



#### MassDEP RTN 3-38451 and 3-11566

#### **Public Involvement Plan**

346 D Street and 218 W. First Street, Boston, Massachusetts

#### Prepared by:

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#### On behalf of:

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May 1, 2025 Project No. 2407304

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## **Table of Contents**

1.	Intro	duction	1
2.	Site D	Description and History	2
2.1.	Site Lo	cation	2
2.2.	Land U	se History	2
2.3.	Enviror	nmental Assessment Summary	2
2.4.	Summa	ary of MCP Response Actions at the Site	3
2.5.	Release	e History	3
	2.5.1.	218 W First Street (RTN 3-11566)	3
	2.5.2.	212 W First Street (RTN 3-21547)	4
	2.5.3.	346 D Street (RTN 3-38451)	4
	2.5.4.	Future MCP Response Actions	5
2.6.	Nearby	Disposal Site	5
	2.6.1.	Boston Convention & Exhibition Center (RTN 3-16211)	5
2.7.	Public I	nvolvement History	6
3.	Addr	essing Public Concerns	7
4.	Publi	c Involvement Activities	8
4.1.	Inform	ing the Public	8
	4.1.1.	Information Repositories	8
	4.1.2.	PIP Site Mailing List	9
	4.1.3.	PIP Site Email Notification	9
	4.1.4.	Notification to Local Officials and Residents of Major Milestones and Events	9
4.2.	Soliciti	ng Public Input	10
	4.2.1.	Public Meetings	10
	4.2.2.	Public Comment Periods	10
	4.2.3.	Response to Comments	11
5.	Sched	lule for Public Involvement Activities	12
6.	Resp	onsibility for Implementing the PIP	13
7.	Revis	ions to the Plan	14

#### **Tables**

Table 1. Summary of MCP Response Actions

Table 2. Key Events

#### **Figures**

Figure 1. Site Location Map

Figure 2. Subsurface Exploration Plan

Figure 3. VOC Investigation Plan

Figure 4. PCB Soil Summary Results (0-5 feet)

Figure 5. Nearby Disposal Site Plan

#### **Appendices**

Appendix A	MassDEP Transmittal Forms
Appendix B	PIP Notification Documents
Appendix C	Summary of Interview with Petitioners –Questions
Appendix D	Repository List of Documents
Appendix E	Mailing List
Annendix F	Notification List

Appendix E Mailing List

Appendix F Notification List

Appendix G Meeting Minutes

Appendix H PIP Schedule

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#### 1. Introduction

On February 10, 2025, Atlantic Oliver II 346 D Street, LLC (Oliver Street Capital) received a petition from 15 South Boston Waterfront residents requesting that the property located at 346 D Street, Boston, Massachusetts (the Property) be designated as a Public Involvement Plan (PIP) site under Massachusetts General Laws Chapter 21E (M.G.L. c. 21E). On March 7, 2025, Oliver Street Capital, the owner, officially designated the Property as a PIP site, requiring the preparation and implementation of a PIP.

This Public Involvement Plan (the Plan) has been prepared by GEI Consultants, Inc. (GEI) on behalf of Oliver Street Capital in accordance with the requirements of the Massachusetts Contingency Plan (MCP; 310 CMR 40.0000). The Property is located at 346 D Street, Boston (South Boston), Massachusetts (Fig. 1). A portion of the Property has also historically been known as 218 W. First Street. The entire Property is a disposal site, identified by the Massachusetts Department of Environmental Protection (MassDEP) by Release Tracking Number (RTN) 3-38451 (the Site; Fig. 2). The portion of the Property historically known as 218 W. First Street is identified by MassDEP RTN 3-11566. Oliver Street Capital is currently undertaking both remedial and public involvement activities under the MCP (310 CMR 40.0000) at the Site and has employed a state-licensed environmental professional called a Licensed Site Professional (LSP).

Public involvement during the remedial response action process helps to ensure that the public is both informed of and involved in planning for remedial response actions. For sites at which at least 10 citizens formally express interest in becoming involved in this process, the party conducting the response actions designates the site as a PIP site, and the MCP requires the preparation of a plan which identifies specific activities that will be undertaken to address public concerns to the extent possible. Oliver Street Capital has designated the Site as a PIP site, pursuant to the MCP.

This document is the draft Plan for the Site. Section 2 contains background information on the Property, including the Site, environmental assessment, and public involvement histories. Section 3 explains how the remedial response action process addresses community concerns which have been raised during the development of the Plan. Section 4 explains the public involvement activities. Section 5 contains a schedule for public involvement activities. Section 6 outlines the roles and responsibilities of those involved in implementing the Plan. Section 7 describes how the Plan may be revised in the future.

The draft Plan will be presented by Oliver Street Capital at a public meeting on May 6, 2025 via Zoom. The draft Plan will be available for review by the public and may be revised based on comments submitted during the public comment period. Comments on the draft Plan are encouraged and may be submitted at the meeting or in writing to Ileen Gladstone, LSP, GEI Consultants, Inc., 400 Unicorn Park Drive, Woburn, MA, (781) 721-4012, <a href="mailto:igladtone@geiconsultants.com">igladtone@geiconsultants.com</a>. Comments should be submitted by the close of business on May 27, 2025.

The MassDEP Miscellaneous Document Transmittal Form (BWSC126), documenting the submittal of the draft Plan, Notice of Public Meeting, Notice of Public Comment Period, Legal Notice, Initial PIP Petition Acknowledgement Letter, and Original Petition were submitted on-line and a copy is in Appendix A. Copies of the PIP Notification documents referenced in the form are in Appendix B.

## 2. Site Description and History

#### 2.1. Site Location

The Property is located at 346 D Street in the South Boston Waterfront neighborhood of Boston, Massachusetts and is approximately 109,718 square feet, or 2.5 acres (Fig. 2). The Property is bounded on the northwest side by an auto garage at 330 C Street, a marble and stone manufacturer at 304 C Street, and a medical equipment supplier at 204 W First Street, on the northeast side it is bounded by Cypher Street and the Massachusetts Convention and Exhibition Center, on the southeast side it is bounded by Ryder Truck Rental Company, and the southwest side it is bounded by a 4-story apartment building at 320 D Street.

#### 2.2. Land Use History

The Property until March 2025 was used by Maxim Crane Works L.P., a crane equipment rental company. Maxim used the Property for bulk storage of large mechanical/electrical equipment, building materials, aerial lifts, crane equipment as well as crane and truck repair operations. The Property is developed with several brick and aluminum shed buildings.

The Property is in a portion of Boston which was historically a portion of the Boston Harbor, which occupied the Property in and prior to 1888 and its subsequent filling by 1899.

There is a long history of various commercial and industrial uses at the Property and adjoining properties. Previous uses at the Property included: several chemical manufacturers and bulk chemical storage (including the manufacturing of paints, varnishes, dyes, solvents, detergents, food products [syrup and chocolate]), paper box manufactures, and a metals factory and storage yard between at least 1899 and 2002. Package Chemical Co. operated at 218 W First Street from 1950 to 2002. The truck/crane storage facility, including a small gasoline and diesel filling station, occupied the Property until 2025. There is currently one main office and six warehouse/ garage buildings.

At adjoining properties, an oil and petroleum products manufacturer (1888 to 1965), an auto repair and truck storage facility (1923 to 2014), auto repair garage (1980s to 2000s), and a gasoline station (1970s to 2000s), Massachusetts Department of Transportation (MassDOT) Research & Material Lab (1930s to Present), and Boston Junk/SAK Recycling Facility, along with several other industrial businesses throughout the years.

#### 2.3. Environmental Assessment Summary

Environmental investigations have been performed across the entire Site, which is illustrated in Figs 2 and 4.

Contamination at the Site consists primarily of chlorinated volatile organic compounds (VOCs), extractable petroleum hydrocarbons (EPH), volatile petroleum hydrocarbons (VPH), and metals (arsenic, chromium,

and lead) in soil. Twenty-nine soil samples were tested for polychlorinated biphenyls (PCBs). PCBs were detected in only one soil sample above laboratory reporting limits at a concentration of 0.1 mg/kg.

The source of contamination at the Site is presumed to be associated with the historical industrial use of the Site as, among other uses, a chemical manufacturer, a blacksmith, a paper manufacturer, a paint manufacturer, and a truck/crane storage facility, including a small gasoline and diesel filling station.

Groundwater in shallow fill generally flows in the southern or western direction toward W First Street; however, past investigations at the Property and abutting properties did not define a consistent groundwater flow direction. Due to the flatness of the gradient, groundwater flow may be influenced by shallow bedrock, seasonality, or other factors. Regionally, groundwater flow direction is likely to the north towards the Boston Harbor. Based on groundwater measurements from previous subsurface investigations, depth to groundwater ranges from approximately 6.3 to 9 feet.

A summary of the investigations performed and data collected to delineate the extent of contamination and the boundaries of the Site is in Section 2.4. A more detailed description of these investigations and the data are presented in previous reports submitted to MassDEP. A list of environmental reports prepared for the Property is in Table 1.

#### 2.4. Summary of MCP Response Actions at the Site

A summary of MCP response actions performed at the Site and a listing of all reports and other documents generated to date is presented in Table 1. A chronology of key events in the history of the Site is presented in Table 2.

#### 2.5. Release History

#### 2.5.1. 218 W First Street (RTN 3-11566)

On September 7, 1994, there was a release of approximately nine gallons of tetrachloroethylene (PCE) when a tanker truck backed into a fill line for a 10,000-gallon PCE aboveground storage tank (AST) at the Site. The site was owned and operated by Package Chemical Company, a chemical manufacturer who maintained several USTs and ASTs on the Property. On behalf of Package Chemical, Clean Harbors Environmental Services, Inc. (Clean Harbors) applied speedi-dry to the spill area, excavated PCE-impacted soil, and installed groundwater monitoring wells. Clean Harbors notified MassDEP of the release and the site was assigned RTN 3-11566.

Additional investigation and remediation were conducted on behalf of Package Chemical between 1994 and 2000 by Clean Harbors and Kurtz Environmental Inc (KEI). The investigations included installing borings, groundwater monitoring wells, and collecting soil and groundwater samples. Remedial activities included soil excavation and off-site disposal, and removal of USTs and ASTs. In 2000, 218 West First Street, LLC purchased the Property. On behalf of the new property owner, GeoInsight, Inc. performed additional investigation and installed a soil vapor extraction (SVE) and air sparging (AS) system to remediate VOC impacted soil and groundwater at the Property.

In 2004, Shaughnessy Real Estate, LLC (SRE) purchased the 218 West First Street property. On behalf of SRE, Lightship Engineering (Lightship) conducted additional subsurface investigations at the Property. They determined the extent of groundwater impacts encompasses 218 W First Street, the southern portion of 212 W First Street, the eastern portion of 315 C Street and the southwestern portion of 346 D Street. Lightship delineated the southern extent of the chlorinated VOCs groundwater plume on the south side of W First Street (outside of the present day 320 D Street apartments). A clay layer was encountered in borings at depths of approximately 16 feet which limited vertical migration of the chlorinated solvents. Lightship repaired and operated the existing SVE/AS remediation system for approximately 17 months between April 2005 and August 2006. Based on groundwater sampling results, Lightship concluded that a level of NSR had been achieved at the Site. However, an Activity and Use Limitation (AUL) was necessary on the Property to restrict future uses of the Property to current commercial/industrial uses. The AUL also requires vapor mitigation systems to be installed in new buildings, and a soil management plan be in place for proposed future excavations.

The site was closed with a Class A-3 Response Action Outcome (RAO; now referred to as a Permanent Solution with Conditions Statement) in July 2007.

#### 2.5.2. 212 W First Street (RTN 3-21547)

In 2002, Lightship conducted a limited investigation on behalf of SRE, the owners of 212 W First Street. The investigation identified concentrations of VOCs in groundwater above the applicable MCP reportable concentrations. MassDEP was notified of the conditions at the Property and they assigned RTN 3-21547 to the release. Lightship submitted a Downgradient Property Status (DPS) submittal to MassDEP in March 2003 which indicated that the source of the chlorinated solvents in soil and groundwater at 212 W First Street was the result of the release at 218 W First Street.

SRE, the owners of 212 W First Street, purchased the property at 218 W First Street in May 2004. SRE subsequently terminated the DPS submittal for 212 W First Street and linked RTN 3-21547 to RTN 3-11566 in January 2006. Investigation and remediation of the combined properties was conducted as described in Section 2.5.1.

#### 2.5.3. 346 D Street (RTN 3-38451)

On behalf of Oliver Street Capital and as part of due diligence, GEI performed subsurface investigations at the Property in March and April 2023 to evaluate environmental conditions. The subsurface investigation included advancement and installation of borings and monitoring wells, soil and groundwater sampling, installation of sub-slab soil vapor points within the 346 D Street building, and sub-slab soil vapor sampling. Results of the investigations indicated that soil contained concentrations of chlorinated VOCs, EPH, VPH, and metals (arsenic, chromium, and lead) above the applicable MCP reportable concentrations. In addition, groundwater contained concentrations of chlorinated VOCs, VPH, and one EPH target analyte (naphthalene) above the applicable MCP reportable concentrations.

The chlorinated VOCs in soil and groundwater were previously reported and remediated under the existing RTNs (RTNs 3-11566 and 3-21547) and therefore did not constitute a new reporting condition. The concentrations of EPH, VPH, and metals in soil and groundwater constituted a 120-day reporting condition under the MCP. The Property was acquired by Atlantic Oliver II 346 D Street, LLC on July 13, 2023, and at

that time they were considered to have obtained knowledge of the release conditions, in accordance with the MCP. Atlantic Oliver II 346 D Street, LLC reported this condition in a Release Notification to MassDEP on November 10, 2023. MassDEP assigned RTN 3-38451 to the release.

GEI performed an additional groundwater sampling round in October 2024 as part of a MCP Phase I Initial Site Investigation (ISI). GEI submitted the Phase I ISI to MassDEP on November 14, 2024, which summarized investigations conducted at the Site between March 2023 and October 2024.

GEI also conducted a soil pre-characterization investigation at the Site to characterize soil proposed to be excavated and managed during redevelopment including building demolition, utility installation, and repaving and subsequently reused, recycled, and/or disposed of off-site. The soil pre-characterization program included advancing soil borings and collecting soil samples.

#### 2.5.4. Future MCP Response Actions

Redevelopment of the Site will be performed under an MCP Release Abatement Measure (RAM) Plan. It is anticipated that soil excavated from these areas will be appropriately assessed, managed, re-used, treated and/or transported off-site for appropriate disposal in accordance with the MCP. The RAM Plan will also discuss the proposed building abatement and demolition.

An MCP RAM Plan will be prepared for submittal to MassDEP. The content of the RAM Plan will be presented in a future public meeting. A draft copy of the RAM Plan will be made available and placed in the Public Repository at the South Boston Public Library and will be finalized after a 20-day comment period.

Following completion of the construction activities, GEI expects that the Site will pose a condition No Significant Risk (NSR) and that a Permanent Solution with Conditions in accordance with the MCP will be prepared and submitted to MassDEP. The AUL currently on the property will be updated to reflect the new site conditions. A draft copy of the Permanent Solution Statement will also be made available for comment and the content will be presented in a future public meeting.

#### 2.6. Nearby Disposal Site

#### 2.6.1. Boston Convention & Exhibition Center (RTN 3-16211)

Several MCP disposal sites are associated with the Boston Convention & Exhibition Center (BCEC). RTN 3-16211 is a portion of the BCEC South Parking Lot and a portion of New Cypher Street west of C Street. The following RTNs have been linked to RTN 3-16211: 3-16212, 3-16213, 3-16218, 3-16219, 3-16225, and 3-16226. Site contamination is VOCs, semi-volatile organic compounds (SVOCs), PCBs, metals, and petroleum hydrocarbons in soil. Site contamination is partly associated with the historic placement of urban fill. However, the former Boston Junk/SAK Recycling facility operated on a portion of the site and elevated concentrations of PCBs in soil have been attributed to the former Boston Junk/SAK Recycling facility operations.

