Feasibility Study for the Future of Rosemary Pool

APPENDIX B

Park & Recreation

Phase I Environmental Site Assessment
Rosemary Pool Complex
Needham, Massachusetts

Submitted to:
Bargmann Hendrie + Archtype, Inc.

January 8, 2001

ENGINEERS • SCIENTISTS • PLANNERS

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January 8, 2001

Ms. Paulette O'Connell
Bargmann Hendrie + Archtype, Inc.
316 Summer Street
Boston, MA 02210-1710

Re: Phase I Environmental Site Assessment
Rosemary Pool Complex
Needham, Massachusetts

Dear Ms. O'Connell:

Rizzo Associates, Inc. is pleased to submit this Phase I Environmental Site Assessment for property located at the Rosemary Pool Complex in Needham, Massachusetts (the Site). This investigation included a review of the Site history, a Site reconnaissance visit, and a review of local and regulatory files pertaining to the Site and surrounding area. This report consists of two parts: a summary which presents a narrative of our findings and recommendations, followed by a detailed description of the research conducted.

We appreciate the opportunity to provide these services to you. Please contact us if you have any questions regarding this project.

Very truly yours,

Jennifer L. DeAscentis
Environmental Scientist II

Raymond C. Johnson, P.G., L.S.P.
Senior Vice President

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Summary of Findings

Site Description

The Site is used as the Rosemary Pool Complex for the town of Needham. The Site consists of a lakeside pool in the northwest corner of the Site. Structures observed during the Site visit include a pool, bathhouse, which consists of locker rooms, first aid room, concession stand, storage area, filter room and a small shack used for staff breaks. Unpaved parking and brush were observed in the southern part of the Site. According to Ms. Patricia Carey, Director, Parks and Recreation Commission for the Town of Needham, temporary use of a portion of this area has been granted to a local company for storage of vehicles, dumpsters, and trailer-sized storage warehouses.

The general location of the Site on a topographic map is shown on Figure 1. The Site appears to be located between 35-45 meters (120-150) feet above the National Geodetic Vertical Datum (NGVD) and is steeply sloped toward Rosemary Lake. During their subsurface exploration program, Weber Engineering Associates, LLC encountered groundwater between 14 to 19 feet below grade in October 2001 while performing geotechnical borings for bh + a. The groundwater flow direction across the Site is unknown, but assumed to flow toward Rosemary Lake.

Site History

Historical information was collected from Site interviews and historical Sanborn maps. Sanborn maps for the Site were available for 1926, 1937, 1948, and 1962.

The Site, previously referred to as Rosemary Beach, has been used for recreation since the 1930s. Sanborn maps dated 1937 and 1948 denote two bathhouses and a first aid house at the Site. The lake pool was constructed in 1972, according to Ms. Carey. The steep slope at the southern end of the Site was used as a snow dump until the 1990s. Snow plowed from public ways was deposited on this hill, where it would melt in the spring.

Site Reconnaissance

A Site visit was conducted on November 26, 2001. The purpose of the Site visit was to look for surficial evidence of the use, storage, or release of oil or hazardous material at the Site. The reconnaissance findings are detailed

in the report. As described within the report, no evidence of hazardous material use or storage was observed during the Site visit.

Review of Regulatory Records

A review of the available federal, state, and local regulatory records was conducted to determine if reports of oil and/or hazardous material releases have been documented at or near the Site. The federal and state records were reviewed using DataMap Technology's on-line computer database system on November 21, 2001. Local research or requests for file reviews were conducted on November 21, 26 and 28, 2001.

Site: We found no reference to the Site in the federal databases reviewed for this assessment. However, the Site is listed in the State Spills, Public Water Supply (PWS) and local regulatory databases.

- A spill of an unknown quantity of miscellaneous oil was released on June 28, 1985 at 178 Rosemary Street, which is designated in the database as a "municipal pool". The case was closed within the day. The Town of Needham Health Department documented a release of gasoline and oil in June 1985 when an automobile accidently went into the pool. In addition, the Health Department had documentation of a release of green paint from the pool into the drained Rosemary Lake.

- The database indicates that Site is located within a Zone II, and medium and high yield Potentially Productive and Non-Potentially Productive aquifers.

