

US EPA ARCHIVE DOCUMENT

Wells G&H Superfund Site, Operable Unit 1

U.S. EPA | HAZARDOUS WASTE PROGRAM AT EPA NEW ENGLAND



THE SUPERFUND PROGRAM protects human health and the environment by investigating and cleaning up often-abandoned hazardous waste sites and engaging communities throughout the process. Many of these sites are complex and need long-term cleanup actions. Those responsible for contamination are held liable for cleanup costs. EPA strives to return previously contaminated land and groundwater to productive use.

SITE BACKGROUND:

The Wells G&H Superfund Site, located in Woburn, MA, was added to the Superfund National Priority List in 1983 and includes industrial, commercial, residential and undeveloped properties. Wells G&H were two municipal drinking water wells installed in 1964 and 1967 to supplement the public water supply of the City of Woburn. In 1979, the City of Woburn shut down both of these wells due to volatile organic compound (VOC) contamination, and brought in a separate supplemental water supply (sourced from the Quabbin Reservoir). EPA identified five separate properties on the Site to be contributing sources of contamination to the aquifer. The Grace Source Area Property is located at 369 Washington St is one of the five properties identified. The groundwater is contaminated with VOCs including trichloroethylene (TCE) and tetrachloroethylene (PCE).

GRACE SOURCE AREA PROPERTY CLEANUP:

EPA established a 1989 Record of Decision (ROD) for the first phase of cleanup at Wells G&H Superfund Site (known as Operable Unit 1 or OU1), which includes the cleanup of soils and groundwater at the five properties where the pollution originated (aka Source Area Properties).

Since 1992, groundwater cleanup operations have been on-going at the Grace Source Area Property through a combination of two treatments system: 1) a groundwater pumping and treatment system located at the Grace Source Area Property targeting contaminated groundwater in the shallow aquifer; and 2) a shared groundwater pumping and treatment system located at the UniFirst Source Area Property

(15 Olympia Avenue) targeting contaminated groundwater in the deeper aquifer. These treatment systems have significantly reduced VOC groundwater impacts on the Grace Source Area Property from 1000's of parts per billion (ppb) to 10's of ppb. In addition, approximately 894 tons of contaminated soils were removed from the Grace Source Area Property in 2012.

2015 WOBURN LANDING REDEVELOPMENT ACTIVITIES (FIGURE 1):

In July 2015, the City of Woburn finalized a redevelopment plan for 369 Washington Street, which is part of the Wells G&H Superfund Site at the W.R. Grace Source Area Property. This plan was proposed by the current

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property owner, Madison Woburn Holdings, LLC (MWH). The redevelopment plan, known as Woburn Landing, includes a hotel and two restaurants. For over a year, EPA, the Massachusetts Department of Environmental Protection (MassDEP), MWH, and W.R. Grace & Co. have discussed redevelopment of the property in a manner that ensures the Superfund cleanup remains protective of the community.

MWH and W.R. Grace & Co. submitted a Soil and Groundwater Management Plan, which details how the superfund cleanup will be considered and managed during redevelopment. In April 2015, EPA approved the "Final Soil and Groundwater Management Plan" (SGM Plan) for the Woburn Landing redevelopment project, which can be found on EPA's Wells G&H Superfund Site website at <http://www.epa.gov/region1/superfund/sites/wellsgh/579525.pdf>. While encountering contamination on the property is not anticipated, as a precaution, the SGM Plan includes procedures for identifying and managing any potential contaminated groundwater or soil, if encountered. The SGM Plan also includes erosion and dust controls, air monitoring, and an appropriate Health & Safety (H&S) Plan for worker protection. The ongoing ground-

water cleanup operations on the property will be protected and remain in operation throughout and after redevelopment. EPA and MassDEP will conduct periodic field oversight of intrusive activities during redevelopment.

In August 2015, the owner's contractor, W.L. French, will begin redevelopment activities and install erosion controls, mobilize equipment, and prepare a soil management area. The owner's environmental contractor, Sanborn Head & Associates, will monitor environmental conditions in accordance with the SGM Plan. From August 2015 through December 2015, W.L. French will install subsurface infrastructure on the property in accordance with the approved redevelopment plan, in preparation for building construction in 2016. In accordance with the special permit provided by the City of Woburn for the redevelopment, "[E]xterior construction activities on the site shall not commence prior to 6 AM and shall cease no later than 7 PM Monday through Friday, 8 AM to 6 PM Saturdays, and not at all on Sundays." Some of the soils on the property may be moved and used as subsurface fill during redevelopment. Documented clean soil will be brought to the property for infrastructure and achiev-

ing final grades. Truck traffic will increase to transport infrastructure material and clean soil onto the property. The contractor expects an average of 30 trucks per day to move either in or out of the property via Tower Park Drive.

AIR MONITORING:

Dust monitors will be placed around the property during redevelopment construction. If dust is detected at levels that indicate migration is possible, work will be stopped, and dust controls will be put in place to eliminate the potential for dust leaving the property. W.L. French will implement dust controls (e.g., wetting of soil, etc.) as needed, to manage and minimize airborne dust throughout redevelopment. VOC monitoring will be conducted within the active work zone to evaluate construction work health and safety, need for increased levels of personal protection and/or modification of work practices.

ADDITIONAL CONTACT:

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