In 2017 a Risk-Based Cleanup was conducted under the federal Toxic Substances Control Act (TSCA; 40 CFR 760) and under the MCP as a RAM. The cleanup was targeted excavation and offsite disposal of MCP

hot spots and areas of the highest concentrations of PCBs and construction of the EM-1 cap. Following completion of the cleanup and installation of a cap, an AUL was recorded and a Permanent Solution with Conditions was submitted. The limits of the AUL as well as the EM-1 cap are in Fig. 5.

#### 2.7. Public Involvement History

On February 10, 2025, Oliver Street Capital received a petition from 15 South Boston residents requesting that 346 D Street be designated as a PIP site, in accordance with M.G.L. c. 21E and the MCP. On March 7, 2025, Oliver Street Capital formally responded to the petition, designating the Site as a PIP site, and began to develop the draft Plan in accordance with the MCP.

GEI and Oliver Street Capital met with petitioners virtually (by Zoom) on April 1, 2025, at 6:30 pm to solicit community concerns to address in the PIP. GEI also contacted the Mayor, Health Department, City Council, the Massachusetts Senator, and the State Representative on March 27, 2025, to notify them of the public process.

The purpose of the meeting was to provide an overview of the PIP process, conduct interviews with the petitioners and solicit their input regarding the development of the Plan. Questions were addressed at the April 1, 2025 public meeting. Comments and questions received, and responses are summarized in Appendix C.

### 3. Addressing Public Concerns

The process for assessing and cleaning up disposal sites, as set forth in the MCP (310 CMR 40.0000), is designed to address the possible effects of a site on health, safety, public welfare, and the environment.

Once a release of oil and/or hazardous material (OHM) has been investigated (Phase I of the remedial response action process) and a site has been Tier Classified, the process proceeds to:

- Comprehensive field investigation of the nature and extent of the contamination and an evaluation of any risks posed to the public and the environment from the site (Phase II).
- Identification and evaluation of remedial response action alternatives and selection of feasible measures that will achieve a permanent cleanup at the site (Phase III).
- Implementation of the selected remedial response actions (Phase IV).
- Operation and Maintenance (O&M) of a remedy and/or monitoring (Phase V), if necessary.
- Permanent Solution.

Physical work at a site, where response actions are in progress, may include sampling and other environmental field testing, and the implementation of the selected response actions. It may also include the implementation of measures designed to stabilize conditions at a site to prevent the continued migration of contaminants, eliminate a potential imminent threat to public health, safety, welfare, or the environment until planning for remedial response actions is underway, or to conduct construction of permanent structures concurrent with the selected remedy such as excavation for the proposed commercial facility.

At each step of the remedial response action process, plans for work are developed, the work is conducted, and reports describing results and recommendations for the next step are prepared. The documents which describe each of these steps are essential to the remedial response action planning process, since they provide the information necessary to make decisions about how a site should be cleaned up. The subject Site is in Phase II of the MCP, i.e., comprehensive site assessment.

#### 4. Public Involvement Activities

In accordance with the MCP (310 CMR 40.1400), activities undertaken to involve the public in response actions serve two purposes:

- To inform the public about the risks posed by the Site, the status of remedial response actions, and the opportunities for public involvement; and
- To solicit the concerns of the public about the Site and response actions and incorporate these concerns in planning response actions.

To meet each of these objectives, and on behalf of Oliver Street Capital, GEI will undertake specific activities during the remedial response process at the Site. These activities are described below.

#### 4.1. Informing the Public

On behalf of Oliver Street Capital, GEI will provide site-specific information to the public by establishing an information repository, developing and maintaining a Site mailing list to distribute information about the Site, and providing advance notification to local officials and residents about Site activities.

#### 4.1.1. Information Repositories

<u>Publicly Available Site Files</u>: Files for the Site are maintained online and at the MassDEP's Northeast Regional Office (NERO). Appointments to view Site files can be made by contacting:

Massachusetts Department of Environmental Protection Northeast Regional Office 150 Presidential Way Woburn, MA 01801 (978) 694-3200 (phone) (978) 694-3499 (fax) NERO.Service@state.ma.us

Site files can also be downloaded from the MassDEP website at: https://eeaonline.eea.state.ma.us/portal/dep/wastesite/results?queryString=rtn:3-0038451

<u>Local Information Repository</u>: On behalf of Oliver Street Capital, GEI has established and will maintain a local information repository to provide South Boston residents with easy access to information about the Site cleanup process and results of Site investigations. The Site information repository contains the following information generated by MCP and MassDEP requirements: technical reports and documents summarizing results and recommendations, relevant correspondence, public information materials, the PIP, public meeting summaries, summaries of responses to comments received, and copies of public notices about the Site. Information will be sent to the repository by GEI on behalf of Oliver Street Capital as it is developed for public review. A list of documents which have been placed in the repositories to date is in Appendix D.

The local information repositories for the Site are located at:

South Boston Public Library 646 East Broadway Boston, MA 02127

Contact: Jane Bickford Phone: (617) 268-0180

Hours: Monday, Tuesday, and Wednesday 9:00 a.m. to 6:00 p.m.

Thursday 12:00 pm to 8:00 pm

Friday and Saturday 9:00 am to 5:00 pm

#### 4.1.2. PIP Site Mailing List

On behalf of Oliver Street Capital, GEI has established a mailing list for the Site (Appendix E). The Site mailing list includes: petitioners, municipal officials, the MassDEP, and anyone else indicating an interest in receiving information about the Site. The mailing list will be used to announce upcoming public meetings, notices of public comment periods on and the availability of documents in the information repository, and any other relevant information about the Site. Oliver Street Capital will maintain the mailing list and update it, as necessary. At a petitioner's request, notifications can be made by email.

Anyone wishing to be added to the mailing list can call or write to:

Ms. Ileen Gladstone, LSP GEI Consultants, Inc. 400 Unicorn Park Drive Woburn, MA 01801 (781) 721-4012 igladstone@geiconsultants.com

#### 4.1.3. PIP Site Email Notification

All of the attendees for the meeting on April 1, 2025 agreed to email communication.

## 4.1.4. Notification to Local Officials and Residents of Major Milestones and Events

The MCP requires community notification of major planning and implementation milestones at disposal sites. Major milestones potentially applicable for this Site include: 1) the start of field work involving the use of Level A, B, or C protective clothing or respirators (none of which is anticipated); 2) implementation of RAM construction activities; and 3) Permanent Solution Statement.

Notification of field work will include information on the type of work and its approximate duration.

Notification will be made by GEI on behalf of Oliver Street Capital to the people on the Notification List in writing at least three days before the activity is scheduled to begin. Notification of Completion Statements, Phase Reports, etc. will include information on where a copy of the Completion Statement, Phase Reports, or other reports can be reviewed. If an AUL is filed for the Site, a notice will be published

in the *Boston Herald* and notice will be sent to local officials in accordance with the MCP. The Notification List is presented in Appendix F. In addition, the Boston Fire Department and Police Department will be notified in situations where public safety is a concern.

#### 4.2. Soliciting Public Input

On behalf of Oliver Street Capital, GEI will provide opportunities for public input regarding Site cleanup decisions by holding public meetings and comment periods to provide additional opportunities for verbal and written input regarding Site cleanup decisions, and preparing summaries of all comments received during the public comment period and responses to them.

#### 4.2.1. Public Meetings

On behalf of Oliver Street Capital, GEI will periodically brief the public about the status of the Site during the remedial action process.

A meeting to discuss the initial community concerns was held on April 1, 2025. Meeting minutes including the PowerPoint presentation, questions and answers and comments given at the meeting are in Appendix G. A meeting to discuss the draft PIP is scheduled for May 6, 2025. Additional meetings will be scheduled prior to the submittal of the RAM Plan to MassDEP and prior to submittal of the Permanent Solution Statement to MassDEP.

Public Meetings serve two primary purposes: 1) to provide community officials and the general public with a progress report regarding remedial response actions at the Site; and 2) to provide an opportunity for the public to question and comment on major remedial action plans for the Site.

On behalf of Oliver Streer Capital, GEI will send notices announcing public meetings to individuals on the Site mailing list. On behalf of Oliver Street Capital, GEI will prepare meeting summaries, submit the summaries to the MassDEP, and place a copy of the summaries in the local information repository. Notices announcing meetings will also be published in the *Boston Herald*. A copy of the Public Notice used to announce the meeting on May 6, 2025 is in Appendix B.

#### 4.2.2. Public Comment Periods

On behalf of Oliver Street Capital, GEI will provide specific opportunities for the public to submit comments about key documents concerning the Site response actions. When key documents are available in draft form, they will be available on the MassDEP website, provided to the information repository and a notice of their availability will be sent to the Site mailing list. The Site mailing list is in Appendix E. The notice will include the title of the document, where it is available for review, information about how to submit comments, and the length of the public comment period, which will normally be 20 days per the MCP, but may be longer if warranted by the complexity of a document or if requested by the public. On behalf of Oliver Street Capital, GEI will be responsible for providing document copies to the information repository and to MassDEP as well as sending out notices of availability of any documents it prepares.

Comments may be submitted in writing to:

Ms. Ileen Gladstone, LSP
GEI Consultants, Inc.
400 Unicorn Park Drive
Woburn, MA 01801
(781) 721-4012
igladstone@geiconsultants.com

Key documents available for public comment in the future may include:

- Any subsequent material revisions to the PIP.
- Release Abatement Measure Plan
- Permanent Solution Statement.

#### 4.2.3. Response to Comments

On behalf of Oliver Street Capital, GEI will prepare a summary of all relevant comments, if any, received on each document available for public comment and responses to such comments within 60 days of the last day of the public comment period. Copies of any response summary will be sent to all of those who submitted comments and will be placed in the information repository and the MassDEP Site file. On behalf of Oliver Street Capital, GEI will send a notice of availability of the response summary to the mailing list. The summary will be made available prior to implementation of the remedial response action(s) submitted for comment or prior to moving to the next MCP phase.

## 5. Schedule for Public Involvement Activities

Appendix H provides a schedule of the public involvement activities listed in Section 4. The schedule specifies the milestones during the remedial response actions when public involvement activities will be conducted.

## 6. Responsibility for Implementing the PIP

In accordance with the MCP, Oliver Street Capital along with support from GEI, will conduct response actions and public involvement activities at the Site.

#### 7. Revisions to the Plan

Public comments on this draft PIP will be received until May 27, 2025. GEI will prepare a summary of all relevant comments within 60 days of the last day of the public comment period and address them in the final PIP. The final PIP will be uploaded to the MassDEP website and be placed in the information repository. A notice of availability will be sent to the mailing list.

The PIP may also be revised in the future if necessary. If material revisions are proposed, on behalf of Oliver Street Capital, GEI will upload the proposed changes to the MassDEP website, place copies of in the local information repository, send a notice of the availability of recommended changes to the mailing list, and will hold a 20-day public comment period on the proposed revised Plan. Oliver Street Capital will review any comments received and revise the Plan as appropriate. The final revised Plan will be uploaded to the MassDEP website and placed in the information repository.

## **Tables**

**Table 1. Summary of MCP Response Actions** 

**Table 2. Key Events** 

**Table 1. Summary of MCP Response Actions PIP Plan** 346 D Street and 218 W. First Street Boston, MA

MCP Response Action	Description	Completion Date/Status	
RTN 3-0011566			
Release Notification	<ol> <li>In September 1994, MassDEP was notified of a release of approximately nine gallons of PCE when a tanker truck backed into a fill line for a 10,000 gallon PCE AST at the Site. MassDEP assigned Release Tracking Number (RTN) 3-11566.</li> </ol>	September 1994	
Immediate Response	Clean Harbors submitted an IRA Plan to MassDEP in November 1994.	February 1996	
Action (IRA)	<ol><li>Clean Harbors performed an IRA consisting of applying absorbent material to the spill area, excavating PCE impacted soil, and installing groundwater monitoring wells.</li></ol>		
	3. Clean Harbors submitted an IRA Completion Report in February 1996.		
Phase I Initial Site Investigation (ISI)	<ol> <li>Clean Harbors advanced three soil borings, installed three monitoring wells, performed ambient air monitoring, and collected soil and groundwater samples.</li> </ol>	September 1995	
	2. Clean Harbors submitted a Phase I Initial Site Investigation (ISI) in September 1995.		
	<ol> <li>Kurz Environmental, Inc. (KEI) conducted additional soil and groundwater assessment activities at the Site in January 1997. KEI prepared a Facility Closure Plan, dated December 3, 1998, which stated that all ASTs and USTs and associated underground piping were removed from the Site in July 1998.</li> </ol>		
Release Abatement	GeoInsight submitted a Release Abatement Measure (RAM) Plan in November 2000.	June 2002	
Measure (RAM)	<ol><li>GeoInsight installed three soil borings, nine monitoring wells, and two air sparge points and one soil vapor extraction well to remediate VOC impacted soil and groundwater at the Property.</li></ol>		
	3. GeoInsight prepared a Phase II Comprehensive Site Assessment (CSA) Scope of Work in June 2002.		
Tier II Transfer	<ol> <li>Lightship submitted a Tier II Transfer to MassDEP documenting the transfer of ownership of the Site to the Shaughnessy Real Estate, LLC (SRE).</li> </ol>		
Phase II Comprehensive Site Assessment and	<ol> <li>Lightship installed additional soil borings and groundwater monitoring wells within W First Street and at 212 W First Street, to delineate the nature and extent of the release.</li> </ol>	April 2005	
Phase III Remedial Action Plan (RAP)	<ol> <li>Lightship submitted a Phase II CSA Report and a Phase III Identification, Evaluation and Selection of Comprehensive Remedial Action Alternatives Report to MassDEP in April 2005, selecting soil vapor extraction (SVE) and air sparging (AS) as the primary site remedy.</li> </ol>		
Phase IV Remedy Implementation Plan (RIP)	Lightship submitted a Phase IV RIP to MassDEP in March 2006.	March 2006	
Permanent Solution (Class A-3 Response Action Outcome [RAO])	<ol> <li>Lightship submitted a Permanent Solution (formerly Class A-3 Response Action Outcome [RAO]) for the Site including an Activity and Use Limitation (AUL) in July 2007. The AUL restricts future uses of the Property to current commercial/industrial uses and requires vapor mitigation systems to be installed in new buildings, and a soil management plan for proposed future excavations.</li> </ol>	July 2007	
RTN 3-0021547		<u> </u>	
Release Notification	<ol> <li>Lightship Engineering conducted a limited investigation on behalf of SRE, where VOCs were detected in groundwater above the applicable RCGW 2 standards in March 2002. MassDEP assigned RTN 3-21547.</li> </ol>	March 2002	
NEL Consultants Inc	Dunio at 0407004	May 20	

**Table 1. Summary of MCP Response Actions PIP Plan** 346 D Street and 218 W. First Street Boston, MA

MCP Response Action	Description	Completion Date/Status
Downgradient Property Status (DPS)	Lightship submitted a Downgradient Property Status (DPS) submittal to MassDEP in March 2003 which indicated that the source of the chlorinated solvents in soil and groundwater at 212 W First Street was the result of the release at 218 W First Street.	March 2003
Phase II Comprehensive Site Assessment and Phase III Remedial Action Plan (RAP)	<ol> <li>In April 2005, Lightship conducted a Phase II Comprehensive Site Assessment Report and a Phase III Identification, Evaluation and Selection of Comprehensive Remedial Action Alternatives Report for a portion of 212 W First Street as part of the 218 W First Street subsurface investigations.</li> <li>SRE subsequently terminated the DPS submittal for 212 W First Street and linked RTN 3-21547 to RTN 3-11566 in January 2006.</li> </ol>	January 2006
Phase IV Remedy Implementation Plan (RIP) and Release Abatement Measure (RAM)	A Phase IV Remedy Implementation Plan for the disposal site in March 2006 and remediation activities at 212 W First Street were conducted under the RAM Plan for RTN 3-11566.	March 2006
Permanent Solution (Class A-3 Response Action Outcome [RAO])	<ol> <li>Lightship submitted a Permanent Solution (formerly Class A-3 Response Action Outcome [RAO]) for the Site including an Activity and Use Limitation (AUL) in July 2007, and the Site achieved regulatory closure under primary RTN 3-11566.</li> </ol>	July 2007
RTN 3-0038451	<u> </u>	ı
Release Notification	GEI performed a subsurface investigation on behalf of Atlantic Oliver II 346 D Street, LLC, where chlorinated VOCs, EPH, VPH, and metals were detected in soil and groundwater above the applicable reportable concentrations. MassDEP was notified in November 2023 and assigned RTN 3-38451.	November 2023
Phase I Initial Site Investigation (ISI)	2. GEI submitted a Phase I Initial Site Investigation (ISI) for the disposal site in November 2024.	November 2024

General Note:
1. Compl Complete titles of all reports available in the Public Information Repository for the site located at the South Boston Public Library are in Appendix C, Library Repository List of Documents.

