

River's Edge Wayland

(Route 20 Septage Site)

Environmental Executive Summary

Wayland Economic Development Committee (EDC)

As part of our due diligence, Wayland EDC (through the Town) engaged Tighe & Bond to conduct a Phase I Environmental Site Assessment (ESA), and based on the results of the ESA, Tighe & Bond conducted a limited follow up Phase II subsurface investigation. The purpose for conducting the ESA and Phase II was twofold (i) to rule out potential environmental issues that would prevent the Town from selling the property, or alternatively cost so much to remediate that it would render the project uneconomical and (ii) to proactively conduct normal due diligence that would be required by any prudent buyer such that environmental conditions could be removed as a contingency to an eventual purchase and sale agreement. With respect to (i) above EDC is now confident that the identified environmental issues with respect to this property can be either mitigated at a reasonable cost, which would eventually be borne by any prospective buyer or has been reasonably eliminated as an issue. Those significant findings are outlined below:

- **Soil Stockpiles** – There are several Soil Stockpiles that appear to be emanating from one central stock pile. That central stock pile is very large (approximately 40,000 yards of material). It reportedly is the result of 20 – 25 years of stockpiling from projects “around town”. The stock pile is made up of soil, asphalt, brick and concrete. It has also been observed to have very small amounts of asbestos pipe and rail road ties. The quantity of those two items appear small and would not appear to be “characterized” in quantities that would pose any real issues other than pulling it out as the pile is processed and properly disposed of. The stockpile could be processed on site such that it may be utilized as general fill material, which it is anticipated the property will need if developed. To the extent the fill can be used on site, the pile could be considered a cost savings as it eliminates the need to import off-site fill soils at a much higher cost.
- **Firing Range** – A large sand pile is currently being used as a “backstop” for a police firing range. Because the EDC expected to find lead contamination we did not send the sand to be tested by a certified lab as that would cause a “reportable” condition to MassDEP thereby necessitating its clean up within a prescribed time frame. We instead utilized an XRF detection machine on site to determine the approximate quantity and extent of any possible remediation. As expected we detected lead levels which would need to be remediated, however, the extent was less than originally anticipated. Based on the XRF data, the cost can be quantified by a developer as they take on the responsibility of remediation. The cost to remediate is expected to be within the range of \$35,000 - to \$70,000.

- **Arsenic** – Upon review of the Town of Sudbury’s public records we know the Sudbury land fill has some level of arsenic in groundwater. As the only condition that could come of the presence of elevated arsenic on site is the inability to site a drinking well upon the property, we chose not to test as a positive result could have a material impact on Sudbury. As we are never going to site a drinking well on our property as part of this development, we see no need to conduct any arsenic testing at this time. Note that irrigation wells would also likely not be permitted on site.
- **Underground Storage Tanks (UST)** – Four UST’s were removed from the property several years ago. We conducted an extensive search for the property close-out paperwork but were unable to locate anything that could rule out any discharge. As a result, we conducted several soil borings and confirmed there was no such adverse discharge.
- **Methane** – In order to rule out issues with methane we located several soil gas points on the property. Of these points we had only one detection of 29% of lower explosive limits (LEL, a methane-measuring statistic), just above a maximum level allowed of 25%. This means that, in good practice, any structure built on site should have a passive sub-slab venting system so that no build-up of methane could occur underneath the building. This is a relatively inexpensive and common system (similar to a radon system in a house) that would be borne by any prospective developer. It should also be noted the methane was detected at the lowest point on the property which likely will be in-filled as part of any regarding; also, care will be taken to site structures away from the property line as practicable, since methane levels quickly declined based on distance from the property line
- **Groundwater** – Historical data records from Septage Facility groundwater monitoring wells were reviewed, and were confirmed to be acceptable. In addition, a sample was collected from the existing monitoring well on Wayland property is downgradient from the Sudbury land fill. The sample was tested for EPH, with PAHs, VPHs and VOCs (typical environmental contaminants). Contaminant concentrations were either not detected or were detected at levels well below the applicable reportable levels.

It is important to note the Phase II was limited in scope. While the EDC believes the scope to be reasonable in terms of bracketing a prospective Buyer’s and the Town’s environmental risk, some buyers may seek a higher degree of certainty. It is our intention to offer the property without an environmental contingency however, some Buyers may request to perform additional testing during their due diligence.

EDC