- Two permits were on file with the Needham Fire Department for the Site. A temporary permit for a 500-gallon underground storage tank (UST) of Number 2 fuel oil was granted to the Site in June 1959. It appears that this UST replaced a 275-gallon tank located in a storage room permitted February 1959. A second permit dated January 1966 indicates the installation of a 275-gallon Number 2 fuel oil UST.

Surrounding Properties: Numerous properties, including Site abutters, are listed on the state and local databases. Several abutters are listed under the State Sites, State Spills, and PWS databases. According to state records, these releases were either closed within the same day of the release or were closed through a Response Action Outcome (RAO) as required by DEP. Several of these releases, including releases at 145 Rosemary Street, Rosemary Brook, and at the intersection of Hillside Avenue and Rosemary Street, appear to abut the Site and are located in the upgradient location from the Site. Local databases documented the storage, use, and release of hazardous materials at 145 Rosemary Street as early as 1954.

Findings

The following summarizes known or suspect environmental conditions associated with the Site, including recognized environmental conditions (RECs), historical RECs, and *de minimus* conditions.

- The Site is listed in the State Spills database. Documentation of hazardous material releases is also on file with the Needham Health Department. These releases appear to have been closed.

- The Site and vicinity are listed in the Public Water Supply database due to a presence of a Zone II, and medium and high yield Potentially Productive and Non-Potentially Productive aquifers.

- Two permits were on file with the Needham Fire Department for the Site. A temporary permit for a 500-gallon UST of Number 2 fuel oil was granted to the Site in June 1959. It appears that this UST replaced a 275-gallon tank located in a storage room permitted February 1959. A second permit dated January 1966 indicates the installation of a 275-gallon Number 2 fuel oil UST.

- A review of federal, state, and local databases identified several properties, including abutters, which store and use oil and hazardous materials. Many of these properties are located in the expected upgradient direction of the Site. For example, the northern abutting property, 145 Rosemary Street, is listed several times on the State Sites and Spills databases related to oil releases. Local databases indicate the presence of three USTs with a total capacity of 17,110 gallons of heating oil.

Conclusions and Recommendations

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 for the Rosemary Pool Complex in Needham, Massachusetts, the Site. Any exceptions to, or deletions from, this practice are described within this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

- Permits on file with the Needham Fire Department for the Site indicated the installation of USTs at the Site. We recommend that a geophysical survey be considered to evaluate the Site for evidence and location of one or more abandoned UST(s).

- A review of state, and local databases identified abutting properties located in the expected upgradient direction from the Site which have documented releases of oil and hazardous materials. We recommend that these files be reviewed at the DEP to determine if the releases have potentially impacted at the Site. If the results of this review indicate a potential impact on the Site's subsurface conditions, we may then recommend a subsurface investigation at the Site.

Purpose and Limitations

Purpose

Rizzo Associates, Inc. conducted this investigation in general conformance with the ASTM Standard Practice E 1527-00 **Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process,** *which was originally adopted in May 1993 for the purpose of providing a standard investigative approach that would be sufficient to provide "appropriate inquiry into the previous ownership and uses of the properties consistent with good commercial or customary practice."*

Rizzo Associates, Inc. evaluated the Site for evidence of Recognized Environmental Conditions, which are defined by ASTM as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of release of hazardous substances or petroleum products into structures, soils, groundwater, surface water, or sediments on the property. For the purposes of this assessment, hazardous substances and petroleum products include materials as defined by the Massachusetts Oil and Hazardous Materials Release Prevention and Response Act, Massachusetts General Law, chapter 21E. The objective of the Phase I study was to render an opinion as to whether surficial or historical evidence indicates the presence of Recognized Environmental Conditions.

Limitations

This report is subject to the limitations outlined in Appendix A. This study and report have been prepared on behalf of and for the exclusive use of Bargmann Hendrie + Archtype, Inc. solely for use in an environmental evaluation of the Site. This report and the findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party in whole or in part, without the prior written consent of Rizzo Associates. However, Rizzo Associates acknowledges and agrees that, subject to the terms and conditions of our contract provided in Appendix A, the report may be conveyed to the client's attorney, lender, title insurer, regulatory agencies, and potential purchasers associated with the proximate purchase or refinancing of the Site by our

client. Rizzo Associates would be pleased to discuss the conditions of dissemination of the report to additional parties associated with the transaction. The report has been prepared in accordance with the Terms and Conditions set forth in our contract dated October 10, 2001. All uses of this report are subject to, and deemed acceptance of, the conditions and restrictions contained therein. No other warranty, express or implied, is made.

