Southwest Properties Assessment
Wells G&H Woburn, MA

U.S. EPA | HAZARDOUS WASTE PROGRAM AT EPA NEW ENGLAND

THE SUPERFUND PROGRAM *protects human health and the environment by investigating and cleaning up often-abandoned hazardous waste sites and engaging communities throughout the process. Many of these sites are complex and need long-term cleanup actions. Those responsible for contamination are held liable for cleanup costs. EPA strives to return previously contaminated land and groundwater to productive use.*

SITE DESCRIPTION:

The Wells G&H Superfund Site is approximately 330-acres in Woburn, MA. In the southwest corner of the Wells G&H Superfund Site are three active commercial properties (referred to as the Murphy's Waste Oil, Whitney Barrel, and Aberjona Auto Parts properties) known as the Southwest Properties. The Southwest Properties is about 13 acres (see Figure 1). A small wetland (referred to as the Murphy Wetland) is located partially on and between the Whitney Barrel and Murphy Oil properties and is also part of the Southwest Properties. A focused investigation was completed for the Southwest Properties between 2010 and 2013 that collected various soil, soil gas, groundwater and indoor air samples, and built upon soil, groundwater, sediment and surface water investigations conducted prior to 2010. In March 2014, EPA completed its assessment of these new and existing sample results and evaluated potential risk to current and future human health and the environment. This March 2014 assessment is known as a Baseline Risk Assessment (BRA).

COMMUNITY MEETING:

The Environmental Protection Agency (EPA) will hold a public meeting at 7:00 p.m. on June 23, 2014 at Woburn City Hall to present recent BRA results for the Southwest Properties at the Site and identify next steps for the Southwest Properties. The March 2014 BRA can be found at EPA's Web page for the Site. **www.epa.gov/region1/superfund/sites/wellsgh**

WHAT WAS FOUND:

Between 2010 and 2013, EPA had additional data collected from soils and groundwater at the Southwest Properties. EPA also evaluated the indoor air quality in the buildings on the properties to make sure contamination was not coming into the buildings through the ground in a process called vapor intrusion. To test for vapor intrusion, we had samples collected from the subslab soil gas and/or indoor air in commercial buildings on the three properties and an occupied residence on the Aberjona Auto Parts property. At the conclusion of this investigation, EPA found the Southwest Properties are contaminated with hazardous substances including volatile organic compounds (VOCs), polyaromatic hydrocarbons (PAHs), pesticides, polychlorinated biphenyls (PCBs), petroleum compounds and metals.

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United States Environmental Protection Agency

May 2014

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SDMS Doc ID 555884

RISK ASSESSMENT:

EPA completed the evaluation of the data collected for the Southwest Properties to determine the potential for the contamination in soil, groundwater, sediment, surface water, soil gas and indoor air to pose a threat to humans and the environment. EPA has arrived at the following conclusions (as documented in EPA's March 2014 BRA for the Southwest Properties):