Date	Key Events				
1899 – 2000	The Site was formerly occupied by various commercial and industrial uses including several chemical manufacturers and bulk chemical storage (including the manufacturing of paints, varnishes, dyes, solvents, detergents, food products [syrup and chocolate]), paper box manufactures, and a metals factory and storage yard between at least 1899 and 2000. The Site has also been used as a truck/crane storage facility with a fuel pump station from 1964 to the present.				
1994	September 1994 - MassDEP was notified of a release of approximately nine gallons of PCE when a tanker truck backed into a fill line for a 10,000 gallon PCE AST at the 218 W First Street portion of the Site. MassDEP assigned RTN 3-11566. IRA activities were performed.				
1995	September 1995 - Additional subsurface investigations were performed. Clean Harbors submitted a Phase I ISI.				
1996	February 1996 - Clean Harbors submitted an IRA Completion Report concluding that they did not encounter evidence of an imminent hazard or substantial release migration.				
1998	July 1998 - All ASTs and USTs and associated underground piping were removed from the Site.				
2000	<ul> <li>November 2000 - GeoInsight submitted a RAM Plan, including soil borings, nine monitoring wells, and two air sparge points and one soil vapor extraction well to remediate VOC impacted soil and groundwater at the Property.</li> </ul>				
2002	June 2002 - Geolnsight prepared a Phase II CSA Scope of Work.				
	<ul> <li>March 2002 - Lightship Engineering conducted a limited investigation at 212 W First Street on behalf of SRE. MassDEP assigned RTN 3-21547.</li> </ul>				
	SRE purchase the 218 W First Street property.				
2003 -2006	<ul> <li>April 2005 – Lightship submitted a Phase II CSA Report and a Phase III Identification, Evaluation and Selection of Comprehensive Remedial Action Alternatives Report, selecting SVE and AS as the primary site remedy.</li> </ul>				
	March 2006 – Lightship submitted a Phase IV RIP to MassDEP.				
2007	Lightship submitted a Permanent Solution (formerly Class A-3 RAO) for the Site including an AUL for the property.				
2023 - 2024	Atlantic Oliver II 346 D Street, LLC purchased the property and began preparing plans for redevelopment of the property into a storage facility.				
	GEI performed a subsurface investigation where chlorinated VOCs, EPH, VPH, and metals were detected in soil and groundwater above the applicable reportable concentrations. MassDEP was notified in November 2023 and assigned RTN 3-38451.				
	GEI submitted a Phase I ISI for the disposal site in November 2024.				
2025	February 10 – Oliver Street Capital received a PIP Petition.				
	March 7 – Site designated as a PIP site.				
	April 1 – Oliver Street Capital and GEI met with PIP petitioners about initial community concerns.				

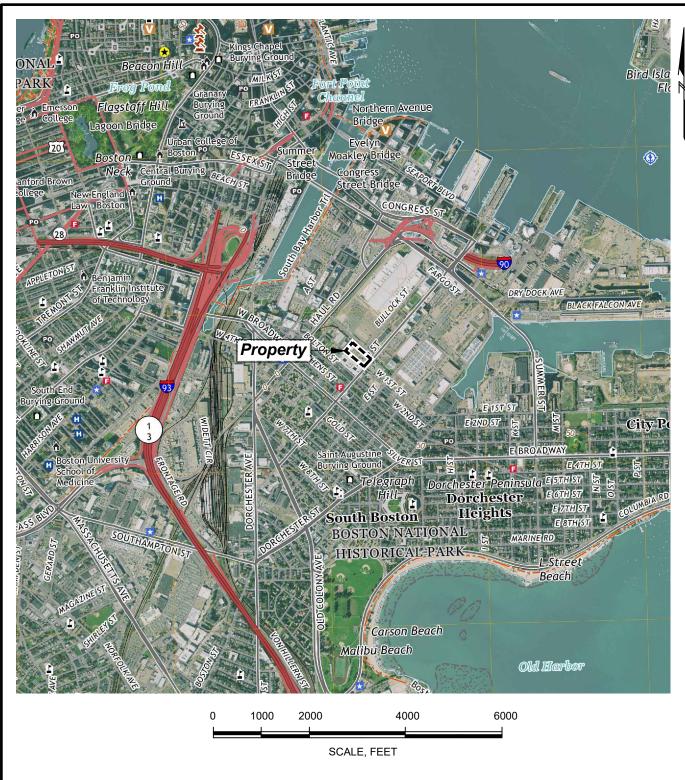
#### Notes:

- 1. MassDEP = Massachusetts Department of Environmental Protection.
- 2. RTN = Release Tracking Number.
- 3. ISI = Initial Site Investigation.
- 4. IRA = Immediate Response Action.
- 5. AST = Aboveground Storage Tank.
- UST = Underground Storage Tanks.
- 7. RAM = Release Abatement Measure.
- VOCs = Volatile Organic Compounds. 9. CSA = Comprehensive Site Assessment.
- 10. SRE = Shaughnessy Real Estate, LLC.

- 11. CSA = Comprehensive Site Assessment.
- 12. SVE = Soil Vapor Extraction.
- 13. AS = Air Sparging.
- 14. RIP = Remedy Implementation Plan.
- 15. RAO = Response Action Outcome.
- 16. AUL = Activity and Use Limitation.
- 17. EPH = Extractable Petroleum Hydrocarbons.
- 18. VPH = Volatile Petroleum Hydrocarbons.
- 19. PIP = Public Involvement Plan.

## **Figures**

- Figure 1. Site Location Map
- **Figure 2. Subsurface Exploration Plan**
- Figure 3. VOC Investigation Plan
- Figure 4. PCB Soil Summary Results (0-5 feet)
- Figure 5. Nearby Disposal Site Plan



This Image is from U.S.G.S. Topographic 7.5 Minute Series Boston South, MA Quadrangle, 2021.

Datum is North American Vertical Datum of 1988 (NAVD88).

Contour Interval is 10 Feet.



Public Involvement Plan 346 D Street Boston, Massachusetts

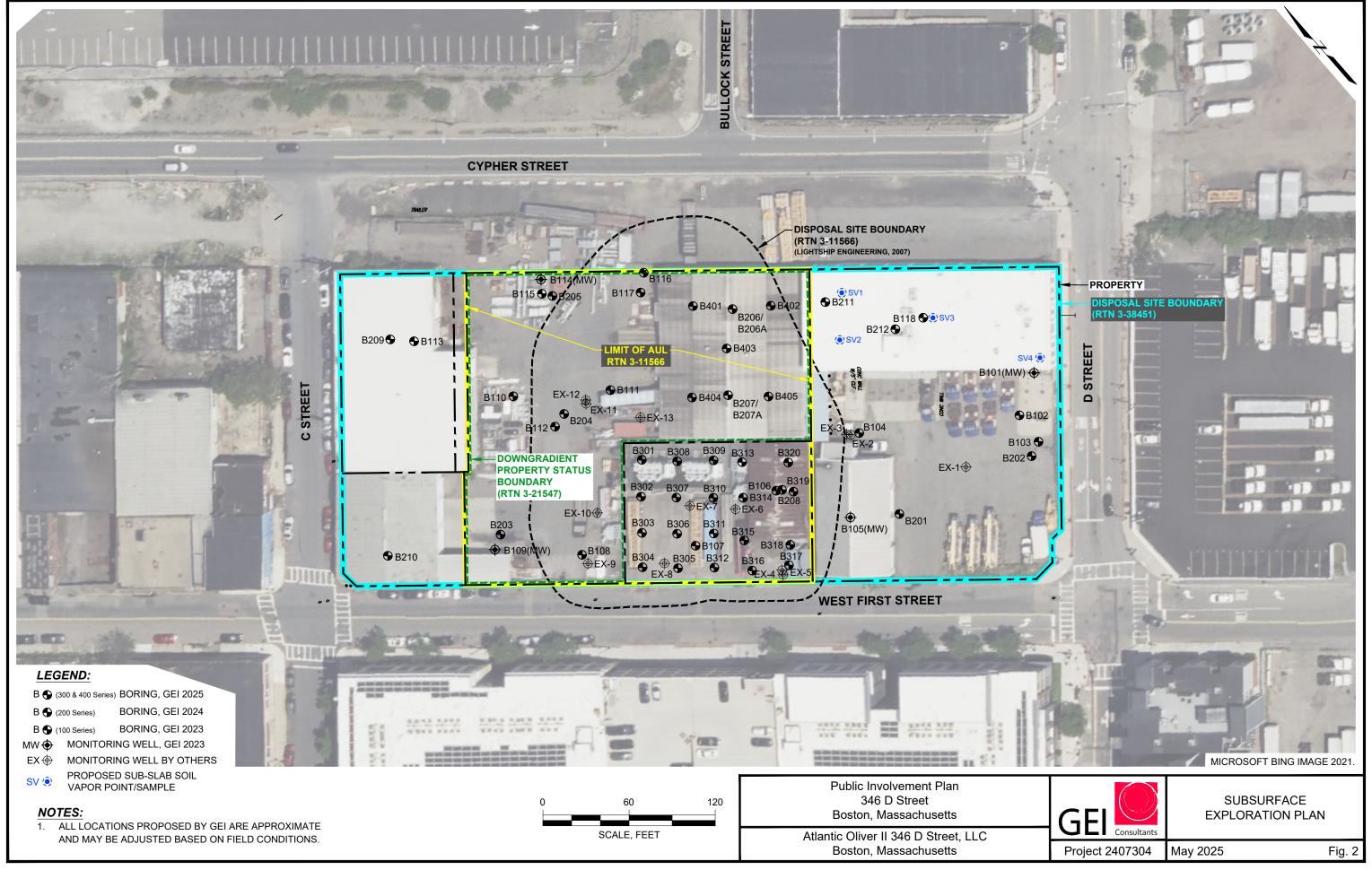
Atlantic Oliver II 346 D Street, LLC Boston, Massachusetts

