

Blackstone Environmental Solutions, LLC

Environmental Consulting and Licensed Site Professional Services

Erik Johnson
Bureau of Waste Site Cleanup
MassDEP Northeast Regional Office
150 Presidential Way
Woburn, MA 01801

June 5, 2024
Project #1843

RE: Immediate Response Action Status Report # 2

Reporting Period: December 1, 2023 through May 31, 2024
Vacant Parcels
12 Cedar Road, 14 Cedar Road, and 14 Barnes Road
Salem, MA 01970
RTN 3-38273

Dear Mr. Johnson:

On behalf of JL Realty Trust, JMI Realty Trust, and Barnes Road Trust, Blackstone Environmental Solutions LLC is submitting the following Immediate Response Action (IRA) Status Report # 2 for the vacant parcels of land located at 12 Cedar Road, 14 Cedar Road, and 14 Barnes Road in Salem, Massachusetts. This report has been prepared in response to a Massachusetts Contingency Plan (MCP) "2-Hour" notification condition associated with the presence of polychlorinated biphenyls (PCBs) and total chromium within 12-inches of the ground surface at a location within 500 feet of a residential property, and at a concentration greater than 10 milligrams per kilogram (mg/kg) and 200 mg/kg, respectively.

This IRA Status Report was prepared in accordance with section 310 CMR 40.0425 of the MCP. Response actions covered by this report are from December 1, 2023 through May 31, 2024. This report and Bureau of Waste Site Cleanup (BWSC) Form 105 are being submitted electronically via the Massachusetts Department of Environmental Protection's (MassDEP) eDEP online filing system.

If you have any questions regarding this project, please feel free to contact the undersigned.

Sincerely,
Blackstone Environmental Solutions, LLC



Michael C. Bricher, LSP, P.G.
Principal

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jshea@burnslev.com

Blackstone Environmental Solutions, LLC

Environmental Consulting and Licensed Site Professional Services

IMMEDIATE RESPONSE ACTION (IRA) STATUS REPORT # 2

**Vacant Parcels
12 Cedar Road, 14 Cedar Road, and 14 Barnes Road
Salem, MA 01970**

MassDEP RTN 3-38273

June 5, 2024

Prepared for:

**JL Realty Trust, JMI Realty Trust, and Barnes Road Trust
381 Highland Avenue
Salem, MA 01970**

Prepared by:

**Blackstone Environmental Solutions, LLC
76 Bay View Drive
Shrewsbury, Massachusetts 01545**

BES # 1843

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1.0 INTRODUCTION

On behalf of JL Realty Trust, JMI Realty Trust, and Barnes Road Trust (i.e., the “Trusts”) Blackstone Environmental Solutions LLC (BES) has prepared the following Immediate Response Action (IRA) Status Report # 2 associated with the release of oil and/or hazardous material (OHM) reported under Massachusetts Department of Environmental Protection (MassDEP) Release Tracking Number (RTN) 3-38273 at portions of the vacant land located at 12 Cedar Road, 14 Cedar Road, and 14 Barnes Road in Salem, Massachusetts. These properties are part of the larger Disposal Site associated with parent RTN 3-38210, and also include portions of the properties at 9 Cedar Road, 15 Cedar Road, 16 Cedar Road, and 16 Barnes Road (the “Site”). A Site Locus, Site Plan, Aerial Map MassDEP Phase I Site Assessment Map are included as Figures 1, 2, 3, and 4, respectively.

On August 7, 2023, a Release Notification Form was filed with the MassDEP for a “Could Pose” Imminent Hazard (IH) reporting condition on 12 Cedar Road, 14 Cedar Road, and 14 Barnes Road, as a result of the reported presence of polychlorinated biphenyl (PCB) and total chromium impact in the top 12 inches of soil. The dataset used in the IH regulatory notification process included an assessment by Weston & Sampson of Reading, MA on October 9, 2020. The Weston and Sampson Report identified dumped shredded automobile parts [automobile shredding residue (ASR)] within the investigation area, and attributed this material as both historic in nature, most likely from over fifty (50) years ago, and as the source of the hazardous materials in soil, including PCBs and heavy metals.