Exceptions to the ASTM Standard

No exceptions to the ASTM Standard were observed while conducting this Level 1 Environmental Site Assessment.

1.0 Site Description and Interviews

Site Description

Property Use: The Site is currently occupied by the Rosemary Pool Complex, which consists of a pool, recreational area, bathhouse, staff shack, and parking.

Location

Site Address: Rosemary Street
Needham, Massachusetts

Assessor Designation: Map 225, Portions of Lots 1, 2 and 31

Zoning Designation: SRA – Single Residence A

The Site is defined as the area within the Rosemary Lake Pool Complex that, to our understanding, will be potentially redeveloped. As shown in Figure 2, the approximate boundaries of the Site are Rosemary Street to the north, the Massachusetts Bay Transportation Authority (MBTA) railroad tracks to the east, Garden Street to the south, and the western edge of the pool and the lake shoreline to the west.

Ownership

Site Owner: Town of Needham

Site Owner's Address: 1471 Highland Avenue
Needham, Massachusetts

User Provided Information

The User of the report is Paulette O'Connell of Bargmann Hendrie + Archtype, Inc. (bh+a). The User has informed Rizzo Associates, Inc. that she has no knowledge of environmental liens or activity or use limitations, specialized knowledge of recognized environmental conditions, or actual knowledge that the price of the property is significantly less than the price of comparable properties.

The User of the study has informed us that the purpose of the ASTM environmental site assessment is possible construction on the Site.

Interviews with Owner, Key Site Manager and User

"The **property owner, key Site manager** *(if any is identified),* **and User** *(if different from the property owner) shall be asked these questions prior to the Site visit." (ASTM Standard E 1527-00).*

User: Paulette O'Connell, bh+a

Key Site Manager/ Owner: Patricia Carey, Park and Recreation Department, Town of Needham

The Property Owner, Key Site Manager and User of the report were individually sent questionnaires regarding their knowledge of the topics discussed in ASTM E 1527-00 Sections 9.8 and 9.9. Section 9.8 refers to the availability of existing environmental reports or documents relating to the Site. Section 9.9 queries knowledge of regulatory, administrative or legal notices or proceedings relating to hazardous substances or petroleum products at the property.

The completed questionnaires are presented in Appendix C.

2.0 Physical Setting

A current USGS 7.5 minute topographic map showing the area on which the property is located shall be reviewed, provided it **is reasonably ascertainable**. *It is the only* **standard physical setting source** *and the only physical setting source that is required to be obtained. One or more additional sources may be obtained in the discretion of the environmental professional. (ASTM Standard E 1527-00)*

Topography

General Topography: The general location of the Site on a topographic map is shown on Figure 1. Based on a review of a topographic map and the Site visit, the Site is steeply sloped toward Rosemary Lake.

Elevation: Based on a review of a topographic map, the Site appears to be located between 35-45 meters (120-150) feet above the National Geodetic Vertical Datum (NGVD).

Nearest Surface Water Feature: Based on a review of a topographic map, the closest surface water feature to the Site is Rosemary Lake, which abuts the Site to the west.

Geology

Bedrock Geology: According to the Bedrock Geology Map of Massachusetts, bedrock at the Site consists of Mattapan Volcanic Complex, which consists of rhyolite, melaphyre, and agglomerate.

Groundwater

Expected Depth to Groundwater: During their subsurface exploration program, Weber Engineering Associates, LLC encountered groundwater between 14 to 19 feet below grade in October 2001 while performing geotechnical borings for bh + a.

Expected Groundwater Flow Direction: The groundwater flow direction across the Site is unknown, but expected to flow west and southwest toward Rosemary Lake.

