1.0 EXECUTIVE SUMMARY

1.1 REQUEST

GEOSITE ENVIRONMENTAL, INC. ("GEOSITE") was retained on behalf of the Town of Plainville, the *user* (see **Appendix 16.10** for *ASTM* definitions of terms and other defined terms used in this assessment *report* – defined terms are indicated by italics) to conduct an *ASTM* E 1527-13 *Phase I Environmental Site Assessment (ESA)* at 157 South Street in the Town of Plainville, Norfolk County, Massachusetts (the subject *property* or *subject site*).

1.2 RESPONSE

On January 8 and January 25, 2018, GEOSITE conducted a *site reconnaissance* to identify *recognized environmental conditions* (*RECs*) at the subject *property*. In addition, GEOSITE's assessment included reconnaissance of neighboring and *adjoining properties*, background research, and review of available local, state, and federal regulatory records regarding the presence of *petroleum products* and/or *hazardous substances* on or in the vicinity of the subject *property*.

1.3 MAJOR FINDINGS AND OPINIONS

The subject *property* consists of a 1.25 acre parcel of land improved with a 10,632-square-foot single-story masonry building and associated asphalt-paved drives and parking lots. The building reportedly is serviced with municipal water and sewer and is heated by a gas-fired rooftop HVAC with interior ducting and ceiling-mounted unit heaters. A gas-fired electrical backup generator is located on a concrete pad outside the east side of the building. The northwestern quadrant of the building houses the offices of the Plainville Police Department, and the remainder of the building houses the offices and garage of the Plainville Fire Station. The 5-bay garage houses firefighting apparatus and vehicles and ambulances. Each bay has a floor drain that reportedly discharges to underlying soils. Stormwater catchment basins in the parking lot similarly discharge on-site. Southeast of the building, twin 3000-gallon dual-walled ASTs contain gasoline and diesel to fuel municipal vehicles. Other on-site hazardous substances and petroleum product use generally consists of individual-use containers of motor-vehicle fluids, floor and truck cleansers, and maintenance supplies. A single drum of motor oil for the truck fleet and a 275-gallon AST for waste oil was observed in the wood-framed compressor shed on the east side of the building.

The subject *property* was initially developed in the mid-to late 1920s with a building similar to that currently present on the *property*. At the time, the building extended to the easterly boundary of the *property* and was squared off on its west side corresponding to the dimension of the present northwestern corner of the building. The *property* was occupied by trucking companies until 1964, when the *property* was reportedly acquired by the Town. The building was renovated in 1973 for occupancy by the Town Fire and Police Departments. The easterly portion of the building

apparently was demolished to allow for an encircling drive. The Town Fire and Police Departments are preparing to vacate the *property* to occupy new quarters being constructed on the former Beatrice H. Wood Elementary School property at 190 South Street.

Adjoining and nearby properties are used for a combination of residential and light commercial uses. Two garage buildings (one also occupied by the Town Fire Department) occupy west-adjoining (downgradient to cross-gradient) parcels across South Street.

Based on the identified *property* history and observations, the following *Potential RECs* were identified and evaluated:

***On-Site* Environmental Conditions**

The following *on-site potential environmental concerns* were identified:

- Historic Use of *USTs*: No *USTs* are known to currently exist on the *property*. Town Fire Department and *MassDEP* files reviewed indicate that a 3000-gallon gasoline *UST* was installed at the *property* on May 7, 1973, and a 2000-gallon diesel *UST* was installed on May 8, 1975. It is possible that both tanks were installed in May 1973 at the time of building renovation for Fire Department use, with the 1975 designation being a typographical error. The tanks passed tightness tests in 1991 and 1995; however, the *USEPA* cited the Fire Department in 1996 for inadequate inventory control and the absence of required spill-prevention and overfill-prevention systems. Both *USTs* were removed by Franklin Environmental on July 16, 1997; however, environmental conditions at the time of tank removals were not documented in available reports as required by then applicable regulations under 527 CMR 9.00 and *MassDEP* Policy #WSC-402-96. Town Fire Department records also referenced an April 30, 1957 Permit for the storage of flammable liquids at the *property* - that suggests the likely former use of *USTs* by the previous trucking company, for which no removal or assessment documentation was identified in municipal records reviewed.

  Based on the absence of environmental assessment data at the time the previous USTs were removed from the property; based on documented violations associated with *UST* operations; and based on indications of possible additional *USTs* use at the *property*, **a *Recognized Environmental Condition* (*REC*) is identified.**

- Floor Drains in the Garage of the Building: Floor drains were *observed* in the five service bays of the garage of the building. These drains currently receive discharges from Fire Department vehicle leaks, vehicle maintenance spills, and vehicle and floor washwater. Similar potential discharges likely were associated with previous trucking company use of the garage area. According to the Town of Plainville Fire Chief Justin Alexander, the floor drains are not connected to

municipal sewers and discharge to sub-building soils. No significant staining or unnatural odors were observed associated with these drains.

Because floor drains were *observed* in the five (5) service bays contained within the 80^{+}-year-old garage portion of the building that reportedly discharge to underlying soils, ***a REC* is identified**.

