

U.S. ENVIRONMENTAL PROTECTION AGENCY  
POLLUTION/SITUATION REPORT  
Creese and Cook Co. (Former) 2 Superfund Site - Removal Polrep



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
Region I

**Subject:** POLREP #2  
Progress Report  
Creese and Cook Co. (Former) 2 Superfund Site  
01HM  
Danvers, MA  
Latitude: 42.5535545 Longitude: -70.9264255

**To:**  
**From:** Ted Bazenas, OSC  
**Date:** 5/14/2012  
**Reporting Period:** May 02, 2012 through May 17, 2012

## 1. Introduction

### 1.1 Background

<b>Site Number:</b>	01HM	<b>Contract Number:</b>	EP-W-08-61
<b>D.O. Number:</b>	0040	<b>Action Memo Date:</b>	3/8/2012
<b>Response Authority:</b>	CERCLA	<b>Response Type:</b>	Time-Critical
<b>Response Lead:</b>	EPA	<b>Incident Category:</b>	Removal Action
<b>NPL Status:</b>	Non NPL	<b>Operable Unit:</b>	
<b>Mobilization Date:</b>	4/24/2012	<b>Start Date:</b>	4/24/2012
<b>Demob Date:</b>		<b>Completion Date:</b>	
<b>CERCLIS ID:</b>	MAN000105956	<b>RCRIS ID:</b>	
<b>ERNS No.:</b>		<b>State Notification:</b>	
<b>FPN#:</b>		<b>Reimbursable Account #:</b>	

#### 1.1.1 Incident Category

Time Critical Removal Action

#### 1.1.2 Site Description

The Creese and Cook (Former) 2 Site [CC2] is a privately owned parcel covering 3.45 acres which is located at 33 Water Street in Danvers, Essex County, Massachusetts. The property is currently occupied by 28 condominium units. Each condominium unit is individually owned, but contributes fees to the operation and maintenance of the complex under a condominium association, the Crane River East Condominiums.

Starting in 1903, the Creese & Cook Company operated a tannery and leather finishing facility at 33 Water Street. Tannery operations are known to have been conducted at the property until at least 1914, based on historical reports. It is unclear from available documentation what tannery operations continued at the property beyond 1914.

From 1986 to 1987, the 33 Water Street property was redeveloped as the 28-unit Crane River East Condominiums. Only one limited site investigation, conducted in 1984, was found in available documentation regarding this property.

##### 1.1.2.1 Location

The property is bordered to the west by wetlands, the Crane River, and a former Boston & Maine railroad line (MBTA ROW); to the north by Cheever Street, commercial properties, and private residences; to the east by Water Street (Route 35) and commercial properties; and to the south by residential units and the Crane River.

##### 1.1.2.2 Description of Threat

As a result of historical leather tanning operations at the Site, the surface soils are contaminated with arsenic at levels up to 1370 ppm, which exceeds the Massachusetts Department of Environmental Protection Imminent Hazard level of 40ppm for arsenic in surface soils. Contaminated surface soils are located adjacent to six of the condominium units, collectively located in Building "D". Access to the surface soils is unrestricted, creating a potential exposure threat to the occupants of the condos.

##### 1.1.2.3 Removal Assessment/Removal Site Inspection Results

Please refer to POLREP #1.

## 2. Current Activities

### 2.1 Operations Section

#### 2.1.1 Narrative

To further define the extent of contamination at the Site, soil samples were collected and screened on-site with x-ray fluorescence technology. The results indicated that the soils beneath the residential patios and decks behind Building D are also contaminated with arsenic at levels that exceed the MassDEP Imminent Hazard level of 40ppm arsenic in surface soils. Although these soils were covered by gravel, the soil will be excavated and transported for disposal.

The soil excavation will be conducted in two phases - first the patio and deck areas; second the lawn area. All areas will be excavated to a depth of 12 inches. A layer of geotextile fabric will be put in place, then covered with a minimum of eight inches of clean fill, then covered with four inches of topsoil or pea-gravel.

Site preparations such as tree clearing and security fencing were completed.

On May 02, 2012, an industrial vacuum unit arrived at the Site to facilitate the excavation of soil from beneath the residential decks. Excavated soil was staged at the Site. Excavation under the decks was completed on May 04, 2012. Backfilling and restoration of the decks and patios began on May 07, 2012. Three days of heavy rain cancelled all site activities from May 09 through the weekend of May 11, 2012.

On May 14, 2012, the restoration of the deck and patio areas continued, with an anticipated completion date of Friday May 18, 2012. Yard excavation will begin next week.

#### 2.1.2 Response Actions to Date

Refer to POLREP #1.

#### 2.1.3 Enforcement Activities, Identity of Potentially Responsible Parties (PRPs)

Although liable under CERCLA as current owners, EPA has decided, at its discretion, not to pursue the condominium association or individual unit owners for costs associated with cleanup under this removal action. EPA will consider cost recovery from other identified owners and operators of Creese and Cook if they are determined to be legally and financially viable.

#### 2.1.4 Progress Metrics

<i>Waste Stream</i>	<i>Medium</i>	<i>Quantity</i>	<i>Manifest #</i>	<i>Treatment</i>	<i>Disposal</i>

## 2.2 Planning Section

### 2.2.1 Anticipated Activities

The restoration of the patios and decks is expected to be completed by May 18, 2012. Excavation will begin in the lawn after completion of the patio and deck restorations.

#### 2.2.1.1 Planned Response Activities

It is expected that excavation should be completed within three weeks. Samples of excavated soil will be collected and analyzed for disposal purposes.

#### 2.2.1.2 Next Steps

The schedule for transportation and disposal of contaminated soils has not been determined at this time and is dependent on the results of the disposal analysis, availability of transportation resources, and the capacity of the disposal facility. Disposal is expected to be completed before June 31st.

#### 2.2.2 Issues

Numerous buried utility lines in the proposed excavation area may hinder progress.

## 2.3 Logistics Section

Communication and coordination with the residents and the Town of Danvers has been exemplary to date.

## 2.4 Finance Section

No information available at this time.

## **2.5 Other Command Staff**

### **2.5.1 Safety Officer**

A Site Safety Inspection by the EPA Region 1 Safety officer was conducted on May 08, 2012. Minor issues such as the location of the fire extinguisher and trip hazards were identified and immediately rectified.

### **2.5.2 Liaison Officer**

### **2.5.3 Information Officer**

## **3. Participating Entities**

### **3.1 Unified Command**

US EPA - Region 01  
MassDEP

### **3.2 Cooperating Agencies**

Town of Danvers, MA

## **4. Personnel On Site**

WESTON SOLUTIONS/ START (1)  
ER LLC (5)  
US EPA (1)

## **5. Definition of Terms**

No information available at this time.

## **6. Additional sources of information**

### **6.1 Internet location of additional information/report**

### **6.2 Reporting Schedule**

POLREPS/SITREPS will be released weekly on Mondays or Tuesdays.

## **7. Situational Reference Materials**

No information available at this time.