

Public Information Meeting

DRAFT
Phase II Scope of Work
Addendum

Southwood Hospital Disposal Area
111 Dedham Street
Norfolk, Massachusetts
RTN 2-3001694

February 3, 2022



Introduction

- Who we are
- Recent activities on site
- Future goals
- Ground rules for tonight's meeting

Contacts

- Developer / Responsible Party
 - 111 Dedham Street, Inc.
 - Jacqueline Bart, William J. Buckley
 - (617) 292-0101
 - 111Dedham@gmail.com
- Environmental Consultant
 - EnviroTrac Ltd.
 - Robert H. Bird, LSP – Principal Hydrogeologist
 - Jesse Arroyo, LSP – Senior Project Manager
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 - robertb@envirotrac.com

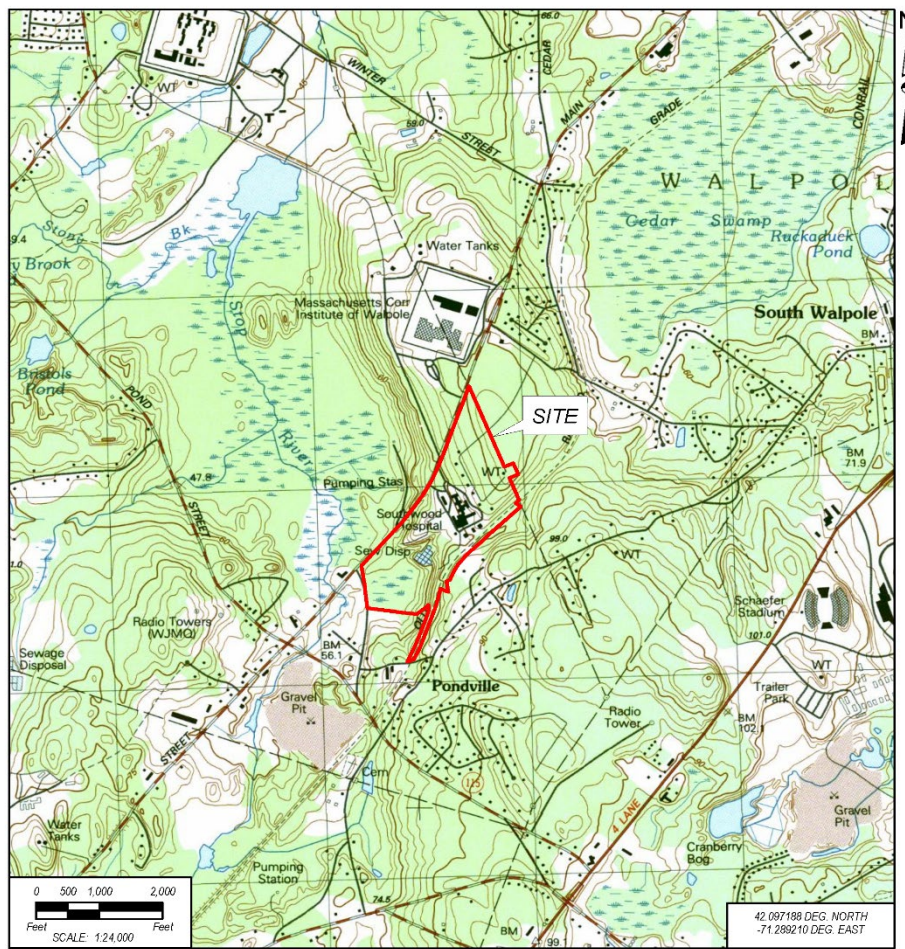
Project Technical Team

- Radiologic Consultant
 - DDES, LLC
 - Matt Norton, CIH, CSP
- Human Health Risk Assessor
 - Collaborative Risk Solutions, LLC
 - Denise Kmetzo, MPH, DABT
- Ecological Risk Assessor
 - Woods Hole Group
 - Ted Wickwire, MFS

