



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 1

1 CONGRESS STREET, SUITE 1100
BOSTON, MASSACHUSETTS 02114-2023

DATE: January 26, 2004

SUBJ: Site Investigation Closure Memo
Baldwinville Residential Properties
4 Holmen Street
Baldwinville, MA

FROM: Michael Barry, On-Scene Coordinator
Emergency Response & Removal Section I,

THRU: David McIntyre, Chief *DMC*
Emergency Response & Removal Section I

TO: Baldwinville Residential Properties Site File

In accordance with section 300.400 of the NCP, a Removal Site Evaluation has been undertaken at the Baldwinville Residential Properties Site in Baldwinville, MA (Baldwinville is a village with its own zip code within the incorporated town of Templeton; town offices are actually located in Baldwinville village). The evaluation consisted of numerous site tours during the period May - August 2003, a site investigation from July to November 2003, sampling, file review, and interviews with residents, town and state DEP officials. The findings have been evaluated under the criteria set forth in section 300.415 of the NCP and section 104(a), (b) of CERCLA, 42 U.S.C. § 9604(a), (b). The Removal Site Evaluation has led to the determination that a Time-Critical Removal Action is appropriate at this time.

The findings of the Removal Site Evaluation are as follows:

1. Source and nature of the release or threat of release:

a. Property Description and Site Facts:

- The site is currently 35 residential properties that are within a small town grid of streets, consisting of yards, numerous structures, streets and some open space and woodlands.
- The terrain is rolling with several unnamed intermittent streams that drain storm water.
- The site is adjacent to an EPA removal site, the Temple-Stuart site, where the primary issues were asbestos and PCB's in the soil.
- The site appears to have been initially developed as residential property from its original woodland then farming use. The home range from the late colonial/early US period to approximately 30 years of age.
- This site was detected when PCB soil sampling expanding from source areas on the adjacent Temple-Stuart Site indicated PCB's above MADEP regulatory limits at the fence line.

- Please refer to the Site Inspection Reports filed for each individual property for any additional information.
- b. The primary issue at this site is surficial soil contaminated with PCB's above the MADEP regulatory level of 2.0 parts per million (ppm); ATSDR supports this concentration limit as appropriate for residential properties. The exact source of the PCB's cannot be determined, but it's likely that open pit burring on the Temple-Stuart site with the resulting airborne deposition of incompletely combusted PCB's and soot over many years is the source. This release mechanism is supported by the finding that shallow PCB contamination is widespread across the Temple-Stuart site, yet contamination at depth is largely absent. More detailed findings are:
- Yards were divided into 30' by 30' grids with one sample taken at the center of each grid just below the sod layer. A total of 511 grids were sampled and analyzed with a field gas chromatograph.
 - 326 of the 511 samples were above 2.0 ppm and 27 of the 35 yards sampled averaged greater than 2.0 pm PCB's.
 - Sampling of up to 20-25 additional homes will be required to determine the full extent of the contaminated area.

The major CERCLA hazardous substances, pollutants, and/or contaminants that are being released or for which there is threat of release are:

<u>Substances</u>	<u>Media</u>
PCB's	Soil

2. Evaluation of the threat to public health, welfare and the environment:

a. Federal Agency for Toxic Substances and Disease Registry:

Threat X No Threat _____ Evaluation Not Necessary _____

b. Endangerment to the ecosystem:

Threat _____ No Threat _____ Evaluation Not Necessary X

3. The Removal Site Evaluation was terminated pursuant to section 300.410(e) of the NCP for the following reason(s):

- () There is no release.
- () The source is neither a "vessel" nor a "facility" as defined in section 300.5 of the NCP.
- () The release involves neither a hazardous substance, nor a pollutant or contaminant that may present an imminent and substantial danger to public health or welfare.
- () The amount, quantity, or concentration released does not warrant Federal response.

- The release consists of a situation specified in section 300.400(b) subject to limitations on response.
- A party responsible for the release, or any other person, is providing appropriate response, and on-scene monitoring by EPA is not required.
- The Removal Site Evaluation is complete.

4. As reflected in Section 3, the Removal Site Evaluation was terminated due to its completion. The following factors were considered in determining the appropriateness of a Removal Action pursuant to section 300.415(b)(2) of the NCP:

- Actual or potential exposure to nearby human populations, animals, or the food chain from hazardous substances or 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;
- 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; and
- Other situations or factors that may pose threats to public health or welfare or the environment.

5. The existence of the conditions specified in Section 4 suggest that a Removal Action under section 300.415 of the NCP is necessary.

6. In light of the magnitude or the threat or potential threat to health welfare, or the environment, the Removal Action should be undertaken as a:

Emergency___ Time-Critical X Non Time-Critical___

cc: Cheryl O'Halloran, EPRB, OSRR
 Denise Child, MADEP CERO
 Rich Stevens, Templeton Health Agent
 David McIntyre, ERR Section 1, EPRB, OSRR