PHASE I
ENVIRONMENTAL SITE ASSESSMENT

August 2007

For:

29 Elm Street
Salisbury, Massachusetts

TRC Project Number: 114605.0010.04002

Prepared For:
Merrimack Valley Planning Commission
160 Main Street
Haverhill, Massachusetts 01830

By:
TRC Environmental Corporation
650 Suffolk Street
Wannalancit Mills
Lowell, Massachusetts 01852
(978) 970-5600
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160 Main Street
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By:

NEETA SATAM
Principal Investigator

FRANK CALANDRA
Project Reviewer

TRC Environmental Corporation
650 Suffolk Street
Wannalancit Mills
Lowell, Massachusetts 01852
Phone: (978) 970-5600
Fax: (978) 453-1995

EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed for the vacant parcel located at 29 Elm Street, in Salisbury, Massachusetts (the "Site"). This Phase I ESA was prepared for the Merrimack Valley Planning Commission (the "Client") by TRC Environmental Corporation (TRC) in accordance with the American Society for Testing and Materials (ASTM) Practice E 1527-05. The purpose of this assessment is to identify Recognized Environmental Conditions (RECs) as defined in the ASTM E 1527-05 standard in connection with the Site.

The Site consists of 0.77 acres of vacant land located in a residential and commercial area in the Town of Salisbury. Historically the Site was occupied by a shoe manufacturing facility from the early 1930s through 1950s. Historic uses of the Site also included Greyhound Van Lines in the 1970s and Chases Pine Village Furniture in the 1980s. Other uses of the Site included a lumber yard and hardware business in the early 1990s. The Site is currently a partially-wooded and grass-covered lot.

The Phase I ESA consisted of the following tasks:

- Site reconnaissance;
- Investigation of historical site conditions;
- Interviews with owners, operators, occupants, and local officials;
- Review of environmental database and regulatory agency records; and
- Preparation of this report summarizing findings, opinions, and conclusions.

TRC identified the following REC:

- Soil and groundwater contamination associated with the wide range of historic use of the Site. Including shoe manufacturing, vehicle maintenance and repair, and lumber yard. Reportedly, these releases have been confirmed in a December 2005 environmental investigation by Simmons Environmental Services (SES). Various compound including PAHs and metal have been detected in soil, and MTBE has been detected in groundwater.

TABLE OF CONTENTS

EXECUTIVE SUMMARY **ES-1**

1.0 INTRODUCTION **1**

1.1 STATEMENT OF PURPOSE 1
1.2 SCOPE OF INVESTIGATION/ SERVICES 1
1.3 LIMITATIONS AND EXCEPTIONS 1
1.3.1 Physical Obstructions to Observations *1*
1.3.2 Accuracy and Completeness *2*
1.3.3 Warranties and Representations *2*
1.3.4 Continued Validity/User Reliance *2*
1.3.5 Exceptions to the ASTM E 1527-05 Practice *2*

2.0 SITE DESCRIPTION **3**

2.1 SITE LOCATION AND LEGAL DESCRIPTION 3
2.2 SITE AND VICINITY GENERAL CHARACTERISTICS 3
2.3 CURRENT USES OF PROPERTY – DESCRIPTION OF STRUCTURES, ROADS, AND OTHER IMPROVEMENTS 4
2.4 CURRENT USES OF ADJOINING PROPERTIES 4

3.0 USER PROVIDED INFORMATION **6**

3.1 TITLE RECORDS 6
3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS 6
3.3 SPECIALIZED KNOWLEDGE 6
3.4 COMMONLY KNOWN INFORMATION 6
3.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES 6
3.6 OWNER AND OCCUPANT INFORMATION 6
3.7 REASON FOR PERFORMING PHASE I ESA 7

4.0 RECORDS REVIEW **8**

4.1 MANDATORY STANDARD PHYSICAL SETTING SOURCE 8
4.2 DISCRETIONARY AND NON-STANDARD PHYSICAL SETTING SOURCES 8
4.3 STANDARD ENVIRONMENTAL RECORD SOURCES 8
4.4 OTHER ENVIRONMENTAL RECORD SOURCES 9
4.4.1 DEP File Review *9*
4.4.2 Fire Department Records *10*
4.5 RESULTS OF RECORDS REVIEW 10
4.5.1 Site *10*
4.5.2 Adjacent Properties *10*
4.5.3 Other Properties in the Vicinity of the Site *10*
4.6 HISTORICAL USE INFORMATION ON THE SITE AND ADJOINING PROPERTIES 11
4.6.1 Historic Map Review *11*
4.6.1.1 Historical Sanborn® Fire Insurance Maps *11*
4.6.1.2 Historical Topographic Maps *12*

5.0 SITE RECONNAISSANCE 14

5.1 METHODOLOGY AND LIMITING CONDITIONS 14
5.2 OBSERVATIONS 14
5.2.1 Current Uses of the Property 14
5.2.2 Past Uses of the Property 14
5.2.3 Hazardous Substances and Petroleum Products in Connection with Identified Uses 15
5.2.4 Storage Tanks 15
5.2.5 Odors 15
5.2.6 Pools of Liquid 15
5.2.7 Drums 15
5.2.8 Hazardous Substance and Petroleum Products Containers 15
5.2.9 Polychlorinated Biphenyls (PCBs) 15
5.2.10 Pits, Ponds, and Lagoons 16
5.2.11 Stained Soil or Pavement 16
5.2.12 Stressed Vegetation 16
5.2.13 Solid Waste 16
5.2.14 Waste Water 16
5.2.15 Wells 16
5.2.16 Septic Systems 16

6.0 INTERVIEWS 17

6.1 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS 17
6.2 INTERVIEW WITH SITE OWNER REPRESENTATIVE 18

7.0 FINDINGS AND OPINIONS 19

8.0 CONCLUSIONS 20

9.0 REFERENCES 21

List of Tables

Table 3.6-1: Ownership Information Summary 7
Table 4.3-1: Map Findings Summary Number of Sites Within Given Radius of Site 9

Appendices

Appendix 1 Figures
Appendix 2 Site Photographs
Appendix 3 Field Notes & Interviews
Appendix 4 ASTM Radius Report & Historic Maps
Appendix 5 Historical Research Documentation & Assessors Records
Appendix 6 Environmental Lien Search Records
Appendix 7 Qualification(s) of the Environmental Professional(s)

1.0 INTRODUCTION

TRC Environmental Corporation (TRC) prepared this Phase I Environmental Site Assessment (ESA) for the Merrimack Valley Planning Commission (MVPC), Haverhill, Massachusetts (the "Client") on behalf of the Town of Salisbury, Massachusetts (the "Town"). This Phase I was performed in accordance with the American Society for Testing and Materials (ASTM) E 1527-05 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and is intended for the use of the Client, which intends to share the final report and recommendations with the Town.

