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PHASE I ENVIRONMENTAL SITE ASSESSMENT

354 College Highway

Southampton, Massachusetts

February 19, 2025
File No. 15.0167387.00



PREPARED FOR:
Town of Southampton Housing Authority
Southampton, Massachusetts

GZA GeoEnvironmental, Inc.

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sierrasimmons@gmail.com

February 19, 2025
File No. 15.0167387.00

Town of Southampton Housing Authority
210 College Highway
Southampton, Massachusetts 01073

Attn.: Sierra Simmons

Re: Phase I Environmental Site Assessment
354 College Highway
Southampton, Massachusetts

Dear Sierra Simmons:

Pursuant to our proposal dated January 8, 2025, GZA is pleased to submit the appended Phase I Environmental Site Assessment Report for the above-referenced Subject Property. GZA completed this Phase I Environmental Site Assessment in general conformance with the guidelines described in ASTM International's *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E1527-21).

We hope this satisfies your present needs. If you need additional information, please contact Mary Brittain at (413) 726-2137.

Very truly yours,

GZA GEOENVIRONMENTAL, INC.

Mary J. Brittain
Senior Project Manager

Matthew L. Steele
Consultant Reviewer

Guy P. Dalton
Associate Principal/Environmental Professional

Attachment: Phase I ESA Report

cc: Sierra Simmons – Town of Southampton Housing Authority

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EXECUTIVE SUMMARY

The Town of Southampton Housing Authority (also referred to herein as “Client” or “User”) retained GZA GeoEnvironmental, Inc. (GZA) to perform a Phase I Environmental Site Assessment (ESA) of the target property located at 354 College Highway (Parcel ID 35/43/A, Subject Property). GZA performed this Phase I ESA in connection with the Client’s planned lease of the Subject Property.

This Phase I ESA was performed in general conformance with the scope and limitations of ASTM International’s *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E1527-21) and included our visual observation of the Subject Property; a review of historical information, environmental databases, and information provided by the User; and an interview with a current representative of the Subject Property. GZA prepared this Phase I ESA Report in conformance with the limitations presented in **Section 14.0** and with the terms and conditions of our proposal dated January 8, 2025, which are included in **Appendix A**. Limiting conditions and/or deviations from ASTM E1527-21 are described in **Section 1.4** of this Phase I ESA Report.

The Subject Property has remained vacant and undeveloped since at least 1886. The Board of Health indicated that at one time, several decades ago, the Subject Property may have been unofficially occupied by a person who used to allegedly live in a shed in the wooded portion of the parcel. No additional details regarding the person’s identity or purpose on the Subject Property was known or made available to GZA. GZA did not observe indications of a former structure or occupied area on the Subject Property during our reconnaissance. Sometime between 2013 and 2014, the northeastern portion of the Subject Property was partially cleared of trees and tall vegetation. The area around the Subject Property has historically been mostly wooded with some residential properties situated to the east (across College Highway), north, and south along College Highway. Since at least 1938, the Southampton Country Club has spanned three parcels (cumulatively just under 160 acres) to the east and northeast of the Subject Property across College Highway. College Highway (Massachusetts Route 10) has historically run through the vicinity since prior to 1886.

Based on the findings of our Phase I ESA and on our professional judgment, GZA has identified the following in connection with the Subject Property:

Recognized Environmental Conditions (RECs)

- In GZA’s opinion, this Phase I ESA revealed no evidence of RECs in connection with the Subject Property.

Controlled Recognized Environmental Conditions (CRECs)

- In GZA’s opinion, this Phase I ESA revealed no evidence of CRECs in connection with the Subject Property.

Historical Recognized Environmental Conditions (HRECs)

- In GZA’s opinion, this Phase I ESA revealed no evidence of HRECs in connection with the Subject Property.

De Minimis Conditions

- This Phase I ESA revealed no *de minimis* conditions in connection with the Subject Property.



Significant Data Gaps

GZA was unable to view the majority of the ground surface during our Subject Property reconnaissance due to the presence of several inches of snow cover. In GZA's opinion, not viewing the majority of the ground surface at the Subject Property is a significant data gap which would affect our ability to identify RECs at the Subject Property.

Business Environmental Risks

This Phase I ESA revealed the following Business Environmental Risk (BER):

- Future development activities at the Subject Property might encounter residual contamination in soil or groundwater related to the alleged unauthorized use of the Subject Property. Impacted material must be managed either on or off the Subject Property in conformance with applicable federal, state, and local regulations.



1.0 INTRODUCTION

This Phase I Environmental Site Assessment Report (Phase I ESA Report) presents the field observations, results, and opinions of a Phase I ESA conducted by GZA GeoEnvironmental, Inc. (GZA) for The Town of Southampton Housing Authority (also referred to herein as “Client” or “User”) at the target property identified as 354 College Highway (Parcel ID 35/43/A) (Subject Property). GZA prepared this Phase I ESA Report in conformance with the limitations presented in **Section 14.0** and with the terms and conditions of our proposal dated January 8, 2025, which are included in **Appendix A**. This Phase I ESA Report is subject to modification if GZA or another party develops subsequent information.

1.1 REASON FOR PERFORMING THE PHASE I ENVIRONMENTAL SITE ASSESSMENT

GZA understands that this Phase I ESA was requested as part of environmental due diligence in support of the proximate development of the Subject Property. We understand that this Phase I ESA is not funded with a federal grant under the US Environmental Protection Agency (EPA) Brownfield Assessment and Characterization Program or the US Small Business Administration, and that an evaluation of controlled substances at the Subject Property is not required.

1.2 PROJECT OBJECTIVES

We designed the Scope of Services described below in general conformance with ASTM International’s *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E1527-21). The objectives of this Phase I ESA were:

- To render an opinion as to whether surficial or historical evidence indicates the presence of recognized environmental conditions (RECs) that could result in the presence of hazardous substances (including the recently CERCLA-designated compounds perfluorooctanoic acid (PFOA) and perfluorooctane sulfonic acid (PFOS)) or petroleum products in the environment, as defined in ASTM E1527-21; and
- To permit the User of this Phase I ESA to satisfy the requirements for qualifying for certain Landowner Liability Protections under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

Many states regulate additional polyfluoroalkyl substances (PFAS) beyond PFOA and PFOS. Therefore, unless directed otherwise, GZA’s Phase I Environmental Site Assessment will include an evaluation of those PFAS which are considered hazardous or regulated substances under either federal or Commonwealth of Massachusetts law. Note that the inclusion of substances not specifically designated by CERCLA constitutes an intentional modification to the ASTM Standard Practice.

1.3 DEFINITIONS

As defined in ASTM E1527-21:

- A REC is “(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.”



- A “Controlled REC” (CREC) is a REC “affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority...with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls....” This term applies to a site that has reached regulatory closure with the implementation of an engineering control, such as an impermeable cap, an institutional control, such as a deed restriction or activity and use limitation (AUL), and/or other property use limitation.
- A “historical recognized environmental condition” (HREC) is “a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities, without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations,)...”
- A “*de minimis* condition” is “a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.” ASTM E1527-21 does not consider *de minimis* conditions to be RECs.
- A “data gap” is “a lack of or inability to obtain information required by [E1527-21] despite good faith efforts by the Environmental Professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice...” A data gap is only considered significant if other information and/or the Environmental Professional’s experience raises reasonable concerns involving the data gap.
- A “business environmental risk” (BER) is “a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate, not necessarily limited to those environmental issues required to be investigated [under ASTM E1527-21].” BERs may involve one or more of the non-scope considerations outlined in ASTM E1527-21 including, but not necessarily limited to, asbestos-containing building materials, lead paint, lead and arsenic in drinking water, radon, wetlands, cultural and historical resources, regulatory compliance, industrial hygiene, health and safety, indoor air quality, and mold.

CERCLA defines a “release” or “threatened release” to mean “any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment (including the abandonment or discarding of barrels, containers and other closed receptacles containing any hazardous substance, or pollutant or contaminant).” A threatened release means an imminent danger of a release.

The EPA has interpreted “into the environment” to apply to releases not wholly contained within buildings or structures. The environment includes the navigable waters, surface waters, groundwater, drinking water supply, land surface or subsurface strata, or ambient air within or under the jurisdiction of the United States. Exclusions from the definition of a release generally include: (1) any release which results in exposure to persons solely within a workplace, with respect to a claim which such persons may assert against the employer of such persons; (2) emissions from the engine exhaust of a motor vehicle, rolling stock, aircraft, vessel, or pipeline pumping station engine; (3) a release of source, byproduct, or special nuclear material from a nuclear incident; (4) and the normal application of fertilizer.

The *Massachusetts Contingency Plan* (MCP, 310 CMR 40.0000) also regulates releases of oil and/or hazardous material (OHM), including certain PFAS compounds into the environment. Per the MCP, release means any



spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping or disposing into the environment, but excludes:

- (a) emissions from the exhaust of an engine;
- (b) release of source, byproduct, or special nuclear material from a nuclear incident, as those terms are defined in 42 U.S.C. § 2014, if such release is subject to requirements with respect to financial protection established by the Nuclear Regulatory Commission under 42 U.S.C. § 2210;
- (c) the normal application of fertilizer;
- (d) the application of pesticides in a manner consistent with their labelling; and
- (e) the application of residuals in accordance with 310 CMR 32.00: Land Application of Sludge and Septage.

1.4 SCOPE OF SERVICES

GZA's Scope of Services consisted of the following activities:

- A review of federal and State regulatory agency databases for the Subject Property and the minimum applicable search distances from the Subject Property;
- Contact with certain local regulatory agencies to inquire about environmental conditions at the Subject Property and in its vicinity;
- A review of the Subject Property history through available Standard Historical Sources;
- A review of previous environmental reports prepared for the Subject Property;
- A site reconnaissance to observe current Subject Property conditions for evidence of recognized environmental conditions;
- The completion of a reconnaissance of the Subject Property vicinity;
- A review of adjoining properties to identify likely uses of hazardous substances or petroleum products;
- Interview with the Key Site Manager regarding the current and past Subject Property usage and facility operations; and
- The preparation of this Phase I ESA Report presenting our findings.

Deviations of this Phase I ESA from ASTM E1527-21 identified by GZA included:

- ASTM identifies a title search for environmental liens as a User Responsibility and recommends that the User provide it to the Environmental Professional for review. The Client did not provide a title search for our review. In GZA's opinion, however, this is not a significant deviation.
- Past owners were not interviewed as part of this assessment. However, in GZA's experience, it is unlikely that the past owners would provide information not obtained from other sources. It is GZA's opinion that this is not a significant deviation.
- In some cases, historical sources were reviewed at intervals greater than 5 years. In GZA's opinion, based on the information provided, this is not a significant deviation.



- Significant limitations to GZA's assessment included the presence of snow cover that limited our ability to view the majority of the ground surface.

This Phase I ESA does not include an evaluation of environmental issues or conditions that ASTM E1527-21 considers non-scope considerations.

1.5 CONTINUED VIABILITY OF ENVIRONMENTAL SITE ASSESSMENT

The following components of a Phase I Environmental Site Assessment must be conducted or updated within 180 days prior to the date of acquisition (or, for transactions not involving an acquisition such as a lease or refinance, the date of the intended transaction) of the Subject Property:

Component	Completion Date
<i>Interviews with past and present owners, operators, and occupants</i>	1/28/2025
<i>Searches for recorded environmental cleanup liens¹</i>	[User Responsibility]
<i>Reviews of federal, tribal, state, and local government records</i>	1/29/2025
<i>Visual inspections of the facility and of adjoining properties</i>	1/28/2025
<i>The declaration by the Environmental Professional</i>	Date of Report

After one year of the latest date given above, a new Phase I ESA must be conducted prior to acquisition or transaction.

2.0 DESCRIPTION OF SUBJECT PROPERTY AND VICINITY

GZA obtained the following information from our site reconnaissance, our research, and our interviews with people knowledgeable about the Subject Property. Photographs depicting Subject Property conditions during GZA's reconnaissance are presented in **Appendix B**.

2.1 SUBJECT PROPERTY LOCATION

The Subject Property, which is identified as 354 College Highway (Parcel ID 35/43/A), is situated in the southern portion of Southampton, Massachusetts. The majority of the surrounding area is comprised of wooded, hilly terrain, with some residential properties to the north, south, and east (across College Highway). The Southampton Country Club is situated to the east and northeast of the Subject Property. A topographic map showing the location of the Subject Property is provided as **Figure 1**.

2.2 DESCRIPTION OF SUBJECT PROPERTY AND BUILDINGS

The Subject Property consists of approximately 1.34 acres and is currently undeveloped. A metal gate between the Subject Property and College Highway provides access to the Subject Property from College Highway. A portion of the Subject Property has remained cleared of trees and tall vegetation since approximately 2014². A

¹ Completion of an environmental lien search is the responsibility of the User unless added to the scope of the Phase I ESA by agreement of the User and Environmental Professional.

