

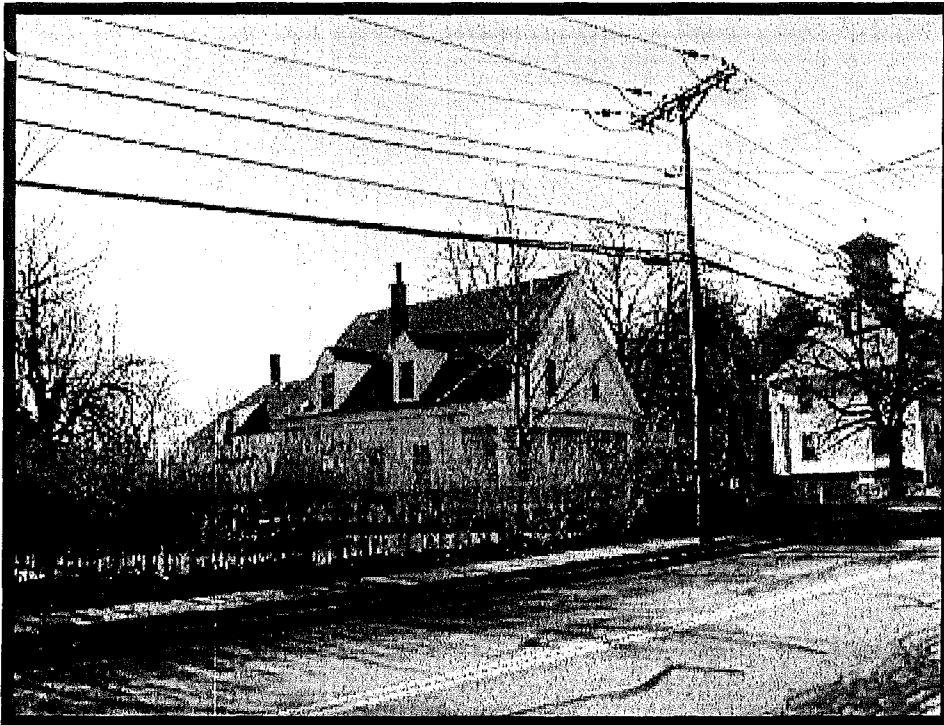
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**ASTM ENVIRONMENTAL TRANSACTION SCREEN
Volume I — Text, Figures, & Photographs**



**248 ELLIOT STREET
CITY OF NEWTON
MASSACHUSETTS**

*AEI Project #2355 Prepared for:
The VILLAGE BANK*

January 13, 2004

EXECUTIVE SUMMARY OF FINDINGS

The approximately 0.40-acre Subject Property occupies the southeastern corner of the intersection of Elliot and Linden Streets. The area of the Subject Property was developed in the early 1800s and generally has supported residential and institutional activities. The area encompassing the Subject Property along Elliot Street is identified on the State Registry of Historic Places as an Historic District, with properties subject to development restrictions by the Newton Upper Falls Historic District Commission.

The Subject Property was developed in approximately 1840 with the northern portion of the subject approximately 1,725-square-foot [footprint] 1½-story dwelling, with the southern portion of the building added by the mid-1800s. Initially, the building served as a single-family dwelling; however, the building was partitioned into two residential units in the early 1920s. A hen house was constructed southeast of the dwelling in 1922 on a concrete foundation. The hen house was demolished in 1994; however, its foundation remains. The garage was added in 1923.

According to City Building Department files, the dwelling was heated by stoves until installation of gas boilers in the early 1920s. The dwelling was connected to municipal water supplies in 1898. No record or indication was discovered of the water-supply well that must previously have supplied the Subject Property. The dwelling was connected to municipal sewers in 1908. No record of indication of an on-site septic system was discovered; however, such a waste-disposal system must have existed on-site. Roof drains currently are designed to discharge to apparent drywells; however, many of the connections to these subsurface structures are damaged. Stormwater currently accumulates adjacent to building foundations and seeps into the basements, partly controlled by a sump pump that also currently discharges adjacent to the building. Drainage concerns are compounded by shallow bedrock that crops out in the basement and serves to perch infiltrating water at shallow depths.

No evidence of soil staining or vegetative stress was observed on-site. No evidence was discovered in historic records that suggest any hazardous activities were performed on-site.

Based on the age of the subject building, some building materials are suspect for potential asbestos content — including plaster, plasterboard, joint compounds, window caulking, floor and ceiling tiles, and roofing materials. Two short segments of air-cell pipe insulation also were observed in the north basement.