1.1 Statement of Purpose

This Phase I Environmental Site Assessment (ESA) was performed for the vacant parcel located at 29 Elm Street, in Salisbury, Massachusetts (the "Site"). The Site location is shown in Figure 1 of Appendix 1. The purpose of this assessment is to identify *Recognized Environmental Conditions* (RECs) as defined in the ASTM E 1527-05 standard, in connection with the Site.

1.2 Scope of Investigation/ Services

This Phase I ESA consisted of the following tasks:

- Site reconnaissance;
- Investigation of historical site conditions;
- Interviews with owners, operators, occupants, and local officials;
- Review of environmental database and regulatory agency records; and
- Preparation of this report summarizing findings, opinions, and conclusions.

1.3 Limitations and Exceptions

1.3.1 Physical Obstructions to Observations

During the Site visit conducted by TRC on May 22, 2007, TRC personnel encountered thickly wooded areas on the southern portion of the Site that prevented a complete inspection of this area. However, this limitation is not likely to impact the conclusion of this report because the southern portion of the Site was never developed according to historical sources.

1.3.2 Accuracy and Completeness

TRC makes no guarantees as to the accuracy or completeness of information obtained from others. It is possible that information exists beyond the scope of this investigation or that was not provided to TRC. Additional data subsequently provided, discovered, or produced may alter the findings or conclusions made in this Phase I ESA report. TRC is under no obligation to update this report to reflect such subsequent information. The findings presented in this report are based upon the information reasonably available and observed Site conditions at the time of this assessment. Conditions may have changed since that time and the findings and conclusions of this report are not meant to be indicative of future conditions at the Site.

1.3.3 Warranties and Representations

This report does not warrant against: (1) operations or conditions which were not evident from visual observations or historical information obtained; (2) conditions which could only be determined by physical sampling or other intrusive investigation techniques; or (3) locations other than the Client-provided addresses and/or legal parcel description or information on off-site location (with possible impact on the subject properties) not published in available records.

1.3.4 Continued Validity/User Reliance

This report is presumed to be valid for a period of 180 days from its completion or until the Client obtains specific information that may materially alter a Finding, Opinion, or Conclusion in this report or until the Client is notified by TRC that it has obtained specific information that materially alters a Finding, Opinion, or Conclusion in this report. This report may not be relied on by any party other than the Client, with whom TRC has contracted to prepare this report, and the Town of Salisbury, with which the Client intends to share the final report and any associated recommendations.

1.3.5 Exceptions to the ASTM E 1527-05 Practice

The protocol utilized for this Phase I ESA is in general accordance with the requirements of ASTM Standard E 1527-05. No exceptions were identified.

2.0 SITE DESCRIPTION

The Site consists of 0.77 acres of vacant land located at 29 Elm Street, in Salisbury, Massachusetts. The Site is located in a residential and commercial area near the center of the Town. A Site Location Map is provided as Figure 1 in Appendix 1. The Site is thickly wooded along the central and southern portions, whereas the northern portion of the Site is grass-covered. The Site is currently undeveloped. A Site Plan based on the Towns Assessor Map is shown in Figure 2 in Appendix 1. Site photographs from the May 22, 2007 Site visit are included in Appendix 2, and a copy of the field notes prepared by TRC during the Site visit are included in Appendix 3.

2.1 Site Location and Legal Description

A Site Location Map is presented as Figure 1 in Appendix 1. The Client did not provide a legal description of the Site. The Site-specific boundaries of this assessment were obtained from the Town of Salisbury Property Assessment Data Online. The Site is classified as a municipal lot and zoned as commercial land on the Town of Salisbury Property Assessment Data Online. The surrounding area is zoned for mixed commercial and residential uses. The 0.77-acre parcel is defined on the Town of Salisbury Assessors Map 6 as Block 2, and Lot # 45. The Town of Salisbury currently owns the Site. Historical ownership information is provided in Section 3.6 of this report.

2.2 Site and Vicinity General Characteristics

The Site is located in a residential and commercial area near downtown Salisbury, Massachusetts. The 0.77 acre parcel is bounded to the north by Elm Street. The Site is located approximately 0.1 mile west of the intersection of Elm Street and School Street. Elm Street is also known as Massachusetts Route 110. The junction of Elm Street and School Street is also the intersection of Massachusetts Route 110 with U.S. Route 1. The Site and surrounding area are depicted in Figure 2 in Appendix 1.

The Site slopes southerly towards a wetland that is located on the south side of Mudnock Road, approximately 0.1 mile from the Site. This wetland surrounds Town Creek and is identified as Town Creek Marshes. Town Creek is a tributary to the Merrimack River and is located 0.25 miles south of the Site.

2.3 Current Uses of Property – Description of Structures, Roads, and Other Improvements

The Site is a rectangular-shaped, undeveloped parcel located on the south side of Elm Street and owned by the Town of Salisbury. The Site is thickly wooded along the central and southern portions. The northern portion of the Site is grass-covered. The Site is partially fenced with a chain-link fence along the western border and a wooden picket fence along the southeastern border. There is no designated access gate or entrance. Remnants of a concrete slab from the former Site building are located on the eastern and central portion of the Site. A historic assessor's card indicates the Site was connected to all public utilities. However, no indications of water or sewer connections were observed. A Site plan is included as Figure 2.

