



July 18, 2023

Maynard Conservation Commission  
Town Building  
195 Main Street  
Maynard, MA 01754

Subject: Notice of Intent 213-0295 – Proposed Mixed Use Building UST Removal Addendum  
#2-6 Powder Mill Road  
#2-4 Waltham Street

Dear Commission;

On behalf of the applicant, Adam Stack, Partner Engineering and Science, Inc. (Partner) is including this supporting information as an addendum to the noted Notice of Intent (NOI). In accordance with the Massachusetts Department of Environmental Protection (MassDEP) regulations, the Massachusetts Contingency Plan (MCP, 310 CMR 40.0000), a release of petroleum was reported at the noted location. The release is characterized by #6 fuel oil from an underground storage tank (UST) that remains at the property. To conduct remedial response actions to remove the UST and contamination, review and approval for work is needed from the Conservation Commission as the activities and area of disturbance are outside the 100-foot buffer zone to the Concord River but within the 200-foot buffer zone.

#### Site Description

A description of the existing conditions is provided in Attachment B – Project Narrative of the NOI.

The additional work described as part of this addendum is associated with remedial response actions. A 3,000-gallon UST was identified at the site adjacent to Powder Mill Road, in the courtyard of the buildings. The UST was inspected and found to contain cementitious flow-fill and rainwater. No evidence of oil or unusual odors were observed. Two groundwater monitoring wells adjacent to the UST were found to have two to three inches of No. 6 fuel oil in them, petroleum in soil, and dissolved phase petroleum contamination in the groundwater. The most recent document submitted to the MassDEP, an Immediate Response Action (IRA) [Status Report #4](#), dated June 5, 2023, summarizes the assessment activities. In August of last year, the disposal site was listed as a Tier I site. In support of remediation and response action deadlines, a Release Abatement Measure (RAM) will be submitted to the MassDEP Bureau of Waste Site Cleanup to manage the UST removal and remedial waste.

#### Proposed RAM Plan UST and Contamination Removal Work

The UST removal will be initiated after obtaining necessary permits and authorizations and after MassDEP approval of the RAM Plan. The RAM Plan and remediation requires the oversight of a Licensed Site Professional, in accordance with the MCP. The locations of the key features, the UST, anticipated stockpile areas, and areas of disturbance are shown on the enclosed Site Plan excerpt.

As part of the redevelopment project, the following is anticipated in support of the MassDEP remedial response actions:

- Upon NOI approval, finalize and submit a RAM Plan to the MassDEP.
- DigSafe markout of subsurface utilities.
- Obtain a UST removal permit from the Maynard Fire Department.
- Obtain a sidewalk closure permit from the Maynard Building Department.
- Erect temporary fencing in the courtyard between the buildings.
- Coordinate a police detail to manage traffic and public safety during on-site activities.
- After 21-day presumptive approval of the RAM Plan by the MassDEP, mobilize personnel and equipment. The top of the UST will be excavated and stockpiled material placed in the alcove.
- The contents of the UST (flowable fill) will be excavated, staged and covered with plastic sheeting in the paved and compacted gravel parking area east of the UST (shown on the enclosed Site Plan Excerpt). Any bulk waste generated (flowable fill and contaminated soil) will be managed accordance with 310 CMR 40.0036: Management Requirements for Storing Remediation Waste, including but not limited to: storing on impermeable materials (poly sheeting); covered to minimize infiltration of precipitation, volatilization, or erosion (poly sheeting); and secured to prohibit access.
- Power wash the tank interior, collecting and managing all wash/rinse water for off-site disposal.
- Remove the UST for disposal at a certified scrap yard.
- Accessible contaminated soil will be excavated, staged in the parking area east of the building.
- As needed, contaminated water and No. 6 fuel oil in the excavation will be removed with a vacuum truck to facilitate excavation.
- Collect representative soil samples from the excavation for laboratory analysis.
- The tank grave will be backfilled with imported clean fill and compacted to grade.
- After waste characterization and recycling package is approved by the receiving facility, bulk waste materials will be loaded and removed from the property.
- The former storage area will be leveled and/or swept.

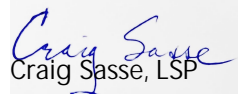
If conditions are encountered or require changes, such as another UST, structural concerns, or work is anticipated into the 100-foot buffer zone, work will cease and the Natural Resources Commission notified and a RAM Modification may be required. No excavation will be conducted if public safety concerns are identified or weather conditions will create safety issues and/or likely cause migrate of materials, such as from wind or precipitation. At the conclusion of each day, the work area will be secured.

The excavation is anticipated to be conducted in two days and soil loading completed in one day, approximately 15 to 30 days after excavation is concluded.

Additional information regarding the Bureau of Waste Site Cleanup submittals can be found at the MassDEP and reference RTN [3-21652](#).

Should you have any questions concerning this situation, please feel free to contact me at the letterhead address or my cell phone below.

Sincerely,  
Partner Engineering and Science, Inc.

  
Craig Sasse, LSP

(774)414-5562

Enclosure

cc: Adam Stack

