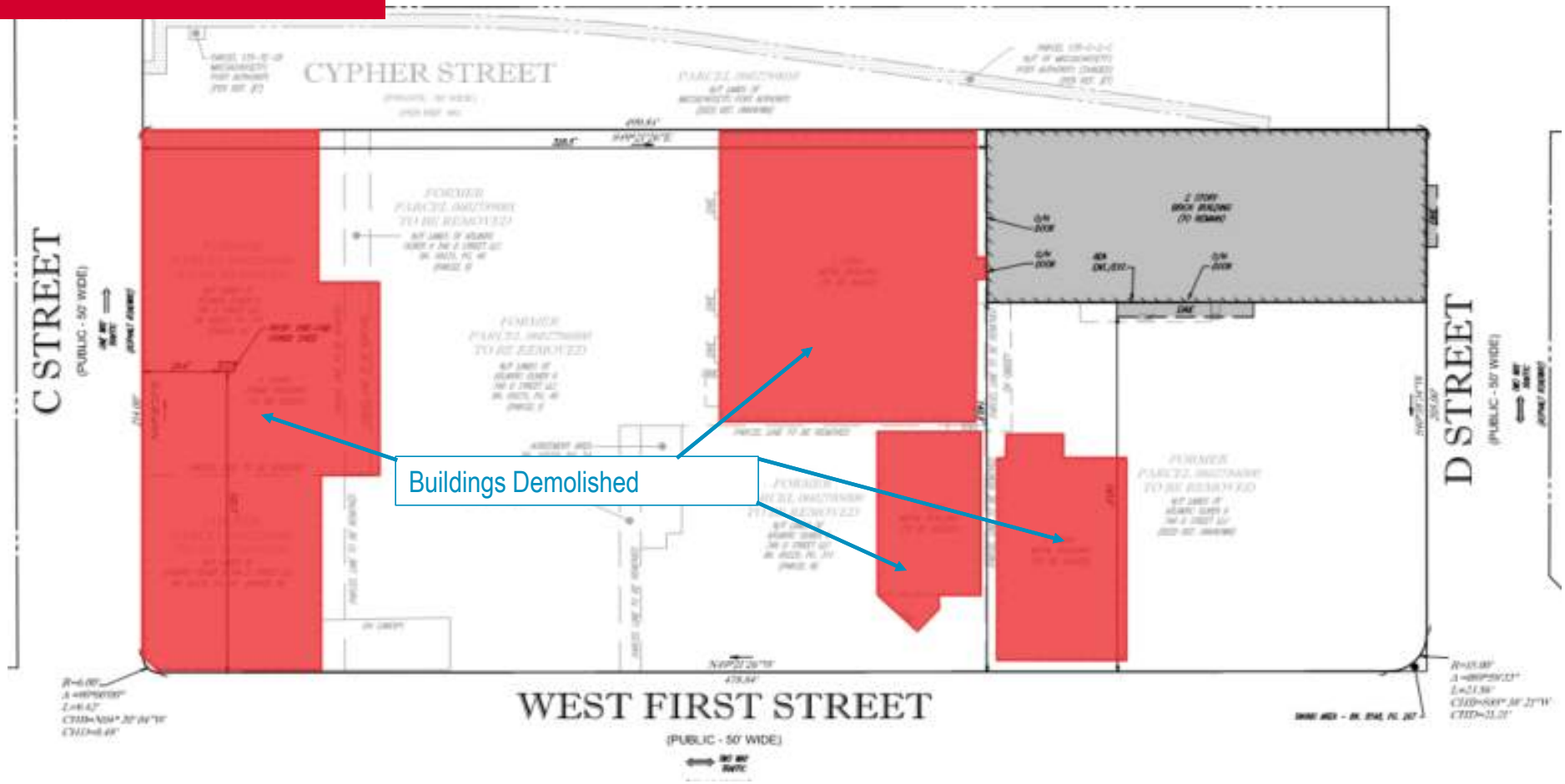
- Building Demolition
- UST Removal
- Site Grading
- Utility and Stormwater Infiltration Systems Installation
- Excavation of Asbestos and Lead Contaminated Soil
- Dust Monitoring
- Off-Site Soil Disposal
- Project Completion



Water truck for dust suppression



Building Demolition



UST Removal

- Two 6,000-gallon tanks removed
  - Previously held gasoline and diesel fuel
- GEI collected soil samples from tank graves
- No release identified
- Empty tanks sent to recycling facility







Soil Excavation/Handling

- Most of the excavated soil was reused onsite, limiting off-site truck traffic.
- Largest volume of excess soil from 2 subsurface stormwater infiltration systems (SSIS).
- For utility trenches, excavated soil was generally reused in same area as backfill.
- Stockpiled soils covered on-site pending reuse

