

Parker Street Waste Site

August 25, 2011 Community Leaders Meeting

Attendees:

Mia Pasquerella, EPA
Wing Chau, EPA
Marcus Holmes, EPA
Kelsey O'Neil, EPA
Danny Rodriguez, EPA
Dave Johnston, MassDEP
Steve Beauregard, NBHA
Brian Snow, OHI Engineering
Jo Ann Shotwell Kaplan, Prince Lobel

Eddie Johnson, CLEAN
Deidre Ramos, CLEAN
Jennifer Cintron, CLEAN
Luz Torres, CLEAN
Shayralesse Cruz, Westlawn Resident
Alysia Almeida, Westlawn Resident
Esmeralda Gamez, Westlawn Resident

Introduction:

Goal of the meeting: To discuss the removal strategy for the Westlawn Development Property.

Sampling and Risk Analysis Process:

MassDEP explained the sampling and risk analysis process used to identify properties within the Parker Street Waste Site where surface soil removal activities are necessary. MassDEP's risk analysis was based on two elements: (1) elevated contamination, and (2) the presence of an exposure pathway.

EPA is removing contaminated surface soils and then backfilling with clean soil. MassDEP will limit exposure to contamination remaining at depth, if any, by working with property owners to implement site controls. The specific removal activities required at each property within the Parker Street Waste Site are based on property-specific conditions. Like all other properties within the Parker Street Waste Site, the removal activities chosen to address conditions at the Westlawn Development Property were driven by the risk associated with elevated levels of hazardous substances found in surface soils at that property,.

Proposed Cleanup for the Westlawn Development Property:

Elevated levels of hazardous substances, including lead, were identified in surface soils at three locations at the Westlawn Development Property. EPA described the removal activities necessary to address these conditions, including, eliminating the contact threat by removing the top foot of surface soils at each of the contaminated locations, and then backfilling with clean fill. EPA crews plan to address one portion of the Westlawn Development

Property at a time. Cleanup activities are expected to take about 5-6 days, and the landscaping will be finished soon thereafter.

Safety during Removal Activities:

EPA and MassDEP explained the procedures planned to ensure the safety of residents, including children, during removal activities. EPA and MassDEP explained that crews will attempt to work around the schedules of Westlawn residents, to the extent practicable. EPA plans to conduct the removal activities at the Westlawn Development Property after the school year begins, therefore, school-age children will be off-site during most of the cleanup activities. Work hours for removal activities can be shortened, if necessary, although that may make the duration of cleanup longer. Holes created by the removal of soils will only be accessible to the work crews, and no holes will be left open overnight. EPA proposed using a temporary fence to prevent access to the work sites, and all machinery can be taken off-site at the end of each day. Overall, there will be two crews working--one to excavate and one to backfill.

Access to Buildings during Removal Activities:

The planned removal activities will not completely block access to or egress from any of the apartments at the Westlawn Development Property. Stairways and exits should still be accessible during removal activities, and only one entrance to the apartment will be affected by the planned work. EPA's work crews will ask Westlawn residents to refrain from using any affected entrances, except in case of emergencies.

Scope of Removal Activities:

The specific removal activities required for each property within the Parker Street Waste Site are based on property-specific conditions. By removing the top foot of surface soils in three locations at the Westlawn Development Property, exposure pathways that could affect Westlawn tenants will be eliminated. EPA and MassDEP plan to examine whether any removal activities are necessary at a fourth location identified by CLEAN's consultant.

MassDEP explained that conditions at the Westlawn Development Property are different than conditions at certain private homes located within the Parker Street Waste Site, because the Westlawn Development Property has controls in place that limit exposure to contamination remaining at depth, if any. The New Bedford Housing Authority ("NBHA"), owner of the Westlawn Development Property, will be implementing these site controls, in consultation with MassDEP. MassDEP explained that Westlawn residents will be informed about the details of these land use controls.

Potential Future Land Use at Westlawn Housing Complex:

MassDEP explained the process used to address contaminated properties which later change ownership. MassDEP's process informs future landowners about contamination remaining on-site and informs them about their responsibilities to address this contamination property.

Agencies with Jurisdiction over Removal Activities at the Westlawn Development Property:

EPA is performing the removal activities at the Westlawn Development Property. MassDEP is providing technical support, conducting risk evaluations. The U.S. Department of Housing and Urban Development ("HUD") is not directly involved with the removal activities being performed by EPA at the Westlawn Development Property. EPA welcomes HUD's attendance at meetings; however, EPA must begin removal work at the Westlawn Development Property soon in order to complete removal activities this construction season.

Disposal of Contaminated Soil Off-Site:

EPA and MassDEP explained that the final disposal site for contaminated soils removed from properties at the Parker Street Waste Site depends on the types and levels of hazardous substances present in those specific soils. All soils will be disposed at approved facilities. MassDEP explained that soils removed from the Parker Street Waste Site will not be disposed at Shawmut Avenue.

Additional NBHA Properties:

EPA and MassDEP took samples from additional NBHA properties, including the Shawmut and Parkdale Development Properties. Analysis of these samples indicated that elevated levels of hazardous substances are not present at these properties. Therefore, no removal work is required.

City Yard:

MassDEP is working with the City of New Bedford to develop a plan for addressing the City Yard property.

Underground Imaging:

Underground imaging was used by a utility company to examine utility lines underneath the Westlawn Development Property, but nothing unusual was found.

Next Steps:

- ▶ Meeting with Westlawn Residents: A meeting will be scheduled with Westlawn residents to discuss the cleanup plan and to answer any questions. The proposed date

for this meeting is September 12, 2011. The final timing of the meeting will be coordinated with residents. Representatives from EPA and MassDEP will be available at the meeting for several hours in order to accommodate residents' schedules, to the extent practicable.

- ▶ NBHA will work with Westlawn residents to address concerns about future land use and to inform residents about land use restrictions.
- ▶ EPA will attempt to provide telephone interpreter services to address the concerns of Westlawn residents who speak English as a second language.