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**Potential Responsible Parties**

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**Name:** MacVallee, LLC  
Daniel McLaughlin  
Robert Lavallee

**Telephone:** 978-606-3904

**Address:** 24 Holman Street, Templeton, MA

**Operator:**  
**Address**

**Telephone:** ()

## REMOVAL PRELIMINARY ASSESSMENT

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### Site Access

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**Authorizing Person:** Access obtained by other EPA program conducting sampling.

**Date:**  **Obtained**  **Verbal**  
**Telephone:** ()  **Not Obtained**  **Written**

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### Physical Site Characterization

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#### Background Information:

The site is a 23-acre property located at 24 Holman Street, Templeton, Massachusetts. The Site was historically used as a tissue mill and furniture manufacturer. Initially occupied by Holman & Harris to manufacture wooden pails, tubs and buckets from 1884 to 1909, the site was purchased by the Temple Stuart Company in 1910 to manufacture wooden furniture. Wastes generated included crankcase oil, paint thinners, lacquers and glues. American Tissue Mills of MA purchased the property in 1992 and operated until approximately 2000. PCBs, metals and petroleum have been detected in soil and groundwater at the Site. In 2002 the US EPA conducted a removal action to address friable asbestos and other hazardous substances at the facility. Between 2004 and 2007, EPA undertook additional removal actions to remove PCB-impacted soil from 67 residential properties that surround the former Temple Stuart property. In 2005, a chain link fence was installed around the northern part of the site to restrict access to high levels of PCBs in surficial soil in the former landfill area.

In 2022, The Town of Templeton received EPA Brownfields funding for additional assessment of the Former Temple Stuart property. EPA's contractor has begun soil and groundwater assessment for PCBs, EPH/VPH, VOCs, metals and PFAS. Preliminary results revealed a PCB concentration of 362 ppm in a shallow (1-2') soil sample in an area that had been previously remediated. Due to the elevated levels, the Massachusetts Department of Environmental Protection requested an additional Removal Action to excavate PCB-impacted soil in the unfenced area of the site. Upon receiving the request, the EPA removal branch requested additional PCB sampling in the vicinity of the elevated concentrations detected during the Brownfields assessment. Additional sampling confirmed PCB concentrations in previously sampled areas as well as an adjacent concrete pad which was used by the EPA to stage PCB contaminated soil during the 2004 removal action.

#### Description of Substances Possibly Present, Known or Alleged:

PCBs [Aroclor-1254]

Polychlorinated biphenyls are a mixture of individual chemicals which are no longer produced in the United States but are still found in the environment. Health effects that have been associated with exposure to PCBs include acne-like skin conditions in adults and neurobehavioral and immunological changes in children. PCBs are known to cause cancer in animals (Agency for Toxic Substances and Disease Registry, ToxFAQS).

## REMOVAL PRELIMINARY ASSESSMENT

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### Existing Analytical Data

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**Real-Time Monitoring Data:**

**Sampling Data:**

- Eurofins New England, Analytical Report, Job # 620-14173-1, 620-14138-1, 620-14190-1, prepared for Nobis Engineering, Inc.
- Tighe & Bonde, Inc. in March 2022 and titled Phase I Environmental Site Assessment
- Nobis Engineering, Inc. on June 27, 2023 and titled MCP Tier Classification Submittal

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### Potential Threat

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Description of potential hazards to the environment and/or population-identify any of the criteria for a Removal Action (from NCP) that may be met by the site under 40 CFR 300.415 [b] [2]:

- Actual or potential exposure to nearby human populations, animals, or the food chain from hazardous substances, pollutants or contaminants.
- Actual or potential contamination of drinking water supplies or sensitive ecosystems.
- Hazardous substances or pollutants or contaminants in drums, barrels, tanks, or other bulk storage containers, that may pose a threat of release.

**REMOVAL PRELIMINARY ASSESSMENT**

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**Potential Threat (Concluded)**

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- High levels of hazardous substances or pollutants or contaminants in soils largely at or near the surface that may migrate.
  
- Weather conditions that may cause hazardous substances or pollutants or contaminants to migrate or be released.
  
- Threat of fire or explosion.
  
- The availability of other appropriate federal or state response mechanisms to respond to the release.
  
- Other situations or factors that may pose threats to public health or welfare or the environment.

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**Prior Response Activities**

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- PRP**                       **STATE**                       **FEDERAL**                       **OTHER**

**Brief Description:** American Tissue Mill performed some short-term remediation measures referenced in the Massachusetts Department of Environmental Protection database.

US EPA performed removal actions at the site between 2002 and 2007 to address asbestos, PCBs, and other hazardous substances.

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**Priority for Site Investigation**

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- High**                       **Medium**                       **Low**                       **None**

**Comments:**

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**Report Generation**

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**Originator:** Zachary Taylor  
**Affiliation:** US EPA  
**TDD No.:** NA

**Date:** 15 November 2023  
**Telephone:** 617-991-6637  
**Task No.:** NA