The IRA assessment activities performed to-date at the Site indicate that there is no IH for the above referenced conditions evaluated at portions of 12 Cedar Road, 14 Cedar Road and 14 Barnes Road located along approximately 330 feet of street frontage existing along the southern boundary for 16 Barnes Road. The IH Evaluation evaluated exposures to hypothetical trespassers for the conditions identified during sampling of surficial soil for metals, PCBs, and asbestos.

It is noted that the following reports and/or forms were previously provided to MassDEP for Site RTN 3-38273:

- Imminent Hazard Evaluation Plan- September 15, 2023; and
- Release Notification Form (RNF), BWSC-103 – October 6, 2023
- IRA Plan- October 6, 2023;
- Imminent Hazard Evaluation Results-October 18, 2023;
- Imminent Hazard Evaluation Results Amendment-October 20, 2023;
- IRA Status Report #1 and Imminent Hazard Evaluation-December 5, 2023; and
- LSP Evaluation Summary Regarding Asbestos in Soil-February 10, 2024.

As each of these submittals may contain pertinent information not necessarily reiterated in this document, each should be reviewed for content and are herein included in this report by reference.

The parties currently assuming responsibility for conducting this IRA is the “Trusts”, although another party, Prolerized New England Company, LLC (PNE) has been sent a Notice of Responsibility by MassDEP. Information required for an IRA Status Report as specified in 310 CMR 40.0425, is contained in this document as a whole. IRA activities at the Site are currently being conducted under the supervision of the Licensed Site Professional (LSP) of Record for the Site, Mr. Michael Bricher, LSP No. 3926.

This report and Bureau of Waste Site Cleanup (BWSC) Form 105 are being submitted electronically via the Massachusetts Department of Environmental Protection’s (MassDEP) eDEP online filing system. Response actions covered by this report are from December 1, 2023 through May 31, 2024.

2.0 DESCRIPTION IRA ACTIVITIES: DECEMBER 1, 2023 THROUGH MAY 31, 2024

This IRA Status Report describes actions implemented at the Site since submission of IRA Status Report #1, and the LSP Evaluation Summary Regarding Asbestos in Soil. A summary of the response activities performed during this reporting period is described in the following sections.

2.1 Posting of Asbestos Hazard Warning and No Trespassing Signs

On May 16, 2024, signs were posted by the Trusts at eleven locations around the perimeter of 12 Cedar Road, 14 Cedar Road, 14 Barnes Road and 16 Barnes Road for the area of surficial asbestos material/impacted soils, facing outward, to notify hypothetical trespassers of the presence of asbestos in surficial material. The warning signs read “**Keep Out – Asbestos Contaminated Area**”. In addition, two “**No Trespassing**” signs were installed along the street frontage existing along the southern boundary for 16 Barnes Road. The signage will be inspected quarterly and replaced if the signs become damaged or destroyed.

2.2 LSP Site Inspection

On May 20, 2024, LSP Bricher of BES was on Site to inspect the integrity of the signage. During this Site visit, LSP Bricher observed that the signage posted around the perimeter of 12 Cedar Road, 14 Cedar Road, 14 Barnes Road and 16 Barnes Road was in place and visible. Also, BES did not observe evidence to suggest that abutters or other unauthorized persons have accessed the Site during this IRA reporting period.

3.0 MANAGEMENT OF IRA GENERATED WASTE

No remediation waste was generated for this IRA during the monitoring period.

4.0 SIGNIFICANT NEW SITE INFORMATION OR DATA

No significant new Site information has been developed or provided to BES since submission of IRS Status Report #1.

5.0 SUMMARY AND CONCLUSIONS

This IRA is being conducted at the Site as a result of a “2-Hour” notification condition associated with the presence of PCBs and total chromium within 12-inches of the ground surface at a location within 500 feet of a residential property, and at a concentrations greater than 10 mg/kg and 200 mg/kg, respectively. IRA activities for conditions related to RTN 3-38273 have been implemented in accordance with MassDEP approvals. Conditions at the Site are currently stable and future response actions will be conducted in accordance with the IRA Plan and MCP. No evidence of any recent land disturbance/trespassing to the Disposal Site was observed during the LSP inspection performed on May 20, 2024.