3.0 Site Visit Observations

On a visit to the property the environmental professional shall **visually and physically observe** *the property and any structure(s) located on the property to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles. The periphery of the property shall be* **visually and physically observed**, *as well as the periphery of all structures on the property...On the interior of structures on the property, accessible common areas expected to be used by occupants or the public, maintenance and repair areas...and a representative sample of occupant spaces, should be* **visually and physically observed**. *(ASTM Standard E1527-00)*

A Site visit was conducted on November 26, 2001. Ms. Patricia Carey, Director, Parks and Recreation Commission for the Town of Needham accompanied Rizzo Associates personnel.

The Site is used as the Rosemary Pool Complex for the town of Needham. The Site consists of a lakeside pool in the northwest corner of the Site. According to Ms. Carey, water from the lake is pumped into the pool after filtration and disinfection of the lake water through a filter system located within the bathhouse building.

Two structures were observed during the Site visit. The bathhouse consists of a two level structure. The upper level consists of locker rooms, first aid room, janitor closet and ticket booth. The lower level consists of a concession stand, storage area and filter room. Hot water for the building is provided by natural gas. A small shack used for staff breaks was observed in the northern corner of the Site. According to Ms. Carey, no utilities are connected to the shack.

A unpaved parking area is located in the southern portion of the Site. During the Site visit, trucks, storage warehouses, and dumpsters were observed in this area. According to Ms. Carey, temporary use of this area has been granted to a local company for storage. An unpaved parking area was observed at the top of the incline abutting the railroad tracks and Rosemary Street.

Hazardous Substances and Petroleum Storage

	Yes	No	NA
Hazardous substance or petroleum drums or containers ≥ 5 gallons capacity?	☒	☐	☐

Two chlorine tanks, approximately 200-300 gallons in size, were observed in the filter room of the bathhouse. According to Ms. Carey, a diatomaceous earth filter, followed by chlorination, are used for filtration and disinfection of lake water impurities before flowing into the pool. No bags of diatomaceous earth were observed in the filter room due to seasonal shutdown of the pool, although the pallets that they are normally stored on were observed. No evidence of spills or staining was observed near the pallets.

Approximately three or four 55-gallon drums were observed in the bathhouse storage area in the lower level. These drums were empty and were painted as parking signs used during the pool's use in the summer.

	Yes	No	NA
Hazardous substance or petroleum containers ≤ 5 gallons capacity?	☒	☐	☐

Various small containers of paint, turpentine, and janitorial supplies were observed in the lower level storage area and the upper level janitor's closet. In addition, three small containers of gasoline were observed in the storage area; according to Ms. Carey this gasoline is used for the lawn

mowers. For the most part, these containers were observed on shelves and no evidence of stains or spills were observed in the vicinity.

Evidence of Storage Tanks

	Yes	No	NA
Aboveground storage tanks?	☐	☒	☐
Underground storage tanks?	☐	☒	☐
Vent pipes?	☐	☒	☐
Fill pipes?	☐	☒	☐
Access ports?	☐	☒	☐

No hazardous materials or petroleum tanks were identified on the property. However, as noted later in this report, the Needham Fire Department had on file installation of underground storage tanks (USTs) on the property in 1959 and 1966.

Solid Waste Disposal

	Yes	No	NA
Evidence of dumping or filling suggesting trash or solid waste disposal?	☒	☐	☐

During the Site visit, dumpsters were noted in the southeastern portion of the Site. According to Ms. Carey, these dumpsters are used by the company that has been granted permission for temporary storage of equipment.

According to Ms. Carey, the dumpster used by the Parks and Recreation Department is located closer to the bathhouse building. Due to the winter season, the dumpster was not present during the Site visit. Ms. Carey noted the unpaved area where the dumpster is located in the summer; no evidence of stains or spills were noted.

Indications of PCBs

	Yes	No	NA
Electrical or hydraulic equipment known or likely to contain PCBs?	☐	☒	☐

No surficial evidence of PCBs was observed during the Site visit.

Visible Staining and Odors

☐ Stains or corrosion	☐ Stressed vegetation
☐ Stained soil or pavement	☐ Strong, pungent, or noxious odors

No stains, stressed vegetation, or strong odors were noted during the Site visit.

