

## RESOURCE CONTROLS

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environmental needs.

December 22, 2003

Ms. Adele Santos  
33 Zoe Street  
San Francisco, CA 94107

**SUBJECT: Recommendations Letter**  
23 Village Street, Somerville, Massachusetts

Dear Ms. Santos:

Resource Control Associates, Inc. (Resource Controls) is pleased to submit, for your review, the enclosed ASTM Phase I & II Environmental Site Assessment (ESA) Report for the property located at 23 Village Street in Somerville, Massachusetts (the Site).

Several recognized environmental conditions of concern were identified during the Phase I ESA process, including historical Site use. Phase II subsurface investigation activities were conducted to determine whether identified environmental conditions of concern had impacted the Site. Laboratory analytical results for soil samples collected from the Site reported concentrations of total petroleum hydrocarbons, arsenic, lead and zinc in excess of the applicable Massachusetts Contingency Plan (MCP) RCS-1 Reportable Concentrations.

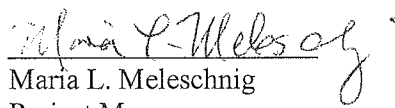
As a reportable condition is present in soil at the Site, in accordance with the MCP, notification is required by an owner or operator no later than 120 days after obtaining knowledge of the release and the vertical and horizontal extent of soil contamination must be characterized prior to completing a risk characterization and filing a Response Action Outcome (RAO) for the Site.


Resource Controls recommends conducting additional assessment activities to determine the vertical and horizontal extent of soil contamination and to define the appropriate remedial response action and cost to achieve Site closure. Additional assessment activities are estimated at \$8,500. One of several closure alternatives may apply to the Site depending on the results of the next phase of assessment. Assuming that the volume of contaminated soil that needs to be removed is limited to 50 cubic yards, the remaining conditions of concern can be addressed with a land use restriction and/or risk characterization and that closure can be completed within one-year following notification to the MADEP, closure costs would range between \$10,000 and \$40,000.

Resource Controls is available to provide assistance with the management of these issues and is prepared to submit a proposal for additional assessment activities. Please do not hesitate to contact the undersigned at (401) 728-6860 for further clarification of this information.

Very truly yours,

RESOURCE CONTROL ASSOCIATES, INC.

  
Maria L. Meleschnig  
Project Manager

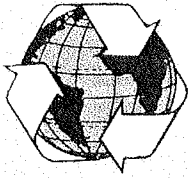
  
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MLM/lap



**RESOURCE  
CONTROLS**

474 Broadway • Pawtucket, RI 02860

**ASTM PHASE I & II ENVIRONMENTAL  
SITE ASSESSMENT REPORT**

**27 VILLAGE STREET  
SOMERVILLE, MASSACHUSETTS**

**Prepared for:**

Ms. Adele Santos  
33 Zoe Street  
San Francisco, CA 94107

**Prepared by:**

Resource Control Associates, Inc.  
474 Broadway  
Pawtucket, Rhode Island 02860

***Assessment • Remediation • Engineering***

**December 19, 2003**

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## 8.8 Results of Soil Sampling/Analyses

Laboratory analytical results for soil samples collected from the Subject Property reported concentrations of TPH, lead, arsenic and zinc in excess of the applicable RCS-1 MCP Reportable Concentrations. Soil laboratory analytical results are summarized in Table 1, and a copy of the laboratory analytical report is included as Appendix G.

## 8.9 Results of Groundwater Sampling/Analyses

Laboratory analytical results for the groundwater samples collected from the Subject Property did not report concentrations of analytes in excess of the applicable RCGW-2 MCP Reportable Concentrations. A copy of the laboratory analytical report is included as Appendix G.

## 9.0 CONCLUSIONS

Resource Control Associates, Inc. has performed a Phase I & II Environmental Site Assessment (ESA), in accordance with the American Society for Testing & Materials (ASTM) Practice E1527, "Standard Practice for Environmental Site Assessments: Environmental Site Assessment Process," published July, 2000, as well as ASTM Practice E 1903-97, "Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process", published February 1998. The subject of this investigation is the property located at 27 Village Street in Somerville, Massachusetts (the Subject Property).