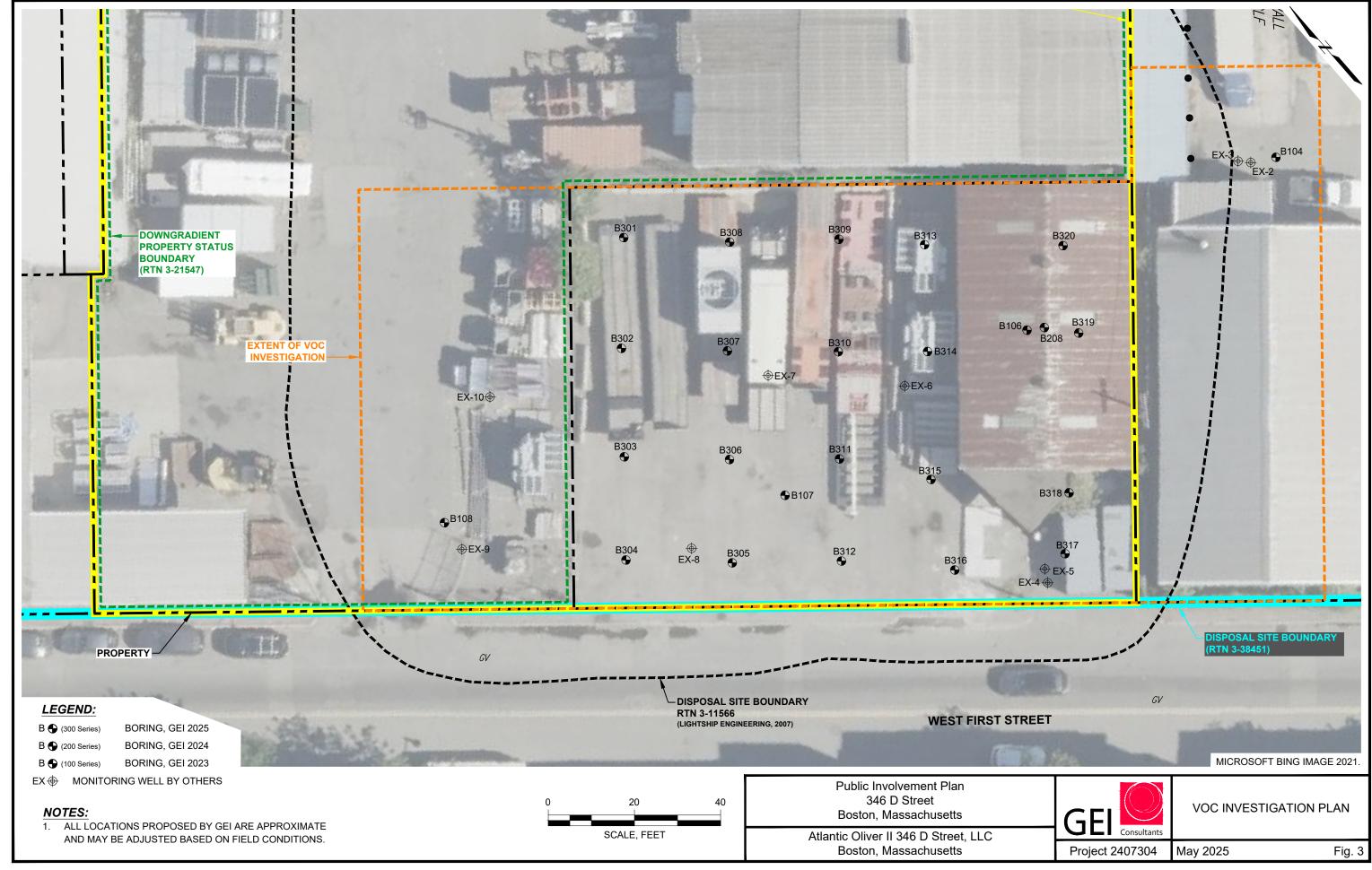


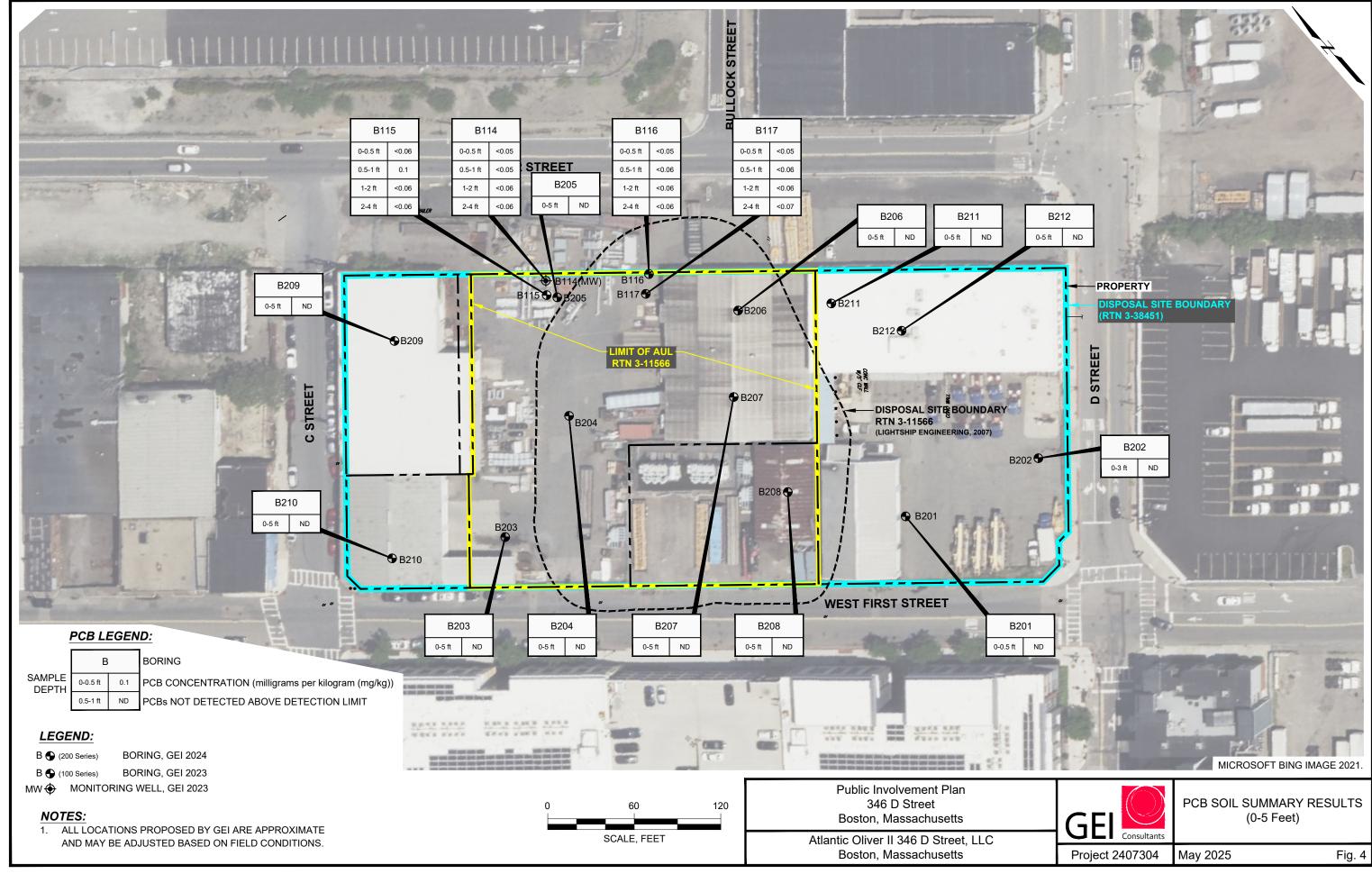
PROPERTY LOCATION MAP

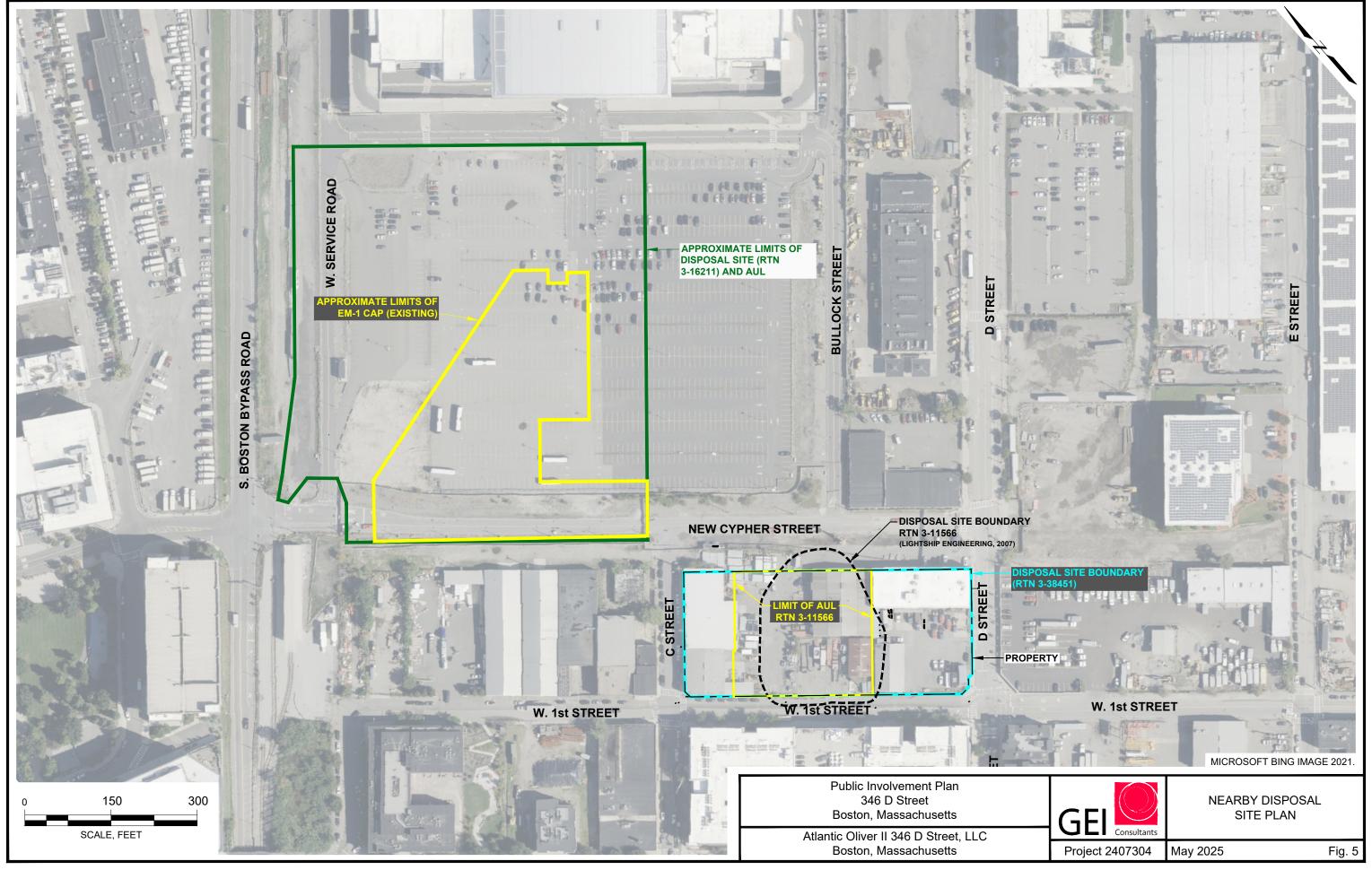
May 2025

Fig. 1









## **Appendix A MassDEP Transmittal Forms**



#### **Miscellaneous Document Transmittal Form**

**BWSC 126** 

Release Tracking Number

<b>A. D</b>	ISPOSAL SITE LOCATION:	
1. Dis	sposal Site Name: 346 D STREET	
2. Str	eet Address: 346 D STREET	
3. Cit	y/Town: BOSTON	4. Zip Code: 021270000
<b>B.</b> T	HIS FORM IS BEING USED TO: (check a	ıll that apply)
□ 1.	response actions. If changes are materially signifi	ions that do not materially affect the nature or complexity of the icant, then a revised or modified submittal must be made to the crected that is associated with the above Release Tracking Number iption of the errors and/or corrections.  Submittal Transaction ID  Date(mm/dd/yyyy)
□ 2.	transmight for . I submit documents that a	N that cannot be submitted to the Department using any other BWSC are of a time-critical nature and/or that require a direct response from on pursuant to 310 CMR 40.0015. (Section C is not required).
□ 3.	Resign as LSP-of-Record for the pove Release R (Section D, E, and F are not required).	racking Number (RTN). Attach a copy of the LSP resignation letter.
□4.	Submit copies of Public Notices required pursuan	nt t 310 CMP 1400: (check all that apply)
	(Section C is not required)	
	a. Tier I Classification	Check has if about tine a py of a legal notice
	☐ b. Tier II Classification	Check here if submitting a conjugate of a legal notice
	☐ c. Immediate Response Action (IRA)	
	☐ d. Release Abatement Measure (RAM)	
	☐ e. Downgradient Property Status (DPS)	
	☐ f. Utility-related Abatement Measure (URAM)	
	☐ g. Comprehensive Response Actions	
	h. Activities related to recording/registering an Activity and Use Limitation (AUL)	Check here if submitting a copy of a legal notice
	☐ i. Permanent or Temporary Solution	

(All sections of this transmittal form must be filled out unless otherwise noted)

Revised: 09/17/2013 Page 1 of 4



#### **Miscellaneous Document Transmittal Form**

**BWSC 126** 

Release Tracking Number

#### B. THIS FORM IS BEING USED TO(cont.): (check all that apply)

<b>▼</b> 5.	Submit Public Involvement Petition documents. (check all that apply). (Section C is not required).						
	▼ a. Submit a Public Involvement Petition						
	☐ b. Submit a Public Involvement Petition Retraction						
	c. Submit a Positive Public Involvement Petition Designation Letter						
	d. Submit a Negative Public Involvement Designation Letter						
	▼ e. Submit a Draft Public Involvement Petition Plan						
	☐ f. Submit a Revised Public Involvement Petition Plan						
	▼ g. Submit a Final Public Involvement Petition Plan						
	▶ h. Submit a Notice of Public Comment Period						
	Date of Close of Comment Period : 6/6/2025						
	i. Submit a copy of a Public Involvement Petition legal notice						
	▼ j. Submit a Notice of Public Meeting						
	Mediag Date: 4/1/2025  (mm/dd/yyyy)  ✓ k. St omit the Public Involvement Petition related documents not specified above:  Describe:   METING OF UTES 4-1-25 MEETING, PUBLIC NOTICE 4-1-25 MEETING						
□ 6.	Submit a RCRA Contained-Ir De Chaptain and document that soil and/or groundwater is no longer considered a hazardous waste pursuant to state (310 CMF 30.00) and federal (Title 40, Chapter I, Part 261 of the Code of Federal Regulations) hazardous waste regulations.						
□ 7.	Submit notification and documentation of Reclamation Soil Ruse persuant to 310 CMR 40.0031(2).						
C. L	SP SIGNATURE:						
inclu	st under the pains and penalties of perjury that I have personally examined and am familiar with this transmittal form, ding any and all documents accompanying this submittal. I am aware that significant penalties may result, including, but not ed to, possible fines and imprisonment, if I submit information which I know to be false, inaccurate or materially incomplete.						
1. LS	P #:						
2. Fir	st Name: 3. Last Name:						
4. Tel	ephone: 5. Ext.: 6. Email:						
7. Sig	nature:						
8. Da	te:						
	(mm/dd/yyyy)						

Revised: 09/17/2013 Page 2 of 4



#### **Miscellaneous Document Transmittal Form**

#### **BWSC 126**

Release Tracking Number

- 38451

D. PERSON MAK	KING A SUBMITTAL:				
1. Check all that apply	y: 🗆 a. Change in contact na	me $\Box$ b. Chang	ge of address	c. Chang	e in person undertaking tions
2. Name of Organizat	ion: ATLANTIC OLIVER II 346 D S	STREET, LLC			
3. Contact First Nam	e: JONATHAN		4. Last Name:	ODONNELL	
5. Street: 125 HIGH	STREET SUITE 220		6. Title:	ESIDENT AGENT	
7. City/Town: BOSTO	ON	8. Sta	te: MA	9. ZIP	Code: 021100000
10. Telephone:	1	1. Ext.:	12. Ema	il: odonnell@o	liverst.com
	the person is a Public Involve	•			
E. RELATIONSH	IP TO SITE OF PERSO	N MAKING SU	JBMITTAL:	Check	k here to change relationship
▼ 1. RP or PRP	☐ a. Owner  ✓ e. Other RP or PRP	☐ b. Operator Specify: O	□ c	. Generator	d. Transporter
2. Fiduciary, Secu	red Lender or Municipality v			M.G.L. c.21E.	s.2)
•	ic Utility on a Right of Way	•	,		,
	on Undertaking Response Ac	•		J//	
	on chachaning response the	erons of the			
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4. For: ATLANTIC OLIV	ER II 346 D STREET, LLC		5. Da	te:	
-	(Name of person or entity recorded	in Section D)			mm/dd/yyyy
☐ 6. Check here if the	ne address of the person prov	iding certification	is different fro	m address recor	rded in Section D.
7. Street:					
8 City/Town:		9 State:		10. <b>ZIP</b> Co	ode:

Revised: 09/17/2013 Page 3 of 4

11. Telephone: 12. Ext.: 13. Email:



#### **Miscellaneous Document Transmittal Form**

**BWSC 126** 

Release Tracking Number

3 -

38451

Check here if any non-updatable information provided on this form is incorrect, e. g. property address. Send corrections to BWSC.eDEP@state.ma.us

YOU MUST LEGIBLY COMPLETE ALL RELEVANT SECTIONS OF THIS FORM OR DEP MAY RETURN THE DOCUMENT AS INCOMPLETE. IF YOU SUBMIT AN INCOMPLETE FORM, YOU MAY BE PENALIZED FOR MISSING A REQUIRED DEADLINE.

Date Stamp (DEP USE ONLY):						



Revised: 09/17/2013 Page 4 of 4

#### **ATTACHMENT TO BWSC126**

#### **BWSC126 Question B5: Submit Public Involvement Petition documents**

The Public Involvement Petition documents are included in the attached "Final Public Involvement Plan" dated May 1, 2025.

## **Appendix B PIP Notification Documents**



building a better neighborhood together in Fort Point & the South Boston Waterfront

Jonathan O'Donnell Atlantic Oliver II 346 D Street, LLC 125 High Street, Suite 220 Boston, MA 02110

February 10, 2025

Re: MassDEP RTN #3-38451, Disposal Site - 346 D Street

Dear Mr. O'Donnell,

We the undersigned respectfully requests that the subject Disposal Site located at 346 D Street in South Boston be designated as a Public Involvement Plan (PIP) site pursuant to M.G.L. c. 21E and the Massachusetts Contingency Plan, 310 CMR 40.1400.

Attached is a list of residents who support this petition.

Thank you for your attention to this matter.

Respectfully Submitted,

Tom Ready FPNA

cc;

MassDEP, Northeast Regional Office Nick Collins, State Senator 1st Suffolk David Biele, State Representative 4th Suffolk Ed Flynn, Boston City Councilor District 2 Ileen S. Gladstone, GEI Consultants Ellie Kasper, St. Vincent's Neighborhood Association

The FPNA is dedicated to enhancing and preserving the quality of life in our community, to broadening citizen awareness and participation within our growing neighborhood, and to building a socially interactive civic life.

# 346 D Street PIP Petition

Name	Address	Signature
Tom Ready	21 Wormwood Street Boston MA 02210	the Rocky
Deb Ready	21 Wormwood Striet Boston, MA 82210	D0/
6	249 AST, Boston, 0220	
	249 A ST. BOSTON 0220	0//
DONINGO-MANTIN BARRENES	249 A-ST. # 62 BOSTON, MA 02210	Ay. Mita Bon
Saa Milammal	15 Channel Center St # 418 Bookm MA 02210	Melammal
William W. France	15 CAUSEL GUERE ST. BOSTO, DZ	20 1/2
		15 Steeper Buston azio
STEVE HOLLINGEA	Shoul	21 WOMWOOD 12215 02210

The FPNA is dedicated to enhancing and preserving the quality of life in our community, to broadening citizen awareness and participation within our growing neighborhood, and to building a socially interactive civic life.

# 346 D Street PIP Petition

Name	Address	Signature
Eleanor Kasper	125 W-3rd St., S.B.	Elissin Lasper
THUMAS JUAUS	139 W3K 5L 5B	A DE
AUCIA JURUS	139 W 3RD 5D	a 2
Bell Karpen	135W3RJ ST	Bill Raspa
Jan Blakety	64 Balton St John.	
Cheryl Hohity	64 Bo Hon \$4.50	Chury Hahrey

The FPNA is dedicated to enhancing and preserving the quality of life in our community, to broadening citizen awareness and participation within our growing neighborhood, and to building a socially interactive civic life.



CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Petitioner: Tom Ready 21 Wormwood Street Boston, MA 02210

Initial Public Involvement Plan (PIP) Acknowledgement

346 D Street Boston, MA 02127 MassDEP RTN 3-38451

Dear Mr. Ready:

Re:

This letter confirms that Atlantic Oliver II 346 D Street LLC has received your petition requesting that the site where a historical release of hazardous materials (assigned Release Tracking Number [RTN] 3-38451) has been identified at the above-referenced property by the Massachusetts Department of Environmental Protection be designated as a Public Involvement Plan (PIP) Site pursuant to 310 CMR 40.1400. In accordance with 310 CMR 40.1404, the site has been designated a PIP Site, which means the public will be able to review and comment on certain regulatory submittals associated with future environmental assessment and cleanup. GEI Consultants, Inc., on behalf of Atlantic Oliver II 346 D Street LLC, will be preparing a draft Public Involvement Plan concerning the public's participation in future site assessment and cleanup activities. The Plan will be presented and discussed at a public meeting. You will, of course, receive advanced notice of the date, time, and location of that meeting.

We look forward to continuing to work with the members of the Fort Point community with respect to these matters. Should you have any questions, please feel free to contact me at odonnell@oliverst.com.

Sincerely,

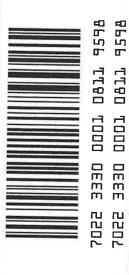
Atlantic Oliver II 346 D Street LLC

Jon O'Donnell

Managing Principal

cc: Ilene Gladstone, GEI

Johanna Schneider, Hemenway & Barnes



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Tom Ready 21 Wormwood Street Boston, MA 02210

Hemenway & Barnes LLP

75 State Street 16th Floor Boston, MA 02109-1466

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailplece, or on the front if space permits.</li> </ul>	A. Signature  X
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PS Form 3800, April 2015 (Rev

3



CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Petitioner: Deb Ready 21 Wormwood Street Boston, MA 02210

Re: Initial Public Involvement Plan (PIP) Acknowledgement

346 D Street

Boston, MA 02127 MassDEP RTN 3-38451

Dear Ms. Ready:

This letter confirms that Atlantic Oliver II 346 D Street LLC has received your petition requesting that the site where a historical release of hazardous materials (assigned Release Tracking Number [RTN] 3-38451) has been identified at the above-referenced property by the Massachusetts Department of Environmental Protection be designated as a Public Involvement Plan (PIP) Site pursuant to 310 CMR 40.1400. In accordance with 310 CMR 40.1404, the site has been designated a PIP Site, which means the public will be able to review and comment on certain regulatory submittals associated with future environmental assessment and cleanup. GEI Consultants, Inc., on behalf of Atlantic Oliver II 346 D Street LLC, will be preparing a draft Public Involvement Plan concerning the public's participation in future site assessment and cleanup activities. The Plan will be presented and discussed at a public meeting. You will, of course, receive advanced notice of the date, time, and location of that meeting.

We look forward to continuing to work with the members of the Fort Point community with respect to these matters. Should you have any questions, please feel free to contact me at odonnell@oliverst.com.

Sincerely,

Atlantic Oliver II 346 D Street LLC

Jon O'Donnell

.

Managing Principal

cc: Ilene Gladstone, GEI

Johanna Schneider, Hemenway & Barnes

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Hemenway & Barnes 75 State Street 16th Floor Boston, MA 02109-1466



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   Adult signature restircted delivery services, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified nark on this oded portion

Hemenway & Barnes LLP

75 State Street 16th Floor Boston, MA 02109-1466

> **Deb Ready** 21 Wormwood Street Boston, MA 02210

Print your name and address on the reverse so that we can return the card to you.  Attach this card to the back of the mailpiece, or on the front if space permits.  Article Addressed to:  Deb Ready 21 Wormwood Street Boston, MA 02210  3. Service Type Adult Signature Restricted Delivery  Adult Signature Restricted Delivery  Article Number (Transfer from service label)  Article Number (Transfer from service label)  Article Number (Transfer from service label)	ENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
Deb Ready 21 Wormwood Street Boston, MA 02210  3. Service Type Adult Signature Restricted Delivery  4. Adult Signature Restricted Delivery  Certified Mail®  Certified Mail®  Certified Mail®  Certified Mail Restricted Delivery  Signature Confirmation  Service Type Certified Mail® Certified Mail® Signature Confirmation Signature Confirmation Signature Confirmation Signature Confirmation Restricted Delivery  Collect on Delivery Signature Confirmation Restricted Delivery	Complete items 1, 2, and 3.  Print your name and address on the reverse so that we can return the card to you.  Attach this card to the back of the mailpiece.	X Agent
Deb Ready 21 Wormwood Street Boston, MA 02210  3. Service Type Adult Signature Restricted Delivery 9590 9402 9392 5002 2948 83  Article Number (Transfer from service label)  If YES, enter delivery address below:  No  3. Service Type Adult Signature Restricted Delivery Certified Mail® Certified Mail® Certified Mail® Signature Confirmation™ Signature Confirmation Restricted Delivery Signature Confirmation Restricted Delivery Collect on Delivery Restricted Delivery Restricted Delivery Restricted Delivery	or on the front if space permits.	
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PS Form **3800,** April 2015 (Rev

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For an additional fee, and with endlowing services.



CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Petitioner: Valerie Burns 249 A Street Boston, MA 02210

Re: Initial Public Involvement Plan (PIP) Acknowledgement

346 D Street Boston, MA 02127 MassDEP RTN 3-38451

Dear Ms. Burns:

This letter confirms that Atlantic Oliver II 346 D Street LLC has received your petition requesting that the site where a historical release of hazardous materials (assigned Release Tracking Number [RTN] 3-38451) has been identified at the above-referenced property by the Massachusetts Department of Environmental Protection be designated as a Public Involvement Plan (PIP) Site pursuant to 310 CMR 40.1400. In accordance with 310 CMR 40.1404, the site has been designated a PIP Site, which means the public will be able to review and comment on certain regulatory submittals associated with future environmental assessment and cleanup. GEI Consultants, Inc., on behalf of Atlantic Oliver II 346 D Street LLC, will be preparing a draft Public Involvement Plan concerning the public's participation in future site assessment and cleanup activities. The Plan will be presented and discussed at a public meeting. You will, of course, receive advanced notice of the date, time, and location of that meeting.

We look forward to continuing to work with the members of the Fort Point community with respect to these matters. Should you have any questions, please feel free to contact me at odonnell@oliverst.com.

Sincerely,

Atlantic Oliver II 346 D Street LLC

Jon O'Donnell Managing Principal

cc: Ilene Gladstone, GEI

Johanna Schneider, Hemenway & Barnes

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Hemenway & Barnes up 75 State Street 16th Floor Boston, MA 02109-1466



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Valerie Burns 249 A Street Boston, MA 02210

Hemenway & Barnes LLP

75 State Street 16th Floor Boston, MA 02109-1466

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PS Form **3800,** April 2015 (Reve

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CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Petitioner: George Vasquez 249 A Street Boston, MA 02210

Re: Initial Public Involvement Plan (PIP) Acknowledgement

346 D Street Boston, MA 02127 MassDEP RTN 3-38451

Dear Mr. Vasquez:

This letter confirms that Atlantic Oliver II 346 D Street LLC has received your petition requesting that the site where a historical release of hazardous materials (assigned Release Tracking Number [RTN] 3-38451) has been identified at the above-referenced property by the Massachusetts Department of Environmental Protection be designated as a Public Involvement Plan (PIP) Site pursuant to 310 CMR 40.1400. In accordance with 310 CMR 40.1404, the site has been designated a PIP Site, which means the public will be able to review and comment on certain regulatory submittals associated with future environmental assessment and cleanup. GEI Consultants, Inc., on behalf of Atlantic Oliver II 346 D Street LLC, will be preparing a draft Public Involvement Plan concerning the public's participation in future site assessment and cleanup activities. The Plan will be presented and discussed at a public meeting. You will, of course, receive advanced notice of the date, time, and location of that meeting.

We look forward to continuing to work with the members of the Fort Point community with respect to these matters. Should you have any questions, please feel free to contact me at odonnell@oliverst.com.

Sincerely,

Atlantic Oliver II 346 D Street LLC

Jon O'Donnell

Managing Principal

cc: Ilene Gladstone, GEI

Johanna Schneider, Hemenway & Barnes

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Hemenway & Barnes LLP

75 State Street 16th Floor Boston, MA 02109-1466

> George Vasquez 249 A Street Boston, MA 02210

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PS Form **3800,** April 2015 (Reve

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CERTIFIED MAIL
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Petitioner: Domingo Martin-Barreres 249 A Street Boston, MA 02210

Re: Initial Public Involvement Plan (PIP) Acknowledgement

346 D Street
Boston, MA 02127
MassDEP RTN 3-38451

Dear Mr. Martin-Barreres:

This letter confirms that Atlantic Oliver II 346 D Street LLC has received your petition requesting that the site where a historical release of hazardous materials (assigned Release Tracking Number [RTN] 3-38451) has been identified at the above-referenced property by the Massachusetts Department of Environmental Protection be designated as a Public Involvement Plan (PIP) Site pursuant to 310 CMR 40.1400. In accordance with 310 CMR 40.1404, the site has been designated a PIP Site, which means the public will be able to review and comment on certain regulatory submittals associated with future environmental assessment and cleanup. GEI Consultants, Inc., on behalf of Atlantic Oliver II 346 D Street LLC, will be preparing a draft Public Involvement Plan concerning the public's participation in future site assessment and cleanup activities. The Plan will be presented and discussed at a public meeting. You will, of course, receive advanced notice of the date, time, and location of that meeting.

We look forward to continuing to work with the members of the Fort Point community with respect to these matters. Should you have any questions, please feel free to contact me at odonnell@oliverst.com.

Sincerely,

Atlantic Oliver II 346 D Street LLC

Jon O'Donnell

Managing Principal

cc: Ilene Gladstone, GEI

Johanna Schneider, Hemenway & Barnes



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75 State Street 16th Floor Boston, MA 02109-1466

> Domingo Martin-Barreres 249 A Street, Unit #62 Boston, MA 02210

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PS Form 3800, April 2015 (Re)



Re:

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Petitioner: Sara McCammond 15 Channel Center Street Boston, MA 02110

Initial Public Involvement Plan (PIP) Acknowledgement

346 D Street

Boston, MA 02127 MassDEP RTN 3-38451

Dear Ms. McCammond:

This letter confirms that Atlantic Oliver II 346 D Street LLC has received your petition requesting that the site where a historical release of hazardous materials (assigned Release Tracking Number [RTN] 3-38451) has been identified at the above-referenced property by the Massachusetts Department of Environmental Protection be designated as a Public Involvement Plan (PIP) Site pursuant to 310 CMR 40.1400. In accordance with 310 CMR 40.1404, the site has been designated a PIP Site, which means the public will be able to review and comment on certain regulatory submittals associated with future environmental assessment and cleanup. GEI Consultants, Inc., on behalf of Atlantic Oliver II 346 D Street LLC, will be preparing a draft Public Involvement Plan concerning the public's participation in future site assessment and cleanup activities. The Plan will be presented and discussed at a public meeting. You will, of course, receive advanced notice of the date, time, and location of that meeting.

We look forward to continuing to work with the members of the Fort Point community with respect to these matters. Should you have any questions, please feel free to contact me at odonnell@oliverst.com.

Sincerely,

Atlantic Oliver II 346 D Street LLC

Jon O'Donnell

Managing Principal

cc: Ilene Gladstone, GEI

Johanna Schneider, Hemenway & Barnes

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75 State Street 16th Floor Boston, MA 02109-1466

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Sara McCammond 15 Channel Center Street, Unit #418 Boston MA 02110

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Petitioner: William Frese 15 Channel Center Street Boston, MA 02110

Initial Public Involvement Plan (PIP) Acknowledgement

346 D Street

Boston, MA 02127 MassDEP RTN 3-38451

Dear Mr. Frese:

Re:

This letter confirms that Atlantic Oliver II 346 D Street LLC has received your petition requesting that the site where a historical release of hazardous materials (assigned Release Tracking Number [RTN] 3-38451) has been identified at the above-referenced property by the Massachusetts Department of Environmental Protection be designated as a Public Involvement Plan (PIP) Site pursuant to 310 CMR 40.1400. In accordance with 310 CMR 40.1404, the site has been designated a PIP Site, which means the public will be able to review and comment on certain regulatory submittals associated with future environmental assessment and cleanup. GEI Consultants, Inc., on behalf of Atlantic Oliver II 346 D Street LLC, will be preparing a draft Public Involvement Plan concerning the public's participation in future site assessment and cleanup activities. The Plan will be presented and discussed at a public meeting. You will, of course, receive advanced notice of the date, time, and location of that meeting.

We look forward to continuing to work with the members of the Fort Point community with respect to these matters. Should you have any questions, please feel free to contact me at odonnell@oliverst.com.

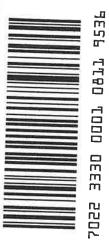
Sincerely,

Atlantic Oliver II 346 D Street LLC

Jon O'Donnell
Managing Principal

cc: Ilene Gladstone, GEI

Johanna Schneider, Hemenway & Barnes



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°S Form **3800,** April 2015 *(Reverse)* PSN 7530-02-000-9047

William W. Frese 15 Channel Center Street Boston MA 02110

Hemenway & Barnes LLP

75 State Street 16th Floor Boston, MA 02109-1466

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Boston MA 02110	
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PS Form **3800**, April 2015 (Re

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CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Petitioner: Paula Goldberg 15 Sleeper Street Boston, MA 02110

Re: Initial Public Involvement Plan (PIP) Acknowledgement

346 D Street

Boston, MA 02127 MassDEP RTN 3-38451

Dear Ms. Goldberg:

This letter confirms that Atlantic Oliver II 346 D Street LLC has received your petition requesting that the site where a historical release of hazardous materials (assigned Release Tracking Number [RTN] 3-38451) has been identified at the above-referenced property by the Massachusetts Department of Environmental Protection be designated as a Public Involvement Plan (PIP) Site pursuant to 310 CMR 40.1400. In accordance with 310 CMR 40.1404, the site has been designated a PIP Site, which means the public will be able to review and comment on certain regulatory submittals associated with future environmental assessment and cleanup. GEI Consultants, Inc., on behalf of Atlantic Oliver II 346 D Street LLC, will be preparing a draft Public Involvement Plan concerning the public's participation in future site assessment and cleanup activities. The Plan will be presented and discussed at a public meeting. You will, of course, receive advanced notice of the date, time, and location of that meeting.

We look forward to continuing to work with the members of the Fort Point community with respect to these matters. Should you have any questions, please feel free to contact me at odonnell@oliverst.com.

Sincerely,

Atlantic Oliver II 346 D Street LLC

Jon O'Donnell
Managing Principal

cc: Ilene Gladstone, GEI

Johanna Schneider, Hemenway & Barnes

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Paula Goldberg 15 Sleeper Street, Unit #504 Boston, MA 02110

Hemenway & Barnes LLP

75 State Street 16th Floor Boston, MA 02109-1466

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CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Petitioner: Steve Hollinger 21 Wormwood Street Boston, MA 02210

Initial Public Involvement Plan (PIP) Acknowledgement

346 D Street

Boston, MA 02127 MassDEP RTN 3-38451

Dear Mr. Hollinger:

Re:

This letter confirms that Atlantic Oliver II 346 D Street LLC has received your petition requesting that the site where a historical release of hazardous materials (assigned Release Tracking Number [RTN] 3-38451) has been identified at the above-referenced property by the Massachusetts Department of Environmental Protection be designated as a Public Involvement Plan (PIP) Site pursuant to 310 CMR 40.1400. In accordance with 310 CMR 40.1404, the site has been designated a PIP Site, which means the public will be able to review and comment on certain regulatory submittals associated with future environmental assessment and cleanup. GEI Consultants, Inc., on behalf of Atlantic Oliver II 346 D Street LLC, will be preparing a draft Public Involvement Plan concerning the public's participation in future site assessment and cleanup activities. The Plan will be presented and discussed at a public meeting. You will, of course, receive advanced notice of the date, time, and location of that meeting.