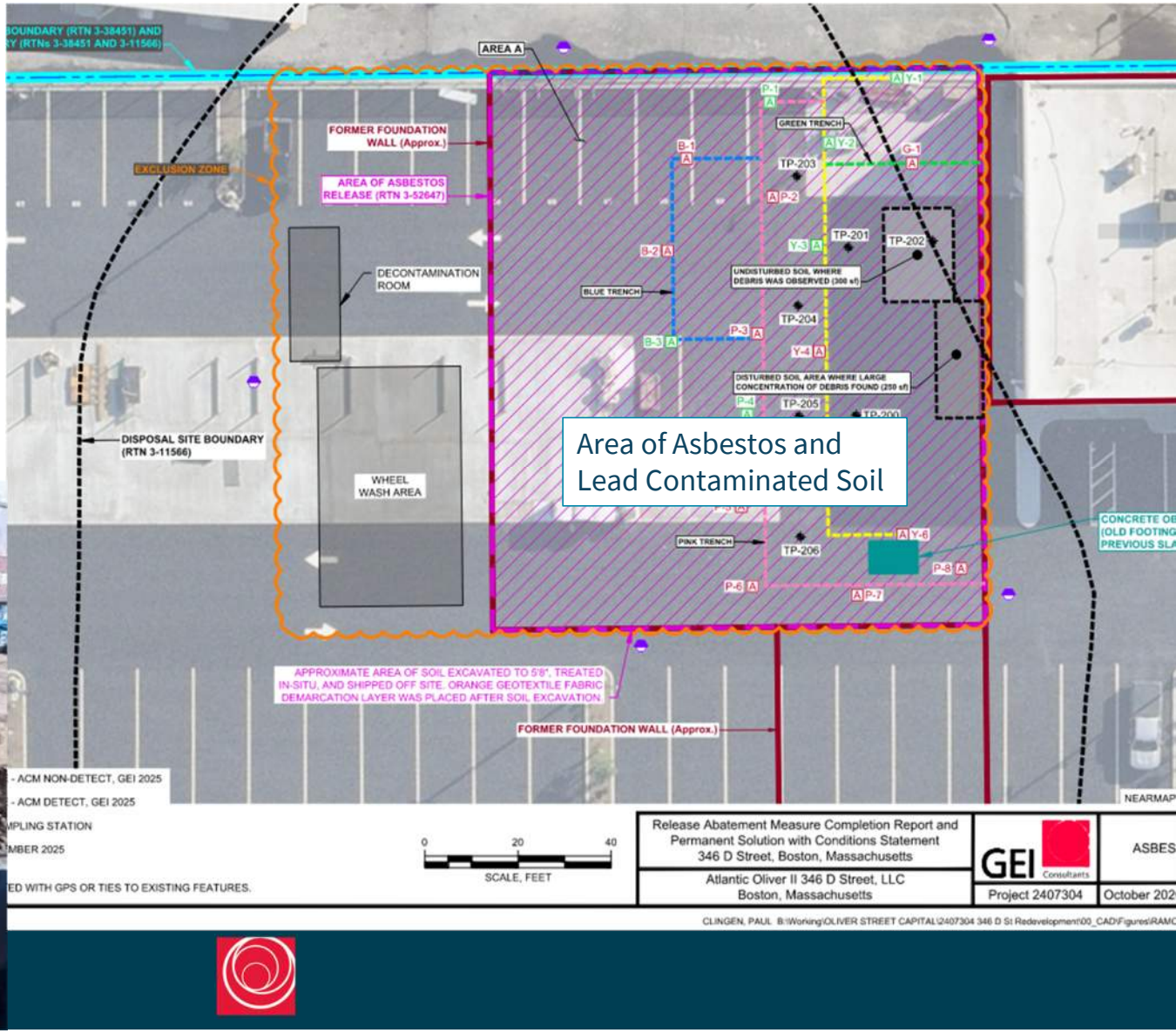




Cleanup of Asbestos and Lead Contaminated Soil

- High concentrations of lead in soil requiring treatment
- Asbestos found during demolition beneath Central Warehouse
- Constructed with elevated slab foundation





Cleanup of Asbestos and Lead Contaminated Soil

- Stopped Work in Area: Investigated extent of asbestos
- Engaged Asbestos Licensed Consultant (Safety Environmental Consultants)
- Prepared Cleanup Plan for MassDEP approval combining lead treatment and asbestos soil removal
- Wet chemical solution sprayed and mixed to treat lead contaminated soil.
- After testing to confirm successful treatment, treated lead and asbestos soil trucked offsite.
- Trucks were lined and sealed prior to departing site.
- Real time asbestos fiber monitoring at perimeter of work zone and in nearby parks.







Perimeter Air Monitoring

- Four Aeroqual® Dust Sentry monitoring units (AA-1/WX 1 [2269], AA-2 [2270], AA-3 [2271], and AA-4 [2272]).
- 24/7 real-time monitoring with automated alert system.
  - GEI contacted Contractor when alerts were triggered and action was taken to reduce dust.
- VOC monitoring added during earthwork in high VOC area.
  - VOC alert level was not exceeded during work.
- Stricter thresholds during work in high lead area.