2.4 Current Uses of Adjoining Properties

The Site is located in a residential and commercial area of Salisbury. The following is a description of the properties adjacent to the Site.

North: A 3.61-acre, undeveloped, thickly-wooded lot identified as Parcel 7, Lot #32 on the Town of Salisbury assessors map is located to the north of the Site across Elm Street. The property address is 32 Elm Street and is owned by Paul Garabdein. According to the assessors map, a wetland is located in the northern portion of this property.

Northeast: A 0.07-acre lot identified as Parcel 8, Lot #28 on the Town of Salisbury assessors map is located to the northeast of the Site. The property is located at 28 Elm Street and owned by Ronald Beattie and Al Minervini. According to the assessor's records, this property is classified as "SM RETAIL" with a small retail-style building, built in 1950, having concrete exterior and an asphalt roof. Monkey House, a retail store that sells books and CDs, currently occupies the property.

East: A 0.36-acre lot identified as Parcel 2, Lot #27 on the Town of Salisbury assessors map is located to the east of the Site. The lot is located at 27 Elm Street and occupied by Harry's Auto Repair facility, which consists of a single-story garage-type building with a paved parking area. According to the assessor's records, this property contains 0.362 acres of land mainly classified as "AUTOREP" with a repair garage-style building, built in 1987, having a corrugated metal exterior and metal roof.

Southeast: A 1.04-acre wooded lot identified as Lot #8 on the Town of Salisbury assessors map is located to the southeast of the Site. According to the assessors map a wetland is located in the southern portion of this property. The lot is located at 8 Mudnock Road and occupied by a single family residence surrounded by wooded areas. According to the assessor's records, the property is mainly classified as

"ONE FAM". The property is occupied by a cape-style building which was constructed in 1996 and has clapboard exterior and an asphalt roof. The property is owned by Dawn Barcellona and Jeffrey Lafrance.

South: A 1.32-acre wooded lot identified as Parcel 2, Lot #10 on the Town of Salisbury assessors map is located to the south of the Site. The property is located at 10 Mudnock Road and owned by Betty Barcellona and Louis Barcellona. According to the assessors map, wetlands are located in the southern and western portion of this property. The property is undeveloped.

West: A 0.78-acre identified as Parcel 2, Lot # 43 on the Town of Salisbury assessors map is located to the west of the Site. The lot is located at 25 Elm Street and occupied by a single family residence surrounded by wooded areas. According to the assessor's records, this property is classified as "ONE FAM." The property is occupied by a cape style building built in 1948 with a clapboard exterior and asphalt roof. The property is owned by Barbara Mudge.

3.0 USER PROVIDED INFORMATION

The following sections summarize information available through a review of local ownership records or information obtained through other record sources reviewed by TRC.

3.1 Title Records

Sufficient Site ownership information was available through standard local record sources. TRC did not obtain title records for the Site.

3.2 Environmental Liens or Activity and Use Limitations

An environmental lien search was conducted by Environmental Data Resources, Inc. (EDR) for the Site. No environmental liens or Activity and Use Limitations (AUL) were found for the Site. In 2003 the Town of Salisbury placed a tax lien on the Site. A copy of the environmental lien search report is provided in Appendix 6.

3.3 Specialized Knowledge

No specialized knowledge or material connection with the Site was provided to TRC.

3.4 Commonly Known Information

No commonly known information, other than what was documented in this report, was identified for the Site.

3.5 Valuation Reduction for Environmental Issues

The Client did not provide TRC information regarding purchase price of the Site compared to fair market value.

3.6 Owner and Occupant Information

Owner and occupant information for the Site was obtained through review of the Town of Salisbury Assessor's records and title records on file at the Southern Essex Registry of Deeds' website (www.salemdeeds.com). The Site has been owned by the Town of Salisbury since 2003. The Town acquired the Site from the previous owner through foreclosure for non-payment of taxes. Ownership information is summarized in Table 3.6-1.

Table 3.6-1: Ownership Information Summary			
Sale Date	**Legal Reference**	**Grantor Last Name**	**Land Use at Sale***
6/3/2003	20949-123	Germinara, Robert	Developable Land
2/4/2000	16185-297	Chase, Mary	Developable Land
1/2/1997	13917-347	Chase, Mary	Developable Land
1/27/1994	12401-61	Chase, Mary	Developable Land
4/19/1975	6141-170	Kilroy, James H	Developable Land

*Note: land use based on land use code 390 from the Town of Salisbury Assessor's records.

Past uses, based on historic map review, are described in Section 4.4 of this report. Assessor's records providing past information on property ownership and Site use were obtained by TRC and are included in Appendix 5. Information regarding current Site occupancy is discussed in Section 5.2.

3.7 Reason for Performing Phase I ESA

This Phase I ESA was conducted at the request of the MVPC and the Town of Salisbury to evaluate the potential for future redevelopment.

4.0 RECORDS REVIEW

The following sections summarize information obtained through a review of available historical and environmental records.

4.1 Mandatory Standard Physical Setting Source

Figure 1 in Appendix 1 depicts a portion of the United States Geological Survey Topographic (USGS) Map showing the location of the Site. To assess the topographic and hydrologic characteristics of the Site and vicinity, TRC reviewed the USGS 7.5 Minute Topographic Map for the "Salisbury, Massachusetts" Quadrangle dated 1987. According to the 1987 USGS Topographic Map, the approximate elevation of the Site is 32 feet above mean sea level (amsl). The Site slopes southerly towards a wetland located approximately 0.1 mile south. Town Creek, a tidal creek, and a tributary to the Merrimack River is located 0.25 miles south of the Site. The topography in the immediate vicinity of the Site slopes southerly.

Based on a review of the topographic map and the EDR GeoCheck® Physical Source Setting data and the Site's proximity to the tributary to the Merrimack River, groundwater in the immediate vicinity of the Site is likely to flow to the south toward the Town Creek Marshes. Properties to the north of the Site are located at a higher elevation than the Site and are considered hydrologically upgradient of the Site. According to the GeoCheck® Physical Source Setting data, properties to the north of the Site are at a higher elevation than the Site and therefore assumed to be hydrologically upgradient of the Site.

