



**ASTM E 1527-13 PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

**NORWELL POLICE STATION
40 RIVER STREET
NORWELL, MA**

**Project No. 14370
October 2014**



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Date: October 2014**

User:

Norwell Community Housing Trust
c/o Norwell Town Hall
315 Main Street
Norwell, MA

Prepared by:

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SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

The ASTM E 1527-13 Phase I Environmental Site Assessment (ESA) described herein was conducted by the undersigned, of Green Environmental, Inc. GREEN's investigation consisted solely of the activities described in the introduction of this report in general compliance with ASTM Standard Practice Designation E 1527-13. This report is subject to the limitations and service constraints of the ASTM Standard described in **Appendix A** of this document, GREEN's Proposal No. 14-370 dated October 15, 2014, and the agreement between Green Environmental, Inc. and the client, Norwell Community Housing Trust.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR Part 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Kristen Awed-Ladas
Project Manager



Robert J. Leventry, P.G., LSP
Division Manager

Individual qualifications for the environmental professionals responsible for this ESA are included in **Appendix B**.

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- Figure 2 March 1970 Approved Site Plan
- Figure 3 DEP 21E (MCP) Map

APPENDICES

- Appendix A ASTM Limitations and Service Constraints
- Appendix B Resumes of Participating Environmental Professionals
- Appendix C ASTM Terminology
- Appendix D Municipal Records
- Appendix E Site Photographs
- Appendix F Environmental Data Resources, Inc. EDR® Report
- Appendix G March 1999, Response Action Outcome, Coler & Colantonio
- Appendix H Site Assessment Summary & User Questionnaire
- Appendix I References / Sources of Information

EXECUTIVE SUMMARY

Request

Green Environmental, Inc. (GREEN) was retained by Norwell Community Housing Trust, the User (see **Appendix C** for ASTM definitions of terms used in this assessment report) to conduct an ASTM E 1527-13 Phase I Environmental Site Assessment (ESA) of 40 River Street in Norwell, Massachusetts (the Property).

Response

On October 17, 2014, Kristen Awed Ladas of GREEN conducted a site reconnaissance in an effort to identify recognized environmental conditions (RECs) at the Property. GREEN's assessment also included reconnaissance of adjoining and neighboring properties, background research, and review of available local, state and federal regulatory records regarding the presence of petroleum products and/or hazardous materials on or in the vicinity of the Property.

Major Findings and Opinions

The Property is identified in the Town of Norwell Tax Assessor's records as 113,256 square feet of land (2.6 acres), designated on Map 21 as Block 58, Lot 64. The parcel is improved with a two-story 6,560 square foot brick building constructed in approximately 1970. The Property has operated as the Town of Norwell Police Station since its construction. A 10,000 square foot asphalt paved parking area is located to the south of the building. The building has three garage bays and a full basement. The building has natural gas heat and underground electric and telephone service. The property is connected to the municipal water supply and utilizes a private septic system, which is located on the east side of the building. The front of the building (east side) is landscaped and land to the south and west of the building is grass covered.

Small quantities of cleaning supplies, paints, sprays and oils were noted in the garage portion of the building. No improper storage was noted. No evidence of a current release of oil or hazardous materials was noted on the Property. Police vehicles were historically fueled onsite and are now fueled at the highway department facility. A 72 hour reporting condition was identified during the removal of a 2,000 gallon gasoline underground storage tank (UST) on the subject property in January 1999. Coler & Colantonio was retained by the Town of Norwell to provide environmental consulting services. The tank was reportedly sound, and the release was attributed to the gasoline dispenser coupling. The gasoline tank was not replaced, and police vehicles are currently fueled off-site.

Approximately 90 tons of impacted soil was excavated and transported to Bardon Trimount in Stoughton, MA for recycling via asphalt batch. Groundwater was reportedly not encountered during excavation activities. Confirmatory soil samples were collected and submitted for extractable and volatile petroleum hydrocarbon (EPH/VPH) laboratory analysis. It was concluded that soil concentrations were below Method 1 Standards and a condition of No Significant Risk. In March 1999 a Class A-1 Response Action Outcome (RAO) closure report was submitted to the Massachusetts Department of Environmental Protection (MassDEP) by Coler & Colantonio, on behalf of the Town of Norwell.

There were locations of environmental conditions identified within the ASTM search radii, as discussed in **Section 4.1** of this report. Based upon the distance from the Property, nature of the release, and/or

status with the Massachusetts DEP, in our opinion, environmental conditions identified on the listed sites are unlikely to impact the subject Property and are not considered to be RECs.

Conclusions and Recommendations

We have performed a Phase I Environmental Site Assessment, in conformance with the scope and limitations of ASTM Practice E 1527-13, of 40 River Street located in Norwell, Massachusetts, the Property or subject site. Any exceptions to, or deletions from, this practice are described in **Sections 1.3** and **1.4** of this report. This assessment has revealed evidence of historical RECs in connection with the Property. However based upon the information reviewed, the gasoline release identified in January 1999 has been addressed to the satisfaction of the applicable regulatory authority (the Massachusetts Department of Environmental Protection) and meets unrestricted use criteria.

GREEN makes no representation regarding the quality of soil or groundwater on the Property or analytical sampling or data analysis completed by others. However, based upon the site status with the MassDEP, no further assessment is recommended.