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Sincerely,

Atlantic Oliver II 346 D Street LLC

Jon O'Donnell

Managing Principal

cc: Ilene Gladstone, GEI

Johanna Schneider, Hemenway & Barnes

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Steve Hollinger 21 Wormwood Street, Unit #215 Boston, MA 02210

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March 7, 2025

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Petitioner: Eleanor Kasper 125 W. 3<sup>rd</sup> Street Boston, MA 02127

Re: Initial Public Involvement Plan (PIP) Acknowledgement

346 D Street

Boston, MA 02127 MassDEP RTN 3-38451

Dear Ms. Kasper:

This letter confirms that Atlantic Oliver II 346 D Street LLC has received your petition requesting that the site where a historical release of hazardous materials (assigned Release Tracking Number [RTN] 3-38451) has been identified at the above-referenced property by the Massachusetts Department of Environmental Protection be designated as a Public Involvement Plan (PIP) Site pursuant to 310 CMR 40.1400. In accordance with 310 CMR 40.1404, the site has been designated a PIP Site, which means the public will be able to review and comment on certain regulatory submittals associated with future environmental assessment and cleanup. GEI Consultants, Inc., on behalf of Atlantic Oliver II 346 D Street LLC, will be preparing a draft Public Involvement Plan concerning the public's participation in future site assessment and cleanup activities. The Plan will be presented and discussed at a public meeting. You will, of course, receive advanced notice of the date, time, and location of that meeting.

We look forward to continuing to work with the members of the Fort Point community with respect to these matters. Should you have any questions, please feel free to contact me at odonnell@oliverst.com.

Sincerely,

Atlantic Oliver II 346 D Street LLC

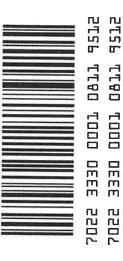
Jon O'Donnell

Managing Principal

cc: Ilene Gladstone, GEI

Johanna Schneider, Hemenway & Barnes

MassDEP Northeast Region



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> Eleanor Kasper 125 W. 3rd Street Boston, MA 02127

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Form **3800,** April 2015 (FI



March 7, 2025

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Petitioner: Thomas Jurus 139 W. 3<sup>rd</sup> Street Boston, MA 02127

Re: Initial Public Involvement Plan (PIP) Acknowledgement

346 D Street
Boston, MA 02127
MassDEP RTN 3-38451

Dear Mr. Jurus:

This letter confirms that Atlantic Oliver II 346 D Street LLC has received your petition requesting that the site where a historical release of hazardous materials (assigned Release Tracking Number [RTN] 3-38451) has been identified at the above-referenced property by the Massachusetts Department of Environmental Protection be designated as a Public Involvement Plan (PIP) Site pursuant to 310 CMR 40.1400. In accordance with 310 CMR 40.1404, the site has been designated a PIP Site, which means the public will be able to review and comment on certain regulatory submittals associated with future environmental assessment and cleanup. GEI Consultants, Inc., on behalf of Atlantic Oliver II 346 D Street LLC, will be preparing a draft Public Involvement Plan concerning the public's participation in future site assessment and cleanup activities. The Plan will be presented and discussed at a public meeting. You will, of course, receive advanced notice of the date, time, and location of that meeting.

We look forward to continuing to work with the members of the Fort Point community with respect to these matters. Should you have any questions, please feel free to contact me at odonnell@oliverst.com.

Sincerely,

Atlantic Oliver II 346 D Street LLC

Jon O'Donnell Managing Principal

cc: Ilene Gladstone, GEI

Johanna Schneider, Hemenway & Barnes

MassDEP Northeast Region



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Thomas Jurus 139 W 3rd Street Boston, MA 02127

Hemenway & Barnes LLP

75 State Street 16th Floor Boston, MA 02109-1466

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March 7, 2025

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RETURN RECEIPT REQUESTED

Petitioner: Alicia Jurus 139 W. 3<sup>rd</sup> Street Boston, MA 02127

Re: Initial Public Involvement Plan (PIP) Acknowledgement

346 D Street Boston, MA 02127 MassDEP RTN 3-38451

Dear Ms. Jurus:

This letter confirms that Atlantic Oliver II 346 D Street LLC has received your petition requesting that the site where a historical release of hazardous materials (assigned Release Tracking Number [RTN] 3-38451) has been identified at the above-referenced property by the Massachusetts Department of Environmental Protection be designated as a Public Involvement Plan (PIP) Site pursuant to 310 CMR 40.1400. In accordance with 310 CMR 40.1404, the site has been designated a PIP Site, which means the public will be able to review and comment on certain regulatory submittals associated with future environmental assessment and cleanup. GEI Consultants, Inc., on behalf of Atlantic Oliver II 346 D Street LLC, will be preparing a draft Public Involvement Plan concerning the public's participation in future site assessment and cleanup activities. The Plan will be presented and discussed at a public meeting. You will, of course, receive advanced notice of the date, time, and location of that meeting.

We look forward to continuing to work with the members of the Fort Point community with respect to these matters. Should you have any questions, please feel free to contact me at odonnell@oliverst.com.

Sincerely,

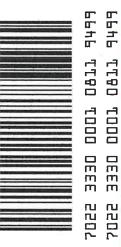
Atlantic Oliver II 346 D Street LLC

Jon O'Donnell Managing Principal

cc: Ilene Gladstone, GEI

Johanna Schneider, Hemenway & Barnes

MassDEP Northeast Region



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Alicia Jurus 139 W 3rd Street Boston, MA 02127

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March 7, 2025

CERTIFIED MAIL
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Petitioner: Bill Kasper 125 W. 3<sup>rd</sup> Street Boston, MA 02127

Re: Initial Public Involvement Plan (PIP) Acknowledgement

346 D Street Boston, MA 02127 MassDEP RTN 3-38451

Dear Mr. Kasper:

This letter confirms that Atlantic Oliver II 346 D Street LLC has received your petition requesting that the site where a historical release of hazardous materials (assigned Release Tracking Number [RTN] 3-38451) has been identified at the above-referenced property by the Massachusetts Department of Environmental Protection be designated as a Public Involvement Plan (PIP) Site pursuant to 310 CMR 40.1400. In accordance with 310 CMR 40.1404, the site has been designated a PIP Site, which means the public will be able to review and comment on certain regulatory submittals associated with future environmental assessment and cleanup. GEI Consultants, Inc., on behalf of Atlantic Oliver II 346 D Street LLC, will be preparing a draft Public Involvement Plan concerning the public's participation in future site assessment and cleanup activities. The Plan will be presented and discussed at a public meeting. You will, of course, receive advanced notice of the date, time, and location of that meeting.

We look forward to continuing to work with the members of the Fort Point community with respect to these matters. Should you have any questions, please feel free to contact me at odonnell@oliverst.com.

Sincerely,

Atlantic Oliver II 346 D Street LLC

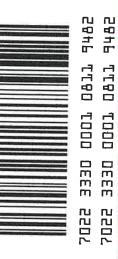
Jon O'Donnell

Managing Principal

cc: Ilene Gladstone, GEI

Johanna Schneider, Hemenway & Barnes

MassDEP Northeast Region



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PS Form **3800,** April 2015 (*Reverse*) PSN 7530-02-000-9047

Hemenway & Barnes LLP

75 State Street 16th Floor Boston, MA 02109-1466

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Bill Kasper 125 W 3rd Street Boston, MA 02127

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March 7, 2025

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Petitioner: Fran Flaherty 64 Bolton Street Boston, MA 02127

Re: Initial Public Involvement Plan (PIP) Acknowledgement

346 D Street

Boston, MA 02127 MassDEP RTN 3-38451

Dear Ms. Flaherty:

This letter confirms that Atlantic Oliver II 346 D Street LLC has received your petition requesting that the site where a historical release of hazardous materials (assigned Release Tracking Number [RTN] 3-38451) has been identified at the above-referenced property by the Massachusetts Department of Environmental Protection be designated as a Public Involvement Plan (PIP) Site pursuant to 310 CMR 40.1400. In accordance with 310 CMR 40.1404, the site has been designated a PIP Site, which means the public will be able to review and comment on certain regulatory submittals associated with future environmental assessment and cleanup. GEI Consultants, Inc., on behalf of Atlantic Oliver II 346 D Street LLC, will be preparing a draft Public Involvement Plan concerning the public's participation in future site assessment and cleanup activities. The Plan will be presented and discussed at a public meeting. You will, of course, receive advanced notice of the date, time, and location of that meeting.

We look forward to continuing to work with the members of the Fort Point community with respect to these matters. Should you have any questions, please feel free to contact me at odonnell@oliverst.com.

Sincerely,

Atlantic Oliver II 346 D Street LLC

Jon O'Donnell
Managing Principal

cc: Ilene Gladstone, GEI

Johanna Schneider, Hemenway & Barnes

MassDEP Northeast Region



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- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).

Fran Flaherty 64 Bolton Street Boston, MA 02127

Hemenway & Barnes LLP

75 State Street 16th Floor Boston, MA 02109-1466

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PS Form **3800**, April 2015 (Rev



March 7, 2025

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Petitioner: Cheryl Flaherty 64 Bolton Street Boston, MA 02127

Re: Initial Public Involvement Plan (PIP) Acknowledgement

346 D Street Boston, MA 02127 MassDEP RTN 3-38451

Dear Ms. Flaherty:

This letter confirms that Atlantic Oliver II 346 D Street LLC has received your petition requesting that the site where a historical release of hazardous materials (assigned Release Tracking Number [RTN] 3-38451) has been identified at the above-referenced property by the Massachusetts Department of Environmental Protection be designated as a Public Involvement Plan (PIP) Site pursuant to 310 CMR 40.1400. In accordance with 310 CMR 40.1404, the site has been designated a PIP Site, which means the public will be able to review and comment on certain regulatory submittals associated with future environmental assessment and cleanup. GEI Consultants, Inc., on behalf of Atlantic Oliver II 346 D Street LLC, will be preparing a draft Public Involvement Plan concerning the public's participation in future site assessment and cleanup activities. The Plan will be presented and discussed at a public meeting. You will, of course, receive advanced notice of the date, time, and location of that meeting.

We look forward to continuing to work with the members of the Fort Point community with respect to these matters. Should you have any questions, please feel free to contact me at odonnell@oliverst.com.

Sincerely,

Atlantic Oliver II 346 D Street LLC

Jon O'Donnell

Managing Principal

cc: Ilene Gladstone, GEI

Johanna Schneider, Hemenway & Barnes

MassDEP Northeast Region

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- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).

- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).

S Form **3800,** April 2015 (Reverse) PSN 7530-02-000-9047

Hemenway & Barnes LLP

75 State Street 16th Floor Boston, MA 02109-1466

> Cheryl Flaherty 64 Bolton Street Boston, MA 02127

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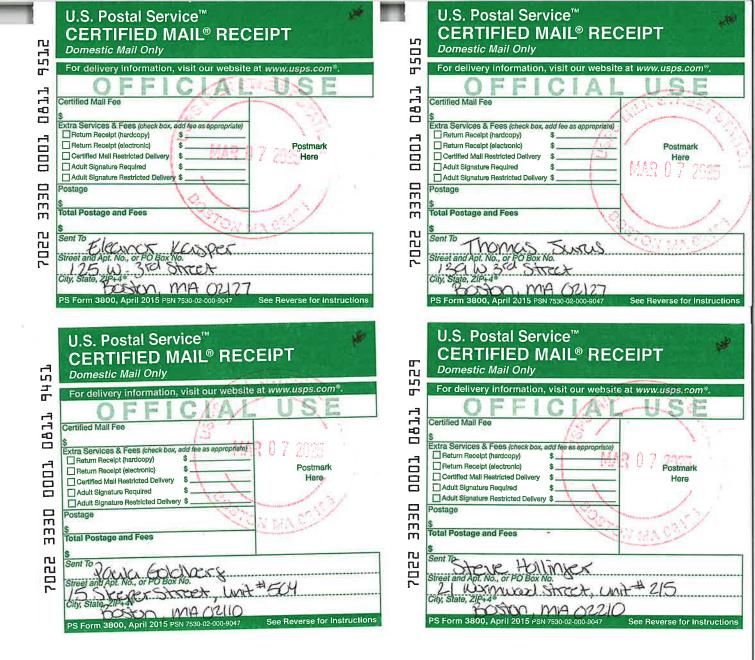
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Valerie Burns and George Vasquez

Domingo Martin-Barreres

249 A Street,#62 Boston, MA 02210

15 Channel Center Street,#418 Boston, MA 02210

Sara McCammond

Boston, MA 02210

15 Channel Center Street

William W Frese

Paula Goldberg

15 Sleeper Street, #504 Boston, MA 02210

Steve Hollinger

Boston, MA 02210

21 Wormwood Street,#215

Eleanor and Bill Kasper 125 W. 3rd Street Boston, MA 02127

Thomas and Alicia Jurus 139 W 3rd Street
Boston, MA 02127

Fran and Cheryl Flaherty
64 Bolton Street
Boston, MA 02127

Boston City Hall
1 City Hall Square, Suite 550
Boston, MA 02201-2043

Mayor Michelle Wu

Sigurgeir Jonson

Boston, MA 02201-2022

1 City Hall Square, Room 805

Boston Office of Neighborhood Services

Dr. Bisola Ojikutu, MD, MPH Boston Public Health Commission

1010 Massachusetts Avenue, 6th Floor

Boston, MA 02118

Ed Flynn
Boston City Hall
1 City Hall Square, 5th Floor

Boston, MA 02201

Nick Collins

Boston, MA, 02133

Massachusetts State House 24 Beacon St., Room 312-E

David Biele

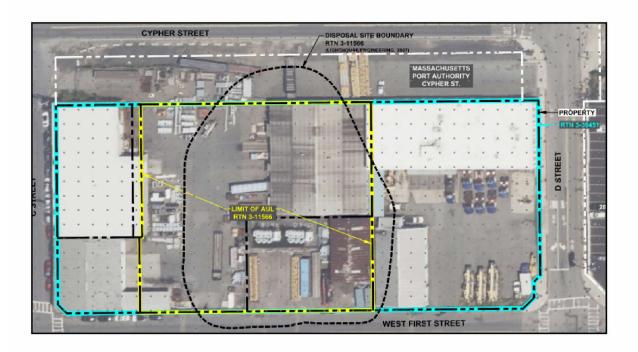
Boston, MA, 02133

Massachusetts State House 24 Beacon St., Room 443

## **Oliver Street Capital and GEI Consultants**

346 D Street

Virtual Public Involvement Plan Meeting - Community Interview April 1, 2025 at 6:30 pm



As part of the Public Involvement Plan (PIP) process for the site at 346 D Street, Oliver Street Capital and GEI will host a public information meeting about the remediation and assessment activities for this site. The site is tracked by the Massachusetts Department of Environmental Protection (MassDEP) under Release Tracking Number (RTN) 3-38452. The purpose of this meeting is to interview community members to identify community concerns regarding the continued cleanup of the site pursuant to the Massachusetts Contingency Plan (MCP).

The meeting will be held virtually on Tuesday April 1, 2025 at 6:30 pm.

#### Meeting Information:

Link: https://us06web.zoom.us/j/82786466996?pwd=9IZhbLJtSM8TJUNxJPPt66nVNWZA53.1

Meeting ID: 827 8646 6996

Passcode: 413134

If you cannot attend this meeting, have any questions or comments about the PIP process please contact:

lleen Gladstone, P.E., LSP

GEI Consultants. Inc.

igladstone@geiconsultants.com or 781-721-4012.

PROBATE CITATIONS

Toni Goncalves, Chairperson April 22nd, 2025 April 29th, 2025 4/22, 4/29

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a Will has been admitted to informal probate.

A Will has been admitted to informal probate.

Been admitted to informal probate.

A bas been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required parties are entitled to notice egarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed the informal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed the informal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed the informal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed the informal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed the Personal Repres

Commonwealth of

Massachusetts The Trial Court - Probate and Family Court Middlesex Division Docket No. MI25P2045EA

INFORMAL PROBATE PUBLICATION NOTICE

Estate of: Richard A. Stevens Date of Death: February 25, 2025 To all persons interested in the above

captioned estate, by Petition of Petitioner Janet M. Stevens of Bedford MA. A will has been admitted

to informal probate. Janet M. Stevens of Bedford

MA has been informally appointed as the Personal Representative of the estate to serve without surety on the bond. The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code

without supervision by the Court. Inventory and accounts are not required to be filed with the Court,

but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the

estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain

orders terminating or restricting the powers of Personal Representatives appointed under informal procedure.