Water and Wastewater

☐ Standing surface water, pools of liquid	☐ Dry wells
☒ Floor drains	☒ Pits, ponds, lagoons
☐ Drains, ditches or streams	☐ Wells
☐ Sumps	☐ Septic systems, cess pools

The Site is located partially in Rosemary Lake. No sheen was observed either on the lake or in the pool. The pool was full at the time of the Site visit.

Floor drains were observed in the restroom/ bathing areas in the upper level of the bathhouse. No evidence of hazardous material staining was observed.

A recessed drain was observed immediately north of the bathhouse, adjacent to the filter room. According to Ms. Carey, the filters located in the filter room are cleaned at intervals to avoid clogging. This "backwash" contains spent diatomaceous earth, which is collected in the drain. The drain is cleaned and maintained by the Town of Needham Department of Public Works (DPW). No evidence of staining or spills were observed near the drain.

4.0 Site History

The objective of consulting historical sources is to develop a history of the previous uses of the property and surrounding area, in order to help identify the likelihood of past uses having led to **recognized environmental conditions** *in connection with the property. All obvious uses of the property shall be identified from the present, back to the* **property's obvious first developed use**, *or back to 1940, whichever is* **earlier**.
(ASTM Standard E1527-00)

Site History

Dates	Use
1926	Undeveloped

Dates	Use
1930s-present	Recreational swimming area

Historical information was collected from Site interviews and historical Sanborn maps. Sanborn maps for the Site were available for 1926, 1937, 1948, and 1962.

A 1926 Sanborn map does not note any structures at the Site. According to Ms. Carey, the Site, previously referred to as Rosemary Beach, has been used for recreation since the 1930s. Sanborn maps dated 1937 and 1948 denote two bathhouses and a first aid house at the Site. The lake was used for swimming until the 1960s, when it was designated as unfit due to physical safety. A 1962 Sanborn map indicates the same bathhouses, with a small structure northeast of the bathhouses and either a new or expanded first aid house. Ms. Carey indicated that a pool was constructed in 1972, and in 1974 the older bathhouses were demolished and a newer bathhouse was constructed.

According to Ms. Carey, the steep slope at the southern end of the Site was used as a snow dump until the 1990s. Snow plowed from public ways was deposited on this hill, where it would melt in the spring.

5.0 Adjoining Properties

To the extent that indications of current and past uses of adjoining properties are **visually or physically observed** *on the site visit, or are identified in the interviews or record review, they shall be identified in the report if they are likely to indicate* **recognized environmental conditions** *in connection with the adjoining properties or the property. (ASTM Standard E1527-00)*

Current and Past Uses of Adjoining Properties

	Address	Current Use	Past Use(s)
North	187-189 Rosemary Street	Apartment complex	Dwelling
	145 Rosemary Street	Office complex	Undeveloped
			Office/ research building
South	Garden Street	Residential/ wooded	Residential/ wooded
East	MBTA railroad tracks	Railroad	Railroad
West	Rosemary Lake	Lake	Lake

General Uses of the Surrounding Properties

The Site is located in a mixed-use area of Needham. Rosemary Lake abuts the Site to the west, apartment houses and an office complex abut

the Site to the north, woods and residences to the south, and a railroad to the east.

Historical information was collected from interviews, reference materials at the Needham Public Library, and historical Sanborn maps. Sanborn maps for the vicinity were available for 1896, 1901, 1906, 1912, 1919, 1926, 1937, 1948, and 1962.

A 1926 Sanborn map indicates that the Site was immediately surrounded by either undeveloped land or residences, with the exception of the railroad, which abuts the Site to the east until at least 1948. By 1962, Ludlow Manufacturing and Sales constructed an office and research building at 145 Rosemary Street. Building Department records indicate construction of Ludlow's building in 1954. In February 1967, the property was granted temporary storage of a latex tank for Tillotson Rubber Corporation, which according to Sanborn maps, was located near 195 Rosemary Street. According to Fire Chief Don Ingram, this corporation dealt mainly with the sale and research of jute products. A dwelling appears to have been located at 187-189 Rosemary Street from 1926 to 1962. Chief Ingram indicated that the dwelling was replaced by the Rosemary Ridge apartment complex in the 1970s.