- Historic Property Ownership and Use: The building on the *property* was used by trucking companies from the 1920s until the 1960s. The building currently is heated by gas-fired HVACs and unit heaters; however, Town Assessor's Office property cards indicate building heat is/was provided by oil, storage of which is unidentified. Unofficial review of deed records for the *property* in the online database of the Norfolk County Registry of Deeds indicate that the *property* was owned in the 1880s and 1890s by the owners of Plainville Stock Company, at which time the *property* was vacant. Plainville Stock Company operated a jewelry company with plating operations near the intersection of South and Bacon Streets south of the subject *property*, the site of which is the location of known releases of chlorinated solvents and metals to soil and groundwater that are being remediated under (RTN 4-00874). Potential exists for the vacant subject *property* to have been used for the storage and/or disposal of factory wastes during that period of ownership; however, such disposal has not been documented or evaluated.

  Because of past ownership history and occupancies of the *property*, **a REC is identified.**

- Current *AST* Use: Twin 3000-gallon *ASTs,* located on a concrete pad southeast of the building, currently are used to fuel municipal vehicles with gasoline and diesel. The *ASTs* are dual-walled, fitted with above-grade dispenser plumbing, and reportedly were installed more than 20 years ago, likely at the time of the 1997 *UST* removals. No record of associated environmental spills or releases were identified or reported; however, bollards on the west side of the tanks show evidence of having been struck by vehicles or during plowing. An additional 275-gallon *AST* is located in the wood-framed compressor shed on the east side of the building. At the times of inspection, the concrete floor of the shed was *observed* to be stained by overfills and/or spills associated with the manual transfer of waste oil to the tank. Granular absorbent was spread under the tank to control the spillage in a limited manner.

  Installation of secondary containment under the tank is recommended for increased spill control. however, **a *REC* was <u>not</u> identified**.

- Exterior Drum Storage with Observed Spillage: A 55-gallon drum was observed on the asphalt pavement behind the electrical generator pad on and around which spillage was

apparent. Drum contents were identified as spent cooking grease, and associated spillage was contained on pavement surfaces.

Because spilled spent cooking grease was contained on pavement and did not exceed its MCP Reportable Quantity, **a *REC* was not identified.**

***Off-Site* Environmental Conditions**

The following *off-site potential environmental concerns* were identified:

- Locations of Potential Environmental Concerns within ASTM-prescribed Approximate Minimum Search Distances: One (1) CORRACTS facility, one (1) non-CORRACTS TSDF, three (3) current and historic RCRA Generators, three (3) Federal Brownfields sites, six (6) State NPL-equivalent release sites, six (6) State CERCLIS-equivalent release sites, and three (3) State-registered UST sites were identified by EDR in government records review of *ASTM approximate minimum search distances* of the subject *property*.

  Based upon the distance from the subject *property*, inferred direction of groundwater flow, status with the *MassDEP* and/or *USEPA*, and/or *interviews* with municipal officials, in our opinion, ***potential environmental conditions* identified on the listed sites are unlikely to impact the subject *property* and are not considered to be *RECs*.**

No additional off-site potential environmental concerns were identified.

1.4 CONCLUSIONS

GEOSITE has performed a *Phase I Environmental Site Assessment (ESA)*, in conformance with the scope and limitations of *ASTM* Practice E 1527-13, of 157 South Street in the Town of Plainville, Norfolk County, Massachusetts, the subject *property* or *subject site*. Any significant assumptions are described in **Section 2.3** of this *report*. Any significant limitations, exceptions to, or deletions from, this Practice are described in **Section 2.4** of this *report*. **This assessment has revealed evidence of *recognized environmental conditions* (*RECs*) in connection with the subject *property* including:**

- Historic use of USTs on the property. In addition, when the USTs were removed from the property in 1997 no environmental condition assessments were conducted;
- Current floor drains in the garage portion of the subject building reportedly discharge to subsurface soils; and
- Previous use of the *property* by a freight company. In addition, previous ownership of the property by the owners of a nearby jewelry factory (at which contaminant releases

did occur). It is unknown whether any on-site disposal at the property occurred during the time it was under the ownership of the jewelry factory.

GEOSITE makes no representations regarding the quality of soil or groundwater on the subject *property*. However, as *recognized environmental conditions* (*RECs*) were identified that, in our opinion, have a potential likelihood of impacting the groundwater and/or soil conditions on the subject *property*, **GEOSITE recommends further assessment.** Specifically, we recommend:

- Testing soil and groundwater at the *property* near and downgradient of the floor drains, in and downgradient of the former *UST* beds (as they can be identified), and the testing of any fill and/or other potentially impacted soils for potential industrial waste like those identified at RTN 4-00874; and

- Conducting a geophysical (ground penetrating radar) survey in an attempt to evaluate the *property* for the potential presence of any abandoned *USTs* and attempt to identify likely former *UST* beds.

During the opportunity afforded by such assessment activities, GEOSITE also recommends that additional testing be performed near the current fueling station.

Furthermore, no conditions were identified that could possibly rule out *vapor encroachment conditions* (*VECs*) or suspected *VECs* (pursuant to *ASTM* E 2600-10).

As discussed in **Section 6.3** and **Section 6.4**, while not a *recognized environmental condition*, based on the age of the building, *asbestos-containing building materials* (*ACBM*) and *lead-based paint* (*LBP*) may be present in the building. Prior to conducting any significant renovations or demolition, GEOSITE recommends conducting a comprehensive hazardous-material survey of the building to determine appropriate material handling and disposal requirements.