



July 24, 2017
File No. 0170

Somerville Planning Department
City of Somerville
City Hall
93 Highland Avenue
Somerville, MA 02143

Attention: Mr. George Proakis, Director of Planning

RE: Cedar Street/Murdock Street Parcel
Environmental Conditions
Somerville, MA

Dear Mr. Proakis:

ADS Environmental Engineering, LLC (ADS) has recently conducted environmental assessment activities at the subject property which includes buildings and property surrounding 227-229 Cedar Street, and 17-25 Murdock Street in Somerville, Massachusetts. The property has historically been used for commercial, industrial and residential purposes, and is surrounded by residential properties.

A soil remediation program was conducted in 1994 when petroleum contamination was identified at the time of the removal of two Stoddard solvent tanks, a fuel oil tank, and a gasoline tank. Residual petroleum contamination was known to remain in the subsurface on the property above Method 1 Risk Based Standards of the Massachusetts Contingency Plan (MCP) after this cleanup, and therefore an Activity and Use Limitation (AUL) was recorded with the registry of deeds for a portion of the property, restricting certain uses including residential use. The recent assessment program conducted by ADS was intended to update subsurface soil and groundwater conditions at the property with regard to this known petroleum release and the desire to change the use of the property to residential occupancy, as well as to generally assess the environmental conditions of the property.

Results of the soil and groundwater testing has revealed that concentrations of petroleum based compounds exceed the standards for residential use. The contaminants found at the property were identified to be similar to mineral spirits, paint thinner, or Stoddard solvent. The site conditions warranted reporting to the Department of Environmental Protection (DEP) as a 72-hour reporting condition as a result of a potential Condition of Substantial Release Migration (310 CMR 40.00006).

The contamination identified to date exists underneath the 227-229 Murdock Street building, and extends to the east to the area that was the boiler room building at 17 Murdock Street. Initial review by a risk assessor suggests that remediation will be required in order to occupy buildings within the plume area; the 227-229 Cedar Street building should not be occupied without conducting the required environmental response actions. There were also other areas of contamination identified beneath the 17-25 Murdock Street building.

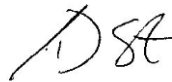
It appears that a bulk of the contamination is adhering to the fill material and the natural sand soils beneath the building slabs. Plans for remediation of this release site will involve removing the buildings, including the floor slabs, and excavating soil for off-site recycling. Although assessment is not completed at the site, an estimate of 500 to 600 cubic yards (750 to 900 tons) of soil may require excavation and off-site disposal. This work cannot be conducted until the site buildings have been removed.

In summary, although characterization of the environmental conditions throughout the entire property has not been completed, indications are that several areas have been impacted by petroleum release, and the general use of coal and later fuel oil to heat the buildings (including the 17-25 Murdock Street building). These uses have resulted in contaminants that will need to be addressed. This will require excavation in the area where site buildings exist currently. Removing the buildings in the near future will also facilitate adequate assessment of these areas where access is currently limited.

You may contact me for further information if desired.

Sincerely,

ADS ENVIRONMENTAL ENGINEERING, LLC

A handwritten signature in black ink, appearing to read 'A D Stiller'.

Andrea D. Stiller, LSP
Principal