² A review of aerial imagery (see **Section 4.1**) indicated a portion of the Subject Property was partially cleared of trees sometime between 2013 and 2014.



drainage easement is present along a portion of the southeastern edge of the Subject Property. According to a sketch in the *Site Suitability for On-Site Sewage Disposal* report (**Appendix C**), four iron pins demark the Subject Property's northwestern, northeastern, southwestern, and southeastern corners. A plan of the Subject Property is provided as **Figure 2**.

At the time of GZA's Subject Property reconnaissance (**Section 6.0**), no utilities or services were provided to the Subject Property.

2.3 CURRENT SUBJECT PROPERTY USE

The Subject Property is currently vacant and undeveloped. The majority of the Subject Property is wooded.

2.4 ADJOINING PROPERTIES

The following table lists the properties that adjoin the Subject Property and describes their current use.

Direction	Street Address/Location	Name (as applicable) and Current Use
North	350 College Highway	Residential
West and South	356 College Highway	Town of Southampton – Vacant/Undeveloped, wooded
East (Across College Highway)	355 College Highway	Residential

2.5 VICINITY PROPERTIES

As part of this Phase I ESA, GZA performed a reconnaissance of the immediate Subject Property vicinity. The Subject Property vicinity is primarily comprised of residential and vacant/undeveloped, wooded land to the north, east, and south. The area to the west of the Subject Property is primarily vacant/undeveloped, wooded land that is part of the Lyman Family Conservation Area. The Southampton Country Club is situated to the east and northeast of the Subject Property, across College Highway.

3.0 PHYSICAL SETTING

The following subsections provide information regarding the general physiographic, geologic, hydrogeologic, and hydrologic conditions in the area of the Subject Property.

3.1 REGIONAL PHYSIOGRAPHY

Based on a review of the U.S. Geological Survey (USGS) topographic map, *The National Map*, dated April 2024, the Subject Property elevation ranges from 310 to 340 feet above mean sea level, and the topographic gradient near the Subject Property slopes gently to the northeast. Moose Brook appears to be the nearest waterbody to the Subject Property and is located approximately 0.4 mile east of the Subject Property. Moose Brook flows in a north-northwesterly direction.

3.2 GEOLOGIC, HYDROGEOLOGIC, AND HYDROLOGIC CONDITIONS

Based on a *Site Suitability for On-Site Sewage Disposal* report by Title 5 Consulting, dated August 19, 2009 (**Appendix C**) overburden soils at the Subject Property consist of sandy loam, and depth to bedrock is



approximately 7 to 9 feet below surface grade (bsg). Based on Massachusetts Geographic Information Systems (GIS) Online Mapping Tool (MassMapper), bedrock at the Subject Property consists of Mesozoic Basin sedimentary rock. According to the *Site Suitability for On-Site Sewage Disposal* report, the estimated seasonal high groundwater is approximately 2.9 feet bsg in the northeastern portion of the Subject Property. Based on local topography and surface water flow patterns, the inferred direction of groundwater flow is northeasterly. We subsequently refer to upgradient and downgradient properties in this Phase I ESA Report based on the inferred northeasterly direction of groundwater flow. However, the localized direction of groundwater flow near the Subject Property might vary because of underground utilities, subsurface preferential pathways, variations in weather, or heterogeneous geological and/or anthropogenic conditions.

4.0 HISTORICAL USE INFORMATION

The Subject Property history was developed from “Standard Historical Sources” as defined in ASTM E1527-21, from available files at the Town of Southampton, and from an interview with the Key Site Manager. ASTM indicates that “all obvious uses of the property shall be identified from the present, back to the property’s first developed use, or back to 1940, whichever is earlier.” ASTM further indicates that “data failure is not uncommon” when trying to establish the historical use of a property. Specific information obtained from standard historical sources is contained in the following subsections, and **Appendix C** includes copies of relevant historical documents.

4.1 SUBJECT PROPERTY AND AREA HISTORY SUMMARY

Based on aerial imagery and historic topographic maps reviewed by GZA, the Subject Property has remained vacant and undeveloped since at least 1886. Sometime between 2013 and 2014, the northeastern portion of the Subject Property was partially cleared of trees and tall vegetation.

The surrounding area has historically been maintained as a mostly wooded area with some residential properties situated to the east (across College Highway), north, and south along College Highway. Since at least 1938³, the Southampton Country Club has spanned three parcels (cumulatively just under 160 acres) to the east and northeast of the Subject Property. College Highway (Massachusetts Route 10) has historically run through the vicinity since prior to 1886.

4.2 AERIAL PHOTOGRAPH REVIEW

GZA consulted historical aerial photographs provided by Historic Aerials (<https://www.historicaerials.com/viewer>). The table below contains GZA’s description of the Subject Property and vicinity properties as shown in the aerial photographs.

Year	Description of Subject Property	Description of Vicinity
1957, 1958	The Subject Property appears undeveloped and wooded.	College Highway abuts the Subject Property to the east, running approximately north to south. Residential buildings to the north and south of the Subject Property appear to be similar to the houses in the present day, except the house at 355 College Highway does not appear on these aerial maps.

³ The 1938 topographic map was the oldest record reviewed by GZA which referenced the Southampton Country Club.



Year	Description of Subject Property	Description of Vicinity
		The Southampton Country Club can be seen to the northeast of the Subject Property.
1971, 1980, 1985, 1987	A driveway appears along the eastern border of the Subject Property, connecting it to College Highway. The Subject Property otherwise appears to have remained undeveloped and wooded.	The vicinity area appears like it did in the previous maps except the shoulders on either side of College Highway appear to have been cleared of trees and tall vegetation.
1997, 2001, 2003, 2004, 2005, 2008, 2009, 2010, 2012, 2013	The Subject Property appears as it did in the previous images.	The properties at 355 and 357 College Highway appear to have been developed, sharing a driveway, and each with a residential dwelling. By 2001, both properties also appear to have outdoor swimming pools, and the property at 355 College Highway also has a bath house (as described on the property card for this property).
2014, 2016, 2018, 2021	The northeastern portion of the Subject Property appears to have been cleared of trees and tall vegetation. The Subject Property appears as it does currently.	The vicinity area appears as it did in the previous aerial images.

4.3 FIRE INSURANCE MAPS

No historical fire insurance maps for the Subject Property vicinity were available through ERIS. ERIS's "no coverage" letter is attached as **Appendix C**.

4.4 PROPERTY TAX FILES

GZA consulted property tax files available at the Town of Southampton Assessor's office. The files indicated the Subject Property was first listed as being owned by Larry R. Lacroix in 1997, after which it was sold to Ralph Morton in 2017; Mr. Morton subsequently co-owned the Subject Property with Cheryl Morton in 2020. Most recently, the Subject Property was sold to the Town of Southampton in 2022. The Subject Property is described as consisting of 1.34 acres of vacant land with no buildings or other structures.

4.5 LAND TITLE RECORDS

The review of a title search helps to identify the historical use of the Subject Property, as well as applicable environmental liens and Activity and Use Limitations (AULs); ASTM identifies a title search as a User Responsibility. As part of the User's Responsibilities, the Client provided a copy of the deed for the Subject Property, as registered with the Hampshire County Registry of Deeds in Northampton, Massachusetts (Book 14732, Page 316). The document is provided in **Appendix C**. According to the deed, Mr. and Mrs. Mortan sold the Subject Property to the Client with quitclaim covenants on February 6, 2020, for the purposes of repurposing the parcel for affordable housing. Attached to the deed, as *Exhibit 'A'*, is a description of the Subject Property, which is described as an approximately 1.342-acre parcel abutting the western side of College Highway. Additionally, this attachment to the deed describes a drainage easement. The completion of a title search was not included in the scope of this assessment. However, a limited AUL review conducted by ERIS (refer to **Section 7.0**) did not identify an AUL associated with the Subject Property.



4.6 HISTORICAL USGS TOPOGRAPHIC MAPS

GZA reviewed historical USGS topographic maps provided by and accessed through USGS's Historical Topo Map Explorer (<https://livingatlas.arcgis.com/topomapexplorer/>). The table below contains GZA's description of the Subject Property and vicinity properties as shown on the historical topographic maps.

Year	Scale	Description of Subject Property	Description of Vicinity
1886, 1889, 1893, 1895, 1896, 1897, 1901, 1920	Varying scales	The Subject Property appears undeveloped. A wooded area is depicted on the Subject Property in 1920 (which is the first map that shows such detail).	College Highway can be seen to the east of the Subject Property, running generally north to south. No buildings are shown in the immediate vicinity of the Subject Property. Some revisions of the 1895 map include some unlabeled buildings to the east and west of College Highway, though these buildings are not shown consistently on the various maps.
1938, 1943, 1948, 1956, 1957, 1958, 1959, 1962, 1972, 1985, 1998	Varying scales	The Subject Property appears wooded and undeveloped.	A depression is shown to the south of the Subject Property, approximately where the culvert beneath College Highway was observed during GZA's January 2025 reconnaissance (Section 6.0). The Southampton Country Club is first identified on the 1938 topographic map. Wooded areas are depicted to the east (across College Highway), west, and south of the Subject Property. College Highway is identified as state highway 10 (Massachusetts Route 10). Few buildings are shown along the eastern and western sides of College Highway to the north and south of the Subject Property.

4.7 CITY DIRECTORIES

GZA reviewed a City Directory Abstract provided by ERIS. GZA reviewed addresses for College Highway in the immediate vicinity of the Subject Property. No historical city directories for the Subject Property were available through ERIS. The table below contains GZA's description of the adjoining properties as presented in the ERIS City Directory Abstract.

Property Address	Years of Listing	Property Listing
350 College Highway	2000, 2003, 2008, 2012, 2016, 2020, 2023	Residential
355 College Highway	2000, 2003, 2008, 2012, 2016, 2020, 2023	Residential
356 College Highway	Not listed	Not listed

In addition, the Directory Abstract contained the following listings for a vicinity property which, based on GZA's experience at other properties, in our opinion is or might be associated with the use or storage of hazardous substances or petroleum products:

Property Address	Years of Listing	Distance and Direction from Subject Property	Property Listing
359 College Highway	2012, 2016	500 feet southeast	CITC-USA / Air & Gas Compressors Wholesale & Manufacturers



4.8 MUNICIPAL RECORDS

On January 28, 2025, GZA requested access to records available at the Town of Southampton municipal offices through verbal Freedom of Information Act (FOIA) requests to the Town of Southampton Assessor's office, Board of Health, Water Department, and Fire Department. The Assessor's office provided GZA with a copy of the property assessment card for the Subject Property, which is referenced in **Section 4.4**, above.

The Board of Health provided a *Site Suitability for On-Site Sewage Disposal* report for the Subject Property and for the abutting parcel at 350 College Highway, both dated August 19, 2009⁴, performed by Peter J. McErlain of Title 5 Consulting, and addressed to Mr. Larry Lacroix. Described in the report are the results of percolation tests, observations of the water table, pervious soils, descriptions of soils and bedrock observed within the test pits, and descriptions of the vegetation and percent slope at the Subject Property. Attached to the *Site Suitability for On-Site Sewage Disposal* report is a sketch of the Subject Property. The sketch shows the Subject Property as an approximately 1.342-acre parcel with iron pins demarking its four corners; descriptions of the distances and directions between each pin (as described in the Subject Property deed – *Exhibit 'A'*) are written along the four sides of the parcel; a drainage easement is shown along College Highway, in the southeastern portion of the Subject Property; College Highway, which is described as "A 1968 State Highway Alteration – Variable Width," abuts the Subject Property to the east, 350 College Highway abuts the Subject Property to the north, and "Other Land of Theodore & Maxine Hendrick" abuts the Subject Property to the west and south; and test pits TP-1-1, TP-1-2, TP-1-3, and TP-1-4 are depicted on the sketch. A second sketch, also attached to the *Site Suitability for On-Site Sewage Disposal* report depicts the other parcels in the vicinity area; in this sketch, the Subject Property is identified as parcel 43A, which coincides with the parcel ID identified on the property assessment card for the Subject Property.

In addition to the aforementioned reports and sketches, the Board of Health indicated that at one time, several decades ago, the Subject Property may have been unofficially occupied by a person who used to allegedly live in a shed in the wooded portion of the parcel. No additional details regarding the person's identity or purpose on the Subject Property was known or made available to GZA. GZA did not observe indications of a former structure or occupied area on the Subject Property during our reconnaissance (**Section 6.0**). Also, according to Board of Health personnel, due to the proximity to the former Northampton Railroad near Brickyard Road (west of the Subject Property, beyond the Lyman Family Conservation Area), it was not uncommon for undocumented rail car passengers to temporarily inhabit the wooded areas alongside the railway.