Off-Site Soil Disposal Summary

- Waste Management Turnkey Landfill in Rochester, NH
  - High lead and asbestos-impacted soil
  - 3,615 tons (approximately 2,127 cubic yards [CY])
  - 113 truck loads
  - February 12 through March 23, 2026
- Ondrick Materials & Recycling in Chicopee, MA
  - 515 tons (approximately 303 CY)
  - Urban fill soil from overall site grading/utility excavation.
  - 15 truck loads
  - May 18 through August 18, 2026

Completed Project

Residual soil contamination capped beneath

- Building
- Pavement
- Clean soil cap

Activity and Use Limitation

- Requires cap maintenance

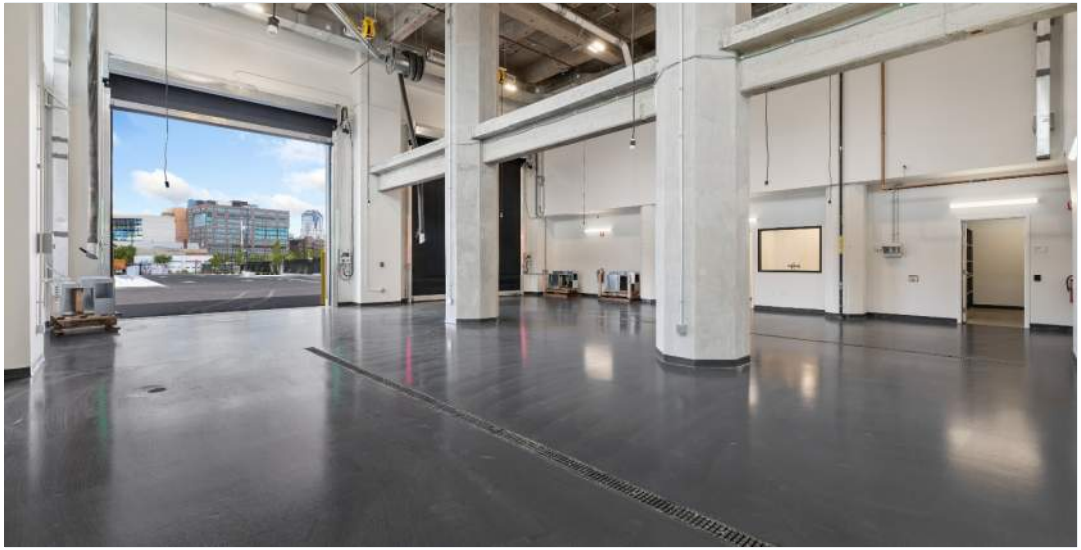
Future excavation requirements

- Compliance with MCP
- Soil Management Plan
- Contractor Health and Safety Plan

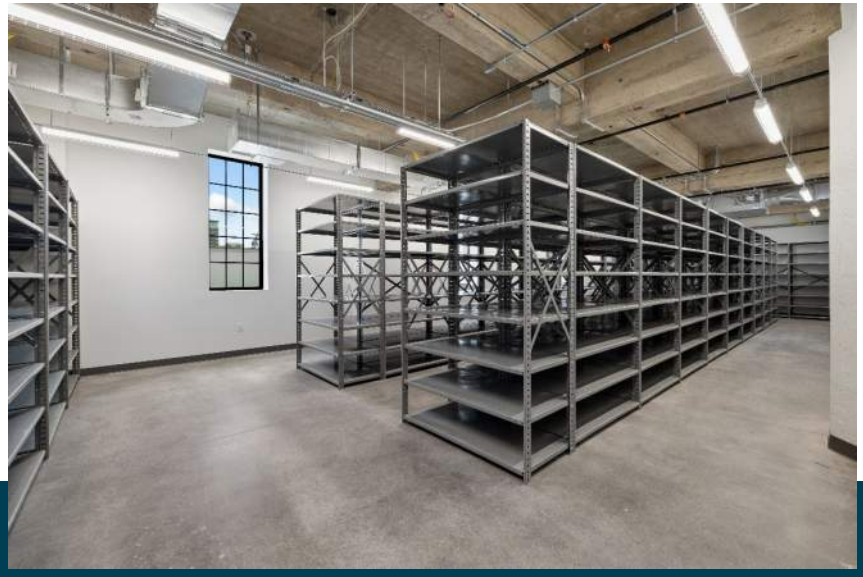




Building Interior







Review Schedule

- Draft RAM Completion Report and Permanent Solution with Conditions Statement (November xx, 2026)
  - Public comments (20 days), by December 1, 2026.

- Final RAM Completion Report and Permanent Solution with Conditions Statement
  - Will include response to comments
  - Within 30 days of comment period, targeting 2nd week of December.

Where to view report:

- MassDEP Searchable Sites: https://eeaonline.eea.state.ma.us/portal/dep/wastesite/viewer/3-003845
- Document Repository – South Boston Public Library (ask at front desk)

Questions

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