IRA activities performed to-date indicate that Site conditions do not represent an Imminent Hazard. It should be noted that an updated Imminent Hazard Evaluation will be performed if information is developed or received which indicates Site conditions are materially different from those characterized to-date.

6.0 ANTICIPATED SCHEDULE OF IRA ACTIVITIES

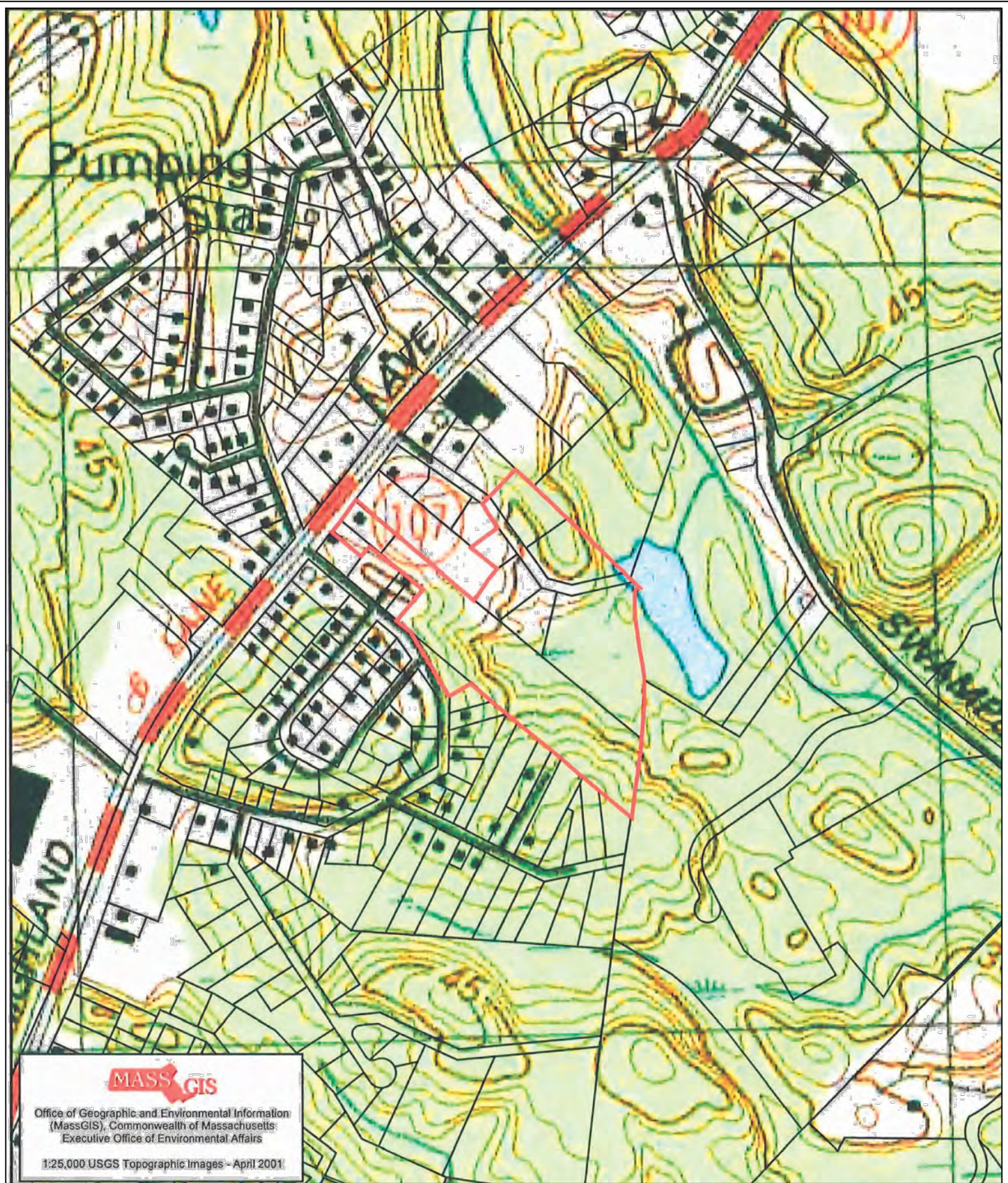
At a minimum, IRA activities anticipated for completion at the Site during the next six months include quarterly property inspections for changes in uses or evidence of unauthorized access, and verification of the presence of the signage posted in May 2024.