The Town of Southampton Water Department personnel were not available in-person during GZA's municipal offices visit, but GZA reached Brett Simmons, Water Superintendent, via phone. Mr. Simmons indicated in a conversation that he was not aware of any water service to the Subject Property, but the water main line exists adjacent to College Highway. He noted it is possible that during installation of the water main line, a service drop may have been added in the vicinity of the Subject Property, for future use; however, if one exists, it is not recorded with the Water Department. Mr. Simmons also mentioned that the water line near the Subject Property is a 12-inch asbestos cement main line, and a fire hydrant exists on the Subject Property. In a follow-up email to the phone conversation, Mr. Simmons shared a screenshot of the Subject Property from the Southampton Water Distribution System application. The screenshot includes information pertaining to the water main line and agrees with the information Mr. Simmons shared verbally with GZA.

⁴ The documentation provided to GZA by the Board of Health appears to be for two properties based on a second cover page (page 4 of the report). However, based on the test names referenced throughout the report, the sketch which includes the test locations, and the manual correction to the Site Address on page 1, GZA assumes that the entire report is intended to be for the Subject Property.



Chief Richard Fasoli, of the Southampton Fire Department, met with GZA on January 28, 2025, to review documentation which may pertain or apply to the Subject Property, including reports or incidents, records of aboveground storage tanks (ASTs), underground storage tanks (USTs), or other documentation. Chief Fasoli indicated that there were no records of ASTs or USTs for the Subject Property, and the only incident recorded in their files was for downed electrical wires. No additional information was available for the Subject Property.

5.0 PREVIOUS INVESTIGATIONS

GZA requested information regarding previous site investigations from the Client. According to the Client, no such documentation was available.

6.0 SITE RECONNAISSANCE

The purpose of GZA's site reconnaissance was to observe current Subject Property conditions for evidence of recognized environmental conditions that could result in the presence of hazardous substances or petroleum products in the environment at the Subject Property. GZA Environmental Scientist Jessica Power conducted a site reconnaissance at the Subject Property on January 28, 2025. Sierra Simmons, Chair of the Southampton Housing Authority, accompanied GZA during the site reconnaissance. GZA documented its observations and photo-documented the pertinent features and/or areas of environmental concern which we reference in this Phase I ESA Report. Selected photographs are included in **Appendix B**, and **Figure 2 – Subject Property Plan** depicts pertinent Site features.

Limitations to GZA's site reconnaissance, if any, are noted in **Section 1.4**.

The following table discusses features of potential environmental concern that we identified at the Subject Property.

Feature	Description
<i>Aboveground storage tank (AST) systems</i>	Not observed.
<i>Underground storage tank (UST) systems</i>	Not observed.
<i>Chemical or petroleum storage or handling areas</i>	Not observed.
<i>Chemical waste or petroleum waste storage or handling areas</i>	Not observed.
<i>Dumpsters</i>	Not observed.
<i>Floor drains, trenches, sumps and associated piping</i>	Not observed.
<i>Oil/water separators</i>	Not observed.
<i>Storm water drains, grates and associated piping</i>	Not observed.
<i>Drainage swales, culverts, impoundments, and surface water bodies</i>	GZA observed a drainage swale in the southeastern portion of the Subject Property, parallel to College Highway. The drainage swale was observed to lead to a culvert which appeared to run diagonally, in a northeasterly direction, beneath College Highway. No staining, odors, or



Feature	Description
	other indications which may be representative of a REC were observed in the vicinity of the drainage swale.
<i>Septic systems, leach fields, seepage pits, and dry wells</i>	Not observed.
<i>Open pipe discharges</i>	Not observed.
<i>Landfills and solid waste dumping</i>	GZA observed two wooden pallets near the middle of the Subject Property. The pallets were observed to be stacked and covered with snow. No other objects, indications of spills, staining, odors, or other indications which may be representative of a REC were observed by GZA in the vicinity of the pallets.
<i>Historical fill or other fill material</i>	Not observed.
<i>Staining or stressed vegetation</i>	GZA's observations were limited by snow cover.
<i>Strong, pungent, or noxious odors</i>	Not observed.
<i>Electrical transformers or capacitors</i>	GZA observed one pole-mounted transformer approximately 50 feet to the south-southeast of the Subject Property, alongside College Highway. The transformer appeared in good condition and was observed to be labeled with a green sticker; however, the sticker was faded and GZA was unable to decipher if the sticker indicated the possible presence of absence of PCB transformer oil. No leaks, spills, staining, or odors were observed in the vicinity of the pole-mounted transformer. GZA does not consider this observation to be indicative of a REC on the Subject Property.
<i>Hydraulic equipment, including lifts, elevators, and compactors</i>	Not observed.
<i>Active or inactive production wells</i>	Not observed.
<i>Monitoring wells, former boreholes, or other evidence of environmental investigations</i>	Not observed.
<i>Other observations potentially indicative of the presence of RECs</i>	Not observed.

7.0 REGULATORY DATABASE REVIEW

This section is based on publicly available information from various federal, state, and local agencies that maintain environmental regulatory databases.

7.1 FEDERAL AND STATE ENVIRONMENTAL RECORD SOURCES

Federal and state databases were searched by Environmental Risk Information Services (ERIS), a professional data search company, and search results were provided to GZA in a report dated January 29, 2025. The following table indicates the databases searched by ERIS, the minimum search distances from the Subject Property, and the number of properties that appear on the database within the minimum search distances used. Descriptions of the federal and state databases, and the dates on which ERIS accessed these databases, are provided in the ERIS database report (see **Appendix D**).



Federal and State List	Approximate Minimum Search Distance*	Subject Property and Adjoining Properties	# Sites Within Search Distance
NPL	1 mile	0	0
Delisted NPL	½ mile	0	0
SEMS	½ mile	0	0
SEMS ARCHIVE	½ mile	0	0
RCRIS CORRACTS	1 mile	0	0
RCRIS-TSD	½ mile	0	0
RCRIS-LQG/SQG	Site and adjoining properties	0	0
Federal IC/EC Registries	Site only	0	0
ERNS	Site only	0	0
State Equivalent NPL	1 mile	0	0
State Equivalent CERCLIS	½ mile	0	0
SWMF	½ mile	0	0
State Landfill and/or Solid Waste Disposal Site	½ mile	0	0
Leaking Underground Storage Tanks (LUSTs)	½ mile	0	0
Registered USTs	Site and adjoining properties	0	0
State IC/EC Registries	Site only	0	0
Voluntary/Brownfield Cleanup Program Sites	½ mile	0	0

* The approximate minimum search distance indicates the minimum distance measured from the nearest Subject Property boundary for which ERIS performed the database review.

7.2 LISTINGS FOR SUBJECT PROPERTY AND ADJOINING PROPERTIES

The federal and state databases provided by ERIS did not list the Subject Property or adjoining properties.

7.3 LISTINGS FOR OTHER VICINITY PROPERTIES

No federal and state-listed sites were identified within the search distances used. However, one record of a 2,000-gallon UST was provided by ERIS. According to this record, the UST, which was located approximately a quarter-mile downgradient from the Subject Property at the Southampton Country Club, contained gasoline and was removed in December 1994. No records of spills or leaks were provided for this UST. Based on its distance from the Subject Property, anticipated hydraulic gradient, and absence of records pertaining to a release of gasoline from the UST, it is GZA's opinion that this former UST is unlikely to impact the soil, groundwater, or soil vapor conditions at the Subject Property.

7.4 EVALUATION OF UNMAPPED PROPERTIES

GZA also reviewed the list of "unplottable" sites, which are properties with insufficient address information to allow the mapping software to plot a location. Based their distance and direction from the Subject Property, it does not appear that the listed properties could impact the Subject Property.



7.5 REGULATORY FILE REVIEW

No files regarding the Subject Property or adjoining properties were available at the Massachusetts Department of Environmental Protection's (MassDEP) online Energy and Environmental Affairs (EEA) Data Portal for Waste Sites and Reportable Releases. A brief review of MassDEP's online UST Facility Search did not indicate that there were USTs reported at or adjoining the Subject Property.

8.0 INTERVIEWS

GZA Environmental Scientist Jessica Power interviewed the Key Site Manager, Sierra Simmons, Chair of the Southampton Housing Authority, on January 28, 2025, as part of this Phase I ESA. The information provided is discussed and referenced within the text of this Phase I ESA Report.

9.0 USER-PROVIDED INFORMATION

GZA requested information from the Client regarding title information, environmental liens, Activity and Use Limitations, and specialized knowledge or commonly known information regarding the Subject Property and, if applicable, the reason for a significantly discounted purchase price. The completed User Questionnaire is provided in **Appendix E**.

10.0 NON-ASTM E1527-21 CONSIDERATIONS

This Phase I ESA does not include an evaluation of environmental issues or conditions that ASTM E1527-21 stipulates as non-scope considerations.

11.0 FINDINGS AND CONCLUSIONS

GZA performed a Phase I ESA in general conformance with the scope and limitation of ASTM E1527-21 for the Subject Property located at 354 College Highway (Parcel ID 35/43/A). Exceptions to, or deviations from, this practice are described in **Section 1.4** of this Phase I ESA Report.

11.1 RECOGNIZED ENVIRONMENTAL CONDITIONS (RECs)

In GZA's opinion, this Phase I ESA revealed no evidence of RECs in connection with the Subject Property.

11.2 CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS (CRECs)

In GZA's opinion, this Phase I ESA revealed no evidence of CRECs in connection with the Subject Property.

11.3 HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS (HRECs)

In GZA's opinion, this Phase I ESA revealed no evidence of HRECs in connection with the Subject Property.



11.4 DE MINIMIS CONDITIONS

This Phase I ESA revealed no evidence of *de minimis* conditions in connection with the Subject Property.

11.5 SIGNIFICANT DATA GAPS

GZA was unable to view the majority of the ground surface during our Subject Property reconnaissance due to the presence of several inches of snow cover. In GZA's opinion, our inability to view the majority of the ground surface at the Subject Property is a significant data gap which would affect our ability to identify RECs at the Subject Property.

11.6 NON-ASTM E1527-21 CONSIDERATIONS

No non-ASTM E1527-21 considerations were evaluated as part of GZA's Scope of Services.

11.7 OTHER BUSINESS ENVIRONMENTAL RISKS

This Phase I ESA revealed the following Business Environmental Risk (BER):

- Future development activities at the Subject Property might encounter residual contamination in soil or groundwater related to the alleged unauthorized use of the Subject Property. Impacted material must be managed either on or off the Subject Property in conformance with applicable federal, state, and local regulations.

12.0 REFERENCES

Database Report, January 29, 2025, 354 College Highway – Phase I ESA.

City Directory, January 29, 2025, 354 College Highway – Phase I ESA.

Fire Insurance Maps, January 27, 2025, 354 College Highway – Phase I ESA.

Historic Aerials: Viewer, NETOnline, February 10, 2025, <https://www.historicaerials.com/viewer>.

Historical Topo Map Explorer, USGS, February 10, 2025,
<https://livingatlas.arcgis.com/topomapexplorer/#maps=&loc=-72.56,42.18&LoD=13.00>.

Site Suitability for On-Site Sewage Disposal, Title 5 Consulting, August 19, 2009.

13.0 ENVIRONMENTAL PROFESSIONAL OPINION

I declare, to the best of my professional knowledge and belief, that I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312; that I have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property; and that I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312. The signature of the Environmental Professional is contained on the cover letter of this Phase I ESA Report. The qualifications of the Environmental Professional are provided in **Appendix F**.



14.0 LIMITATIONS

GZA prepared this Phase I ESA Report on the Subject Property on behalf of, and for the exclusive use of, The Town of Southampton Housing Authority for the purpose indicated above. However, GZA acknowledges and agrees that this Phase I ESA Report may be conveyed to the financial institution(s) associated with the proximate redevelopment of the Subject Property to the extent set forth in our Terms and Conditions provided in **Appendix A**. Use of this Phase I ESA Report, in whole or in part, at other locations, or for other purposes, might lead to inappropriate conclusions, and we do not accept any responsibility for the consequences of such use. Further, reliance by any party not identified in the agreement, for any use, shall be at that party's sole risk, and without any liability to GZA.

In conducting this Phase I assessment, GZA performed its services using that degree of skill and care ordinarily exercised by qualified professionals performing the same type of services, at the same time, under similar conditions, at the same or a similar property. We make no warranty, express or implied.

Our findings and conclusions are based on the work conducted as part of the Scope of Services set forth in this Phase I ESA Report and reflect our professional judgment. Our findings and conclusions should not be considered as scientific certainties or engineering certainties, but rather as our professional opinions based on the limited data gathered during the course of our work.

No environmental site assessment can eliminate the uncertainty of the possible presence of RECs. This Phase I ESA Report was prepared to help reduce, not to eliminate, such uncertainty. Consistent with ASTM E1527-21, we developed our opinions in light of the constraints imposed by time and budget.

