United States Environmental Protection Agency
Region I
POLLUTION REPORT

Date: Thursday, May 28, 2009
From: Athanasios Hatzopoulos

Subject: Initiation of Action
Blackburn and Union Provileges
South Street, Walpole, MA
Latitude: 42.1390100
Longitude: -71.2514100

POLREP No.:	1	**Site #:**	01B3
Reporting Period:		**D.O. #:**	
Start Date:	5/28/2009	**Response Authority:**	CERCLA
Mob Date:	5/28/2009	**Response Type:**	Time-Critical
Demob Date:		**NPL Status:**	NPL
Completion Date:		**Incident Category:**	Removal Action
CERCLIS ID #:	MAD982191363	**Contract #**	
RCRIS ID #:			

Site Description
The Blackburn and Union Privileges Superfund Site is located in an industrial/residential area where the Neponset River crosses South Street in Walpole, MA.

The entire Site includes multiple parcels of land. This removal action will focus on the vacant-two story former mill building which exists on Lot #33-174 and the vacant lot located across the street at Lot#33-130.

Vacant Two Story Former Mill Building on Lot 33-174-Various industries have operated at the Site building since the early 1800's. In approximately 1915, the Multiple Triple Woven Hose and Rubber Company, later known as Multibestos Company, began manufacturing brake linings, containing asbestos. In the mid-1930's, Multibestos closed the facility due to a class action suit brought by employees suffering from respiratory ailments. Since then, the Site had been operated by the Walpole Factories, Industrial Properties, and the Kendall Corporation. In 1985, B.I.M Investment Corporation acquired this parcel, which is believed to have remained inactive since then.

The building's foot print is approximately 32,000 square feet (ft2). The building is a two story wood/concrete/metal structure, and has a partial basement. The greater portion of the floors is made of wood. The others are concrete. There are openings on the 1st and 2nd floors which expose the floor areas directly underneath. These openings are a result of the former machinery being removed by the previous owners. The floor openings on the second floor have gotten larger through the years because the roof directly over this area is in disrepair. This allowed many years of precipitation to enter the building, damaging the floors, and rendering them structurally unsafe. Most of the windows are boarded up with wood. However, there are still some in their original glass-pane form which are missing or have broken glass panes due to vandalism activities. These openings (roof areas and windows) allow wind and precipitation to enter the building, causing friable asbestos to become airborne and migrate to the surrounding community.

Currently there is a fence around the building and some of the many entrances to the building are locked. However, there is evidence of trespass in that there is a hole in the fence and graffiti on the building. In addition, trespassers may gain access to the building through those entrances to the building that remain unlocked.

Vacant Lot # 33-130- This lot is approximately ¼ of an acre, it is unfenced, and currently used by the abutting property owner as a tree nursery. During the November 12-13, 2008, PA/SI, automotive brake pads that were visible on the soil surface were collected and analyzed for asbestos content. The analysis revealed chrysotile asbestos up to 25%.

Current Activities
On May 28, 2009 the EPA OSC Conducted Site walk with Emergency Rapid Response contractor

(ERRS).

Planned Removal Actions

•Secure the Site to prevent unauthorized access. If needed manned Site security may be provided during non-working hours to ensure adequate Site surveillance until the waste is transported off site;
•Stabilize the floor areas that are structurally unsafe to enable contractor personnel to conduct the removal action. If the need arises, dismantle the unstable sections to permit access to asbestos, and ACM commingled debris;
•Conduct the removal and disposal of asbestos and ACM debris from the vacant building. The process shall include provisions for on-site decontamination of larger debris, and segregation of asbestos-free debris. Asbestos material will be documented, and shipped off site for disposal at EPA-approved facilities. All wastes will be staged in a secure area on-site while awaiting shipment to CERCLA compliant off-site disposal facilities;
•Conduct additional sampling through test pit excavations on the vacant lot to determine the extent of contamination;
•Take appropriate removal actions if asbestos or any other contamination is found;
Cap in-place contaminated soils (if any) which may remain at depth or which cannot otherwise be safely excavated;
•Backfill and grade excavated areas;
•Sample, segregate and repackage any incompatible materials from the drums and containers to prevent chemical reactivity;
•Investigate the process piping, floor drains, and other systems for hazardous waste product. If any exist, then remove waste product as appropriate;
•Ship these wastes off-site for appropriate re-use or disposal at EPA-approved facilities;.
•Demobilize all personnel and equipment upon completion of the removal action.

response.epa.gov/BlackburnandUnionPrivileges