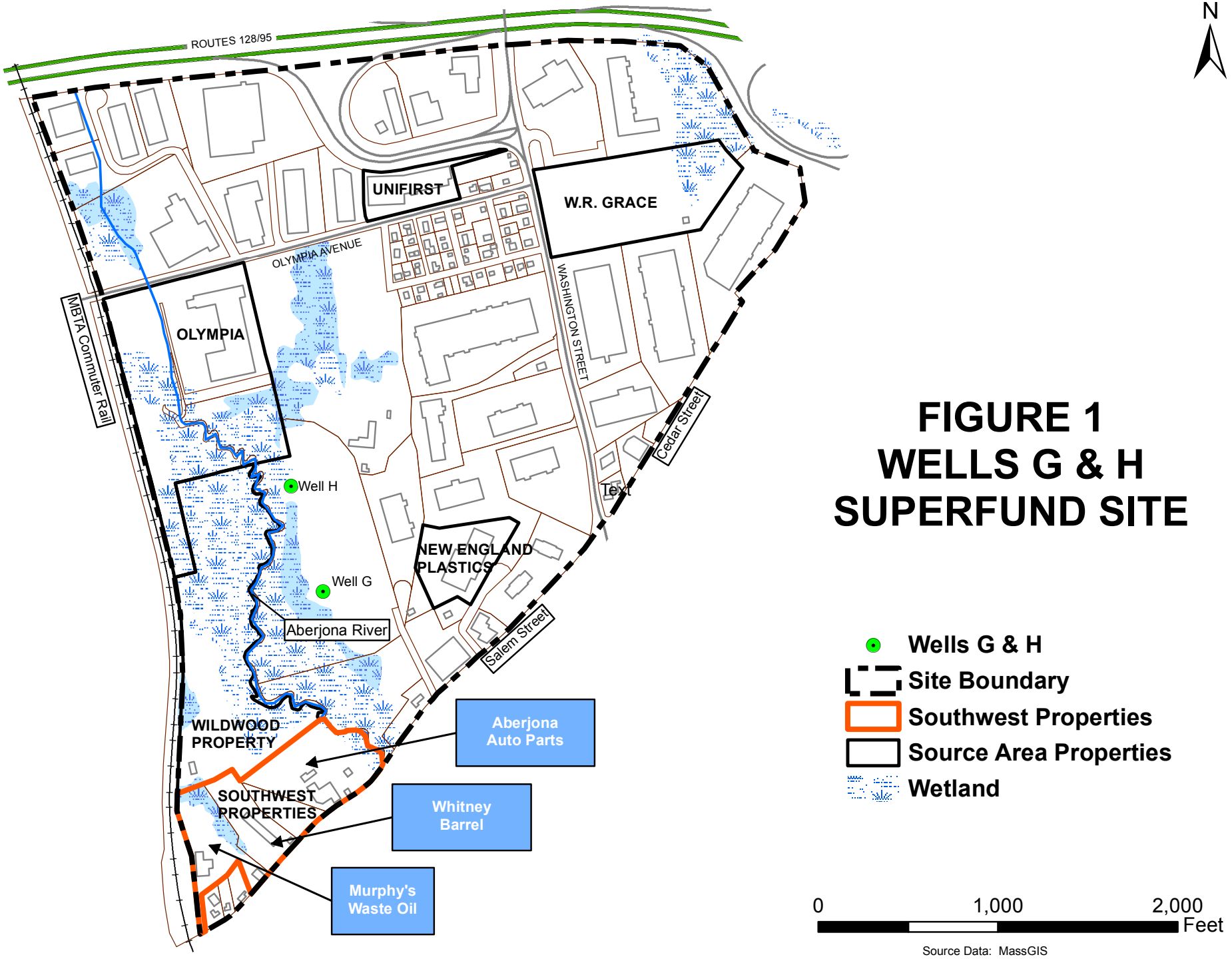
- No current threat to commercial workers - Current commercial use throughout the Southwest Properties does not pose a health threat to workers who may contact soil as part of their jobs. In addition, vapor intrusion does not pose a current health threat inside the commercial buildings throughout the Southwest Properties. Further study of vapor intrusion will be necessary if there is any change in use of the buildings or additional buildings are constructed at the Southwest Properties.
- No current threat to residence at Aberjona Auto Parts property – Vapor intrusion does not pose a health threat inside the residence on the Aberjona Auto Parts property. Further study of vapor intrusion will be necessary if there is any change in use of the building or additional buildings are constructed at the property.
- Potential future threat to recreational users at Murphy's Waste Oil property, Murphy Wetland and Whitney Barrel property, and trespassers at the Murphy Wetland - Contact with soil on the Murphy's Waste Oil and Whitney Barrel properties and with sediment in the Murphy Wetland could pose a health threat to the public if these areas are developed for recreational use in the future (for use as a park or athletic facility). Even if commercial use continues in the future, contact with sediment would pose a health threat to people trespassing in the Murphy Wetland. PAHs, PCBs, pesticides and metals are the major risk contributing chemicals for soil; PCBs, petroleum compounds and metals are the primary risk contributing chemicals for sediment.
- Potential future threat to construction workers at Murphy Waste Oil and Whitney Barrel properties - Contact with soil and/or shallow groundwater could pose a health threat to future construction workers involved in excavation activities at the Murphy's Waste Oil and Whitney Barrel properties. PCBs in soil and VOCs in groundwater are the primary health threat contributing chemicals.
- Potential future threat to drinking water users throughout the Southwest Properties - Groundwater is not currently used as a drinking water source, however, potential future use of groundwater for drinking could pose a health threat to the public. VOCs, PCBs, pesticides, petroleum compounds and metals are the primary risk contributing chemicals.
- Current threat to wildlife at Murphy Wetland - Small mammals (e.g., shrew) and sediment-dwelling organisms (e.g., worms) within the Murphy Wetland area are potentially threatened due to elevated levels of PCBs and metals in sediment and soil.
- Figure 2 - Provides a graphical summary of the BRA, including the properties, media and chemical types that contribute to the identified risks for humans and the environment.

NEXT STEPS:

The contamination found on the Southwest Properties warrants additional cleanup at the Wells G&H Superfund Site.

EPA will look thoroughly at the data collected and possible cleanup options in Fall of 2014. This will be documented in a report called: Remedial Investigation/ Feasibility Study.

Then, in the Winter 2014-2015, EPA will issue a proposed cleanup plan. Upon issuing the Proposed Plan, EPA will be seeking public comment on the Proposed Plan.