As indicated within this Phase I ESA Report, we observed conditions at the Subject Property and at adjoining properties for evidence of RECs at the Subject Property. Where access to portions of the Subject Property or to structures on the Subject Property was unavailable or limited, GZA renders no opinion as to the presence of hazardous substances, hazardous waste, or petroleum products, or to the presence of indirect evidence relating to these materials, in those portions of the Subject Property or structures. In addition, GZA renders no opinion as to the presence of hazardous substances, hazardous waste, or petroleum products, or to the presence of indirect evidence relating to these materials, where direct observation of the interior walls, floors, and/or ceilings of a structure on the Subject Property was obstructed by objects and/or coverings on and/or over such surfaces. We based our opinions on such limited observations. Additionally, some activities or events impacting environmental conditions at the Subject Property or at adjoining properties might have been transient and not observable at the time of GZA's site reconnaissance.

There are approximately 800 CERCLA hazardous substances, including PFOA and PFOS, two compounds among a diverse group of thousands of chemicals that comprise PFAS and are used in numerous types of products and typically are found as mixtures in the environment. GZA assumes that PFOA and PFOS may be present when current or historical Subject Property operations are identified as a REC due to a release or likely release of PFAS.

We relied upon information made available by federal, state, and local authorities, the Key Site Manager, and others. We did not attempt to independently verify the accuracy or completeness of that information. To the extent we encountered inconsistencies in this information, they were identified within the Report.

The lender, seller, buyer, or other parties that might become involved with the Subject Property might develop additional opinions or information regarding the presence or absence of RECs at the Subject Property. Such



additional opinions or information might not fully support the opinions provided in this Phase I ESA Report. In the event such additional opinions or information is developed, we recommend retaining GZA to review this material so that we have the opportunity to evaluate and modify, as necessary, the opinions provided in this Phase I ESA Report.

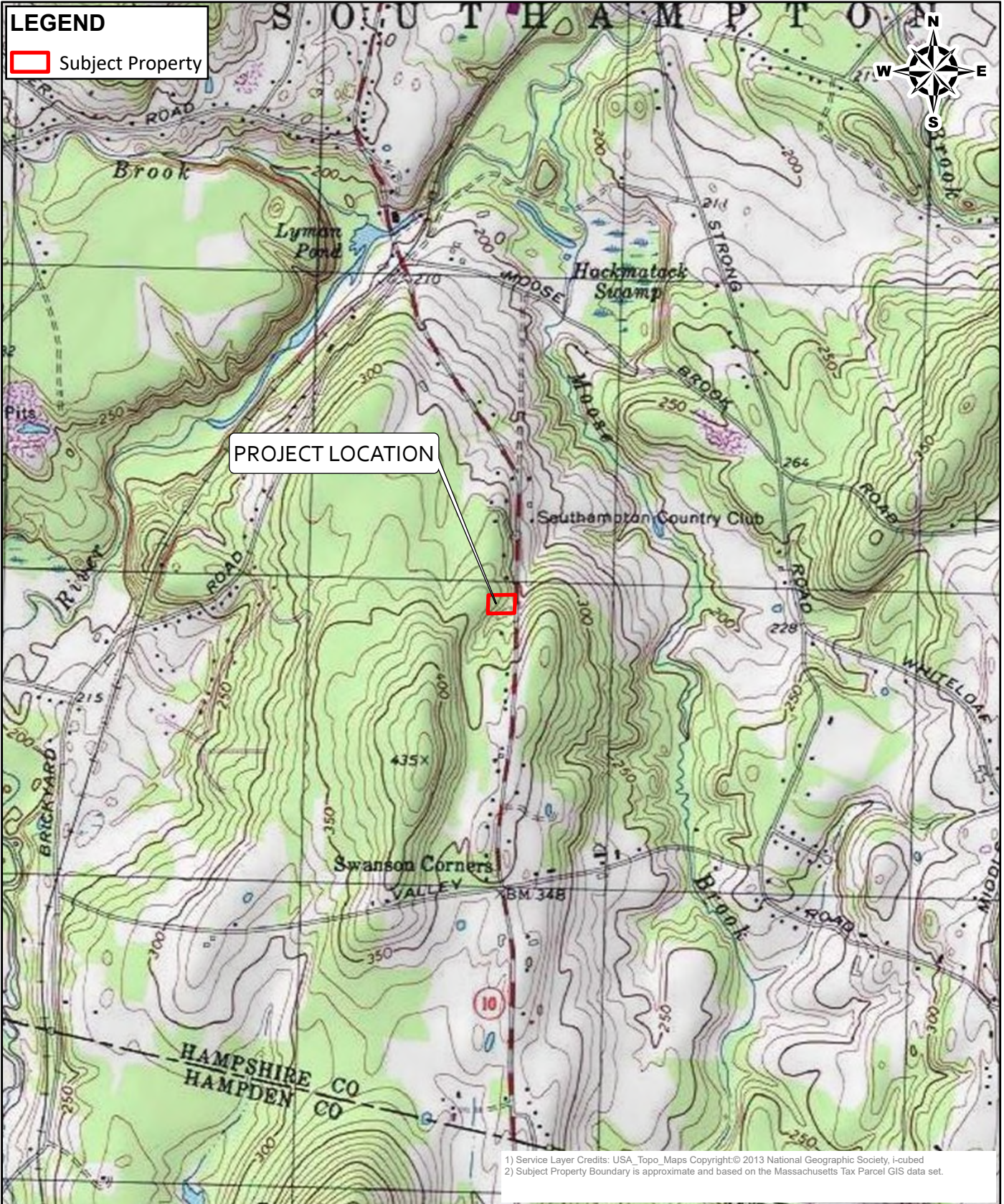
Unless otherwise specified within this Phase I ESA Report, we have rendered no opinion on the compliance of Subject Property conditions or activities with federal, state, and local codes, laws, or regulations.

GZA based the opinions expressed in this Phase I ESA Report on conditions observed during the course of our work on this Subject Property; these conditions might change over time. ASTM E1527-21 specifies that observations and opinions are only valid for 180 days from the date the underlying information is developed. After 180 days, portions of this Phase I ESA Report may need to be updated.



Figures

© 2025 - GZA GeoEnvironmental, Inc. J:\0 167300 - 0 167399\15.0167387.00 354 College Highway Phase I ESA\GIS\Pro 354 College Highway.aprx, February 10, 2025 - 4:56 PM, Jessica Power



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PHASE I ESA
354 COLLEGE HIGHWAY
SOUTHAMPTON, MASSACHUSETTS

LOCUS

PREPARED BY:



GZA GeoEnvironmental, Inc.
Engineers and Scientists
www.gza.com

PREPARED FOR:

TOWN OF SOUTHAMPTON HOUSING AUTHORITY
210 COLLEGE HIGHWAY
SOUTHAMPTON, MASSACHUSETTS 01073

PROJ MGR:

MJB

REVIEWED BY:

GPD

CHECKED BY:

MS

FIGURE

DESIGNED BY:

JVP

DRAWN BY:

JVP

SCALE:

1 in 2,000 ft

1

DATE:

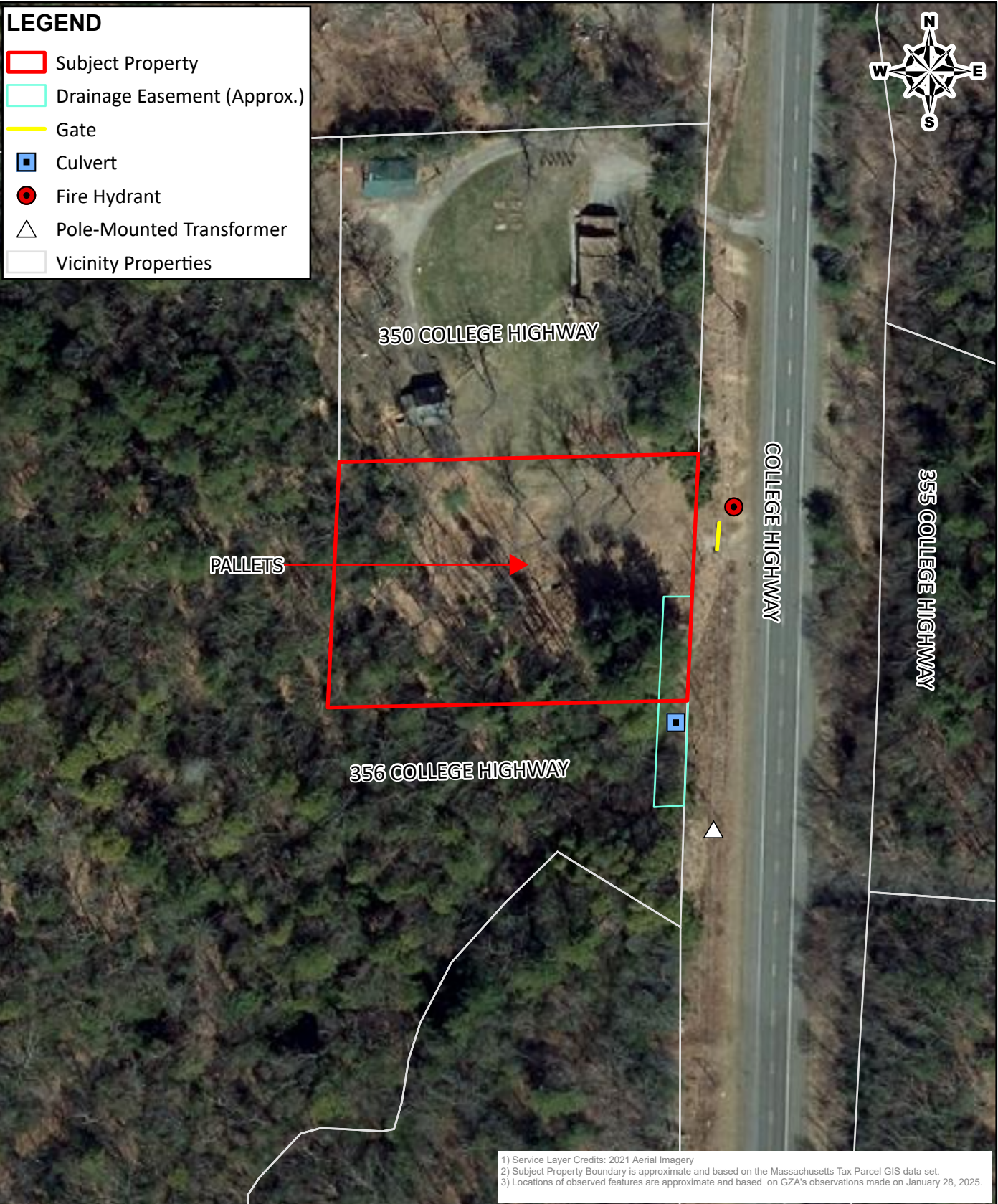
02/10/2025

PROJECT NO:

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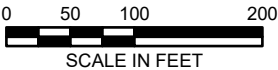
REVISION NO:

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- 1) Service Layer Credits: 2021 Aerial Imagery
- 2) Subject Property Boundary is approximate and based on the Massachusetts Tax Parcel GIS data set.
- 3) Locations of observed features are approximate and based on GZA's observations made on January 28, 2025.

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SCALE IN FEET

PHASE I ESA 354 COLLEGE HIGHWAY SOUTHAMPTON, MASSACHUSETTS		PREPARED BY:  GZA GeoEnvironmental, Inc. Engineers and Scientists www.gza.com		PREPARED FOR: TOWN OF SOUTHAMPTON HOUSING AUTHORITY 210 COLLEGE HIGHWAY SOUTHAMPTON, MASSACHUSETTS 01073	
SUBJECT PROPERTY PLAN		PROJ MGR: MJB	REVIEWED BY: GPD	CHECKED BY: MS	FIGURE 2
		DESIGNED BY: JVP	DRAWN BY: JVP	SCALE: 1 in 150 ft	
		DATE: 02/10/2025	PROJECT NO: 15.0167387.00	REVISION NO:	



Appendix A - Project Terms and Conditions



TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

© 2024 by GZA GeoEnvironmental, Inc.

These Terms and Conditions, together with GZA's Proposal, make up the Agreement between GZA and You, Client, named above. If the attached GZA Proposal is styled as a Master Services Agreement, then these Terms and Conditions will apply to any and all services ordered by you and performed by GZA.

BEFORE SIGNING THE PROPOSAL, BE SURE YOU READ AND UNDERSTAND THE PARAGRAPHS ENTITLED "INDEMNIFICATION" AND "LIMITATION OF REMEDIES" WHICH DEAL WITH THE ALLOCATION OF RISK BETWEEN YOU AND GZA.