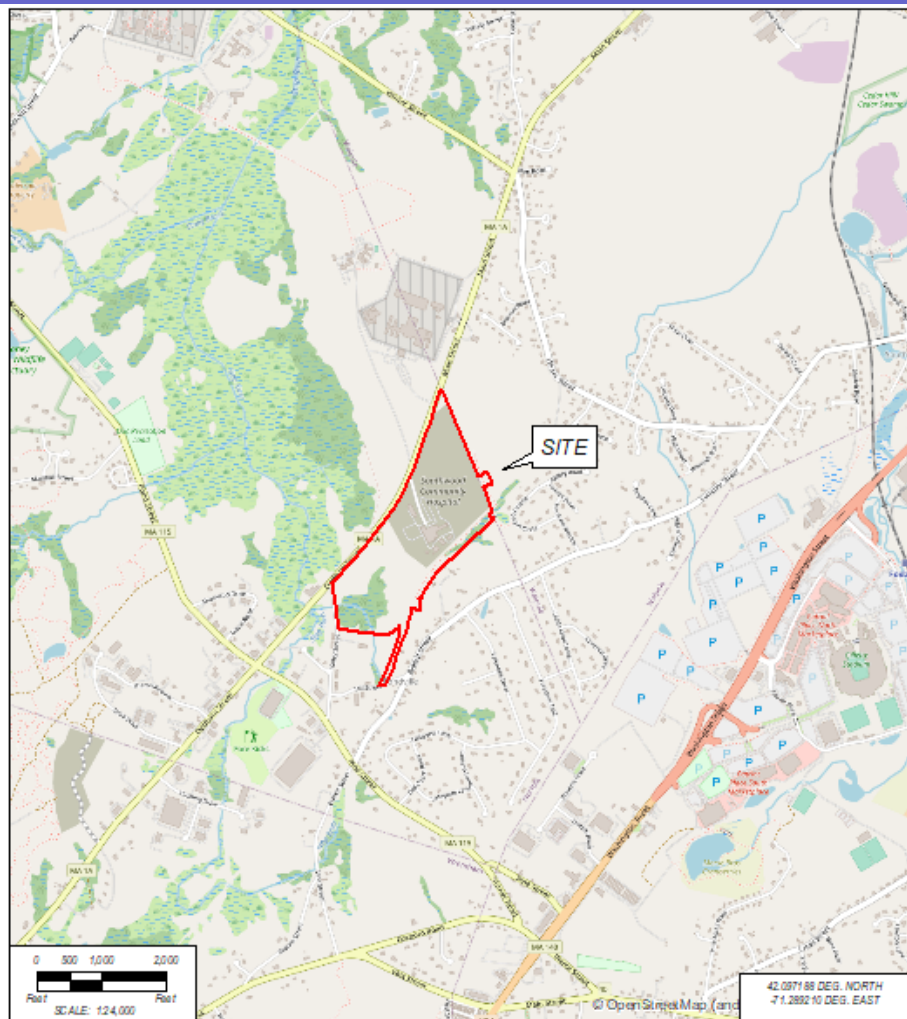
Site Background

- Site comprised of 4 parcels of land totaling 90± acres
 - 3 parcels in Norfolk
 - 1 parcel in Walpole (water tower)
- Originally developed as a hospital starting in 1912
 - Operated by MA and Federal governments for drug and alcohol treatment, post-WWI veteran rehabilitation, and cancer research and care until 1981.
 - Southwood Community Hospital from 1981 – 1997.
 - Caritas Southwood Hospital from 1997 – 2003.

