

From: Don Seltzer <timoneer@gmail.com>

To: Jenny Raitt <jraitt@town.arlington.ma.us>, Erin Zwirko <EZwirko@town.arlington.ma.us>, Andrew Bunnell <ABunnell@town.arlington.ma.us>, David Watson <DWatson@town.arlington.ma.us>, KLau@town.arlington.ma.us, EBenson@town.arlington.ma.us, rzsebery@town.arlington.ma.us

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Subject: Soil Contamination at 882-892 Mass Ave Docket 3625

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In reviewing the application packet for 882 Mass Ave I am surprised to find that there is no mention of the PCE soil contamination problem that exists at that site. It has been known for at least the last eight years. Active measures such as sub-slab depressurization and air purification systems are currently needed to control the internal vapor levels of PCE. One would think that this is relevant information to include in describing the site and that future mitigation methods would be part of the plans for a new building that places residential units on the ground floor.

Some of the PCE contamination has apparently migrated across Mass Ave towards the High School and the mixed use building at 887 Mass Ave. The latter was a property that was reviewed by this Board just a few years ago. There does not seem to be any documentation for that Special Permit application that addresses possible environmental contamination issues, despite that the site was formerly a gas station for many years during a time when little care was given to disposal of toxic chemicals. It should be of particular concern because the original proposed use has changed from ground floor retail to preschool.

That has frequently been the case for several recent properties that the Board has reviewed. 883 Summer St, the Downing

Square project, and the current application for 1207-1211 Mass Ave are all automotive repair/servicing sites that might reasonably be assumed to have soil contamination issues. Only the Downing Square project submitted documentation relating to that issue.

This suggests that a required element of the Board's Environmental Design Review process should be a specific review item related to local soil contamination conditions.

Sincerely,

Don Seltzer