It should be noted that although these Sanborn maps indicate the presence of undeveloped land or residences immediately abutting the Site, manufacturing and the presence of USTs are noted on properties beyond Site abutters which are located in the expected upgradient location from the Site. For example, historical Sanborn maps dated 1926-1948 note a UST at 1177 Highland Avenue, which is immediately east of the railroad tracks that abut the Site. This property is located in the assumed upgradient location from the Site.

6.0 Regulatory Review

The purpose of the records review is to obtain and review records that will help identify **recognized environmental conditions** *in connection with the property. Some records to be reviewed pertain not just to the property but also pertain to properties within an additional* **approximate minimum search distance** *in order to help assess the likelihood of problems from migrating hazardous substances or petroleum products. Government information obtained from nongovernmental sources may be considered current if the source updates the information at least every 90 days or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government makes the information available to the public. (ASTM Standard E1527-00)*

A review of standard state and federal environmental record sources pertaining to the Site and surrounding area was conducted using DataMap Technology Corporation's Environmental FirstSearch on-line database

service. The DataMap search was conducted on November 21, 2001, using the minimum search distances recommended in the ASTM Standard. The local regulatory review included reviewing files in the Fire Prevention Office and the Board of Health. Local research was conducted on November 21, 26, and 28, 2001. The findings of the DataMap review and the local regulatory review are summarized below. All of the below-listed databases were searched. A check in the boxes below indicates that the Site or a property within the minimum search distance recommended by the ASTM Standard was identified on the specified database. The complete DataMap search report is in Appendix D.

Regulatory Agencies Listing the Site

Federal	State	Local
☐ NPL	☐ Sites	☐ Registered USTs
☐ CERCLIS	☒ Spills	☐ Spills
☐ CERCLIS NFRAP	☐ Registered UST	☒ Other
☐ RCRA CORRACTS	☐ SWL	
☐ RCRA non-CORRACTS TSD	☒ PWS	
☐ RCRA		
☐ ERNS		

Federal Databases: We found no reference to the Site in the federal databases reviewed for this assessment.

State Databases: The Site is listed in the State Spills and Public Water Supply (PWS) databases.

- A spill of an unknown quantity of miscellaneous oil was released on June 28, 1985 at 178 Rosemary Street, which is designated in the database as a "municipal pool". The case was closed within the day.
- The database indicates that Site is located within a Zone II, and medium and high yield Potentially Productive and Non-Potentially Productive aquifers.

Local Databases: The Town Clerk had no record of storage of hazardous materials at the Site.

The Town of Needham Health Department had records of two release incidents on file for the Site. The first release occurred in June 1985 when an automobile accidently went into the pool. The Board of Health recommended that the pool not be re-opened until the pool water was deemed free of oil and gas. It is likely, based on the July 1985 date, that this release is the same mentioned in the State Spills database described

above. The second release occurred in April 1990 when green paint was pumped from the pool into the then-drained Rosemary Lake. Clean Harbors was called and collected contaminated surface water via a vacuum truck. Concentrations of constituents detected in collected water samples were well below acceptable limits.

Two permits were on file with the Needham Fire Department for the Site. A temporary permit for a 500-gallon Number 2 fuel oil UST was granted to the Site in June 1959. It appears that this UST replaced a 275-gallon tank located in a storage room permitted February1959. A second permit dated January 1966 indicates the installation of a 275-gallon Number 2 fuel oil UST. The location of these USTs on the Site are not documented. No records of UST removals at the Site were found in any of the state or local databases reviewed. Neither the Needham Fire Department nor Ms. Carey had knowledge of the presence of these documented USTs.

Regulatory Agencies Listing Abutting/Surrounding Properties

Federal	State	Local
☐ NPL (1.0 mile)	☒ Sites (1.0 mile)	☒ Registered USTs
☒ CERCLIS (0.5 mile)	☒ Spills (adjoining properties)	☐ Spills
☐ CERCLIS NFRAP (adjoining properties	☐ Registered UST (adjoining properties)	☒ Other
☐ RCRA CORRACTS (1.0 mile)	☐ SWL (0.5 mile)	
☐ RCRA non-CORRACTS TSD (0.5 mile)	☒ PWS	
☐ RCRA Generators (adjoining properties)		

Federal Databases: According to the federal databases reviewed, there are no National Priority List (NPL), Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) No Further Response Action Planned (NFRAP), Resource Conservation and Recovery Act (RCRA) CORRACTS, RCRA non-CORRACTS, and RCRA generators within the above-listed radii.