- 1) **Services.** GZA will perform the services set forth in its Proposal and any amendments or change orders authorized by you (the "Services"). Any request or direction from you that would require extra work or additional time for performance or would result in an increase in GZA's costs will be the subject of a negotiated amendment or change order. All Services performed by GZA will be governed by this Agreement, even if performed prior to your execution of the Proposal.
- 2) **Term.** If the attached GZA proposal is styled as a Master Services Agreement, then the term of this Agreement will begin on the date of execution of the proposal (the "Effective Date"), and either party may terminate this Agreement for convenience upon thirty (30) days' written notice, provided that GZA will be paid for all services performed through the date of termination.
- 3) **Standard of Care; Warranties.**
 - a) GZA will perform professional Services with the degree of skill and care ordinarily exercised by qualified professionals performing the same type of services at the same time under similar conditions in the same or similar locality. GZA's sole responsibility with regard to Services which do not meet the foregoing standard of care is to reperform such Services, at GZA's expense, but only if you provide GZA written notice of such non-conformity within ninety (90) days after completion of the Services.
 - b) **NO WARRANTY, EXPRESS OR IMPLIED, INCLUDING WARRANTY OF MARKETABILITY OR FITNESS FOR A PARTICULAR PURPOSE, IS MADE OR INTENDED BY GZA'S PROPOSAL OR BY ANY OF GZA'S REPORTS OR OTHER CONDUCT.**
 - c) GZA assigns to you any manufacturers' warranties of equipment or materials purchased from others, to the extent they are assignable, and your sole recourse will be against the manufacturer. Full risk of loss of materials and equipment will pass to you upon delivery to the Site, and you will be responsible for insuring and otherwise protecting them against theft and damage.
- 4) **Payment.**
 - a) Except as otherwise stated in the Proposal, you will compensate GZA for the Services at the rates set forth in the applicable Proposal, amendment or change order; reimburse its expenses, which will include a communication fee calculated as a percentage of labor invoiced; and pay any sales or similar taxes thereon.
 - b) Any retainer specified in GZA's Proposal shall be due prior to the start of Services and will be applied to the final invoice for Services.
 - c) GZA will submit invoices periodically, and payment will be due within 20 days from invoice date. You will notify GZA in writing of any invoice disputes within 10 days of the invoice date, and if no written notice of dispute is received, the invoice will be deemed approved in full. Overdue payments will bear interest at 1½ percent per month or, if lower, the maximum lawful rate. GZA may terminate the Services upon 10 days' written notice anytime your payment is overdue on this or any other project and you will pay for all Services through termination, plus termination costs. You will reimburse GZA's costs of collecting overdue invoices, including reasonable attorneys' fees (including costs for time expended by in-house counsel, which will be charged to you at the prevailing market rate for attorneys of similar experience practicing in the jurisdiction). Any amounts paid by you to GZA will be applied first to interest and costs incurred by GZA, and then to the principal balance.
- 5) **Your Responsibilities.**
 - a) If the Services involve entry onto a third-party property or otherwise require access to property you do not own or control, you will secure the access agreements, approvals, permits, licenses and consents necessary for performance of the Services, without GZA becoming a party to or otherwise being required to sign any such agreements, approvals, permits, licenses and consents. If you are the owner or operator of the Site, you will provide GZA with all documents, plans, information concerning underground structures (including but not limited to utilities, conduits, pipes, and tanks), information related to hazardous materials or other environmental or geotechnical conditions at the Site (including, if applicable, asbestos containing materials ["ACM"]) and other information that may be pertinent to the Services or, if you are not the owner or operator of the Site, you agree to make reasonable efforts to obtain these same documents and provide them to GZA. GZA is entitled to rely on the accuracy and completeness of documents and information you provide. You acknowledge that the quality of the services provided by GZA is directly related to the accuracy and completeness of the information and data that you furnish to GZA.
 - b) If you use the services of a contractor or construction manager at the Site, you agree to use best and reasonable efforts to include in your agreement(s) with the contractor or construction manager provisions obligating the latter:
 - i) to defend, indemnify and hold harmless, to the fullest extent permitted by law, GZA, its affiliates and subsidiaries, and each of their officers, directors, members, partners, agents, insurers, employees, and subconsultants (the "GZA Indemnitees") and you, for or on account of any claims, liabilities, costs and expenses, including attorneys' fees, arising out of or relating to the design or implementation of construction means, methods, procedures, techniques, and sequences of construction, including safety precautions or programs, of the contractor, the construction manager, or any of their subcontractors or any engineer engaged by them;
 - ii) to name you and GZA as additional insureds under general liability and builder's risk insurance coverages maintained by the contractor or construction manager, or any of their subcontractors, and to ensure that such policies are primary and noncontributory with regard to the above indemnity obligations; and
 - iii) to require that all of their subcontractors agree and be bound to the obligations set forth in (i) and (ii) above.
 - c) In the event that you are unable to secure such provisions in the agreement(s) with the contractor or construction manager, you shall promptly (but in any event prior to the commencement of the Services) notify GZA and GZA shall have the opportunity to negotiate with you reasonable substitute risk allocation and insurance indemnities and protections. Failure to provide such notice will be a material breach of this Agreement.
 - d) To the extent you are entitled to indemnification (either contractual or at common law) or are otherwise indemnified by the contractor or construction manager and/or their subcontractors, you agree to waive any claim (including without limitation indemnification or insurance claims) against GZA.
- 6) **Right of Entry; Site Restoration.** You grant GZA and its subcontractor(s) permission to enter the Site to perform the Services. If you do not own the Site, you represent and warrant that the owner has granted permission for GZA to enter the Site and perform the Services; you will provide reasonable verification on request; and you will indemnify the GZA Indemnitees for any claims by the Site owner related to alleged trespass by GZA or its subcontractors. Although GZA

will exercise reasonable care to limit damage to landscaping, paving, systems and structures at the Site, you acknowledge that some damage may occur even with the exercise of due care and you agree to compensate GZA for any restoration it is asked to perform, unless otherwise indicated in the Proposal.

- 7) **Underground Facilities.** GZA's only responsibility under this Agreement will be to provide proper notification to the applicable state utility "Call-Before-You-Dig" program. You further agree to assume responsibility for and to defend, indemnify and hold harmless GZA with respect to personal injury and property damages due to GZA's interference with subterranean structures including but not limited to utilities, conduits, pipes, and tanks:
 - a) that are not correctly shown on any plans and information you or governmental authorities provide to GZA; or
 - b) that are not correctly marked by the appropriate utility.
- 8) **Reliance.** The services, information, and other data furnished by you shall be at your expense, and GZA may rely upon all information and data that you furnish, including the accuracy and completeness thereof. You acknowledge that the quality of the Services provided by GZA is directly related to the accuracy and completeness of the information and data that you furnish to GZA. **GZA'S REPORTS ARE PREPARED FOR AND MADE AVAILABLE FOR YOUR SOLE USE. YOU ACKNOWLEDGE AND AGREE THAT USE OF OR RELIANCE UPON THE REPORT OR THE FINDINGS IN THE REPORT BY ANY OTHER PARTY, OR FOR ANY OTHER PROJECT OR PURPOSE, SHALL BE AT YOUR OR SUCH OTHER PARTY'S SOLE RISK AND WITHOUT ANY LIABILITY TO GZA. YOU SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE GZA INDEMNITEES FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEYS' FEES, ARISING OUT OF OR RESULTING FROM ANY USE, REUSE, OR MODIFICATION OF THE DOCUMENTS WITHOUT WRITTEN VERIFICATION, COMPLETION, OR ADAPTATION BY GZA AND SUCH LIMITED LICENSE TO YOU SHALL NOT CREATE ANY RIGHTS IN THIRD PARTIES.** However, in GZA's sole discretion, which may be withheld for any reason whatsoever, if you request that GZA extend reliance to a third party, then such reliance will be conditioned upon the third party's acceptance of such reliance on GZA's standard reliance terms and you will be obligated to pay GZA a reliance fee calculated as 10% of GZA's original fee for the report upon which reliance is being extended.
- 9) **Lab Tests and Samples.** GZA is entitled to rely on the results of laboratory tests using generally accepted methodologies. GZA may dispose of samples in accordance with applicable laws 30 days after submitting test results to you unless you request in writing for them to be returned to you or to be held longer, in which case you will compensate GZA for storage and/or shipping beyond 30 days.
- 10) **GZA Professionals.** GZA employees or consultants may act as licensed, certified or registered professionals (including but not limited to Professional Engineers, Licensed Site or Environmental Professionals, Certified Hazardous Materials Managers, or Certified Industrial Hygienists, collectively referred to in this section as "GZA Professionals"), whose duties may include the rendering of independent professional opinions. You acknowledge that a federal, state or local agency or other third party may audit the Services of GZA or other contractor/consultant(s), which audit may require additional Services, even though GZA and such GZA Professionals have each performed such Services in accordance with the standard of care set forth herein. You agree to compensate GZA for all Services performed in response to such an audit, or to meet additional requirements resulting from such an audit, at the rates set forth in the applicable Proposal, amendment or change order.
- 11) **Hazardous Materials; GZA "Not a Generator".** Before any hazardous or contaminated materials, including, if applicable, ACMs (the "Wastes") are removed from the Site, you will sign manifests naming you as the generator of the Wastes (or, if you are not the generator, you will arrange for the generator to sign). You will select the treatment or disposal facility to which any Wastes are taken. GZA will not be the generator or owner of, nor will it possess, take title to, or assume legal liability for any Wastes at or removed from the Site. GZA will not have responsibility for or control of the Site or of operations or activities at the Site other than its own. GZA will not undertake, arrange for or control the handling, treatment, storage, removal, shipment, transportation or disposal of any Wastes at or removed from the Site, other than any laboratory samples it collects or tests. You agree to defend, indemnify and hold the GZA Indemnitees harmless for any costs or liability incurred by GZA in defense of or in payment for any legal actions in which it is alleged that GZA is the owner, generator, treater, storer or disposer of any Wastes.
- 12) **Limits on GZA's Responsibility.** GZA will not be responsible for the acts or omissions of contractors or others at the Site, except for its own subcontractors and employees. GZA will not supervise, direct or assume control over or the authority to stop any contractor's work, nor shall GZA's professional activities nor the presence of GZA or its employees and subcontractors be construed to imply that GZA has authority over or responsibility for the means, methods, techniques, sequences or procedures of construction, for work site health or safety precautions or programs, or for any failure of contractors to comply with contracts, plans, specifications or laws. Any opinions by GZA of probable costs of labor, materials, equipment or services to be furnished by others are strictly estimates and are not a guarantee that actual costs will be consistent with the estimates.
- 13) **Changed Conditions.**
 - a) You recognize the uncertainties related to the Services (including, without limitation, environmental and geotechnical Services), which often require a phased or exploratory approach, with the need for additional Services becoming apparent during the Services. You also recognize that actual conditions encountered may vary significantly from those anticipated, that laws and regulations are subject to change, and that the requirements of regulatory authorities are often unpredictable.
 - b) If changed or unanticipated conditions or delays make additional Services necessary or result in additional costs or time for performance, GZA will notify you and the parties will negotiate appropriate changes to the scope of Services, compensation and schedule.
 - c) If no agreement can be reached, GZA will be entitled to terminate the Services and to be equitably compensated for the Services already performed. GZA will not be responsible for delays or failures to perform due to weather, labor disputes, intervention by or inability to get approvals from public authorities, acts or omissions on your part, or any other causes beyond GZA's reasonable control, and you will compensate GZA for any resulting increase in its costs.
- 14) **Documents and Information.** All documents, data, calculations and work papers prepared or furnished by GZA are instruments of service and will remain GZA's property. Designs, reports, data and other work product delivered to you are for your use only, for the limited purposes disclosed to GZA. Any delayed use, use at another site, use on another project, or use by a third party will be at the user's sole risk, and without any liability to GZA. Any technology, methodology or technical information learned or developed by GZA will remain its property. Provided GZA is not in default under this Agreement, GZA's designs will not be used to complete this project by others, except by written agreement relating to use, liability and compensation.
- 15) **Electronic Media.** In accepting and utilizing any drawings, reports and data on any form of electronic media generated by GZA, you covenant and agree that all such electronic files are instruments of service of GZA, who shall be deemed the author and shall retain all common law, statutory law and other rights, including copyrights. In the event of a conflict between the signed documents prepared by GZA and electronic files, the signed documents shall govern. You agree not to reuse these electronic files, in whole or in part, for any purpose or project other than the project that is the subject of this Agreement. Any transfer

of these electronic files to others or reuse or modifications to such files by you without the prior written consent of GZA will be at the user's sole risk and without any liability to GZA.