A copy of the Petition and Will, if any, can be obtained

from the Petitioner

PROBATE CITATIONS

PROBATE CITATIONS

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Essex Division
Docket No. ES25P1126EA
INFORMAL PROBATE PUBLICATION
Division Ada A. Government of Death: February 28, 2025
To all persons interested in the above captioned estate, by Petition of Petitioner Lisá A. DeMarco of Waltham MA a Will has been admitted to informal probate.

Petitioner Lisa A. Demarco oi wagularii in a Will has been admitted to informal probata a bemarco of Waltham MA has been informally appointed as the Personal Representative of the estate to serve without surety on the bond. The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including the interest of the process of the court of the process of the proces

Commonwealth of Massachusetts The Trial Court - Probate and Family Court Middlesex Division Docket No. MI25P1868EA

INFORMAL PROBATE PUBLICATION NOTICE

state of: Sumner Kaufman Date of Death: 03/06/2025

To all persons interested in the above captioned estate. by Petition of Petitioner Seth Kaufman of Brookline, MA. A will has been admitted to informal probate. Seth Kaufman of Brookline, MA has been informally

appointed as the Personal Representative of the estate to serve without surety on the bond. The estate is

being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the

Court Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the

Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested

parties are entitled to petition the Court to institute

formal proceedings and to obtain orders terminating

or restricting the powers of Personal Representatives

appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the

Petitioner. 4/22/2025

#NY0143922

PROBATE CITATIONS

PROBATE CITATIONS

The link for the virtual meeting will be provided on the Zoning Board of Appeal's agenda posted on the Town's website (www.westonma.gov) at least 48 hours prior to the meeting or you may call '91-786-5061. View documents at: https://www.westonma.gov/DocumentCenter Under current state law public obly remote meetings, without a quorum of the public body physically present, as long as adequate, alternative access is provided.

#NY0143480

PROBATE CITATIONS

PROBATE CITATIONS

PROBATE CITATIONS

Commonwealth of Massachusetts
Probate and annit Court
Middlesex Probate and Family Court
Middlesex Probate and Family Court
Moburn, MA 01801

CITATION ON PETITION FOR ALLOWIn the matter of: Paul New York
In the matter of: Paul New York
In the matter of: Paul New York
Matter Gregory Shea of Brighton MA requesting allowance of the 3rd Amendment of First and Final account(s) as Persented to the Welton of the Strategy of the

#NY0143894

PROBATE CITATIONS PROBATE CITATIONS

CITATION ON PETITION FOR ALLOWANCE OF ACCOUNT ommonwealth of Massachusetts The Trial Court Probate and Family Court Docket No.: M117P5703PM

Middlesex Probate and Family Court 10-U Commerce Way Woburn MA 01801 (781) 865-4000

To all interested persons:

A Petition has been filed by David Cheng of Richmond, CA

requesting allowance of the Temporary 1st & Final Account(s) as Temporary Conserva-

You have the right to obtain a copy of the Petition from the Petitioner or at the Courts of the Petitioner or at the Courts of the Petitioner or at the Courts of the Petition of the Petition

Witness, Hon. Terri L. Klug Cafazzo, First Justice of this Court,

Date: April 4, 2025. Tara E. DeCristofaro, Register of Probate April 22 #NY0143945

PUBLIC HEARING NOTICE WESTON BOARD OF APPEALS

Notice is hereby given that the Board of Appeals of the Town of Weston will hold a public hearing on May 6, 2025 at 6 pm on a request by Chase Meadow Farm Trust on behalf of Diana Chaplin Trustee regarding 26 Low Lane (Map 31, Parcel 28) requesting a special permit for a replacement garenam of the Property of the Chapter of the Property of the Chapter of the Chapt

#NY0143480

NOTICE OF INITIAL PUBLIC INVOLVEMENT PLAN SITE MEETING 346 D Street and 218 W. First Street RTN 3-38451 and 3-11566

A release of oil and/or hazardous materials has occurred at this location, which is a disposal site as defined by M.G.L. c. 2.1E, § 2 and the Massachusetts Contingency Plan, 310 CMR 40,0000. On FEBRUARY 10, 2025 OLIVER STREET CAPITAL received a petition from residents in BOSTON requesting that this disposal site be designated a Public Involvement Plan site, in accordance with M.G.L. 2.1E §14(a) and 310 CMR 40.1404. As a result, a public meeting is scheduled at the VTA ZOOM on MAY 6, 2025, at 6:30 P.M. to present the draft Public Involvement Plan, and to provide information about disposal site conditions. Copies of the draft Public Involvement Plan will be made available at the meeting.

Any questions regarding this meeting or the draft Public Involvement Plan should be directed to MIKE SHUNTA. OLIVER STREET CAPITAL, 125 HIGH STREET, BOSTON, MA 02110, shunta@oliverst.com.

The disposal site file can be can be viewed at MassDEP website using Release Tracking Number (RTN) 3-38451 or 3-11566 at https://depowstester.org/depows/dep

4/22/25

#NY0143882

#NY0143960

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 15 Ellington Street, Dorchester (Boston), MA

By virtue and in execution of the Power of Sale contained in a certain
mortgage given by Merdice C. Cumberbatch to Mortgage Electronic
Registration Systems, Inc., so Mortgage, a nominee for Free on the Control of Street Control of Street

Closing date: June 23, 2006 Property Address: 15 Ellington Street, Dorchester, Massachusetts 02121

The land in Dorchester, Massachusetts, bounded and described a follows: All that certain tract or parcel of land situated, lying and being in the Dorchester District of Boston, County of Suffolk, Commonwealth of Massachusetts, bounded and described as follows: The land with the buildings thereon, numbered 15 Ellington Street in the Dorchester District of the City of Boston, Commonwealth of Massachusetts, bounded and described as follows: NORTHEASTERLY by Ellington Street, formerly Elmo Street, 90.80 feet:

feet; SOUTHEASTERLY by Lot 37 on the plan hereinafter mentioned 80 THWESTERLY by the remaining portion of Lot 36 on said plan,

SOUTHWESTERLY by the remaining possible feet of land, all seems of the above described parcel contains 5,952 square feet of land, all measurements being more or less as is shown as part of Lot 36 on a plan dated August 15, 1861, filed in Suffolk Registry of Deeds in Book 17795, Page 192. For my title see deed dated June 23, 2006 and recorded with Suffolk County Registry of Deeds herewith.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated June 23, 2006 and recorded in the Suffolk County Registry of Deeds in Book 39857, Page 284.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC 23 Messenger Street 2nd Floor Plainville, MA 02762 Attorney for Wells Fargo Bank, N.A., as Trustee for Carrington Mort-gage Loan Trust Series 2006-FRE2 Asset-Backed Pass-Through Cer-tificates

Present Holder of the Mortgage (401) 217-8701

#NY0142269

4/15, 4/22, 4/29/2025

PROBATE CITATIONS PROBATE CITATIONS

Commonwealth of Massachusetts The Trial Court - Probate and Family Court Middlesex Division Docket No. MI25P0714EA INFORMAL PROBATE PUBLICATION NOTICE Estate of: Barbara S. Graham Also known as: Barbara Stecconi Graham Date of Death: August 16, 2024 To all persons interested in the above captioned estate, by Petition of Petitioner William A. Graham Jr. of Cambridge MA, a Will has been admitted to informal probate. William A. Graham, Jr. of Cambridge MA has been informally appointed as the Personal Representative of the estate to serve without surety on the bond. The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Persona

Representatives appointed under informal procedure.

A copy of the Petition and Will, if any, can be obtained from the Petitioner.

PROBATE CITATIONS Commonwealth of

PROBATE CITATIONS

Massachusetts The Trial Court - Probate and Family Court Middlesex Division Docket No. MI25P1667EA INFORMAL PROBATE PUBLICATION NOTICE Estate of: Terri Rene Small-Turner Also known as: Terr Small Turner Date of Death: November 26, 2024 To all persons interested in the above captioned estate. by Petition of Petitioner Alana C Maddox of North Providence RI. A will has been admitted to informal probate, Alana C Maddox of North Providence RI has been informally appointed as the Personal Representative of the estate to serve without surety on the bond. The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained

from the Petitioner. 4/22/25 #NY0143778

Tom and Deb Ready 21 Wormwood Street Boston, MA 02210

Valerie Burns and George Vasquez 249 A Street Boston, MA 02210

Domingo Martin-Barreres 249 A Street,#62 Boston, MA 02210

Sara McCammond 15 Channel Center Street,#418 Boston, MA 02210

Paula Goldberg 15 Sleeper Street, #504 Boston, MA 02210

Steve Hollinger 21 Wormwood Street,#215 Boston, MA 02210

Eleanor and Bill Kasper 125 W. 3rd Street Boston, MA 02127

Thomas and Alicia Jurus 139 W 3rd Street Boston, MA 02127

Fran and Cheryl Flaherty 64 Bolton Street Boston, MA 02127

Mayor Michelle Wu Boston City Hall 1 City Hall Square, Suite 550 Boston, MA 02201-2043

Sigurgeir Jonson Boston Office of Neighborhood Services 1 City Hall Square, Room 805 Boston, MA 02201-2022

Dr. Bisola Ojikutu, MD, MPH Boston Public Health Commission 1010 Massachusetts Avenue, 6th Floor Boston, MA 02118

Ed Flynn Boston City Hall 1 City Hall Square, 5th Floor Boston, MA 02201

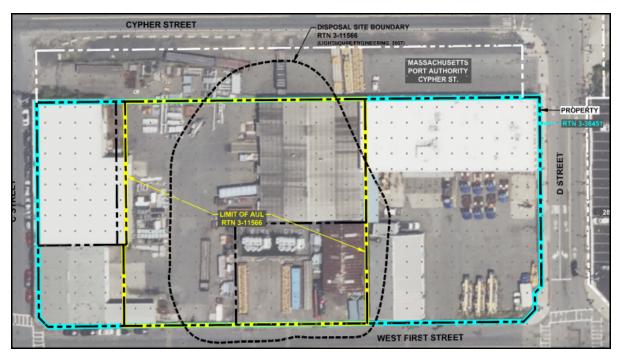
Nick Collins Massachusetts State House 24 Beacon St., Room 312-E Boston, MA, 02133

David Biele Massachusetts State House 24 Beacon St., Room 443 Boston, MA, 02133

## **Oliver Street Capital and GEI Consultants**

346 D Street and 218 W. First Street

Virtual Public Involvement Plan Meeting - Draft PIP Plan Presentation May 6, 2025 at 6:30 pm



GEI and Oliver Street Capital will present and discuss the Draft Public Involvement Plan (PIP) for the sites at 346 D Street and 218 W. First Street. A copy of the Draft PIP will be presented at the public meeting and you can request to see a copy at the South Boston Public Library front desk at 646 East Broadway on or before May 6, 2025. An electronic copy of the Draft PIP will be available on the Massachusetts Department of Environmental Protection (MassDEP) website using Release Tracking Number (RTN) 3-38452 or 3-11566 at https://eeaonline.eea.state.ma.us/portal/dep/wastesite/.

The meeting will be held virtually on Tuesday May 6, 2025 at 6:30 pm.

#### Meeting Information:

Link: https://us06web.zoom.us/j/85364325522?pwd=9GPXYGagI9S7ewbsFzngS8QdgaGWNI.1

Meeting ID: 853 6432 5522

Passcode: 978343

Comments on the Draft PIP are welcome and should be submitted either at the meeting or in writing to Ileen Gladstone at igladstone@geiconsultants.com or 400 Unicorn Park Drive, Woburn, MA, 01801. Comments will be accepted through the close of business on Tuesday, May 27, 2025.

If you cannot attend this meeting, have any questions or comments about the PIP process please contact:

lleen Gladstone, P.E., LSP

GEI Consultants, Inc.

igladstone@geiconsultants.com -- 781-721-4012.

MassDEP RTN 3-38451 and 3-11566 Public Involvement Plan 346 D Street and 218 W. First Street, Boston, Massachusetts May 1, 2025

## **Appendix C Summary of Interview with Petitioners – Questions**

### **APPENDIX C**

**Summary of Interview with Petitioners** 

Meeting Date: April 1, 2025

Public Involvement Plan Site; RTN 3-38451 and 3-11566 346 D Street and 218 W. First Street, Boston, Massachusetts

GEI and Oliver Street Capital met with petitioners on April 1, 2025, via Zoom, to solicit community concerns to address in the PIP. The meeting was attended by seven petitioners and two aides of state representatives. An attendance list is below:

<u>Name</u>	<u>Association</u>
Molly Forrest	GEI Consultants
Ileen Gladstone	GEI Consultants
Mike Shunta	Oliver Street Capital
Tom Ready	21 Wormwood Street and Fort Point Neighborhood Association
Ellie Kasper	125 W. Third Street and St. Vincent Lower End Neighborhood Association
Valerie Burns	249 A Street, Fort Point Neighborhood Association, and Friends of Mahoney Park
George Vasquez	249 A Street
Fran and Cheryl Flaherty	
John Piekutoski	Andrew Square resident
Shayne Perkins	Aide for Representative Biele
Brian Hurley	Aide for Senator Collins

Responses to questions asked specific to the site and regulatory process during the interview are presented and answered below.

- Where is the existing soil cap in Cypher Street relative to this property?
   Response to Question 1: The existing cap (EM-1 cap) associated with Boston Convention and Exhibition Center disposal site (RTN 3-16211) is located across Cypher Street to the northwest of the Site. Fig. 5 of the draft PIP shows the EM-1 cap relative to the 218 W. First Street and 346 D Street Sites.
- 2. What is the PCB contamination at the Site and how many borings abut the Massport property?
  - Response to Question 2: Based on known PCB contamination in the area, during 2023 subsurface explorations, GEI advanced four soil borings along the property line with Massport. Sixteen soil samples were collected from these four soil borings and analyzed for PCBs. PCBs were detected at a concentration of 0.1 milligrams per kilogram (mg/kg) in one sample and were not detected above the laboratory reporting limit in the other fifteen samples. During the 2024 and 2025 soil characterization program, an additional twelve borings were advanced across the Site, and twelve samples were submitted for laboratory analysis of PCBs. PCBs were not detected above the laboratory reporting limit in these twelve samples. Fig. 4 of the draft PIP shows the locations across the site where soil samples were collected for PCB analysis.
- 3. Why did the notification identify the Site as 346 D Street when properties on W. First Street are circled [for the RTN 3-11566 disposal site boundary]?
  - Response to Question 3: The PIP Petition submitted specifically identified the 346 D Street disposal Site identified by RTN 3-38451, which encompasses all the contiguous parcels owned by Atlantic Oliver II 346 D Street, LLC (Oliver Street Capital). However, a historical disposal Site is also located at the Property and is identified by RTN 3-11566. This disposal Site was located at the W. First Street properties as shown on GEI's figures. The draft PIP includes reference to the W. First Street properties.
- 4. When did EPA classify the Site as a Superfund site and what existing wells or borings are there?
  - Response to Question 4: The Site is a Massachusetts Department of Environmental Protection (MassDEP) disposal site and is regulated by the Commonwealth and not the United States Environmental Protection Agency (EPA), therefore, it is not designated as a Superfund site. MassDEP was first notified of contamination for RTN 3-11566 in September 1994 for the release of chlorinated volatile organic compounds (VOCs). Many years of investigations including soil borings and

groundwater sampling were conducted prior to remediation in 2006. The site was closed in July 2007.

Oliver Street Capital reported the contamination associated with RTN 3-38451 in November 2023 to MassDEP for the detection of polycyclic aromatic hydrocarbons (PAHs), petroleum hydrocarbons, and metals identified during subsurface investigations in March 2023 as part of due diligence. PCBs were not identified above the applicable MCP reporting condition. GEI identified existing monitoring wells at the property and observed soil boring advancement and monitoring well installation.

