

DECOULOS & COMPANY

ENVIRONMENTAL ENGINEERING & LAND PLANNING

TRANSMITTAL

VIA FIRST CLASS MAIL

N/A - C

DATE: Wednesday, August 21, 2002

TO: DEP Northeast – Bureau of Waste Site Cleanup

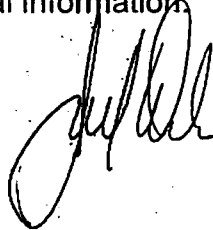
FROM: James J. Decoulos

RE: Speedy Lube, Inc, 633 North Main St, Randolph; RTNs 3-15188 and 3-15653 ✓

ENCLOSED CONTENTS:

- Legal advertisement for AUL as it appeared in the local Randolph paper, *MoneySaver*, on July 17, 2002
- MASSGIS Site Scoring Map (was not delivered in normal delivery time for filing deadline of RAO)
- Correction of page 17 of RAO report (last paragraph on page contains errors)

Please feel free to contact me if you need additional information. Thank you.



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NOTICE OF ACTIVITY AND USE LIMITATION

Owner: Speedy Lube, Inc.
Location: 633 North Main Street
Randolph, MA 02368
MA DEP Release Tracking Numbers:
3-15188 and 3-15653

Pursuant to the Massachusetts Contingency Plan, 310 CMR 40.0000 a Notice of Activity and Use Limitation on the above disposal site has been recorded at the Norfolk Registry of Deeds on June 14, 2002 as Instrument Number 102515.

The Notice of Activity and Use Limitation (AUL) limits the following activities and uses on that portion of the property as identified in the AUL as the "AUL AREA."

(i) Use of the portion of the property as a residence, school (with the exception of adult education) daycare, nursery, recreational area (such as a park or athletic fields) or any other use at which a child's presence is likely.

(ii) Any activity including, but not limited to, excavation which is likely to disturb contaminated soil located at 3 to 15 feet below surface grade associated with underground utility or construction work without prior development and implementation of a Soil Management Plan and a Health and Safety Plan in accordance with the AUL.

(iii) Any activity which is likely to disturb contaminated soil located at 3 to 15 feet below surface grade for a period of time greater than three months, unless such activity is first evaluated by a Licensed Site Professional (LSP) who renders an Opinion stating that such activity is consistent with maintaining a condition of No Significant Risk and that such activity is conducted in accordance with the AUL; and

(iv) Relocation of contaminated soil located at 3 to 15 feet below surface grade, unless such relocation is first evaluated by an LSP who renders an Opinion stating that such relocation is consistent with maintaining a condition of No Significant Risk.

Any person interested in obtaining additional information or reviewing the Notice of Activity and Use Limitation and the disposal site file may contact James J. Decoulo, Decoulo & Company, 248 Andover Street, Peabody, MA 01960. Tel: 978-532-8154, email: james@decoulo.com

LANDM SEALCOATING commercial and residential, crack repairs, patching, summer special. All work guaranteed 781-986-7283

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MISCELLANEOUS FOR SALE: AAA pool sale! A huge 19' x 31' pool with sundeck, fence, filter is only \$1180. 100% financing! 3-day installation! Homeowners! Call Toll Free 1-866-595-9632 limited area.

MISCELLANEOUS FOR SALE: (2) steel buildings! New, never erected, slightly damaged. Urgent! Must sell! Quonset Arch Style (round roof). One is 40x60. Will sell for balance only! 1-800-825-5059.

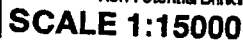
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Site Scoring Map: 500 feet & 0.5 Mile Radii

March 2003 Executive Office of Environmental Affairs - 2003



in soil and groundwater, and as a conservative measure, background for the petroleum fractions is assumed to be non-detect.

Based upon the field activities of both SAGE and Decoulos, contaminants of concern identified at the Site include petroleum residuals associated with gasoline: benzene, toluene, MTBE, xylenes and the VPH fractions.

6.4 Applicability of Method 2

A Method 2 Risk Characterization is appropriate for characterization of the risk of harm to human health, safety, public welfare and the environment for exposure to petroleum constituents identified at this Site because:

- The contamination is limited to soil and groundwater,
- There are no contaminants that bioaccumulate within the top two feet of soil, and
- Method 1 Standards have been promulgated by MADEP for the contaminants of concern.

6.5 Applicable Soil and Groundwater Categories

6.5.1 Groundwater Categories

Under the MCP, groundwater is categorized as GW-1, GW-2 and GW-3. GW-1 addresses groundwater as a potential drinking water source. GW-2 addresses the potential for volatilization and entrainment of contaminants into occupied buildings and is applicable within 30 feet of occupied buildings where the average depth to groundwater is 15 feet or less. GW-3 addresses the potential for discharge of groundwater to surface water.

GW-1 is not applicable at this Site since the area is not categorized as a current or potential drinking water resource area and the Site is located within 500 feet of a known private drinking water supply well. GW-2 is applicable as the Site is occupied by a commercial building and within 30 feet of an adjacent commercial building. GW-3 is applicable throughout the Site since GW-3 is applicable at all locations due to the potential for groundwater to enter a surface water body.

In accordance with the Massachusetts Contingency Plan, 310 CMR 40.0980, a Method 2 Risk Characterization was used to characterize the risk to human health, safety, welfare and the environment at the disposal site defined by RTN 3-14992. The Site includes the area defined by the property boundaries. The Method 2 Risk Characterization included modification of selected Method 1 Standards according to procedures outlined in MADEP, *Characterizing Risks posed by Petroleum Contaminated Sites: Implementation of MADEP VPH/EPH Approach, Final Draft*, June, 2001.

The risk characterization determined that a condition of *No Significant Risk* exists for portions of the Site and that restrictions on future uses are required. This Method 2 Risk Characterization therefore supports a Class A-3 Response Action Outcome. Steps in the characterization of risk follow.