4.2 Discretionary and Non-Standard Physical Setting Sources

Neither discretionary nor non-standard physical setting sources were reviewed for this ASTM Phase I ESA, as sufficient information concerning the physical setting of the Site was provided in the USGS Topographic Map.

4.3 Standard Environmental Record Sources

A computerized radius search of State and Federal environmental record databases was performed to investigate sites with known adverse environmental conditions that have the potential to impact the Site and surrounding vicinity. The search was performed pursuant to ASTM Standard E1527-05 using an electronic database search by EDR. A copy of the results of the database search, entitled The EDR Radius Map with GeoCheck® Report, is provided in Appendix 4.

Table 4.3-1: Map Findings Summary
Number of Sites Within Given Radius of Site

Database	Search Distance (miles)	Miles						
		TP	<1/8	1/8-1/4	1/4-1/2	1/2-1	>1	Total
Federal Records								
NPL	1.0	0	0	0	0	0	NR	0
Delisted NPL	1.0	0	0	0	0	0	NR	0
CERCLIS	0.5	0	0	0	0	NR	NR	0
CERC-NFRAP	0.5	0	0	0	0	NR	NR	0
RCRA - CORRACTS	0.5	0	0	0	0	NR	NR	0
RCRA TSD	0.5	0	0	0	NR	NR	NR	0
RCRA – SM. QY GEN.	0.25	0	1	3	NR	NR	NR	4
RCRA – LG. QY GEN.	0.25	0	0	0	NR	NR	NR	0
ERNS	TP	0	NR	NR	NR	NR	NR	0
FINDS	TP	0	NR	NR	NR	NR	NR	0
TRIS	TP	0	NR	NR	NR	NR	NR	0
US Brownfields	0.5	0	0	0	0	NR	NR	0
State Records								
State Haz. Waste Sites	0.5	0	1	5	1	NR	NR	7
State Landfill	0.5	0	0	0	0	NR	NR	0
LUST	0.5	0	0	2	1	NR	NR	3
UST	0.25	0	0	4	NR	NR	NR	4
AST	0.25	0	0	1	NR	NR	NR	1
LAST	0.5	0	1	0	3	NR	NR	4
State Release	0.5	0	1	8	2	NR	NR	11
Spills	TP	NR	NR	NR	NR	NR	NR	0
Institutional Controls	0.5	0	0	0	1	NR	NR	1

Notes: TP – Target Property.
NR – Not Requested (beyond the searched radius).
(For definitions of other abbreviations, refer to the EDR Report in Appendix D.)

4.4 Other Environmental Record Sources

4.4.1 DEP File Review

On May 24, 2007 TRC contacted Massachusetts Department of Environmental Protection (MADEP) Northeast Region Office file room in Wilmington, Massachusetts. No files or recorded spills or releases on the Site or adjacent properties were available.

4.4.2 Fire Department Records

The Town of Salisbury Fire Department, under the supervision of Richard Souliotis, Fire Chief, conducted a records review of the Site to assess past Oil and Hazardous Materials (OHM) storage Site. According to Mr. Richard Souliotis, the Fire Department records did not indicate the presence of underground storage tanks (USTs), aboveground storage tanks (ASTs), or potential OHM storage at the Site.

4.5 Results of Records Review

4.5.1 Site

The Site was not identified in the EDR database report as a listed release site.

4.5.2 Adjacent Properties

No database records for adjacent properties were identified in the EDR database report.

4.5.3 Other Properties in the Vicinity of the Site

TRC also evaluated the properties within the vicinity of the Site that are listed in the various databases to evaluate whether those properties were likely to have a potential to impact the Site with respect to environmental conditions. For the purposes of this assessment, properties located to the south of the Site are considered hydrologically downgradient of the Site and not likely to impact the Site. Properties located east and west of the Site are considered cross gradient with respect to the Site and are considered unlikely to impact the Site, while properties located north of the Site are considered upgradient.

Of the 33 mapped records identified in the EDR report, one record was listed for a property located potentially upgradient of the Site. This property, identified as Ricks Auto Repair, located at 19 Maple Street, is listed on the as RCRA Small Quantity Generator and FINDS site. Based on the absence of records indicating releases or violations at this property, TRC concludes that this property is not likely to impact the Site. Properties identified with Map Id 9, 18, C, and D on the EDR report are located to the northeast of the Site. Based on a review of the topographic map, the groundwater in the vicinity of these properties is likely to flow towards Blackwater River. Hence these properties are not likely to impact the Site. TRC did not identify any Federal National Priorities List (NPL) or Resource Conservation and Recovery Act (RCRA) Transport, Storage, and Disposal (TSD) sites within the required search radii. Evaluations of database findings for the Site and proximate sites are provided below.

Properties listed as Orphan Sites in the EDR report were also reviewed and evaluated for distance and location with respect to the Site. None of the Orphan Sites were found to be located proximate to and upgradient of the Site.

4.6 Historical Use Information on the Site and Adjoining Properties

TRC reviewed historic Sanborn® Fire Insurance Maps and Historic Topographic Maps dating back to 1894. Historical records indicating Site uses prior to 1894 were not reasonably ascertainable. Historic records indicate that the Site contained a building as early as 1894. According to the Sanborn® Map the 0.77-acre portion of the Site became primarily occupied by shoe manufacturing businesses in the early 1900s and remained so until the mid 1900s. Information on previous uses of the Site and adjoining properties, as obtained from historic Sanborn® Fire Insurance Maps and Historical Topographic maps is summarized below.

4.6.1 Historic Map Review

4.6.1.1 Historical Sanborn® Fire Insurance Maps

TRC obtained and reviewed copies of historical Sanborn® Fire Insurance Maps dated 1924, 1944, and 1959 for the Site and surrounding area. The Sanborn® Maps were obtained from EDR. At the times when these Sanborn® Maps were produced, a different numbering scheme was employed for properties along Elm Street. Based on a comparison of the Sanborn® Maps to more updated maps, the Site appears to be numbered 39 Elm Street in 1924, 1944, and 1959.