- 16) **Confidentiality; Subpoenas.** Information about this Agreement and GZA's Services and information you provide to GZA regarding your business and the Site, other than information available to the public and information acquired from third parties, will be maintained in confidence and will not be disclosed to others without your consent, except as GZA reasonably believes is necessary: (a) to perform the Services; (b) to comply with professional standards to protect public health, safety and the environment; and (c) to comply with laws, regulations, court orders and professional obligations. GZA will make reasonable efforts to give you prior notice of any disclosure under (b) or (c) above. Information available to the public and information acquired from third parties will not be considered confidential. You will reimburse GZA for responding to any subpoena or governmental inquiry or audit related to the Services, at the rates set forth in the applicable Proposal, amendment or change order (including, without limitation, for outside counsel expenses incurred by GZA and/or time expended by in-house counsel, which will be charged to you at the prevailing market rate for attorneys of similar experience practicing in the jurisdiction). Notwithstanding the foregoing, GZA shall be entitled to use your name and a general description of the Services in promotional materials.
- 17) **Insurance.** During performance of the Services, GZA will maintain workers' compensation, commercial general liability, automobile liability, and professional liability/contractor's pollution liability insurance. GZA will furnish you certificates of such insurance on request.
- 18) **Indemnification.** You agree to hold harmless, indemnify, and defend the GZA Indemnitees against all claims, suits, fines and penalties, including mandated cleanup costs and attorneys' fees and other costs of settlement and defense, which claims, suits, fines, penalties or costs arise out of or are related to this Agreement or the Services, except to the extent they are caused by GZA's negligence or willful misconduct. The duty to defend will be triggered upon a claim, suit, fine and/or penalty being alleged or threatened, and will only terminate when and to the extent GZA's proportion of negligence is finally adjudicated by a court of competent jurisdiction. If the foregoing indemnification is determined to be void or unenforceable as a matter of law, then it shall be automatically reformed to apply the original intent of the clause to the maximum extent permissible by law.
- 19) **Limitation of Remedies.**
 - a) To the fullest extent permitted by law and notwithstanding anything else in this Agreement to the contrary, the aggregate liability of GZA and its affiliates, parents and subsidiaries and subcontractors and each of their employees, insurers, principals, officers, directors, partners and agents (collectively referred to in this paragraph as "GZA") for all claims arising out of this Agreement or the Services is limited to \$50,000 or, if greater, 10% of the compensation received by GZA under this Agreement.
 - b) You may elect to increase the limit of liability by paying an additional fee, such fee to be negotiated prior to the execution of this Agreement.
 - c) Any claim against GZA related in any way to the services provided pursuant to this Proposal, or the terms herein, is waived unless suit is commenced in a proper jurisdiction within one year of substantial completion of GZA's services. This waiver may not be construed to extend any applicable statute of limitations.
 - d) GZA will not be liable for lost profits, loss of use of property, delays, contractual penalties or other special, indirect, incidental, consequential, punitive, exemplary, liquidated, or multiple damages. This includes but is not limited to fines and/or penalties and/or sanctions imposed by any local, state, or federal government, agency, or regulatory body.
 - e) GZA will not be liable to you or the Site owner for injuries or deaths suffered by GZA's or its subcontractors' employees.
 - f) You will look solely to GZA for your remedy for any claim arising out of or relating to this Agreement, including any claim arising out of or relating to alleged negligence or errors or omissions of any GZA principal, officer, employee or agent. To the extent damages are covered by property insurance or any other insurance, both you and GZA waive all rights against each other and against the contractors, consultants, agents, and employees of the other, for damages, except such rights as they may have to the proceeds of such insurance as set forth in this Agreement. You or GZA, as appropriate, shall require of the contractors, consultants, agents, and employees of any of them, similar waivers in favor of the other parties enumerated herein.
- 20) **Disputes.**
 - a) All disputes between you and GZA shall be subject to non-binding mediation.
 - b) Either party may demand mediation by serving a written notice stating the essential nature of the dispute, the amount of time or money claimed, and requiring that the matter be mediated within forty-five (45) days of service of notice.
 - c) The mediation shall be administered by the American Arbitration Association in accordance with its most recent Construction Mediation Rules, or by such other person or organization as the parties may agree upon.
 - d) No action or suit may be commenced unless mediation has occurred but did not resolve the dispute, or unless a statute of limitations period or the one year waiver period described in 18(c) above would expire if suit were not filed prior to such forty-five (45) days after service of notice. However, where non-payment of an invoice has occurred and GZA sends you a final demand letter for payment, your failure to respond within ten (10) days of receipt (or, for certified mail, the date of the first attempt to deliver the letter to your address of record if you ultimately do not accept receipt of the letter) of such letter will be deemed to be a waiver of your right to enforce this mediation clause and GZA may immediately file suit to enforce the terms of this Agreement.
 - e) You agree to pay reasonable attorneys' fees and all other costs and expenses (including, but not limited to reasonable investigative expenses and expert and consultant expenses) which may be incurred by GZA in the enforcement of this Agreement in the event that (a) it is finally adjudicated by a court of competent jurisdiction that you have breached this Agreement; or (b) where you allege that GZA has breached this Agreement or otherwise acted negligently and it is finally adjudicated by a court of competent jurisdiction that GZA did not in fact breach this Agreement or act negligently. If for any reason it is adjudicated that the foregoing provision is in violation of applicable law, is subject to a state statute automatically converting this clause to be reciprocal between the parties, is contrary to public policy or is unconscionable or a contract of adhesion, then the foregoing clause will be null and void and of no effect. Under no circumstances shall the foregoing clause be replaced with a reciprocal clause.
 - f) You shall make no claim against GZA for professional negligent acts, errors, omissions and/or alleged breach of contract either directly, indirectly, as a counterclaim or crossclaim, or in a third party claim, unless you have first provided GZA with a written certification executed by an independent professional practicing in the same discipline as GZA and licensed in the jurisdiction in which GZA provided you its Services. This certification must (i) identify the name and license of the certifier, (ii) specify each and every act or omission that the certifier contends is a violation of the standard of care expected of professional

performing professional services under similar circumstances; and (iii) state in complete detail the basis for certifier's opinion that each such act or omission constitutes a violation of the standard of care. This certificate must be provided to GZA no less than thirty (30) days prior to the submission of a formal claim.

21) Miscellaneous.

- a) This Agreement and all claims relating thereto shall be governed by the substantive and procedural laws of the Commonwealth of Massachusetts, as they presently exist or may hereafter be amended, without regard to principles of conflict of laws.
- b) The above terms and conditions regarding Limitation of Remedies and Indemnification shall survive the completion of the Services under this Agreement and the termination of the contract for any reason.
- c) Any amendment to these Terms and Conditions must be in writing and signed by both parties. No modification of these Terms and Conditions will be binding against GZA unless specifically approved in writing by a principal of GZA.
- d) Having received these Terms and Conditions, your oral authorization to commence Services, your acceptance of performance of the Services, your actions, or your use of the Report or Work Product constitutes your acceptance of them.
- e) This Agreement supersedes any contract terms, purchase orders or other documents issued by you, even if signed by an authorized representative of GZA.
- f) Neither party may assign or transfer this Agreement or any rights or duties hereunder without the written consent of the other party.
- g) Your failure or the failure of your successors or assigns to receive payment, reimbursement, insurance proceeds or grant funds from any other party for any reason whatsoever shall not absolve you, your successors or assigns of any obligation to pay any sum to GZA under this agreement.
- h) These Terms and Conditions shall govern over any inconsistent terms in GZA's Proposal.
- i) Any provision of this Agreement later held to be unenforceable for any reason shall be deemed void, and all remaining provisions shall continue in full force and effect on the parties, who agree that the Agreement shall be reformed to replace such voided provision with a valid and enforceable provision that comes as close as possible to expressing the intention of the voided provision.
- j) The covenants and agreements contained in this Agreement shall apply to, inure to the benefit of and be binding upon the parties hereto and upon their respective successors and assigns.
- k) Any reports generated by GZA will be subject to GZA's standard report limitations for that particular type of report.
- l) To the extent applicable to GZA's Services, you acknowledge and agree that GZA cannot anticipate the effects of climate change/extreme weather on any report, design or other document produced by GZA, unless such analysis is specifically within the scope of GZA's Services.
- m) You agree that during the performance of GZA's Services and for a period of twelve (12) months completion of those Services, you will not encourage, induce, or otherwise solicit, or actively assist any other person or organization to encourage, induce or otherwise solicit, directly or indirectly, any employee of the GZA or any of its affiliates to terminate their employment with GZA or any of its affiliates, or otherwise interfere with the advantageous business relationship of GZA or any of its affiliates with their employees. You agree that if you violate this non-solicitation provision, you will pay GZA liquidated damages in an amount equal to the total earnings of the solicited employee during the last twelve (12) months of their employment with GZA.
- n) This Agreement does not create any third-party beneficiaries and is intended for the benefit of the parties hereto and their respective successors and permitted assigns, and is not for the benefit of, nor may any provision hereof be enforced by, anyone else.

22) Asbestos Abatement Services (If Applicable). If the Services include asbestos abatement services, then the following terms and conditions will apply and will supersede any conflicting terms contained elsewhere in this Agreement.

- a) You acknowledge that conditions can vary from those encountered at the times and locations of explorations and data collection, and that the limitation on available data may result in some level of uncertainty with respect to the interpretation of those conditions, despite due professional care. GZA therefore cannot guarantee specific results such as the identification or removal of all asbestos or other contamination.

23) Microbial Services (If Applicable). If the Services include Microbial services, then the following terms and conditions will apply and will supersede any conflicting terms contained elsewhere in this Agreement. For purposes of this Agreement, Microbial is defined as any and all fungal and/or bacterial growth including but not limited to mold, mildew, yeast, fungus, fungi, bacteria, spores, odors, particulates, vapors, gas, or other emissions produced by or arising out of or toxins emanating therefrom.

- a) You recognize that meeting the standard of care does not establish an assurance that corrective procedures will be permanent. Because Microbial infestations are created by near-omnipresent living microscopic spores which grow very quickly and are influenced by nanoclimatological conditions that are very difficult to detect and sources of water intrusion, elevated moisture or relative humidity over which GZA has neither control or responsibility, GZA cannot and does not claim that its Services will eliminate the risk of a Microbial infestation recurring.
- b) You acknowledge that the Services entail risk of personal injury and property damage (including cross-contamination) that cannot be avoided, even with the exercise of due care. You also acknowledge that environmental conditions can vary from those encountered at the times and locations of explorations and data collection, and that the limitation on available data may result in some level of uncertainty with respect to the interpretation of these conditions, despite due care. GZA therefore cannot guarantee specific results such as the identification of all contamination or other environmental conditions or problems nor their resolution.
- c) You acknowledge that Microbial infestations may be hidden from view and concealed in locations that are difficult to discover. Accordingly, you agree that despite GZA's efforts, some Microbial locations may remain undetected. In such situations, you agree that you will have no claim against GZA provided GZA followed the applicable standard of care and all applicable laws and regulations pertaining to the Work.
- d) You further agree that when GZA performs Services intended to minimize the risk of Microbial infestations, GZA shall not be liable for damages resulting from Microbial contamination including but not limited to fungal or bacterial infestations and water damage or dry or wet rot. You agree to waive any Microbial infestation claim(s) against GZA and you agree to indemnify, defend and hold the GZA Indemnitees harmless from any claim alleging that GZA's Services caused or aggravated a Microbial infestation or did not prevent a Microbial infestation from recurring.



