



The Former Lewis Chemical Site
12 Fairmount Court, Hyde Park
Project Update
Wednesday, January 22, 2014
Fairmount Hill Neighborhood
Association Monthly Meeting
85 Williams Ave, Hyde Park
(Boston Police Academy)

James Smith – DND Sr. Environmental Compliance Manager
Craig Blake, LSP – Woodard & Curran

Martin J. Walsh, Mayor
Sheila A. Dillon, Chief & Director



Department of
Neighborhood
Development

The Former Lewis Chemical Property

1983: EPA ID MAD053455911

1987: MA DEP issued Release Tracking Number (RTN) 3-1616



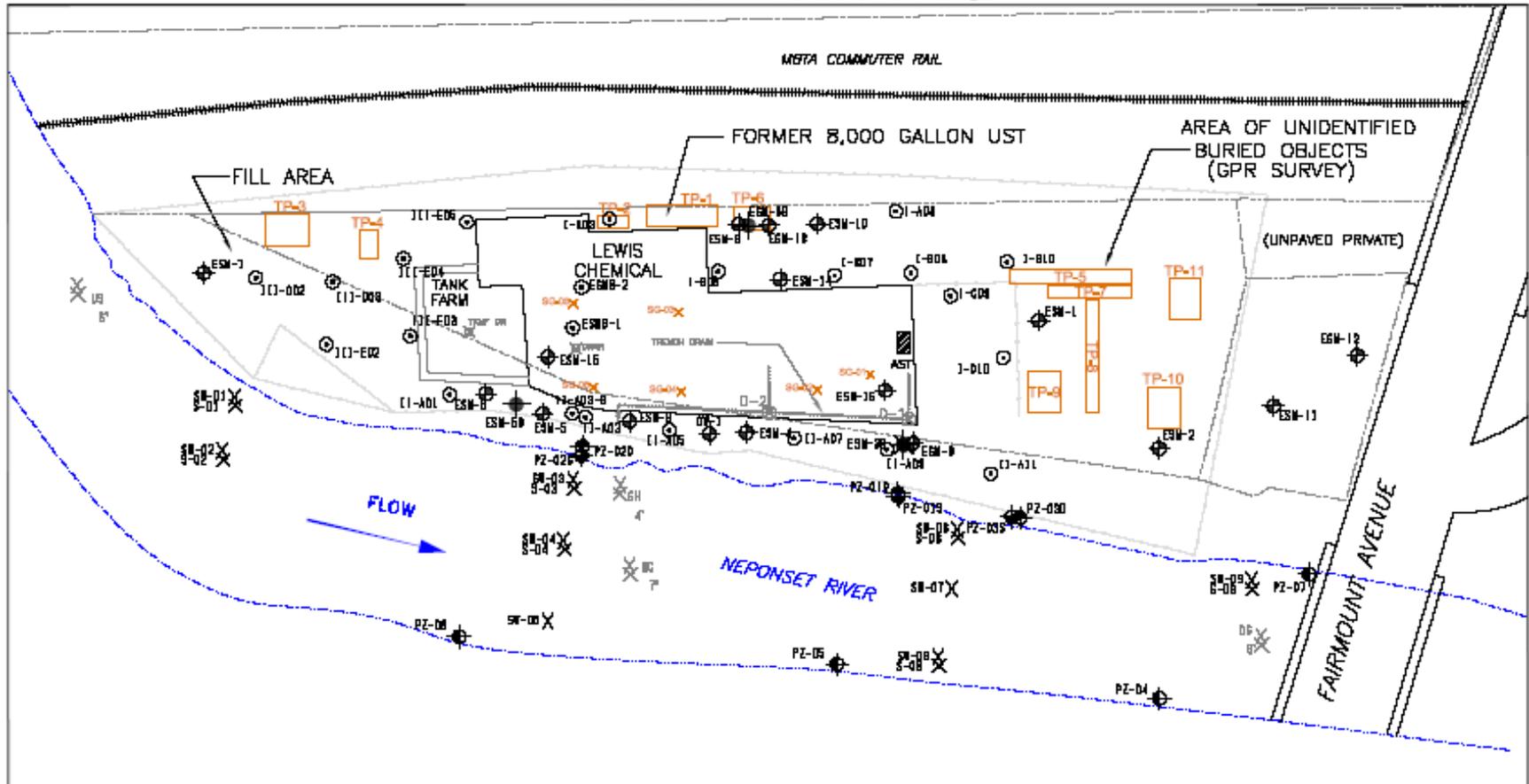
Property History



- Leather Tannery: 1940s-1960s
- Lewis Chemical: Solvent recovery from waste liquids: 1963-1983
 - MA DEP Revokes Lewis Chemical hazardous waste handling license and Lewis Chemical ceases operation : 1983
 - Building owner leases property to various tenants
- City of Boston receives property through tax foreclosure: 2000