1924 Sanborn® Map

In 1924 the Site was occupied by the W. H. Butler Company, manufacturers of women's shoes. In addition, another structure that appeared to be a shed was located adjacent and east to the shoe factory. The adjacent property to the west was occupied by a 2-story dwelling. A 2-story dwelling was also located to the north of the Site across Elm Street. The Salisbury train station and the Boston and Maine Railroad line was located to the west of the Site.

1944 Sanborn® Map

In 1924 the Site was occupied by a building that appeared identical to the shoe factory observed in the 1924 Sanborn map. However, a label identifying the name of the business/building on the Sanborn® Map was not present. In addition, another structure that appeared to be labeled "coops" was located to the east and adjacent to the shoe factory. Also, a transformer yard was located off the northwestern corner of the factory building. An adjacent building to the east of the shoe factory was identified as the American Legion Post. The adjacent property to the west was occupied by a 2-story dwelling. A 2-story dwelling

was also located to the north of the Site across Elm Street. The Salisbury train station and the Boston and Maine Railroad line were located further west up Elm Street.

1959 Sanborn® Map

In 1959 the Site was occupied by a shoe factory. The "coops" structure located to the east and adjacent to the Site building in 1944 was absent in 1959. There are no other changes from the 1944 map to the 1959 map.

4.6.1.2 Historical Topographic Maps

TRC obtained and reviewed copies of Topographic Maps dated 1894, 1932, 1934, 1945, 1952, 1966, and 1985, for the Site and surrounding area. The topographic Maps were obtained from EDR.

1894 Topographic Map

A black dot present on the 1894 map indicated the presence of a building at the Site, though no connection can be made between this dot and the shoe manufacturing company identified on the 1924 Sanborn® Map. The adjacent properties to the north, south, east and west were vacant. The Boston and Maine Railroad line was located to the west of the Site.

1932 Topographic Map

No changes from the 1894 topographic map.

1934 Topographic Map

No changes from the 1932 topographic map

1945 Topographic Map

The Site was occupied by a north-south oriented rectangular building that looks like the shoe factory identified on the Sanborn® Maps. Other portions of Elm Street surrounding the Site contained small buildings.

1952 Topographic Map

There was a small building off the southeast end of the factory building. There were no other changes from the 1945 topographic map.

1966 Topographic Map

No changes from the 1952 topographic map.

1985 Topographic Map

The Site and the adjacent properties appear similar to their depiction in the 1966 topographic map. However, the general vicinity appeared to be more developed. The 1985 map appeared to show the same shoe factory building on the Site as seen on previous maps. A large shed (currently occupied by Harry's Auto Repair) was located adjacent and east of the Site.

5.0 SITE RECONNAISSANCE

TRC personnel performed a Site reconnaissance on May 22, 2007. Site photographs are included in Appendix 2.

5.1 Methodology and Limiting Conditions

The Site visit conducted by TRC on May 22, 2007 included traversing the Site and viewing the Site from its perimeter and adjacent properties to identify evidence of activities or conditions that may be relevant to this assessment. During the Site visit conducted by TRC on May 22, 2007 the southern portion of the Site could not be traversed because it was thickly wooded. This represents a limiting condition to this ESA.

5.2 Observations

No buildings are located on the Site. Therefore no interior observations were recorded during the Site visit. The southern portion of the Site is thickly wooded, whereas the northern portion of the Site is grass-covered. The Site is partially fenced. There is no designated access gate or entrance to the Site. Remnants of a concrete slab from the former Site building are located on the eastern and central portions of the Site. The remnants of this concrete slab were cracked. TRC did not observe floor drains or other evidence of sub-slab structures such as dry wells, tanks, or septic systems.

5.2.1 Current Uses of the Property

The Site is currently vacant, and no current uses were identified.

5.2.2 Past Uses of the Property

The only indication of past use observed during the Site reconnaissance is the concrete slab from the former Site building. Information on previous uses of the Site was determined through interviews and records review and is summarized in Section 4. Historically the Site was occupied by a shoe manufacturing facility dating back to 1894. The Site was occupied by Greyhound Van Lines in 1975 and 1976. The Site was occupied by Chases Pine Village Furniture in the 1980s. Other uses of the Site included a lumber yard and hardware business in the early 1990s. The Site building that formerly occupied the Site was condemned and erased by the Town of Salisbury in 1994.

5.2.3 Hazardous Substances and Petroleum Products in Connection with Identified Uses

TRC did not observe hazardous substances or petroleum products in connection with the identified use of the Site.

5.2.4 Storage Tanks

No above ground storage tanks or underground storage tanks were observed during the Site reconnaissance.

5.2.5 Odors

TRC did not detect odors on the Site indicative of the presence of hazardous substances or petroleum products.

5.2.6 Pools of Liquid

TRC did not observe pools of liquid or standing water on the Site.

5.2.7 Drums

TRC did not observe any drums on the Site.

5.2.8 Hazardous Substance and Petroleum Products Containers

TRC did not observe any containers that contained hazardous substances or petroleum products on the Site.

5.2.9 Polychlorinated Biphenyls (PCBs)

TRC did not observe any transformers on the Site. However, two pole mounted transformers were located outside the Site boundary across Elm Street. The location of these transformers is marked on Figure 2: Site Plan. The Sanborn® Maps from 1944 through 1959 show a transformer yard located off the northwest corner of the former factory building. However, TRC was did not observe any remnants of the former transformer yard during the May 22, 2007 Site visit. TRC did not observe any stains in the area where the former transformer yard was located.

5.2.10 Pits, Ponds, and Lagoons

TRC did not observe any lagoons on the Site. There are no ponds or lagoons located on the Site.

5.2.11 Stained Soil or Pavement

TRC did not observe any staining of pavement or soil on the Site.