Also based on the age of the subject building, paint used on-site is suspect for potential lead content. Preliminary screening of subsurface paint using a colorimetric testing protocol detected some lead-based paint covered by latex. The City Health Department reported no record of lead clearance certificates for the Subject Property. If changes in building use result in occupancy by a child under six years of age, 105 CMR 460.100 will require testing and control actions to obtain a Letter of Full Compliance or a Letter of Interim Control. USEPA studies of similarly aged residential properties determined that soils within the drip line of the building often contain elevated lead concentrations from accumulations of flaking and chalking lead-bearing paint. The USEPA has developed low-cost landscaping procedures to minimize potential exposure to lead-bearing soils by residents.

Thirty-one (31) State CERCLIS-equivalent Sites (including LUST Sites), one (1) Registered Underground Storage Tank (UST) Site, one (1) State Landfill Site, one (1) CERCLIS Site, and eight (8) RCRA Generators were identified within ASTM-specified search radii of the Subject Property. Based on inferred groundwater

flow direction, remedial status, and proximity of these contaminant sites to the Subject Property, none of these sites are considered to pose the Subject Property a significant environmental risk at this time.

As in all urban settings, long-term development of the area of the Subject Property poses a risk of environmental impact from airborne contaminants, widespread use and storage of oil and other fuels, and historically varying common waste-disposal practices. No conditions were identified associated with the Subject Property that alter this common risk.

Based on information available to it at the time of this ASTM Environmental Transaction Screen, Action Environmental concludes that “***No Further Inquiry Into Recognized Environmental Conditions at the Subject Property is Needed for Purposes of Appropriate Inquiry***” associated with this due diligence investigation; however, *additional environmental investigations will be necessary to fully support proposed renovation and demolition activities on the Subject Property, including comprehensive asbestos and lead-based paint surveys of the subject buildings, stormwater control plans, lead in surface soil surveys adjacent to the buildings, and compliance with the requirements and restrictions of the Subject Property's setting in an Historic District designated on the State Registry of Historic Places.*

3.11 — PREVIOUS ENVIRONMENTAL REPORTS

None reported by Can-Do or The Village Bank, and none discovered in government records.

4.0 — CONCLUSIONS

Action Environmental, Inc., performed an ASTM Environmental Transaction Screen of 248 Elliot Street in the Upper Falls Neighborhood of the City of Newton, Massachusetts, in accordance with ASTM Standard Practice Method E1528-00.

The approximately 0.40-acre Subject Property occupies the southeastern corner of the intersection of Elliot and Linden Streets. The area of the Subject Property was developed in the early 1800s and generally has supported residential and institutional activities. The area encompassing the Subject Property along Elliot Street is designated as an Historic District on the State Registry of Historic Places.

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As in all urban settings, long-term development of the area of the Subject Property poses a risk of environmental impact from airborne contaminants, widespread use and storage of oil and other fuels, and historically varying common waste-disposal practices. No conditions were identified associated with the Subject Property that alter this common risk.

Based on information available to it at the time of this ASTM Environmental Transaction Screen, Action Environmental concludes that "*No Further Inquiry Into Recognized Environmental Conditions at the Subject Property is Needed for Purposes of Appropriate Inquiry*" associated with this due diligence investigation; however, additional environmental investigations will be necessary to fully support proposed renovation and demolition activities on the Subject Property.

5.0 — RECOMMENDATIONS

On the basis of information available relative to the Subject Property at the time of this ASTM Environmental Transaction Screen, no conditions are currently known that warrant identification of the Subject Property as a "Disposal Site" as defined in 310 CMR 40.0006 of the Massachusetts Contingency Plan (MCP).

Action Environmental recommends no further due diligence investigations at this time.

However, Action Environmental notes that additional environmental assessments will be required to support proposed renovation and demolition activities at the Subject Property, including:

- Conduct of a comprehensive asbestos survey to identify any asbestos-containing materials on-site and determine their removal or appropriate handling requirements prior to disturbance by renovation and demolition activities.
- Conduct of a comprehensive lead-based paint survey to identify any lead-bearing materials on-site that may require special handling during renovation and demolition activities.
- Testing of lead concentrations in surface soils bordering the buildings to determine if removal or exposure-control procedures are warranted during renovation activities.
- Restoration of stormwater control systems on the Subject Property.
- Consideration of restrictions and requirements associated with the Subject Property's location in an Historic District on the State Registry of Historic Places.