

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT**

January 2006

For Property at:

Former Standard Times Field  
Lot 9G  
New Bedford, Massachusetts 02740

TRC Project Number: 47284-0030-00000

Prepared For:

Department of Environmental Stewardship  
City of New Bedford  
133 William Street  
New Bedford, Massachusetts 02740

Prepared By:

TRC Environmental Corporation  
Boott Mills South, 116 John Street  
Lowell, Massachusetts 01852  
Telephone: (978) 970-5600  
Facsimile: (978) 453-1995



## **1.0 INTRODUCTION**

TRC Environmental Corporation (TRC) prepared this Phase I Environmental Site Assessment (ESA) for the City of New Bedford Department of Environmental Stewardship (the "Client") for a 2.03 acre portion of the Former Standard Times Field known as Lot 9G as identified in the *Approval Not Required Plan of Land Located in New Bedford, MA* prepared for the New Bedford Redevelopment Authority (NBRA) by Kenneth R. Ferreira and dated October 26, 2005. Lot 9G consists of lots shown on New Bedford Assessor's Map 25A as Lots 55, 60, and 62, as well as a portion of Lot 63.

### **1.1 Statement of Purpose**

This ESA was performed at Lot 9G, a 2.03 acres portion of the former Standard Times Field in New Bedford, Massachusetts (the "site"), shown in Figure 1 of Appendix 1. This ESA was prepared by TRC in accordance with the American Society for Testing and Materials (ASTM) Practice E 1527-00 and is intended for the sole use of the Client. The purpose of this ESA is to identify *Recognized Environmental Conditions* (RECs) as defined in the ASTM E 1527-00 standard, in connection with the site.

### **1.2 Scope of Investigation/ Services**

This Phase I ESA consisted of the following tasks:

- Site reconnaissance;
- Review of local records;
- Review of environmental database; and
- Preparation of a report summarizing findings, opinions, and conclusions.

### **1.3 Limitations and Exceptions**

This ESA was prepared in accordance with ASTM E 1527-00. This ESA did not consider or evaluate mold, radon, asbestos or lead paint, although the potential for the presence of asbestos at the site was identified. In addition, TRC did not interview any city officials since the work was performed on behalf of the City of New Bedford Department of Environmental Stewardship.

#### **1.3.1 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.

Brownfield Targeted Site Assessment (BTSA) was carried out by M&E in January 2000 at the Standard Times Field property. A subsurface investigation was conducted at the Standard Times Field property by Cygnus in March 2000. The purpose of the Cygnus investigation was to assess the soil and groundwater contamination reported by M&E.

A geophysical survey was carried out on behalf of M&E at the site as a part of the BTSA. The preliminary results of the survey indicated a subsurface anomaly (a large cylindrical concrete/rebar structure was located in the suspected area of the 150,000-gallon underground storage tank [UST]). This was followed by an excavation of two test pit areas in the vicinity of the anomaly. Evidence of petroleum contamination in the immediate vicinity of the anomaly was visually observed during excavation. Petroleum hydrocarbons were detected in a soil/tar-like sample submitted for analysis from an opening on the top of a structure encountered during the BTSA. M&E's detection of the anomaly was fortuitous, since the scope of M&E's assessment did not include former Lot 55; however, insufficient knowledge of the property boundaries led to M&E's investigatory encroachment.

#### **4.3.2 Adjacent Properties**

**FirstSearch™** – The adjacent properties were not listed in any of the database reports.

**MADEP Waste Site/Reportable Releases Look Up Database** – A review of the MADEP Waste Site/Reportable Releases Look Up Database indicated that there were no RTNs associated with any of the properties adjacent to the subject site.

**Building Department** – TRC visited the City of New Bedford Building Department to review files or any other information related to construction or demolition of any structures in the past on the properties adjacent to the subject site. TRC reviewed all the demolition records available for Blackmer Street, Gifford Street, and Front Street. However, these documents did not contain any records indicating demolition of the Acushnet Mill buildings that also occupied the properties adjacent to the subject site.