The investigators have interviewed persons knowledgeable about the Subject Property, inspected the Subject Property and examined its historical usage for the presence of, and/or the generation, use, treatment, storage and disposal of, oil and hazardous materials. To the extent ascertainable by inquiry as noted herein, the results of investigations performed and on the consultant's experience and knowledge, Resource Controls offers the following conclusions:

- The Subject Property is comprised of one parcel of land on the north side of Village Street with a total land area of approximately 15,500 square feet. The Subject Property consists of two building structures (Buildings 1 and 2), and both paved and unpaved areas. Building 1 is currently utilized for residential purposes, and as a children's theatre. Building 2 is currently utilized for custom letterpress printing operations.
- Based upon a review of historic Sanborn maps, the Subject Property was historically utilized by a foundry and a machine shop from 1933 through at least 1950. Building 1 of the Subject property has been utilized for residential purposes and as a children's theatre for approximately 23 years. Building 2 has been utilized as a printing operation for approximately 18 years.
- The Subject Property is abutted to the north by railroad tracks, and to the east by the Bancroft Barrel Company, a recycler of drums.
- Small amounts of oil and/or hazardous materials (OHM), associated with the printing operations, were observed at the Subject Property. OHM observed consisted of paint thinner, kerosene, alcohol, oil and printing ink. All containers observed were less than one gallon each. According to the owner of the printing business, his business generates approximately four gallons of waste solvent per year, along with some oily rags.

- An unused AST is located just outside of Building 2 on the Subject Property. The use of this AST is unknown.
- A casting pit associated with the former use as a foundry is located beneath the residential portion of Building 1, and a drywell is located just outside the courtyard area of Building 1.
- A subsurface investigation was conducted during December 2003 to evaluate the environmental conditions of concern identified at the Subject Property. This investigation included the installation of seven soil borings, three of which were completed as groundwater monitoring wells, field screening of subsurface soil, collection of groundwater samples from each newly-installed groundwater monitoring well, and laboratory analysis of selected soil and groundwater samples.
- Laboratory analytical results for soil samples collected during this investigation indicated concentrations of TPH, lead, arsenic and zinc in soils in excess of the applicable MCP Reportable Concentrations (RCS-1).
- Laboratory analytical results for groundwater samples collected during this investigation did not report concentrations of analytes in groundwater in excess of the applicable MCP Reportable Concentrations (RCGW-2).

## 10.0 REFERENCES

### 10.1 Interviews Conducted

- Ms. Beatrice Sargent, Subject Property owner, (in-person interview on 12/1/03)
- Mr. John Kristensen, Firefly Press owner (12/1/2003 and 12/18/2003)
- Representative, Somerville Tax Assessor's Office (11/25/03)
- Representative, Somerville City Clerk's Office (11/25/03)
- Lieutenant Daniel DiPalma, Somerville Fire Department (11/21/03)
- Reference Librarian, Somerville Public Library (11/25/03)
- Representative, Somerville Building Department (11/25/03)
- Representative, Somerville Board of Health (11/25/03)
- Representative, Somerville Conservation Commission (11/25/03)
- Representative, Somerville Engineering Department (11/25/03)

### 10.2 Resources Reviewed

- Bedrock Geologic Map of Massachusetts (12/10/03)
- Environmental FirstSearch™ Report (11/11/03)
- Sanborn® Fire Insurance Map Report (12/10/03)
- Federal Insurance Rate Map (FIRM) Community Panel No. 2502090004 C, revised March 5, 1996 (12/14/03)
- Boston North, Massachusetts USGS 7.5 x 15 minute topographic map (12/10/03)
- Various historic maps at the Somerville Public Library (11/25/2003)

## 11.0 LIMITATIONS

This report addresses the environmental characteristics of the subject property with regard to the release of or possible presence of oil and/or hazardous materials. It is not intended to guarantee that the subject property is or is not free from conditions, materials or substances that could adversely impact the environment or pose a threat to public health and safety. Rather, it is intended to be used as a summary of available information on existing conditions, the conclusions of which are based upon a reasonable review of information found in accordance with normally accepted industry standards and protocols, subject to and as limited by the scope and budget established with the client. Should further research on the subject property be warranted, Resource Controls must review any additional data obtained and the conclusions presented herein may be modified accordingly.

This report in total has been prepared on behalf of and for the exclusive use of Ms. Adele Santos, solely for use in an environmental evaluation of the subject property. This report or any part thereof, may not be used, relied upon or reproduced by any party other than Ms. Adele Santos, without first obtaining written permission from Resource Controls.

Conclusions stated herein are based on the available information summarized herein and refer only to the specific subject property investigated. No warranty is implied or given and the report is subject to the agreement for the work, including the Standard Terms and Conditions attached to said agreement, as well as Additional Limitations bound herein.