Phase II Site Map



- | | | | |
|----------|-------------------------------|--------|-----------------------------|
| ✕ SG-01 | SOIL GAS POINT | ESM-1 | GROUNDWATER MONITORING WELL |
| SW-01 ✕ | SURFACE WATER SAMPLE LOCATION | ESM-5B | BEDROCK WELL COUPLET |
| S-01 ✕ | SEDIMENT SAMPLE LOCATION | ESM-5B | BEDROCK WELL |
| ○ C1-AD9 | SOIL BORING LOCATIONS | PZ-010 | DEEP PIEZOMETER (~12') |
| | | PZ-018 | SHALLOW PIEZOMETER (5') |
| | | PZ-04 | TEMPORARY PIEZOMETER (<5') |



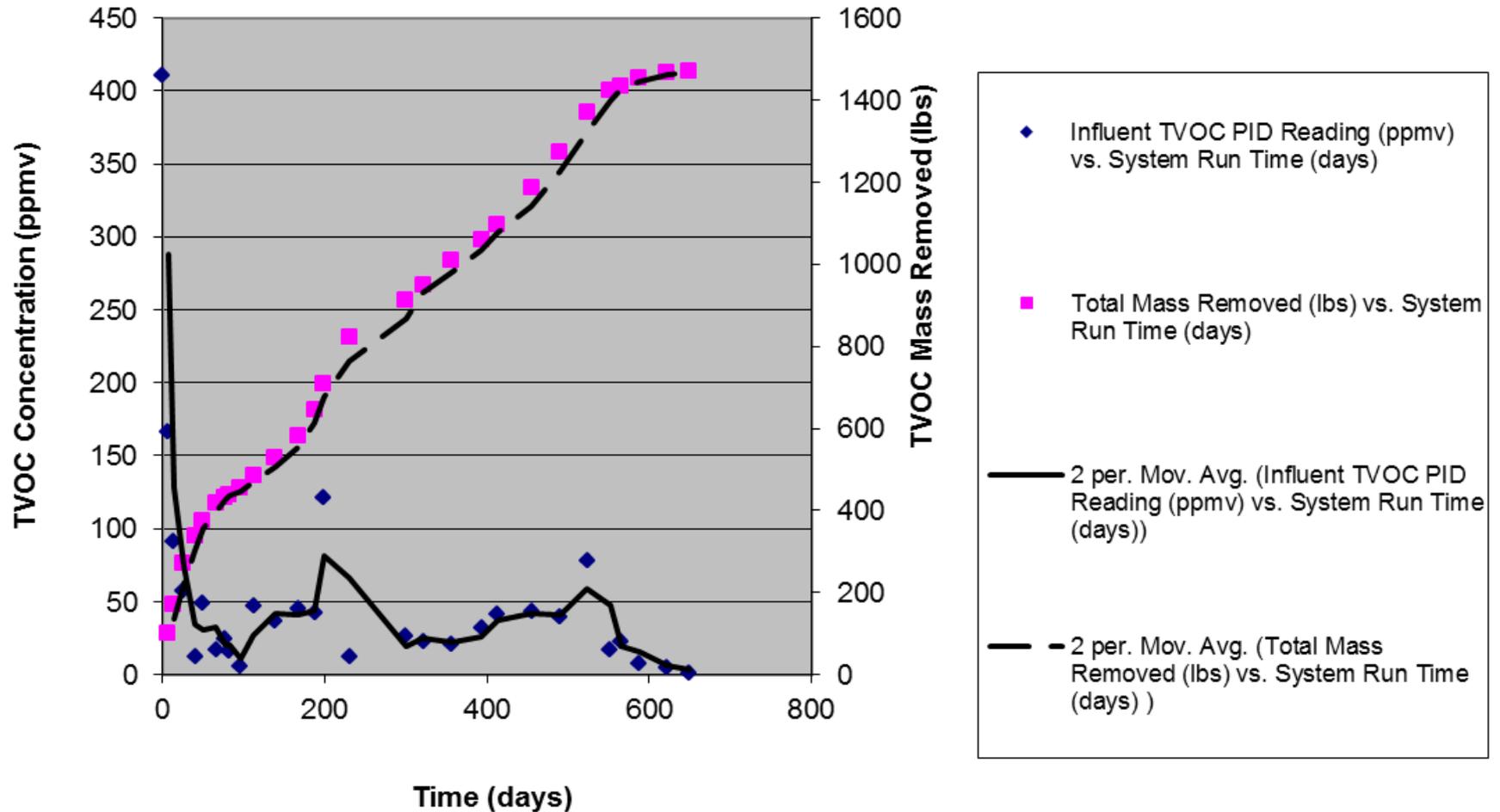
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Lewis Chemical Site Remediation