As noted in the IRA Status Report # 1, legal representatives from the Trusts and PNE are currently in discussions to secure a cost allocation agreement for completing the required environmental response actions at the Site in accordance with MassDEP/EPA regulations. Once a cost allocation agreement has been secured, additional assessment is anticipated to be conducted to further delineate PCBs, metals and other contaminants identified at the Disposal Site, and to continue to evaluate for IH conditions. These IRA assessment activities will be performed in conjunction with the MCP Phase I and II investigation process. The next IRA submittal will be filed with the MassDEP on or before December 5, 2024.

7.0 PUBLIC INVOLVEMENT

In accordance with public involvement activities requested by the City of Salem under 310 CMR 40.1403(9), notification of the submittal of this IRA Status Report has been made to the Mayor's Office and the Board of Health. An electronic copy of this report has been provided to the City of Salem Solicitor, Elizabeth Rennard for uploading onto the City's website for the local community to review rather than navigating through the MassDEP Searchable Sites database.

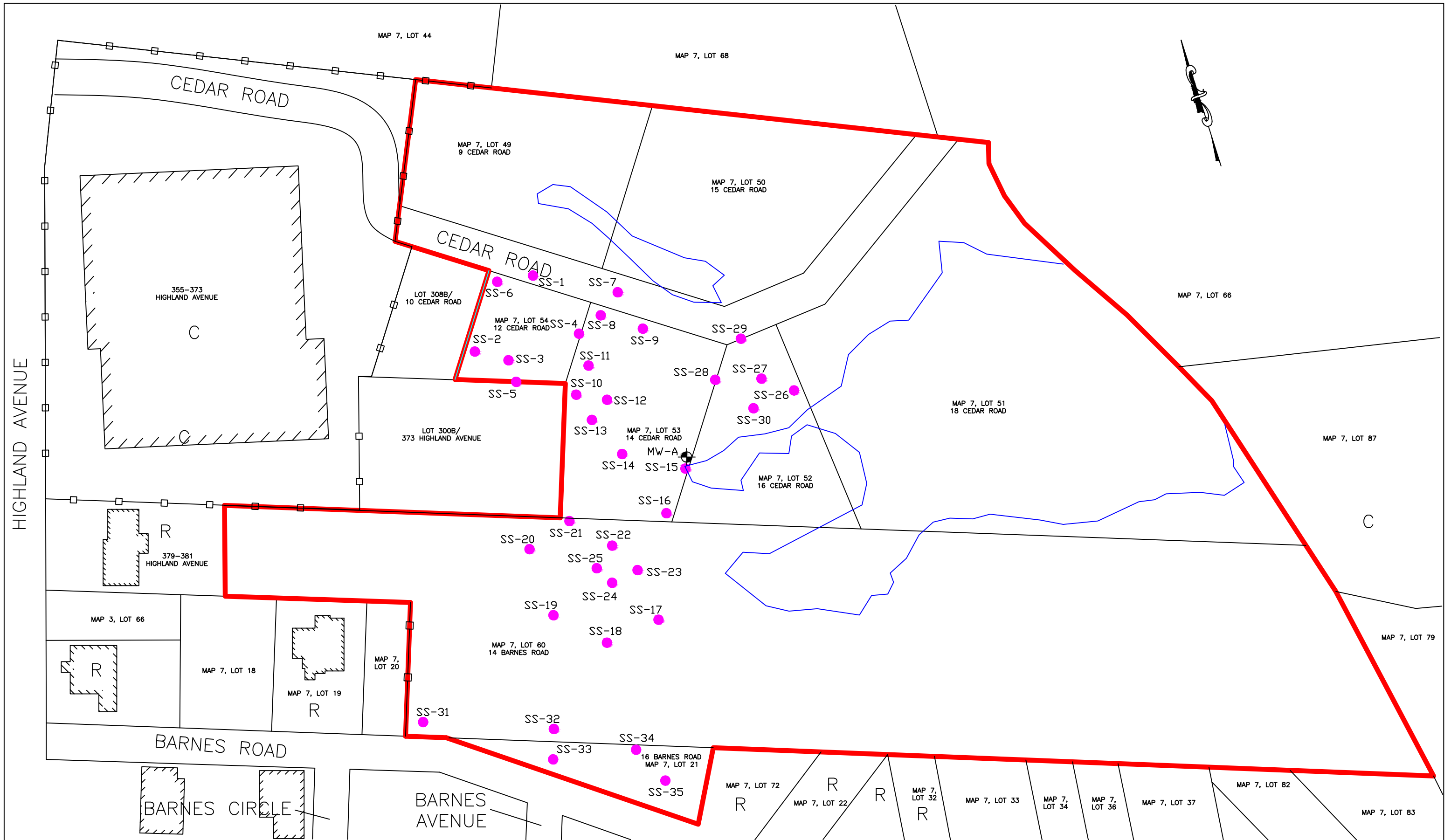
FIGURES



MASS GIS
 Office of Geographic and Environmental Information
 (MassGIS), Commonwealth of Massachusetts
 Executive Office of Environmental Affairs
 1:25,000 USGS Topographic Images - April 2001

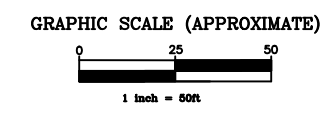
SOURCE: SALEM AND LYNN, MA USGS QUADRANGLE TOPOGRAPHIC MAPS

SITE LOCUS	
BLACKSTONE ENVIRONMENTAL SOLUTIONS, LLC. 76 BAY VIEW DRIVE SHREWSBURY, MASSACHUSETTS 01545 <small>TEL: (508) 632-0700</small>	
SCALE: NTS	LOCUS:
DATE: 09/06/2023	MULTIPLE PARCELS
DRAWN: KGP	HIGHLAND AVENUE, BARNES
PROJECT: 1843	ROAD, AND CEDAR ROAD
FIGURE: 1	SALEM, MASSACHUSETTS