- Buckley & Scott Whetton Inc., 0.37 miles northeast of the Site, is listed as a CERCLIS property. The property status is listed as "No Further Remedial Action Planned" (NFRAP) in March 1987. No further information was provided in the database reviewed.

State Databases: According to the state databases reviewed, there are no registered USTs or Solid Waste Landfills (SWLs) located within the above listed radii. Numerous properties, including Site abutters, are listed

under the State Sites, State Spills, and PWS databases. With the exception of 195-211 Rosemary Street, all properties described below are located in the upgradient location from the Site.

- Numerous spills were listed in the database for 145 Rosemary Street, which abuts the Site to the north. The last two releases described may be associated with an ERNS listing for the property, related to a release in June 1995 of 250 gallons of Number 2 heating oil to Rosemary Brook due to worker error while transferring oil between tanks.

  1. In February 1983, approximately 20-30 gallons of Number 2 fuel oil was released. The case was closed within the same day of the release.

  2. In May 1996, an RAO Completion Statement was submitted to DEP designating a Class A-1 RAO for a release from an UST (RTN 3-12470), indicating that a Permanent Solution had been achieved, contamination had been reduced to background or a threat of a release had been eliminated.

  3. The database reviewed indicates that another RAO Statement was submitted to the DEP in June 1996 for a separate release (RTN 3-12472). This submittal was a Class C RAO for a release from an UST, indicating that a temporary solution had been achieved.

- A spill occurred on February 11, 1985 in Rosemary Brook, which according to the database reviewed abuts the Site to the north. The case was closed within the same day. No further details were provided in the database reviewed.

- A release of 1-10 gallons of an undocumented material was released on April 26, 1990 from a pipe or hose by the Town of Needham's DPW located at the intersection of Rosemary Street and Hillside Avenue, which abuts the Site to the north. According to the database, the case has been closed.

- A release of volatile organic compounds (VOCs) to groundwater was documented at a manufacturing facility at 591 Hillside Avenue, which is located less than 0.09 miles northwest of the Site. In July 1993, the release was designated as No Further Action (NFA), bringing the property to regulatory closure.

- The property located at 195-211 Rosemary Street is listed on both the State Site and State Spills lists regarding oil and VOCs detected in soil and groundwater. This property is currently improved with apartment houses; however, historical Sanborn maps indicate that this area

contained a large-scale manufacturing facility from at least 1896 to 1948.

Numerous aquifers and state wells are listed in the state databases reviewed within the vicinity. A Zone II abuts the Site to the east, northwest and north of the Site. A medium-yield potentially productive aquifer is located south of the Site.

Local Databases: According to the Town of Needham Health Department, there are no documented releases of oil or hazardous materials for abutting properties.

The Town Clerk had on record storage of 12,100 gallons of Number 2 fuel oil and 2,750 gallons of Class B flammables at 145 Rosemary Street as early as 1954.

The Fire Department also had on file documentation of three and two release incidents for 145 Rosemary Street, the Site's northern abutter. A permit dated May 1955 for the storage of an additional 7,110 gallons of Number 2 fuel oil in a UST also indicated the presence of two 5,000-gallon USTs, totaling 17,110 gallons. The Fire Department also had on file a report of an oil spill on February 18, 1983. Based on the date, it is likely to be the same release documented in the State databases described above. The report indicates that most of the spilled oil drained into the sewer. Another incident report dated May 12, 1995 documented petroleum product floating on the surface of Rosemary Brook. Oil was observed in the catchbasins on Rosemary Street. The fire department concluded that the oil in the catchbasins originated from the parking lot of 145 Rosemary Street, where the area of three USTs had been freshly washed down.

The Needham Fire Department also had on file a permit for a 275-gallon AST located in the basement of 50 Garden Street.

7.0 References

Assessor's Office. Town of Needham. November 21, 2001.

Building Dept. Town of Needham. November 26, 2001.

Engineering Department. November 21, 2001.

Fire Department. Town of Needham. November 28, 2001. Interview with Chief Don Ingram.

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