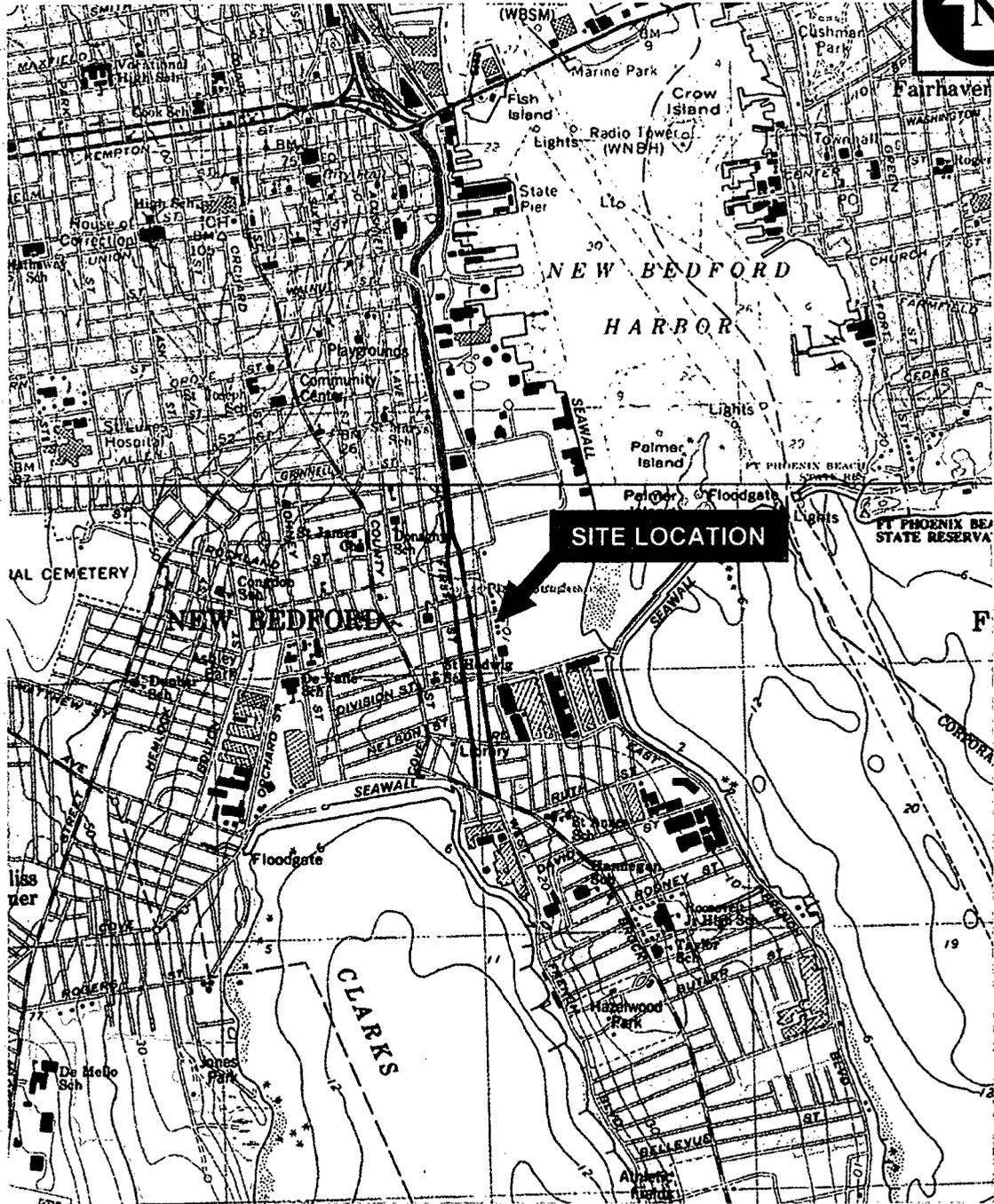
**Review of Environmental Investigation Reports** – The M&E BTSA revealed evidence of coal layer 1 to 2 feet below grade in the suspected area of the former coal bin (currently identified as adjacent Lot 44).

#### **4.3.3 Other Properties in the Vicinity of the Site**

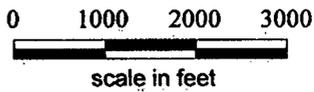
**FirstSearch™** – Records for non-adjacent properties located within one mile of the site that are listed in the database search were reviewed to assess their potential to impact the site with respect to environmental conditions.

**APPENDIX 1**

**Figures**



BASE MAP IS A PORTION OF THE FOLLOWING 7.5' X 15' USGS  
TOPOGRAPHIC QUADRANGLES: NEW BEDFORD NORTH, MA, 1979;  
NEW BEDFORD SOUTH, MA 1977