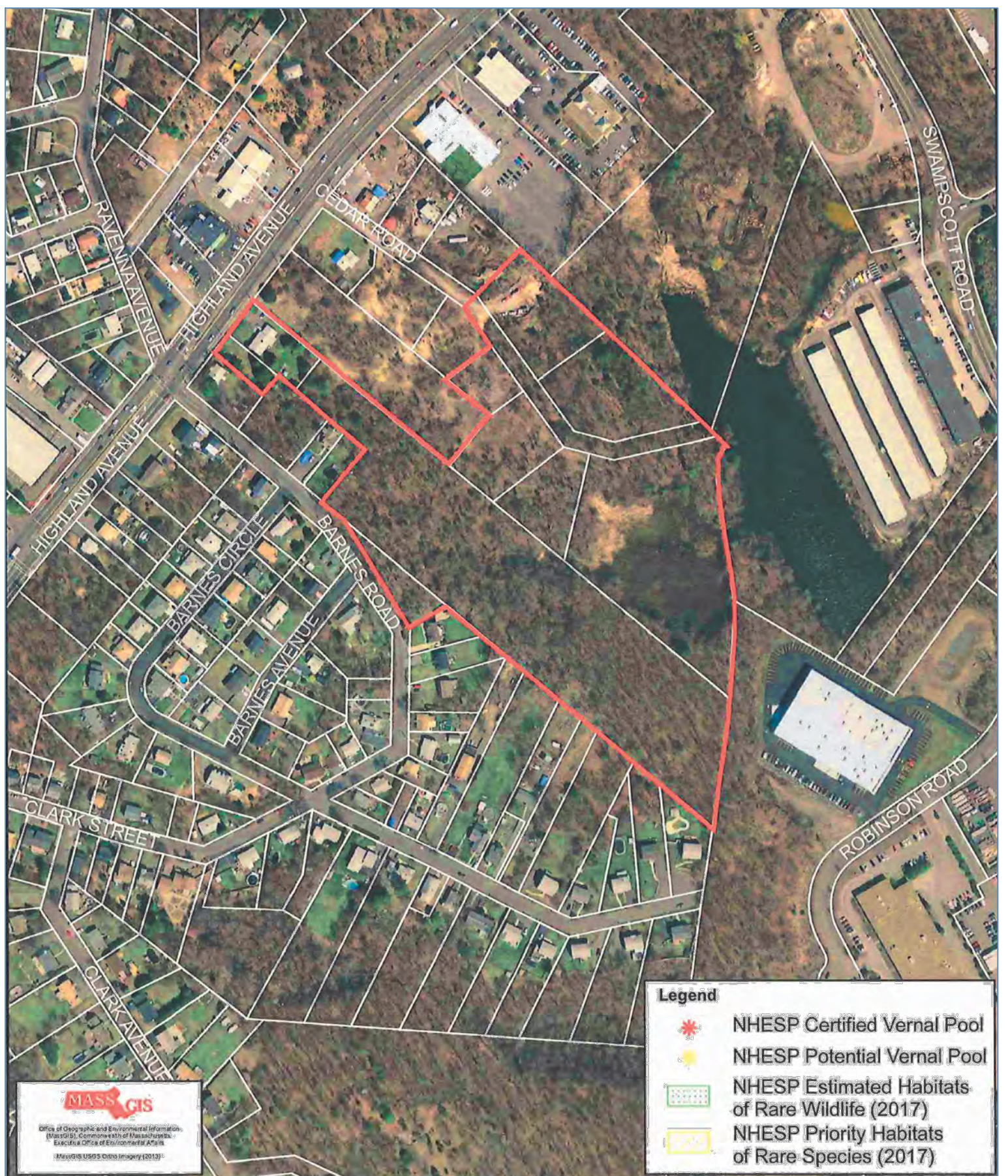


LEGEND

— : SUBJECT PARCELS BOUNDARY	: SECURITY FENCE
● : SURFICIAL SOIL SAMPLE	: EXISTING MONITORING WELL
C : COMMERCIAL	
R : RESIDENTIAL	
— : WETLAND BOUNDARY	



SITE PLAN	
BLACKSTONE ENVIRONMENTAL SOLUTIONS, LLC. 76 BAY VIEW DRIVE SHREWSBURY, MASSACHUSETTS 01545 <small>TEL: (508) 853-0700</small>	
SCALE: 1" = 50'	MULTIPLE PARCELS HIGHLAND AVENUE, BARNES ROAD, AND CEDAR ROAD SALEM, MASSACHUSETTS
DATE: 12/4/2023	
DRAWN: KGP	
PROJECT: 1843	
FIGURE: 2	



SOURCE: SALEM AND LYNN, MA USGS QUADRANGLE TOPOGRAPHIC MAPS

AERIAL PLAN

BLACKSTONE ENVIRONMENTAL SOLUTIONS, LLC
 76 BAY VIEW DRIVE
 SHREWSBURY, MASSACHUSETTS 01545
 TEL: (508) 618-0700

SCALE: NTS
 DATE: 09/06/2023
 DRAWN: KGP
 PROJECT: 1843
 FIGURE: 3

MULTIPLE PARCELS
 HIGHLAND AVENUE, BARNES
 ROAD, AND CEDAR ROAD
 SALEM, MASSACHUSETTS

MassDEP - Bureau of Waste Site Cleanup

Phase 1 Site Assessment Map: 500 feet & 0.5 Mile Radii

Site Information:

FIGURE 4
14 CEDAR ROAD SALEM, MA

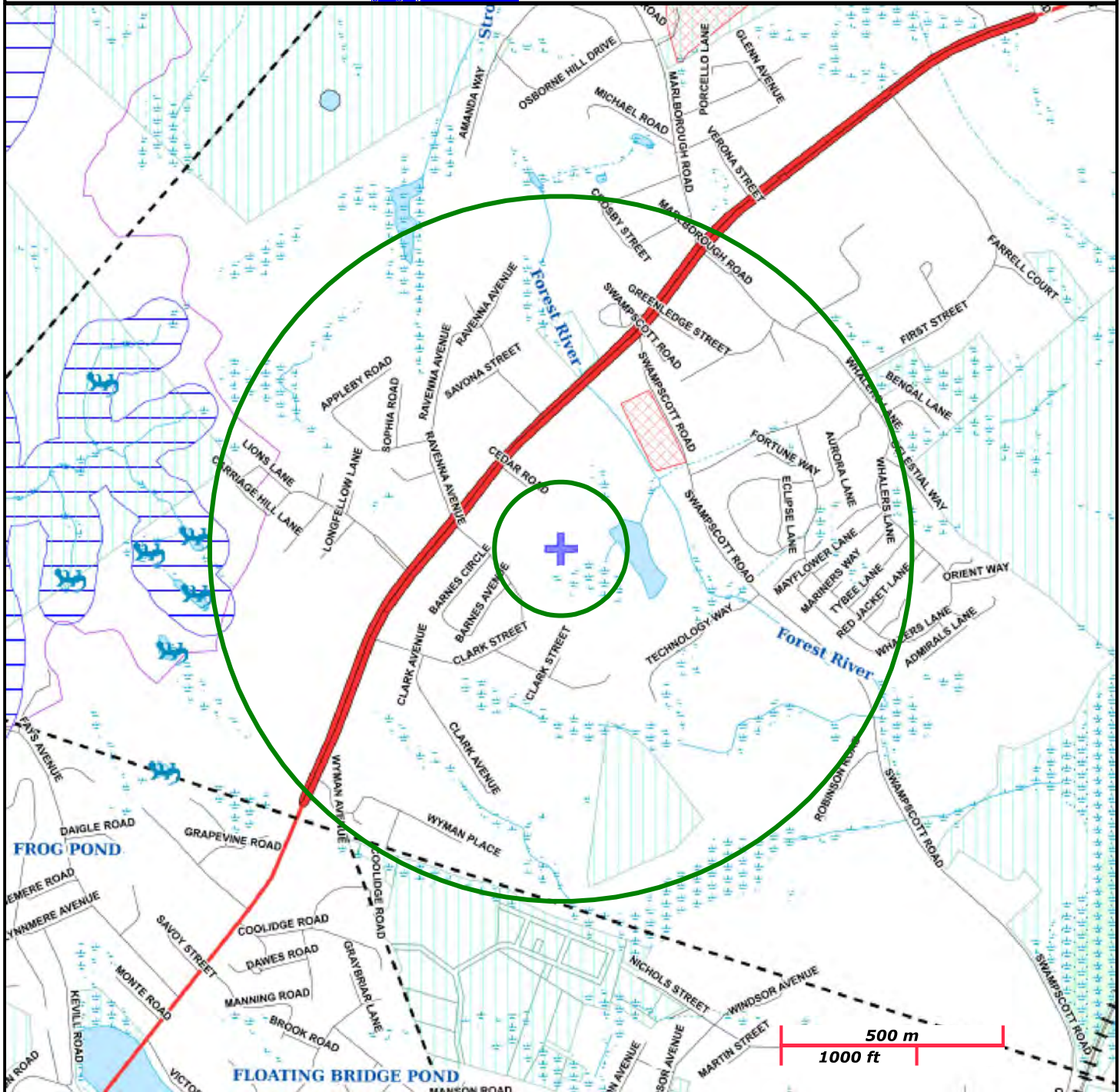
NAD83 UTM Meters:
4706727mN, 341563mE (Zone: 19)
October 3, 2023

The information shown is the best available at the date of printing. However, it may be incomplete. The responsible party and LSP are ultimately responsible for ascertaining the true conditions surrounding the site. Metadata for data layers shown on this map can be found at:
<https://www.mass.gov/orgs/massgis-bureau-of-geographic-information>.



MassDEP

Commonwealth of Massachusetts
Department of Environmental Protection



Roads: Limited Access, Divided, Other Hwy, Major Road, Minor Road, Track, Trail

Boundaries: Town, County, DEP Region; Train; Powerline; Pipeline; Aqueduct

Basins: Major, PWS; Streams: Perennial, Intermittent, Man Made Shore, Dam

Aquifers: Medium Yield, High Yield, EPA Sole Source

Non Potential Drinking Water Source Area: Medium, High (Yield)

PWS Protection Areas: Zone II, IWPA, Zone A

Hydrography: Open Water, PWS Reservoir, Tidal Flat

Wetlands: Freshwater, Saltwater, Cranberry Bog

FEMA 100yr Floodplain; Protected Open Space; ACEC

NHESP Pri-Hab of Rare Species; Vernal Pool: Cert., Potential

Solid Waste Landfill; PWS: Com. GW, SW, Emerg., Non-Com.