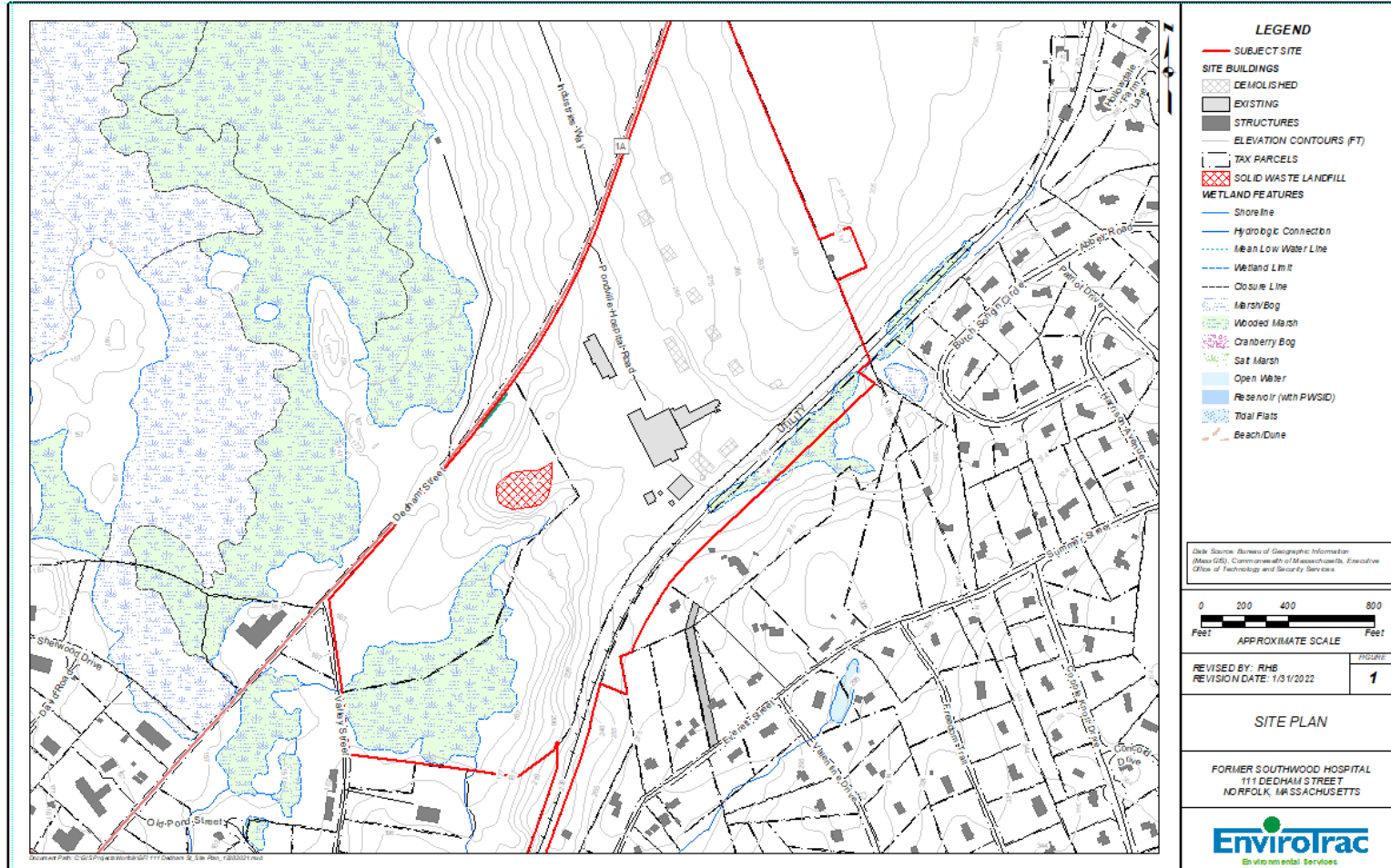
Locus Map



Locus Map (alt.)



Site Plan



MCP Phase II – Comprehensive Response Actions (310 CMR 40.0830)

310 CMR 40.0833: Performance Standards

- 1) A Phase II – CSA shall collect, develop and evaluate sufficient information to support conclusions and Opinions regarding:
 - a) The source, nature and extent, and potential impacts of releases of oil and/or hazardous material;
 - b) The risk of harm posed by the disposal site to health, safety, public welfare and the environment; and
 - c) The need to conduct remedial actions at the disposal site.
- 2) The Phase II Report shall thoroughly document, evaluate and discuss the findings and conclusions of the Phase II Comprehensive Site Assessment, and where applicable, provide the basis for identifying and evaluating remedial action alternatives.

MCP Phase II – Comprehensive Response Actions (cont.)

310 CMR 40.0835: Phase II Report

- The information and assessment findings shall be provided in the Phase II Report, including:
 - Disposal Site Maps
 - Disposal Site History
 - Site Hydrogeological Characteristics
 - Environmental Fate and Transport of OHM
 - Nature and Extent of Contamination
 - Exposure Assessment
 - Risk Characterization
 - Conclusions
 - Conceptual Site Model
 - Reasoning and results to support the findings
 - Outcome of the Phase II CSA