5.2.12 Stressed Vegetation

Stressed vegetation was not observed at the Site during TRC's Site reconnaissance.

5.2.13 Solid Waste

TRC did observe any solid waste at the Site.

5.2.14 Waste Water

No sources of wastewater were observed on Site. Town records indicate the Site is not connected to the municipal sewer service.

5.2.15 Wells

No wells were observed by TRC on the Site during the Site reconnaissance.

5.2.16 Septic Systems

No evidence of a septic system was observed on the Site during TRC's Site reconnaissance. TRC conducted a records review at the Town of Salisbury Building Department. Although the Building Department did not have any records that the Site was ever connected to the Town's sewer system, a historic assessor's card indicates that the Site was connected to all public utilities.

6.0 INTERVIEWS

6.1 Interviews with Local Government Officials

The following persons were contacted or interviewed regarding on-site environmental conditions and present and/or former uses of the Site.

Fire Department

TRC contacted Richard Souliotis, the Fire Chief at the Town Salisbury Fire Department, to obtain information about the Site. The Fire Department had no records of existing or previously removed USTs or ASTs on the Site. Mr. Souliotis responded via email indicating that no documents pertaining to the Site were available. The Mr. Souliotis also indicated that the Site was formerly occupied by Pine Village Furniture.

Building Department

TRC interviewed Mr. Kenneth Surette, the Building Inspector at the Department of Inspections. Mr. Surette did not have any knowledge regarding the historic use of the Site, any dumping, or pending legal action related to hazardous waste issues at the Site. TRC performed a records review at the Building Department under the supervision of the secretary, Ms. Christine Di Ruzza. Documents pertinent to the Site that were retrieved during the records review are included in Appendix 5.

Health Department

TRC performed a records review at the Health Department under the supervision of the secretary Ms. Marie Blais. The Health Department did not have any documents pertaining to the Site.

Assessors Office

TRC contacted Ms. Cheryl L. Gillespie the Chief Assessor at the Town of Salisbury Assessors Office. According to Ms. Gillespie, the Site was occupied by an 8,989-square foot shed in the 1930s. From the early 1930s through 1959, the Site was occupied by a shoe manufacturing facility and by Greyhound Van Lines in 1975 and 1976. Activities at the Site during this period included automobile alterations and repair. This business was housed in an 8,800-square foot shed that was constructed in 1968. The Site was occupied by Chases Pine Village Furniture in the 1980s. The most recent Site use includes a lumber yard and hardware business in the early 1990s. According to Ms Gillespie the Site building was razed by the Town of Salisbury in 1994 because the building was dilapidated. The Site has been a vacant lot since 1997. TRC performed a records review at the Assessors Office under the supervision of Ms. Gillespie. Documents pertinent to the Site retrieved during the records review are included in Appendix 5.

6.2 Interview with Site Owner Representative

The Town of Salisbury currently owns the property. Therefore, TRC contacted Ms. Lisa Pearson, the Planning Director at the Town of Salisbury via telephone on April 23, 2007 to conduct the Site owner interview. A copy of the Site Owner Representative Questionnaire is provided in Appendix 3.

TRC also contacted Mr. Chris Reilly, the Economic Development Director at the Town of Salisbury, via telephone on April 24, 2007. According to Mr. Reilly, a preliminary environmental evaluation was conducted at the Site by Simmons Environmental Services in December 2005. The findings of this investigation indicated elevated levels of polycyclic aromatic hydrocarbons (PAHs) and metals in soil. This evaluation also indicated the presence of methyl tert butyl ether (MTBE) in one groundwater sample. TRC contacted Mr. Reilly via email and phone to obtain a copy of the preliminary environmental evaluation conducted by Simmons Environmental Services. However, at the time of issuing of this report TRC was unable to obtain a copy of this report for review.

7.0 FINDINGS AND OPINIONS

Based on the activities performed as part of this ESA, in TRC's opinion, soil and groundwater contamination from the historic use of the Site is considered a REC. The following summarizes past Site uses which have likely impacted soil and groundwater.

- **Shoe Manufacturing Operations on Site**

  A shoe factory operated at the Site from the late 1920s to the mid 1950s. Typical hazardous substances associated with the production of shoes and leather products include dyes, adhesives, solvents, and tanning agents. These compounds have likely impacted the soil and groundwater at the Site. Also, Sanborn® Maps from 1944 through 1959 show a transformer yard located off the northwest corner of the former factory building. Transformers from this time period commonly used PCB-containing oil. Maintenance and disposal practices were not regulated during the period of operation and releases of transformer oil were common.

- **Greyhound Van Lines**

  The Site was occupied by Greyhound Van Lines in 1975 and 1976. Activities at the Site during this period included automobile alterations and repair. Chemicals such as gasoline, oil, and lubricants associated with these operations have likely been released into the soil and groundwater.

Information provided to TRC regarding a preliminary environmental evaluation conducted by Simmons Environmental Services (SES) in December 2005 supports these findings, as elevated levels of various compounds associated with historic use were identified. The findings of the SES investigation indicate elevated levels of polycyclic aromatic hydrocarbons (PAHs) and metals in soil. The evaluation also indicated the presence of methyl tert butyl ether (MTBE) in one groundwater sample.

8.0 CONCLUSIONS

TRC has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 for the Site located at 29 Elm Street, Salisbury Massachusetts. Any exceptions to, or deletions from this practice are described in Section 1.3.4 of this report. This assessment revealed the following recognized environmental conditions:

- Soil and groundwater contamination associated with the wide range of historic use of the Site, including shoe manufacturing, vehicle maintenance and repair, and operations as a lumber yard. Reportedly, these releases have been confirmed in a December 2005 environmental investigation by Simmons Environmental Services (SES). Various compounds including PAHs and metals have been detected in soil, and MTBE has been detected in groundwater.

9.0 REFERENCES

[1] Town of Salisbury Fire Department Records.

[2] Town of Salisbury Assessors Office Records.

[3] Southern Essex Registry of Deeds Website (www.salemdeeds.com), accessed May 16, 2007.