- City of Boston Remediation with EPA Cleanup Grant Funds
 - Design & Installation of Soil Vapor Extraction (SVE) remediation system
 - Focus to reduce the TCE source material beneath the building
 - SVE system operated for ~2 years
 - Shut down February 2013 after removing an estimated 1,500 pounds of VOC contaminants



Figure 3: TVOC Readings and Mass Removal Versus Time



Building Demolition

- Design Completed and Project Bid March 2013
- Project awarded and permits/access agreements obtained – Spring 2013
- Hazardous Materials abatement – July 2013
- Demolition Complete – September 2013



Before Demolition



During Demolition



After Demolition



Recent Photo



Concerns for Human Health and the Environment

- Volatile organic compound (VOC) vapors from the soil and groundwater to building
 - Building demolished, but this pathway must be considered for future buildings
 - Reduction of source material under the former building accomplished 2010-2013 treatment system
- Impacts to the Neponset River
- Contaminated Soil
 - VOCs, PCBs, Metals
 - Property access restricted



Brownfields Support Team

- On November 29, 2012, Lt. Governor Murray announced 12 Fairmount Ct. one of five new Brownfields sites in MA designated for Brownfields Support Team (BST) assistance
- The Brownfields Support Team is a collaboration of state, local, and federal agencies to help advance and accelerate the redevelopment of major brownfields sites across the state



Brownfield Support Team Work

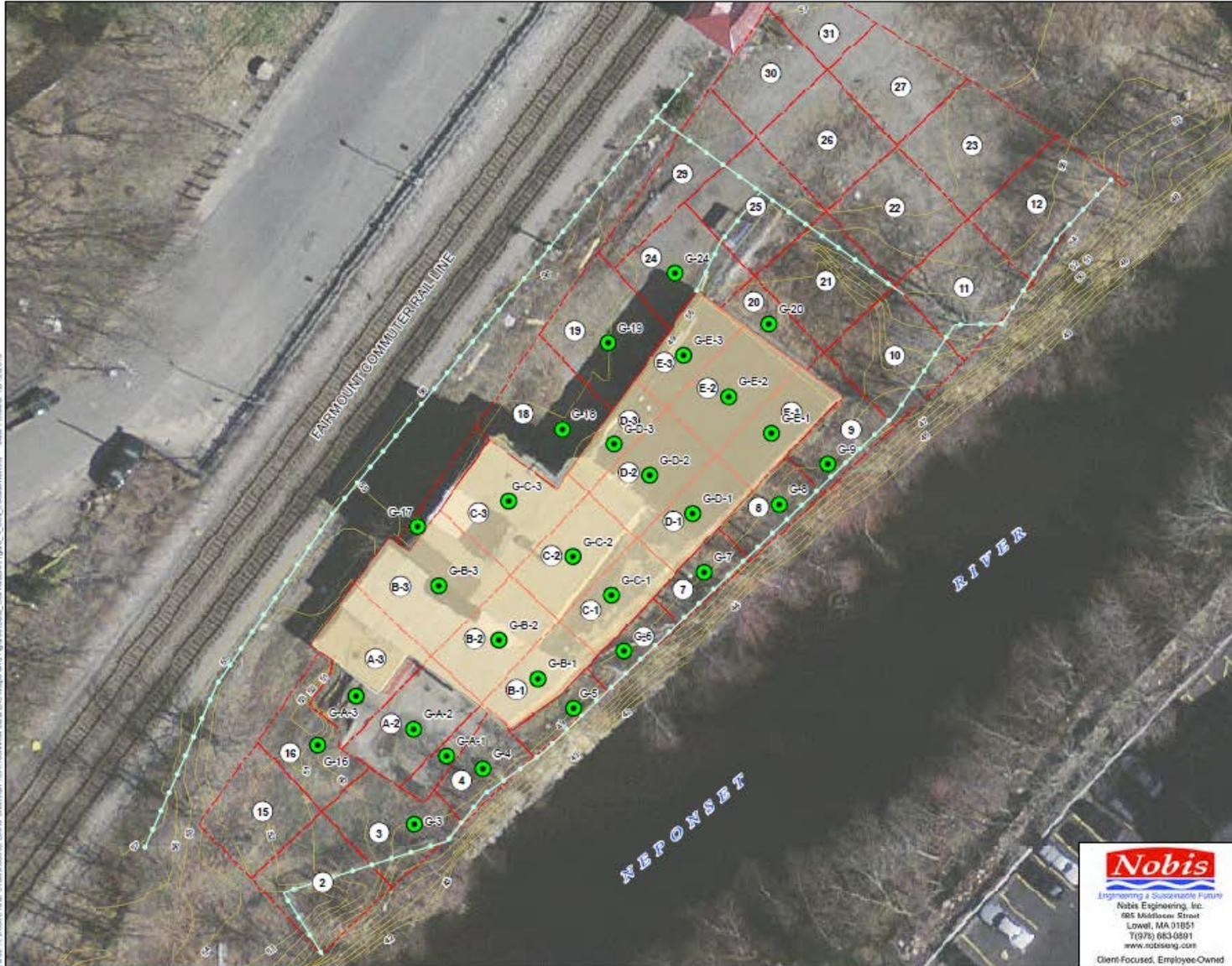
- Prior to and during demolition, DND worked with BST members including EPA, DEP, DCR on a scope of work for a comprehensive cleanup plan and to identify funding sources for future work
- July 2013 – EPA awarded \$100,000 Targeted Brownfields Assessment (TBA) Grant
- October-November 2013 – TBA Grant utilized to complete critical portion of BST Scope
- Conducted comprehensive soil sampling beneath and around former building footprint and installed additional monitoring wells
 - Draft results received January 2014



