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Subject: South Terminal - Comments on Phase 1 assessments

I am resending my last email to correct some errors. Note I have deleted the unnumbered phrase that appeared at the end of the document and have added a new number 9. Sorry about that.

Chet,

Here are our comments on the 21E Phase 1 assessments provided in the 10/1/12 submittal. We would like your responses in writing but it may be more efficient to wait until we discuss in our upcoming call first.

We understand the Commonwealth has identified Configuration A2 on the map dated 3/24/10, last revision dated 7/7/10 as the main terminal configuration. We have also reviewed the 21E, Phase I assessments on 8 properties and the Phase 1 for the Radio Tower property that were provided in the Commonwealth's 10/1/2012 submittal. Reading Configuration A2, Appendix J1 of EPA's Draft Determination (the draft TSCA Determination), and the 21E, Phase I assessments, we have the following questions:

1. Comparing the draft TSCA Determination in Appendix J1 of EPA's Draft Determination to Configuration A2, please confirm that the configurations of the parcels below have not changed from what is represented in Appendix J1:
Map 31, Lot 288 RES S Front St. (vacant Shuster parcel), minus small excluded area as shown on TSCA Determination
Map 25A, Lot 53 NS Blackmer St (North DMF property)
Map 25A, Lot 49 NE Blackmer St (South DMF property)
Map 25A, Lot 48 SE Blackmer St (Coastal Area east of Blackmer St and Gifford St. boat ramp) minus the area shown on the TSCA determination
2. As to the parcels listed in No. 1 above, please confirm that the information provided in the 21E, Phase 1 assessments 10/1/2012 submittal does not represent a change in condition or new information about the contamination on those parcels.
3. Please clarify whether or not Map 31, Lot 234 (Radio Tower) and Map 31, Lot 263 (Shuster) are now considered part of the main terminal.
4. Please explain what land work activities will be conducted on the two parcels listed in No. 3 above. Note that neither of these properties are currently included in the draft TSCA Determination; and, in the event that PCBs are identified on these properties, another TSCA Determination may be required.
5. EPA understands the Commonwealth will be obtaining easements on parcels to be used as a transportation corridor between the main terminal facility and the former Dartmouth Finishing site. Please clarify the Map and Lot numbers associated with the easements, whether there are any public ways, and identify the easement parcels on the updated Final Configuration Map, as further detailed in No. 6 below. We understand the easement portion of these parcels will be paved, maintained, and monitored in accordance with your response dated October 17 to EPA's questions dated October 5. Please clarify what actions will be taken to address the debris pile referenced in the Phase I assessment on the easement portion of Parcel 30 (Hathaway).
6. The proposed Configuration A2 map is dated 3/24/10, last revised 7/7/10. Please update and provide an new map,

with the current date. On that map, please identify all properties to be included in the main facility with cross hatch, and identify all easements and all ancillary properties. Please include on the map, all Map and Lot numbers for each property impacted by Project.

7. Please describe what land work activities, if any, will be conducted on Map (map information not provided), Lot 7 and whether or not the portion of the parcel to be used is paved.

8. Please describe what land work activities, including paving, will be conducted on Map 21, Lot 45 (former Dartmouth Finishing) and how the debris pile noted in the Phase 1 assessment on this property will be managed. Note that this property is not currently included in the draft TSCA determination; and, in the event that PCBs are identified on this property, another TSCA determination may be required.

9. When preparing a new map for configuration A2, please do not include the BMX property, Map 25A, parcel 48, as EPA does not believe it has been established that this property is necessary for the Project.