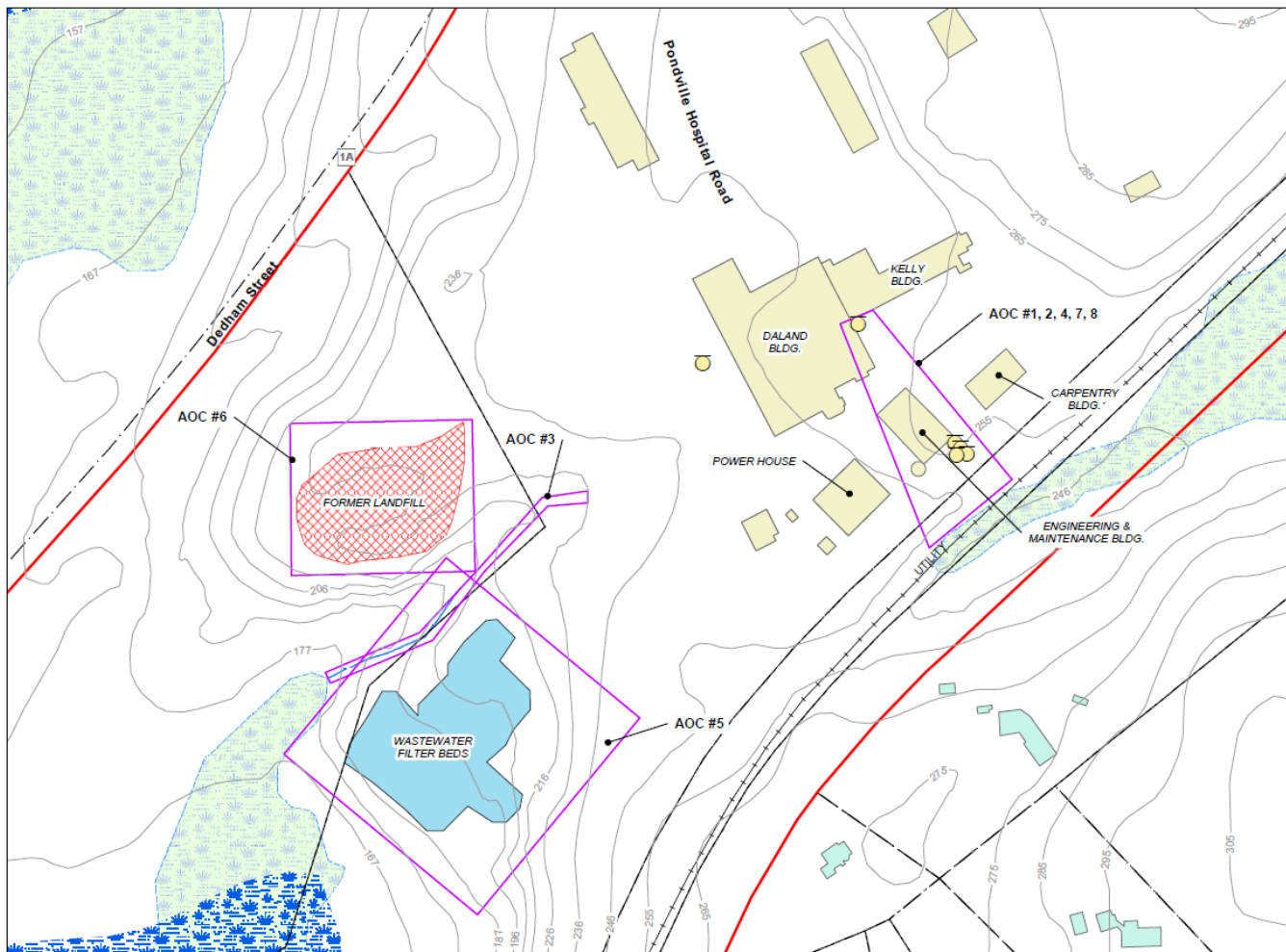
Areas of Concern (AOCs)

- Previous site investigations identified several AOCs:
 - AOC #1 – Petroleum contaminated soils near Power Plant
 - AOC #2 – No. 6 fuel oil contamination at UST area near Engineering Bldg.
 - AOC #3 – Sediment in intermittent stream.
 - AOC #4 – Petroleum contaminated soil and ash near former railroad siding.
 - AOC #5 – Wastewater treatment filter beds.
 - AOC #6 – On-site landfill (currently fenced to limit access).
 - AOC #7 - Oil in Kelly Bldg. sump.

Areas of Concern (cont.)

- Additional AOCs identified during PIP process and document review:
 - AOC #8 - Maintenance Building Oil Contamination
 - AOC #9 - Radiologic Materials
 - Other Potential MCP Release Areas
 - Incinerator Ash Disposal Areas
 - Demolished Buildings – Debris, Potential Fuel Oil Tanks

Location of AOCs



AOC #1 – Petroleum Contaminated Soils near Power Plant

AOC #1 – Contaminated Soils at the Rear of the Power Plant

Complete additional soil and groundwater sampling and analyses in this area to confirm previous results with CAM-compliant data. Identify data gaps and conduct additional investigation, if necessary.