[4] EDR Radius Map with GeoCheck©, 29 Elm Street, Salisbury, Massachusetts, Environmental Data Resources, Inc., May 16, 2007

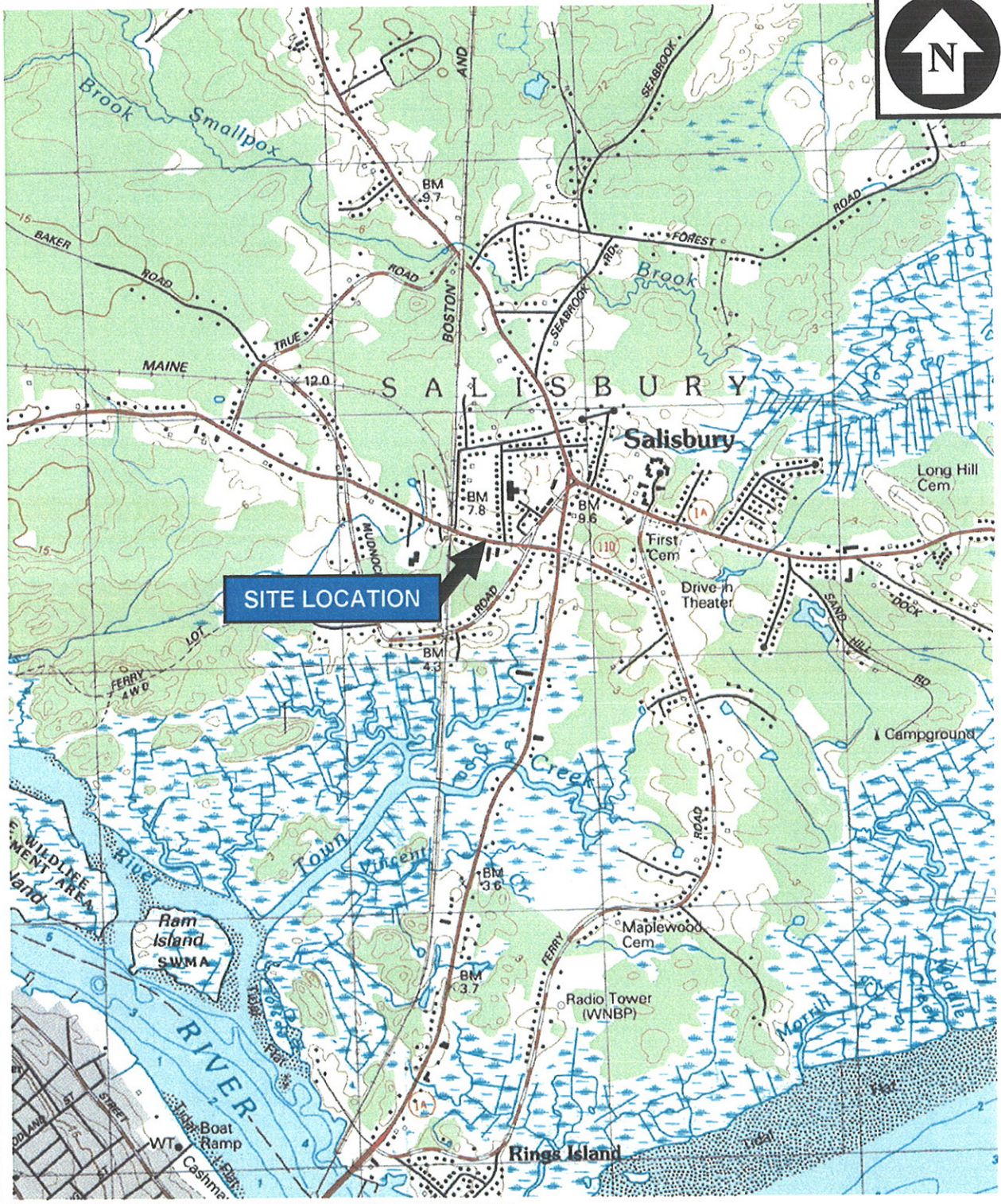
[5] EDR Sanborn® Maps, 29 Elm Street, Salisbury, Massachusetts, Environmental Data Resources, Inc., May 16, 2007

[6] EDR Topographic Maps, 29 Elm Street, Salisbury, Massachusetts, Environmental Data Resources, Inc., May 16, 2007

[7] EDR Sanborn® Maps, 29 Elm Street, Salisbury, Massachusetts, Environmental Data Resources, Inc., May 16, 2007