5. The area near W. First Street was historically used by a chemical manufacturer. Have you done investigations there?

Response to Question 5: During due diligence subsurface explorations, GEI collected soil samples from this part of the Site and groundwater samples from existing monitoring wells at the Property. Additionally, we reviewed the data presented in Lightship's Class A-3 Response Action Outcome Statement and Release Abatement Measure Completion Report dated July 16, 2007, which characterized the extent of contamination. In March 2025, GEI conducted a focused soil boring and sample collection program in this portion of the property. The results of the investigation and document review did identify contamination at the site that could have been associated with a chemical manufacturer.

6. What is the schedule for the reports?

Response to Question 6: We held the meeting on April 1. 2025 to begin to gather initial community concerns. The Draft PIP is due by May 1, 2025 and a meeting will be held the following week (May 6, 2025). The community will have 20 days to provide comments on the Draft PIP which GEI will incorporate into the final document due within 60 days of the end of the comment period. GEI will also hold a public meeting for the draft Release Abatement Measure (RAM) Plan around the week of June 2, 2025, and the community will have 20 days to provide comments which GEI will incorporate.

7. What is above the ground, for example, asbestos in the buildings?

Response to Question 7: Oliver Street has retained a hazardous building material inspector to assess the buildings at the Property and collect building material samples. Very little asbestos has been identified in the buildings to be demolished. Minimal asbestos has been identified in the building to remain, primarily in the floor tiles, and one area has been identified on the exterior. Oliver Street's construction manager will hire a building abatement contractor. The RAM Plan can include discussion about the proposed building demolition.

MassDEP RTN 3-38451 and 3-11566 Public Involvement Plan 346 D Street and 218 W. First Street, Boston, Massachusetts

- 8. Is the PIP process only related to contamination in the ground and the RTN?

  Response to Question 8: Yes, the MCP and PIP process is designed to cover what is in the ground.
- 9. When is the work for the project starting?

  Response to Question 9: Oliver Street is still working through City of Boston

MassDEP RTN 3-38451 and 3-11566 Public Involvement Plan 346 D Street and 218 W. First Street, Boston, Massachusetts May 1, 2025

## **Appendix D** Repository List of Documents

#### APPENDIX D

### Library Repository List of Documents Public Involvement Plan Site; RTN 3-38451 and 3-11566 346 D Street and 218 W. First Street, Boston, Massachusetts

GEI (2024). Phase I Initial Site Investigation, 346 D Street, Boston, Massachusetts, November 2024.

GEI (2025). Draft Public Involvement Plan, 346 D Street and 218 W. First Street, Boston, Massachusetts, May 2025.

MassDEP RTN 3-38451 and 3-11566 Public Involvement Plan 346 D Street and 218 W. First Street, Boston, Massachusetts May 1, 2025

## **Appendix E** Mailing List

## APPENDIX E

# Mailing List PIP Plan RTN 3-38451 and 3-11566 346 D Street and 218 W. First Street, Boston, MA

Tom and Deb Ready 21 Wormwood Street	Valerie Burns and George Vasquez 249 A Street
Boston, MA 02210	Boston, MA 02210
Domingo Martin-Barreres	Sara McCammond
249 A Street, #62	15 Channel Center Street, #418
Boston, MA 02210	Boston, MA 02210
William W Frese	Paula Goldberg
15 Channel Center Street	15 Sleeper Street, #504
Boston, MA 02210	Boston, MA 02210
Steve Hollinger	Eleanor and Bill Kasper
21 Wormwood Street, #215	125 W. 3rd Street
Boston, MA 02210	Boston, MA 02127
Thomas and Alicia Jurus	Fran and Cheryl Flaherty
139 W 3rd Street	64 Bolton Street
Boston, MA 02127	Boston, MA 02127
Sigurgeir Jonson	Dr. Bisola Ojikutu, MD, MPH
Boston Office of Neighborhood Services	Boston Public Health Commission
1 City Hall Square, Room 805	1010 Massachusetts Avenue, 6th Floor
Boston, MA 02201-2022	Boston, MA 02118
Ed Flynn	Nick Collins
Boston City Hall	Massachusetts State House
1 City Hall Square, 5th Floor	24 Beacon St., Room 312-E
Boston, MA 02201	Boston, MA, 02133
David Biele	Mayor Michelle Wu
Massachusetts State House	Boston City Hall
24 Beacon St., Room 443	1 City Hall Square, Suite 550
Boston, MA, 02133	Boston, MA 02201-2043

MassDEP RTN 3-38451 and 3-11566 Public Involvement Plan 346 D Street and 218 W. First Street, Boston, Massachusetts May 1, 2025

# **Appendix F** Notification List

## APPENDIX F

## Notification List PIP Plan RTN 3-38451 and 3-11566 346 D Street and 218 W. First Street, Boston, MA

Mayor Michelle Wu
Boston City Hall 1 City Hall Square, Suite 550
Boston, MA 02201-2043
Jane Bickford
South Boston Public Library
646 East Broadway
Boston, MA 02127
617.268.0180
Nick Collins
Massachusetts State House
24 Beacon St., Room 312-E
Boston, MA, 02133
Department of Environmental
Protection
Northeast Region
150 Presidential Way, #150
Woburn, MA 01801
978.694.3200

MassDEP RTN 3-38451 and 3-11566 Public Involvement Plan 346 D Street and 218 W. First Street, Boston, Massachusetts May 1, 2025

# **Appendix G** Meeting Minutes

Oliver Street Capital 346 D Street and 218 W. First Street Boston, Massachusetts Meeting Minutes No. 1

Page 1

Meeting Date: 04/01/2025

Public Involvement Plan (PIP) Meeting Notes— <u>Meeting No. 1</u> – <u>April 1, 025</u> 346 D Street and 218 W. First Street, Boston, MA RTN 3-38451 and 3-11566

An initial interview meeting regarding the Public Involvement Plan (PIP) pursuant to the Massachusetts Contingency Plan (MCP) was held on April 1, 2025 at 6:30 pm for the site at 346 D Street, Boston, Massachusetts (the Property). The meeting was held virtually via Zoom.

Ms. Ileen Gladstone of GEI Consultants, the Licensed Site Professional (LSP), conducted a presentation, with community questions discussed as they arose. The PowerPoint presentation used at the public meeting is attached.

#### Welcome

Ms. Gladstone opened the meeting. She explained that the purpose of the meeting was to explain the PIP process, give the community background on the site, and to allow the community to ask questions about the planned remediation. All participants were welcomed to introduce themselves beginning with Mr. Mike Shunta of Oliver Street Capital, the owner of the property.

### **Overview of Site and Release History**

Ms. Gladstone explained that the property was acquired by Oliver Street Capital in July 2023, and Maxim Crane Works continued operations at the property as their storage and laydown site. Presently Oliver Street Capital and Verizon are under contract to redevelop the entire property for Verizon's use. Ms. Gladstone presented the current property conditions, indicated the existing buildings which are proposed for demolition, and shared renderings of the Property after redevelopment.

A summary of the Site, which is identified by the Massachusetts Department of Environmental Protection (MassDEP) as Release Tracking Number (RTN) 3-38451 (the Site), is the subject of the PIP. A second MassDEP Site is located at the property tracked by RTN 3-11566. Ms. Gladstone summarized the Site history and release history. The Site has a long history on industrial use, and some of those uses contributed to the contamination. There are two types of contamination at the Property, chlorinated solvents which are dry cleaning and degreasing chemicals. These were present at the Site in an aboveground storage tank (AST), and releases occurred as part of historical operations. The release was reported to DEP in 1994 and remediation included removing the tanks, soil excavation, and understanding the extent of the groundwater plume. GEI conducted investigation for Oliver Street and identified urban fill contamination (primarily petroleum and metals) that is typical in South Boston. Oliver Street notified MassDEP of the contamination in November 2023. Ms. Gladstone stated that based on neighborhood history, GEI looked for PCB contamination at the Property.

Following the presentation on the contaminant conditions community members asked questions about the contamination at the Property relative to other contamination in the neighborhood. Specifically, questions regarding PCB contamination within Cypher Street and at the Boston Convention and Exhibition Center were raised. Ms. Gladstone reiterated that GEI specifically looked for PCBs at this Property based on the neighborhood history and PCBs were not detected; additionally, she indicated that additional figures with the PCB data will be prepared for the next community meeting. Additional community concerns included the presence of an apartment building across the street and many community gardens in the neighborhood.

Oliver Street Capital 346 D Street and 218 W. First Street Boston, Massachusetts Meeting Minutes No. 1

Page 2

Meeting Date: 04/01/2025

Further, a community member recalled the historical use of the Property as a chemical storage facility and inquired if investigations had been done in the portion of the Site which fronts W. First Street. Ms. Gladstone indicated that a lot of investigations were done in the past by others related to RTN 3-11566, but that GEI had also collected soil and groundwater samples from this portion of the Property. The community member expressed concerns about dust generation from this portion of the Site, and Ms. Gladstone stated that GEI and Oliver Street Capital understand how important dust control and dust monitoring is. Dust control and dust monitoring plans will be presented at future meetings.

Ms. Gladstone then informed the community that underground storage tanks (USTs) formerly used to store gasoline and diesel for the historical operations at the Property would be removed as part of the remediation and redevelopment.

A community member asked when the Site was classified as a "Superfund Site" and what existing wells and borings there were. Ms. Gladstone clarified that the Site and remediation will be conducted in compliance with MassDEP and the MCP, while "Superfund" is a United Sates Environmental Protection Agency (U.S. EPA) program. The Site was first identified to MassDEP in 1994 for the release of chlorinated VOCs and many years of investigations in the late 1990s and early 2000s took place. Most of the borings and wells installed during this time no longer exist; however, GEI installed new soil borings and wells on behalf of Oliver Street Capital over the last approximately two to three years. GEI will present a figure at future meetings showing the existing subsurface explorations.

#### **Overview of PIP Process**

Ms. Gladstone explained the PIP Plan process, that it is meant to ensure the public is informed and involved, and that it is tailored to the level of community interest. The process starts when at least 10 residents sign the petition to designate the site as a PIP Site and that designation was made on February 10, 2025. The key elements of the PIP process include: preparing a draft PIP plan, presenting the PIP plan at a community meeting, establishing a document repository, holding a 20-day public comment period, and finalizing the PIP following the completion of the 20-day public comment period. Additional public meetings and comment periods will be conducted for significant deliverables.

This initial community interview notification was mailed to the petitioners and public representatives. The meeting was also shared by the key petitioner with the Fort Point Neighborhood Association on social media.

A community member asked what the schedule was, and Ms. Gladstone indicated that the schedule for the PIP Plan is consistent with what is required by the regulation and is aligned with Oliver Street's proposed schedule of beginning work in July 2025. Another community member asked about hazardous building materials in the buildings to be demolished at the Property. Mr. Shunta provided a summary of the hazardous building material assessment that has previously been conducted.

## **Logistical Questions for Future Meetings**

Ms. Gladstone asked the community members how they would like future meetings to be held (i.e. virtually, in-person, or hybrid). The community members indicated they would like to discuss before informing GEI and Oliver Street Capital. Ms. Gladstone also asked if the present participants agreed to email communications, which those present consented to. An additional question to the community was where to establish a document repository for hard copy reports, which the community indicated they would discuss and reach back out to GEI. Ms. Gladstone asked if the community would be interested in receiving emails with copies of the prepared reports and indicated electronic copies would also be

Oliver Street Capital 346 D Street and 218 W. First Street Boston, Massachusetts Meeting Minutes No. 1

Page 3

Meeting Date: 04/01/2025

available on the MassDEP website. The petitioners can contact GEI by calling or emailing Ms. Ileen Gladstone at 781-721-4012 or <u>igladstone@geiconsultants.com</u>.

## Additional comments and questions

Community members raised additional concerns or questions which were addressed during the public meeting.

- 1. When is the work starting?
  - a. The proposed use is going to require a Condition Use Permit through the City of Boston. Oliver Street Capital is hopeful to complete the Zoning Board process to break ground in July 2025.
- 2. Is there a building permit available to lookup online?
  - a. No, there is not a building permit yet.
- 3. Can the next notice be more specific about the addresses?
  - a. Yes, GEI can indicate that the Property has historically been known by addresses on W. First Street also.

Next Meeting: Week of May 5 (To present the draft PIP Plan)

Attachment

B:\Working\OLIVER STREET CAPITAL\2407304 346 D St Redevelopment\01\_ADMIN\PIP Plan\App G - Meeting Minutes\Meeting Minutes 04-01-2025.docx



**INTRODUCTION** 

Oliver Street Capital: Mike Shunta

GEI Consultants: Ileen Gladstone, P.E., LSP Molly Forrest



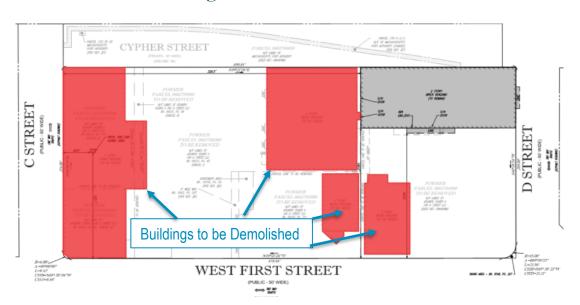


- 1. Project Overview
- 2. MCP and Public Information Plan Process
- 3. Community Concerns





**Existing Site Conditions** 





Planned Redevelopment









# 346 D Street Disposal Site

- Site History
  - Bulk storage of mechanical/electrical equipment
  - Chemical Manufactures
  - Bulk chemical storage
  - Paper box manufacturer
- Two MCP Disposal Sites
  - RTN 3-3-11566 (closed)
  - RTN 3-38451
- Contaminants of Concern
  - Chlorinated solvents in groundwater and soil
  - Petroleum in groundwater and soil
  - Metals in soil
- Underground Storage Tanks to be removed





# **Public Involvement Plan (PIP) Process**

Tonight's Meeting

10 community Interview Public Public Ensures Tailored to members public is Meeting to Establish community Public Public level of petition Preparation informed members to of PIP Plan PRP for community Comment draft PIP and understand interest public involved Deliverables Plan concerns involvement plan

## Schedule

## Designated PIP Site on

April 1: Community Concern Meeting

May 1: Draft PIP Plan available

Week of May 5: Public Meeting to Present PIP Plan

May 21: Public Comments due (20 days)

June 15: Finalize PIP Plan (within 30 days of comment period)

Week of June 2: Draft RAM Plan and Public Meeting to Present RAM Plan

June 22: Public Comments due (20 days)

July 7: Finalize RAM Plan







## **Community Concerns**

If you would like to be contacted by email, please put email address in the chat or email me

**Logistical Questions:** 

How would you like meetings to be held? In-person, zoom or hybrid?

If in-person or hybrid, where would you like meetings to be held?

Time of the meeting? 6:30?

Location of the site information repository? South Boston Public Library

Open discussion or contact me: <u>igladstone@geiconsultants.com</u> 781.721.4012



# Questions

# Ileen Gladstone, P.E., LSP igladstone@geiconsultants.com 781.424.9924



MassDEP RTN 3-38451 and 3-11566 Public Involvement Plan 346 D Street and 218 W. First Street, Boston, Massachusetts May 1, 2025

# Appendix H PIP Schedule

## **APPENDIX H**

# Schedule of Public Involvement Activities Public Involvement Plan Site – RTN 3-38451 and 3-11566 346 D Street and 218 W. First Street, Boston, Massachusetts

	Public Involvement Activities								
Remaining Response Actions	Information Repositories	DEP	Mailing List	Notification List	Field Work	Public Meetings	Public Comment Periods	Response Summaries	
Release Abatement Masure (RAM) Plan	X	X	X	X	X	X	X	X	
RAM Completion Report and Permanent Solution	X	X	X	X		X	X	X	

## Notes:

- 1. DEP = Massachusetts Department of Environmental Protection.
- 2. X Public Notice at specific points in the remedial response action process.