Appendix B - Photographic Log



Photographic Log

Client Name: Southampton Housing Authority		Site Location: 354 College Highway, Southampton, MA	Project No. 15.0167387.00
Photo No. 1	Date: 1/28/25		
Direction Photo Taken: West			
Description: Cleared area in northeastern portion of Subject Property			

Photo No. 2	Date: 1/28/25	
Direction Photo Taken: Southwest		
Description: Two pallets stacked and covered in snow; no staining, odors, or palletted objects observed		



Photographic Log

Client Name: Southampton Housing Authority		Site Location: 354 College Highway, Southampton, MA		Project No. 15.0167387.00
Photo No. 3	Date: 1/28/25			
Direction Photo Taken: West				
Description: One of four iron pins demarking the Subject Property boundary				

Photo No. 4	Date: 1/28/25			
Direction Photo Taken: Southwest				
Description: Southern Subject Property boundary; pink flagging tape marking previously delineated wetlands				



Photographic Log

Client Name: Southampton Housing Authority		Site Location: 354 College Highway, Southampton, MA	Project No. 15.0167387.00
Photo No. 5	Date: 1/28/25		
Direction Photo Taken: Southeast			
Description: Southeastern corner of Subject Property; corner iron pin; culvert beneath College Highway, within drainage easement			

Photo No. 6	Date: 1/28/25		
Direction Photo Taken: East			
Description: Gate to Subject Property; blue pin flag			



Photographic Log

Client Name: Southampton Housing Authority		Site Location: 354 College Highway	Project No. 15.0167387.00
Photo No. 7	Date: 1/28/25		
Direction Photo Taken: Northwest			
Description: Fire hydrant (off-property) near northeastern corner of Subject Property			

Photo No. 8	Date: 1/28/25	
Direction Photo Taken: South		
Description: Pole-mounted transformer to south-southeast of Subject Property		



Appendix C - Historical Documentation



CITY DIRECTORY

Project Property: *Phase I ESA
354 College Highway
Southampton, MA 01073*

Project No: *15.0167387.00*

Requested By: *GZA*

Order No: *25012700192*

Date Completed: *January 29, 2025*

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

January 29, 2025
RE: CITY DIRECTORY RESEARCH
354 College Highway
Southampton, MA 01073

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:

330-370 of College Hwy

Search Notes:

Search Results Summary

Date	Source	Comment
2023	DIGITAL BUSINESS DIRECTORY	
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2008	DIGITAL BUSINESS DIRECTORY	
2003	DIGITAL BUSINESS DIRECTORY	
2000	DIGITAL BUSINESS DIRECTORY	
1998	DIGITAL BUSINESS DIRECTORY	
1984-85	COLE	

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330 NANCY DUMONT...RESIDENTIAL
340 HELEN SEHER...RESIDENTIAL
344 CHRIS DOMINA...RESIDENTIAL
350 LARRY LACROIX...RESIDENTIAL
355 BARBARA STRYCHARZ...RESIDENTIAL
355 TOM STRYCHARZ...RESIDENTIAL
357 ELIZABETH STRYCHARZ...RESIDENTIAL
357 JAS STRYCHARZ...RESIDENTIAL
368 DANA CARVER...RESIDENTIAL
368 DEBORAH CARVER...RESIDENTIAL

330 NANCY DUMONT...RESIDENTIAL
340 HELEN SEHER...RESIDENTIAL
344 CHRIS DOMINA...RESIDENTIAL
350 LARRY LACROIX...RESIDENTIAL
355 BARBARA STRYCHARZ...RESIDENTIAL
357 ELIZABETH STRYCHARZ...RESIDENTIAL
357 JAS STRYCHARZ...RESIDENTIAL
368 DANA CARVER...RESIDENTIAL
368 DEBORAH CARVER...RESIDENTIAL

330 NANCY DUMONT...RESIDENTIAL
340 HELEN SEHER...RESIDENTIAL
340 ROBERT SEHER...RESIDENTIAL
344 CHRIS DOMINA...RESIDENTIAL
344 CYNTHIA DOMINA...RESIDENTIAL
350 LARRY LACROIX...RESIDENTIAL
350 LISA LACROIX...RESIDENTIAL
355 BARBARA STRYCHARZ...RESIDENTIAL
355 TOM STRYCHARZ...RESIDENTIAL
357 ELIZABETH STRYCHARZ...RESIDENTIAL
357 JAS STRYCHARZ...RESIDENTIAL
357 MIKAYLA STRYCHARZ...RESIDENTIAL
359 CITC-USA...COMPRESSORS-AIR & GAS (WHLS)
368 DANA CARVER...RESIDENTIAL
368 DEBORAH CARVER...RESIDENTIAL
369 CHRISTINE SHEA...RESIDENTIAL
369 SHAWN SHEA...RESIDENTIAL

330 NANCY DUMONT...RESIDENTIAL
330 RICHARD DUMONT...RESIDENTIAL
340 HELEN SEHER...RESIDENTIAL
340 ROBERT SEHER...RESIDENTIAL
340 SEHER ROBERT...RESIDENTIAL
344 BENEDICT NOWAKOWSKI...RESIDENTIAL
344 CHRIS DOMINA...RESIDENTIAL
344 CYNTHIA DOMINA...RESIDENTIAL
344 HELENE NOWAKOWSKI...RESIDENTIAL
350 JESSICA LACROIX...RESIDENTIAL
350 LARRY LACROIX...RESIDENTIAL
350 LISA LACROIX...RESIDENTIAL
355 TOM STRYCHARZ...RESIDENTIAL
357 ELIZABETH STRYCHARZ...RESIDENTIAL
357 JAS STRYCHARZ...RESIDENTIAL
357 L STRYCHARZ...RESIDENTIAL
357 W LESLIE...RESIDENTIAL
359 CITC-USA INC...COMPRESSORS-AIR & GAS (WHLS)
362 DANIEL CANNING...RESIDENTIAL
362 LOUISE CANNING...RESIDENTIAL
362 ROBERT CANNING...RESIDENTIAL
364 EARL SLATE...RESIDENTIAL
366 ERIC ALTHOFF...RESIDENTIAL
368 DANA CARVER...RESIDENTIAL
368 DEBBIE CARVER...RESIDENTIAL
369 CHRISTINE SHEA...RESIDENTIAL
369 PATRICK SHEA...RESIDENTIAL
369 SHAWN SHEA...RESIDENTIAL
369 SHEA CHRISTINE...RESIDENTIAL

339JOHN STRYCHARZ...RESIDENTIAL

339ROBYN WAINWRIGHT...RESIDENTIAL

350LARRY & LISA LACROIX...RESIDENTIAL

355T STRYCHARZ...RESIDENTIAL

357JAMES & LIZ STRYCHARZ...RESIDENTIAL

368DANA CARVER...RESIDENTIAL

368ROCQUE S LA...RESIDENTIAL

339ANDREW CAIRES...RESIDENTIAL

339E SMITH...RESIDENTIAL

339RICHARD GEISLER...RESIDENTIAL

339ROBYN WAINWRIGHT...RESIDENTIAL

350LARRY & LISA LACROIX...RESIDENTIAL

355T STRYCHARZ...RESIDENTIAL

357JAMES & LIZ STRYCHARZ...RESIDENTIAL

366M LAUREANO...RESIDENTIAL

339ANDREW CAIRES...RESIDENTIAL

339WM P CONNOR...RESIDENTIAL

350LARRY & LISA LACROIX...RESIDENTIAL

355T STRYCHARZ...RESIDENTIAL

357JAS & LIZ STRYCHARZ...RESIDENTIAL

366RAYMOND & MICHELE LAVALLEE...RESIDENTIAL

NO LISTING FOUND

RANGE NOT LISTED



FIRE INSURANCE MAPS

Project Property: Phase I ESA

354 College Highway Southampton MA 01073

Project No: 15.0167387.00

Requested By: GZA

Order No: 25012700192

Date Completed: January 27, 2025

Please note that no information was found for your site or adjacent properties.

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

Peter J. McErlain, R.S., MPH
Title 5 Consulting
16 Coed Drive, Easthampton, MA 01027
Tel: 413-527-8204 --- Cell: 413-210-6265

Site Suitability for On-Site Sewage Disposal

Project Number:
 Performed by: **Peter J. McErlain**
 Health Inspector: **Josh Mathieu**

Date: 8-19-09
 Equipment Operator: **Tom Whiteley**

Site Address
354 350 College Highway
Southampton, MA

Client Name & Address
Larry Lacroix
350 College Highway
Southampton, MA

New Construction X

Repair π

Office Review

Published Soil Survey Available: No π Yes π
 Year Published Publication Scale Soil Map Unit Drainage Class Soil Limitations
 Surficial Geologic Report Available: No π Yes π
 Year Published Publication Scale Geologic Material (Map Unit) Landform
 Flood Insurance Rate Map:
 Above 500 year flood boundary π Within 500 year flood boundary π Within 100 year flood boundary π
 Wetland Area:
 National Wetland Inventory Map (Map Unit) Wetlands Conservancy Program Map (Map Unit)
 Current Water Resource Conditions (USGS): Month
 Range: Above Normal π Normal π Below Normal π
 Other References Reviewed:

Percolation Test Results

Perc 1-2	Time	Measurement		Time	Measurement
Begin Saturation	3:18		Begin Saturation		
End Saturation	3:34	8 Gals. In	End Saturation		
9" depth	4:01		9" depth		
Measurement			Measurement		
6" depth	4:45		6" depth		
Measurement			Measurement		
Elapsed Time	44/3		Elapsed Time		
9" to 6"			9" to 6"		

Percolation Rate **15 Min/In**
 Bottom of Percolation Test Hole: **44"**

Percolation Rate:
 Bottom of Percolation Test Hole:

Determination for Seasonal High Water Table

Method Used

☐ Depth observed standing on observation hole _____ inches ☐ Depth weeping from side of observation hole _____ inches
☒ Depth to soil mottles **34"** inches ☐ Ground water adjustment _____ inches

Index Well Number _____ Reading Date _____ Index well level _____
 Adjustment factor _____ Adjusted ground water level _____

Depth of Naturally Occurring Pervious Material

Does at least four feet of naturally occurring pervious material exist in all areas observed throughout the area proposed for the soil
 absorption system? **YES**

If yes, what is the depth of naturally occurring pervious material? TP # 1-1: **20" - 82"**, TP# 1-2: **22" - 85"**.
 If not, what is the depth of naturally occurring pervious material? TP# _____: _____, TP# _____: _____

On-Site Review**T.P. # 1-1 & 1-2**

Deep Hole Number: # 1-1 & 1-2

Date: 8/19/09

Time:

Weather:

Location (identify on site plan):

Land Use: Woodlands

Vegetation: Mixed hard & soft woods

Slope (%): 5%

Landform:

Position of Landscape:

Surface Stones:

Distance from:

Open Water Body
Possible Wet Area
Drinking Water Well

Feet
Feet
Feet

Drainageway
Property Line
Other

Feet
Feet
Feet

TP 1-1 DEEP OBSERVATION HOLE LOG					
Depth from Surface (Inches)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Mottling	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0 - 7"	A	Sandy Loam	10YR 3/4	@ 34" 7.5YR 5/8	Massive, Friable, roots
7" - 20"	B	Sandy Loam	7.5YR 4/6		Massive, Friable, few roots
20" - 82"	C ₁	Sandy Loam	7.5YR 4/4		Massive, Friable, 5% gravel, stones & cobbles
82" - 104" Refusal	C ₂	Fine Sandy Loam	5YR 4/4		Platy, Firm 5% gravel, stones & cobbles

Parent Material (geologic) Ice Contact

Depth to Groundwater:

Standing Water in the Hole: None

Depth to Bedrock: 104"

Estimated Seasonal High Ground Water: 34"

Weeping from Pit Face: None

TP 1-2 DEEP OBSERVATION HOLE LOG					
Depth from Surface (Inches)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Mottling	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0 - 4"	A	Sandy Loam	10YR 3/4	@ 34" 7.5YR 5/8	Massive, Friable, roots
4" - 22"	B	Sandy Loam	7.5YR 4/6		Massive, Friable, few roots
22" - 37"	C ₁	Sandy Loam	7.5YR 4/4		Massive, Friable, 5% gravel, stones & cobbles
37" - 85" Refusal	C ₂	Fine Sandy Loam	5YR 4/4		Platy, Firm 5% gravel, stones & cobble:

Parent Material (geologic)

Ice contact

Depth to Groundwater:

Standing Water in the Hole: None

Depth to Bedrock: 85"

Estimated Seasonal High Ground Water: 34"

Weeping from Pit Face: None

Certification: I certify that in November 1994, I passed the soil evaluator examination approved by the Department of Environmental Protection and that the above analysis was performed by me consistent with the required training, expertise and experience described in 310 CMR 15.017.

Mass. Soil Eval. Approval No. SE1543

Signature:

Peter J. McErlain
Peter J. McErlain

Date: Aug. 19, 2009

On-Site Review

T.P. # 1-1 & 1-2

Deep Hole Number: # 1-1 & 1-2

Date: 8/19/09

Time:

Weather:

Location (identify on site plan):

Land Use: Woodlands

Vegetation: Mixed hard & soft woods

Slope (%): 5%

Landform:

Position of Landscape:

Surface Stones:

Distance from:

Open Water Body

Feet

Drainageway

Feet

Possible Wet Area

Feet

Property Line

Feet

Drinking Water Well

Feet

Other

Feet

TP 1-1		DEEP OBSERVATION HOLE LOG			
Depth from Surface (Inches)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Mottling	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0 - 7"	A	Sandy Loam	10YR 3/4	@ 34" 7.5YR 5/8	Massive, Friable, roots
7" - 20"	B	Sandy Loam	7.5YR 4/6		Massive, Friable, few roots
20" - 82"	C ₁	Sandy Loam	7.5YR 4/4		Massive, Friable, 5% gravel, stones & cobbles
82" - 104" Refusal	C ₂	Fine Sandy Loam	5YR 4/4		Platy, Firm 5% gravel, stones & cobbles

Parent Material (geologic) Ice Contact

Depth to Groundwater:

Standing Water in the Hole: None

Depth to Bedrock: 104"

Estimated Seasonal High Ground Water: 34"

Weeping from Pit Face: None

TP 1-2		DEEP OBSERVATION HOLE LOG			
Depth from Surface (Inches)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Mottling	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0 - 4"	A	Sandy Loam	10YR 3/4	@ 34" 7.5YR 5/8	Massive, Friable, roots
4" - 22"	B	Sandy Loam	7.5YR 4/6		Massive, Friable, few roots
22" - 37"	C ₁	Sandy Loam	7.5YR 4/4		Massive, Friable, 5% gravel, stones & cobbles
37" - 85" Refusal	C ₂	Fine Sandy Loam	5YR 4/4		Platy, Firm 5% gravel, stones & cobbles

Parent Material (geologic)

Ice contact

Depth to Groundwater:

Standing Water in the Hole: None

Depth to Bedrock: 85"

Estimated Seasonal High Ground Water: 34"

Weeping from Pit Face: None

Certification: I certify that in November 1994, I passed the soil evaluator examination approved by the Department of Environmental Protection and that the above analysis was performed by me consistent with the required training, expertise and experience described in 10 CMR 15.017.