TBA Assessment Project



Sample Locations



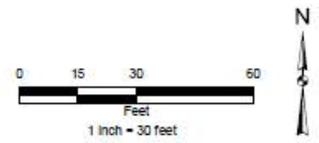
Notes:

1. Location of site features depicted hereon is approximate and given for illustrative purposes only.
2. Fenceline, building location, contour data obtained from drawing C-3.1 produced for the BWSC for the 12 Fairmount Court Parcel 18-10598-000; Boston, Mass. Produced by Norwood Engineers, Feb. 25, 2013.
3. Grid layout was adapted from the EPA Scope of Work.

Legend

- Nobis Soil Boring Location
- Existing Chain-Link Fence
- Former Building (now demolished)
- Approximate Grid (Grid ID Included)
- Pre-demolition surface contours

DRAFT



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FIGURE 4

**NOBIS SOIL BORING & SAMPLE LOCATIONS
 LEWIS CHEMICAL SITE
 HYDE PARK, MASSACHUSETTS**

PREPARED BY: DFM	CHECKED BY: MB
PROJECT NO. 80092	DATE: DEC. 2013 Rev 00

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DRAFT

PCBs > 2 PPM
(MCP S-1 SOIL STANDARD)

VOCs > MCP S-1 SOIL STANDARDS

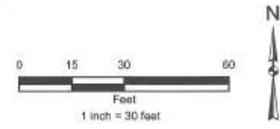


FIGURE 4

NOBIS SOIL BORING & SAMPLE LOCATIONS
LEWIS CHEMICAL SITE
HYDE PARK, MASSACHUSETTS

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Next Steps



Next Steps

- Meet with BST to complete evaluation of recently collected data
- Complete planned assessment activities
 - Additional soil sampling on remainder of property (primarily PCBs)
 - Groundwater monitoring (including recently installed wells)
- Evaluate future cleanup options and costs vs. future use scenarios
- Pursue new funding opportunities
 - **THANK YOU FHNA for your support of recent DND and DCR grant proposals!!!!**



For More Information on Lewis Chemical

- http://www.cityofboston.gov/dnd/remms/M_Lewis_Chemical_Property.asp
- <http://public.dep.state.ma.us/SearchableSites/Search.asp>
 - Search for RTN 3-1616