AOC #2 – UST Area in Rear of Engineering Building

AOC #2 – UST Area in Rear of the Engineering Building

Delineate the extent of No. 6 fuel oil as LNAPL and in soil and groundwater using a direct-push drill rig equipped with an Optical Imaging Profiler (OIP) sensor to provide real-time LNAPL data. Confirm OIP data using a combination of soil borings, groundwater monitoring wells and laboratory analyses.

AOC #3 – Intermittent Stream Bed Sediment

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Engage an ecological risk assessor (Woods Hole Group) to review available data and conduct a Stage II Ecological Risk Assessment, if necessary.

AOC #4 – Former Railroad Siding and Embankment

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Complete additional soil and groundwater sampling and analyses in this area to confirm previous results with CAM-compliant data. Identify data gaps and conduct additional investigation, if necessary.

AOC #5 – Wastewater Treatment Filter Beds

AOC #5 – Wastewater Treatment Plant Filter Beds

Complete additional soil and groundwater sampling and analyses in this area to confirm previous results with CAM-compliant data. Identify data gaps and conduct additional investigation, if necessary.

AOC #6 – Former Landfill

AOC #6 – Abandoned Onsite Landfill

Complete additional soil and groundwater sampling and analyses in this area to confirm previous results with CAM-compliant data. Identify data gaps and conduct additional investigation, if necessary.

AOC #7 – Kelly Building Sump

AOC #7 – Sump in Basement of Kelly Building

This AOC has been previously linked to AOC #2 and will be investigated concurrently.

AOC #8 – Maintenance Building Petroleum Contamination

AOC #8 – Maintenance Building Oil Contamination

Complete additional soil and groundwater sampling and analyses in this area to confirm previous results with CAM-compliant data. Identify data gaps and conduct additional investigation, if necessary.

AOC #9 – Radiologic Materials

Radiologic Materials

Following an anonymous report of elevated radiation readings at the site, the Massachusetts Department of Public Health (MassDEP) conducted a site screening to investigate the reported radiation. The site screening documented elevated levels of Radium 226 near the base of the wastewater filter bed system. The screening report recommended the completion of a more detailed site characterization to determine the full extent of the radiological contamination and possible migration into the downgradient wetlands. A specialized radiologic materials consultant (DDES, LLC) has been engaged to complete a site visit, develop a site investigation plan and recommend site remediation, if necessary.

Update: DDES, LLC has completed an initial site visit and screening and developed a scope of work to investigate the wastewater system (uploaded to eDEP on 1/24/2022). DDES is scheduled to screening the building interior the week of 2/7.

Other Potential MCP Release Areas

During development of the Public Involvement Plan (PIP), comments were received from interested residents that other potential areas of concern might be located on the property. Specifically, comments were received about demolition debris and potential fuel oil underground storage tanks associated with demolished buildings. A Ground Penetrating Radar (GPR) survey of these areas will be conducted unless a connection to the central steam plant can be confirmed.

Schedule for Phase II Activities

Activity	Timeline
Phase II Investigation	
Compile and evaluate all available data for all AOCs	February 2022
<input checked="" type="checkbox"/> Field inspection and verification of existing MWs	March 2022
Conduct comprehensive GW monitoring event	March 2022
Compile and evaluate new GW data	May 2022
Identify data gaps	June 2022
Conduct additional site investigations to fill data gaps	September 2023
Compile all data and produce figures, tables and graphs	November 2023
Complete Method 3 Risk Characterization, including Eco Risk	February 2024
Submit a Revised Phase II CSA	March 26, 2024
Revised Phase III – Remedial Action Plan	March 26, 2025
Revised Phase IV – Remedy Implementation Plan	March 26, 2025
Permanent Solution Statement, Temporary Solution Statement or ROS	March 26, 2026

PIP Schedule

Activity	Time Allotted	Due Date
Phase II SOW Addendum PIP Meeting	---	February 3, 2022
PIP Comments Due	20 days	February 23, 2022
Finalize Phase II SOW Addendum	60 days	April 24, 2022
Next PIP Update		Mid-June 2022

Questions and Comments



Thank You...