FORMER STANDARD TIMES FIELD  
LOT 9G  
NEW BEDFORD, MASSACHUSETTS

TOPOGRAPHIC MAP



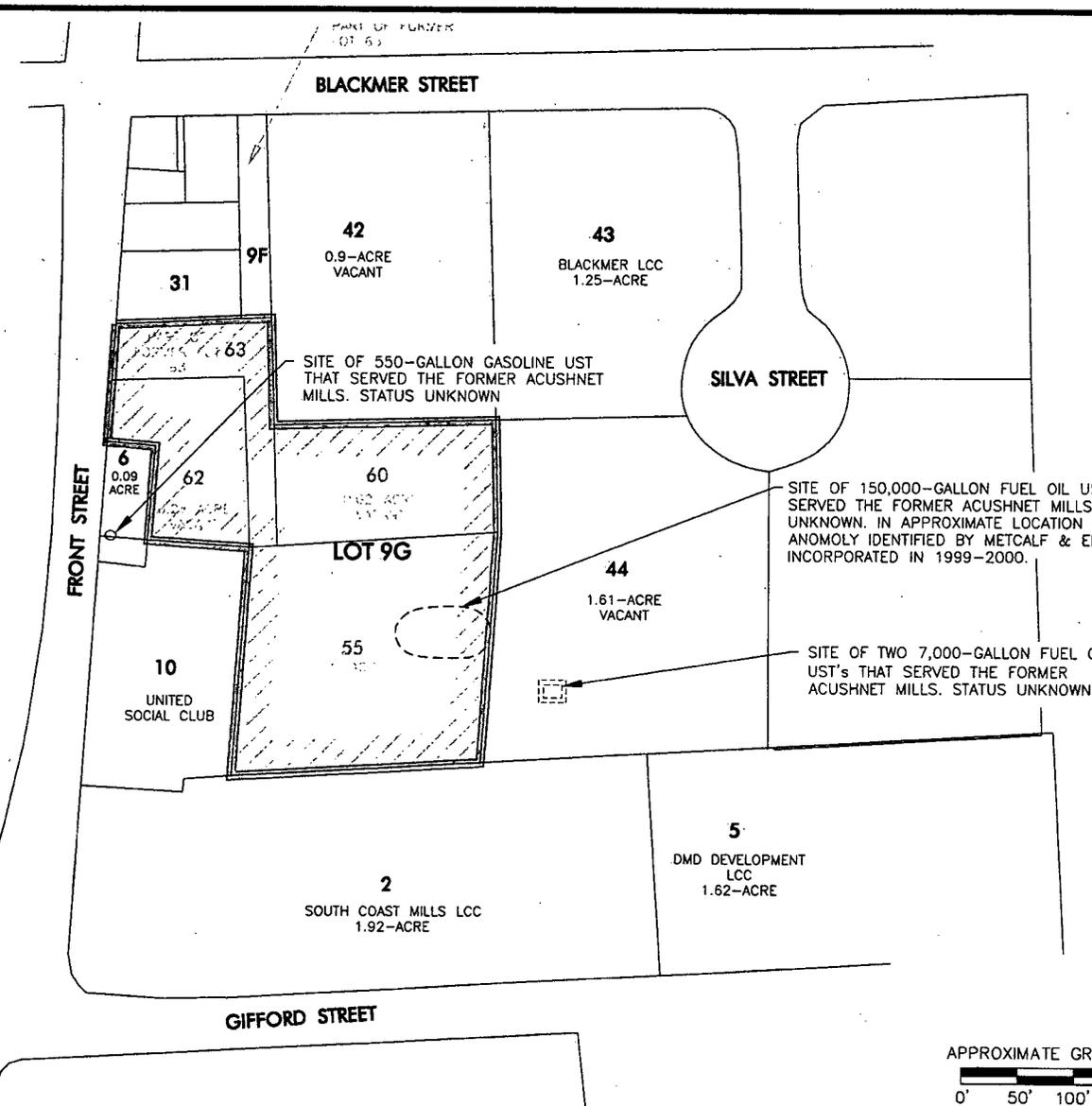
Boott Mills South  
116 John Street  
Lowell, Massachusetts 01852  
978-970-5600

Drawn: HWB  
Checked: NS

SCALE: AS SHOWN  
Date 9/06/05

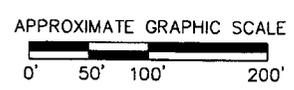
FIGURE  
1

T:\E\_CAD\47284\StdTimes-Lot55-NewBed-TOPO



**LEGEND:**

-  BOUNDARY OF LOT 9G AS IDENTIFIED ON THE APPROVAL NOT REQUIRED PLAN OF LAND LOCATED IN NEW BEDFORD, MA. PREPARED FOR THE NEW BEDFORD REDEVELOPMENT AUTHORITY BY KENNETH R. FERREIA AND DATED OCTOBER, 26, 2005.
-  60 FORMER LOT DESIGNATORS ASSOCIATED WITH THE CONFIGURATION OF LOT 9G.
- UST—UNDERGROUND STORAGE TANK
-  APPROXIMATE TANK LOCATIONS IDENTIFIED FROM 1920 ACUSHNET MILL CORP. (COTTON MILL) NEW BEDFORD MASSACHUSETTS PREPARED FOR THE PLAN DEPT. OF THE ASSOCIATED MUTUAL INSURANCE COMPANYS.



FORMER STANDARD TIMES FIELD LOT 9G NEW BEDFORD, MASSACHUSETTS	
SITE PLAN	
	
<small>South Mills South 118 John Street Lowell, Massachusetts 01852 (978) 970-5600</small>	
DRAWN BY: MAN	DATE: JAN 2008
CHECKED BY:	
FIGURE 2	

FILE: T:\E:\001\729A\11map2\_1.rvt.dwg