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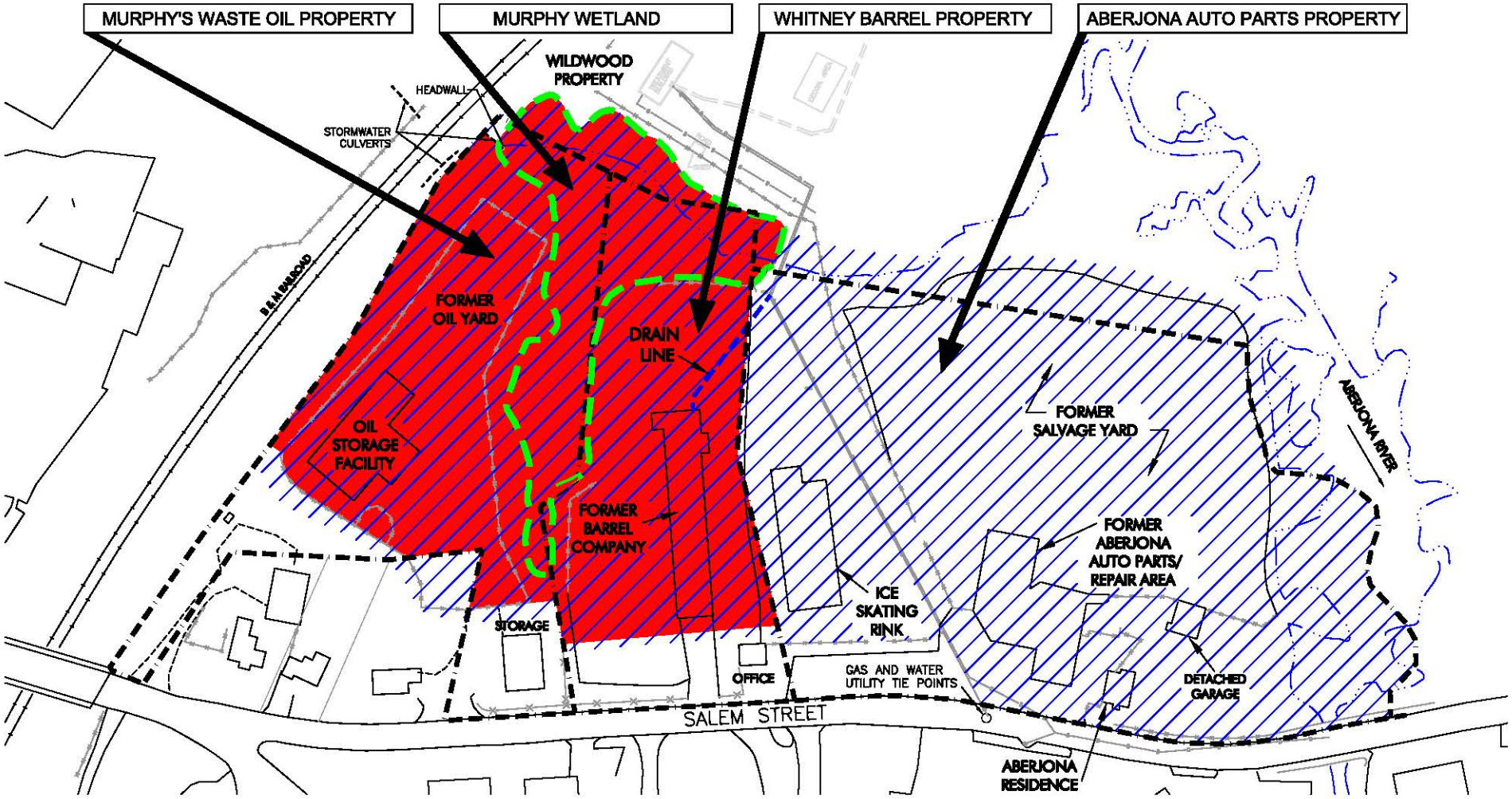

LEGEND:

- FUTURE RISK FOR SOIL, SEDIMENT, AND SHALLOW GROUNDWATER
- FUTURE TAP WATER RISK
- PROPERTY LINE
- STREAM OR RIVER
- WETLAND BOUNDARY
- DRAIN LINE

APPROXIMATE GRAPHIC SCALE

0' 175' 350'

EPA CONTRACT NO. GS-10F-0401M

SOUTHWEST PROPERTIES WELL G & H SUPERFUND SITE WOBURN, MASSACHUSETTS

RISK ASSESSMENT SUMMARY

TRC
Wannalancit Mills
650 Suffolk Street
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FIGURE 2

DRAWN BY: HWB
CHECKED BY: JBS
DATE: APRIL 2014

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