APPENDIX 1

Figures



BASE MAP IS A PORTION OF THE FOLLOWING 7.5' X 15' USGS TOPOGRAPHIC QUADRANGLES: NEWBURYPORT, MA-NH, 1987

0 1000 2000 3000

scale in feet



QUADRANGLE LOCATION

29 ELM STREET
SALISBURY, MASSACHUSETTS

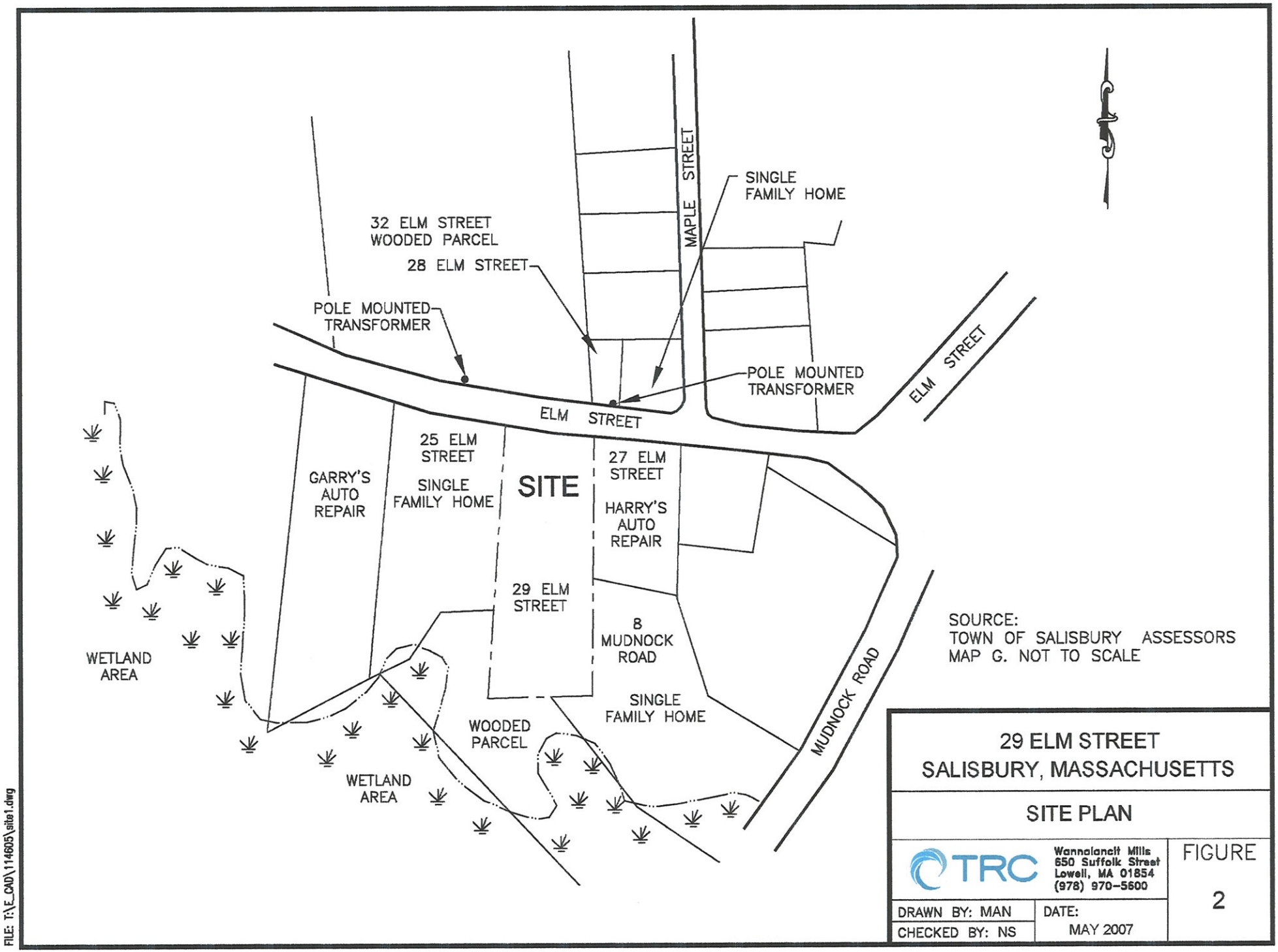
SITE LOCATION MAP

TRC
Wannalancit Mills
650 Suffolk Street
Lowell, Ma. 01854
(978) 970-5600

DRAWN: MAN
CHECKED: NS
SCALE: AS SHOWN
Date 5/29/07

FIGURE 1

114605/TOPO.PPT


32 ELM STREET
WOODED PARCEL
28 ELM STREET
MAPLE STREET
SINGLE
FAMILY HOME
POLE MOUNTED
TRANSFORMER
POLE MOUNTED
TRANSFORMER
ELM STREET
ELM STREET
25 ELM
STREET
SINGLE
FAMILY HOME
GARRY'S
AUTO
REPAIR
SITE
27 ELM
STREET
HARRY'S
AUTO
REPAIR
29 ELM
STREET
8
MUDNOCK
ROAD
SINGLE
FAMILY HOME
WETLAND
AREA
WOODED
PARCEL
WETLAND
AREA
MUDNOCK ROAD
SOURCE:
TOWN OF SALISBURY ASSESSORS
MAP G. NOT TO SCALE
29 ELM STREET
SALISBURY, MASSACHUSETTS
SITE PLAN
TRC
Wannalancit Mills
650 Suffolk Street
Lowell, MA 01854
(978) 970-5600
FIGURE
2
DRAWN BY: MAN
CHECKED BY: NS
DATE:
MAY 2007
FILE: T:\E_CAD\114605\site1.dwg

ENVIRONMENTAL PROFESSIONAL STATEMENT

DEFINITION OF ENVIRONMENTAL PROFESSIONAL AND RELEVANT EXPERIENCE THERETO PURSUANT TO 40 CFR 312

(1) a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (see §312.1(c)) on, at, in, or to a property, sufficient to meet the objectives and performance factors in §312.20(e) and (f).

(2) Such a person must: (i) hold a current Professional Engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or (ii) be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in §312.21 and have the equivalent of three (3) years of full-time *relevant experience*; or (iii) have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or (iv) have the equivalent of ten (10) years of full-time relevant experience.

(3) An environmental professional should remain current in his or her field through participation in continuing education or other activities.

(4) The definition of environmental professional provided above does not preempt state professional licensing or registration requirements such as those for a professional geologist, engineer, or site remediation professional. Before commencing work, a person should determine the applicability of state professional licensing or registration laws to the activities to be undertaken as part of the inquiry identified in §312.21(b). (5) A person who does not qualify as an environmental professional under the foregoing definition may assist in the conduct of all appropriate inquiries in accordance with this part if such person is under the supervision or responsible charge of a person meeting the definition of an environmental professional provided above when conducting such activities.

Relevant experience, as used in the definition of environmental professional in this section, means: participation in the performance of all appropriate inquiries investigations, environmental site assessments, or other site investigations that may include environmental analyses, investigations, and remediation which involve the understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions and for which professional judgment was used to develop opinions regarding conditions indicative of releases or threatened releases (see §312.1(c)) to the subject property.

[I, We] declare that, to the best of [my, our] professional knowledge and belief, [I, we] meet the definition of Environmental professional as defined in §312.10 of 40 CFR 312.

[I, We] have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. [I, We] have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Signature of Environmental Professional: _____ Date: 8/14/07