Mass. Soil Eval. Approval No. SE1543

Signature:

Peter J. McErlain

Date: Aug. 19, 2009

Peter J. McErlain, R.S., MPH
Title 5 Consulting
16 Coed Drive, Easthampton, MA 01027
Tel: 413-527-8204 --- Cell: 413-210-6265

Site Suitability for On-Site Sewage Disposal

Project Number:
 Performed by: **Peter J. McErlain**
 Health Inspector: **Josh Mathieu**

Date: **8-19-09**
 Equipment Operator: **Tom Whiteley**

Site Address
350 College Highway
Southampton, MA

Client Name & Address
Larry Lacroix
350 College Highway
Southampton, MA

New Construction X

Repair π

Office Review

Published Soil Survey Available: No π Yes π
 Year Published Publication Scale Soil Map Unit Drainage Class Soil Limitations
 Surficial Geologic Report Available: No π Yes π
 Year Published Publication Scale Geologic Material (Map Unit) Landform
 Flood Insurance Rate Map:
 Above 500 year flood boundary π Within 500 year flood boundary π Within 100 year flood boundary π
 Wetland Area:
 National Wetland Inventory Map (Map Unit) Wetlands Conservancy Program Map (Map Unit)
 Current Water Resource Conditions (USGS): Month
 Range: Above Normal π Normal π Below Normal π
 Other References Reviewed:

Perculation Test Results

Perc 1-4	Time	Measurement		Time	Measurement
Begin Saturation	3:58		Begin Saturation		
End Saturation	4:13	9 Gals. in	End Saturation		
9" depth	4:36		9" depth		
Measurement			Measurement		
6" depth	5:08		6" depth		
Measurement			Measurement		
Elapsed Time	32/3		Elapsed Time		
9" to 6"			9" to 6"		

Perculation Rate **11 Min/In**
 Bottom of Perculation Test Hole: **42"**

Perculation Rate:
 Bottom of Perculation Test Hole:

Determination for Seasonal High Water Table

Method Used

☐ Depth observed standing on observation hole _____ inches ☐ Depth weeping from side of observation hole _____ inches
 X Depth to soil mottles **34"** inches ☐ Ground water adjustment _____ inches.

Index Well Number _____ Reading Date _____ Index well level _____
 Adjustment factor _____ Adjusted ground water level _____

Depth of Naturally Occurring Pervious Material

Does at least four feet of naturally occurring pervious material exist in all areas observed throughout the area proposed for the soil
 absorption system? **YES**

Is the depth of naturally occurring pervious material? TP # 1-3: **21" - 87"**, TP# 1-4: **22" - 108"**.

Is the depth of naturally occurring pervious material? TP# TP#

On-Site Review**T.P. # 1-3 & 1-4**

Deep Hole Number: # 1-3 & 1-4

Date: 8/19/09

Time:

Weather: Clear & Hot

Location (identify on site plan):

Land Use: Woodlands

Vegetation: Mixed hard & soft woods

Slope (%): 5%

Landform:

Position of Landscape:

Surface Stones:

Distance from:

Open Water Body

Feet

Drainageway

Feet

Possible Wet Area

Feet

Property Line

Feet

Drinking Water Well

Feet

Other

Feet

TP 1-3		DEEP OBSERVATION HOLE LOG			
Depth from Surface (Inches)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Mottling	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0 - 6"	A	Sandy Loam	10YR 3/4	@ 34" 7.5YR 5/8	Massive, Friable, roots
6" - 21"	B	Sandy Loam	7.5YR 4/6		Massive, Friable, few roots
21" - 47"	C ₁	Sandy Loam	7.5YR 4/4		Massive, Friable, 5% gravel, stones & cobbles
47" - 87" Refusal	C ₂	Fine Sandy Loam	5YR 4/4		Platy, Firm 5% gravel, stones & cobbles

Parent Material (geologic) Ice Contact

Depth to Groundwater:

Standing Water in the Hole: None

Depth to Bedrock: 87"

Estimated Seasonal High Ground Water: 34"

Weeping from Pit Face: None

TP 1-4		DEEP OBSERVATION HOLE LOG			
Depth from Surface (Inches)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Mottling	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0 - 7"	A	Sandy Loam	10YR 3/4	@ 34" 7.5YR 5/8	Massive, Friable, roots
7" - 22"	B	Sandy Loam	7.5YR 4/6		Massive, Friable, few roots
22" - 78"	C ₁	Sandy Loam	7.5YR 4/4		Massive, Friable, 5% gravel, stones & cobbles
78" - 108" Refusal	C ₂	Fine Sandy Loam	5YR 4/4		Platy, Firm 5% gravel, stones & cobbles

Parent Material (geologic)

Ice contact

Depth to Groundwater:

Standing Water in the Hole: None

Depth to Bedrock: 108"

Estimated Seasonal High Ground Water: 34"

Weeping from Pit Face: None

Certification: I certify that in November 1994, I passed the soil evaluator examination approved by the Department of Environmental Protection and that the above analysis was performed by me consistent with the required training, expertise and experience described in 310 CMR 15.017.

Mass. Soil Eval. Approval No. SE1543Signature: Peter J. McErlain

Peter J. McErlain

Date: Aug. 19, 2009

On-Site Review**T.P. # 1-3 & 1-4**

Deep Hole Number: # 1-3 & 1-4

Date: 8/19/09

Time:

Weather: Clear & Hot

Location (identify on site plan):

Land Use: Woodlands

Vegetation: Mixed hard & soft woods

Slope (%): 5%

Landform:

Position of Landscape:

Surface Stones:

Distance from:

Open Water Body

Feet

Drainageway

Feet

Possible Wet Area

Feet

Property Line

Feet

Drinking Water Well

Feet

Other

Feet

TP 1-3		DEEP OBSERVATION HOLE LOG			
Depth from Surface (Inches)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Mottling	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0-6"	A	Sandy Loam	10YR 3/4	@ 34" 7.5YR 5/8	Massive, Friable, roots
6"-21"	B	Sandy Loam	7.5YR 4/6		Massive, Friable, few roots
21"-47"	C ₁	Sandy Loam	7.5YR 4/4		Massive, Friable, 5% gravel, stones & cobbles
47"-87" Refusal	C ₂	Fine Sandy Loam	5YR 4/4		Platy, Firm 5% gravel, stones & cobbles

Parent Material (geologic) Ice Contact

Depth to Groundwater:

Standing Water in the Hole: None

Depth to Bedrock: 87"

Estimated Seasonal High Ground Water: 34"

Weeping from Pit Face: None

TP 1-4		DEEP OBSERVATION HOLE LOG			
Depth from Surface (Inches)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Mottling	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0-7"	A	Sandy Loam	10YR 3/4	@ 34" 7.5YR 5/8	Massive, Friable, roots
7"-22"	B	Sandy Loam	7.5YR 4/6		Massive, Friable, few roots
22"-78"	C ₁	Sandy Loam	7.5YR 4/4		Massive, Friable, 5% gravel, stones & cobbles
78"-108" Refusal	C ₂	Fine Sandy Loam	5YR 4/4		Platy, Firm 5% gravel, stones & cobbles

Parent Material (geologic)

Ice contact

Depth to Groundwater:

Standing Water in the Hole: None

Depth to Bedrock: 108"

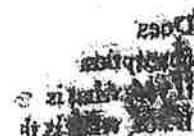
Estimated Seasonal High Ground Water: 34"

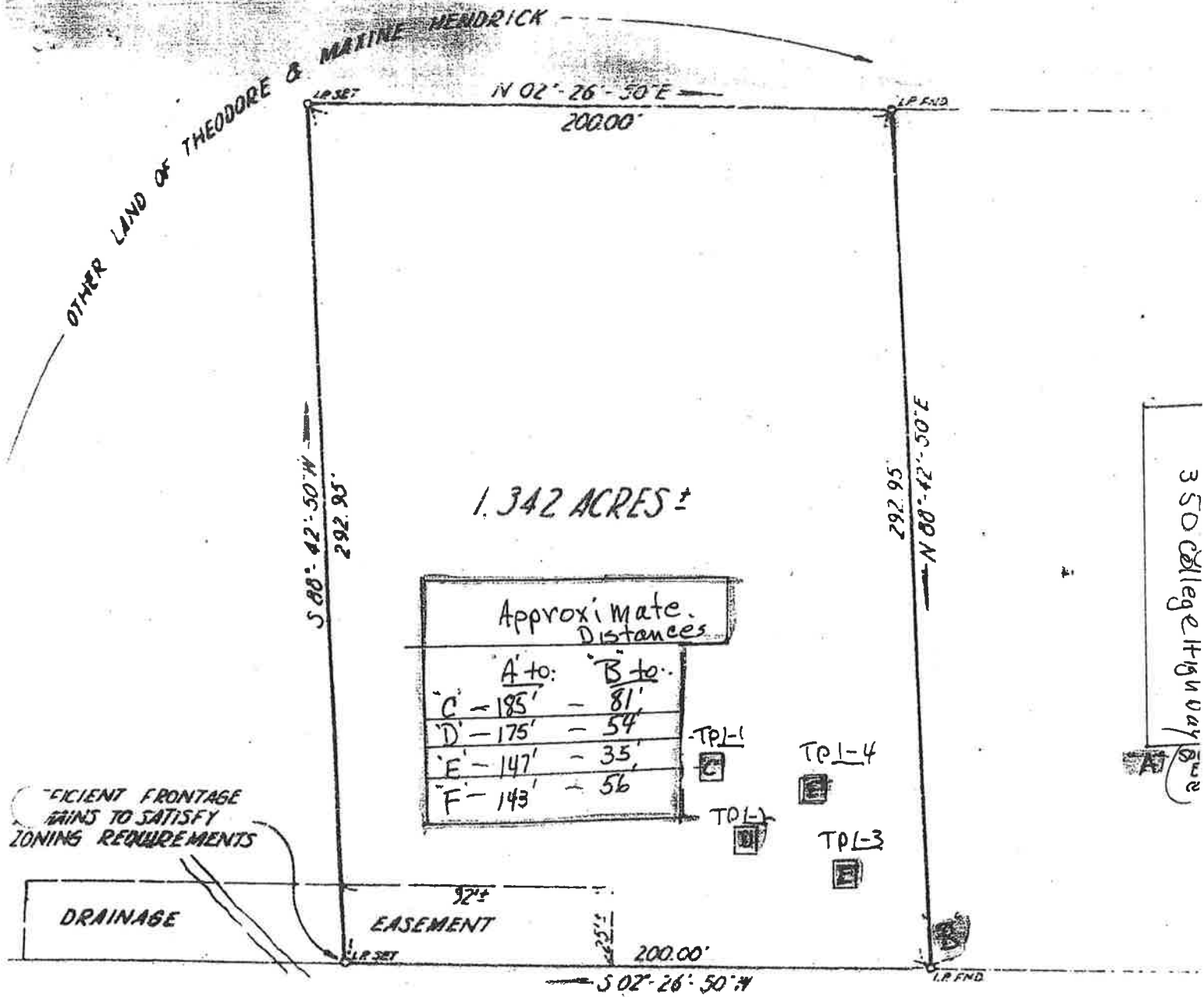
Weeping from Pit Face: None

Certification: I certify that in November 1994, I passed the soil evaluator examination approved by the Department of Environmental Protection and that the above analysis was performed by me consistent with the required training, expertise and experience described in 10 CMR 15.017.

Mass. Soil Eval. Approval No. SE1543Signature: Peter J. McErlain

Peter J. McErlain

Date: Aug. 19, 2009



COLLEGE HIGHWAY - ROUTE 10 A 1968 STATE HIGHWAY ALTERATION - VARIABLE WIDTH

PLANNING BOARD, SOUTHAMPTON, MISS

APPROVAL UNDER SUBDIVISION

CONTROL LAW NOT REQUIRED

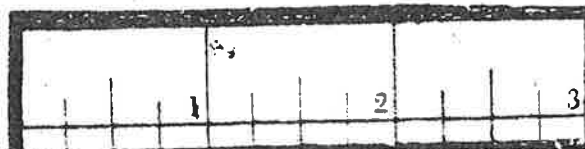
SIGNED: *Bryce A. Coates*

Frank D. Weaver

Karl A. Kreher

DATE: *Sept 28, 1971*

PB 77-F 77



SOUTHAMPTON

THEODORE &

Oliver M. Huntley Jr.

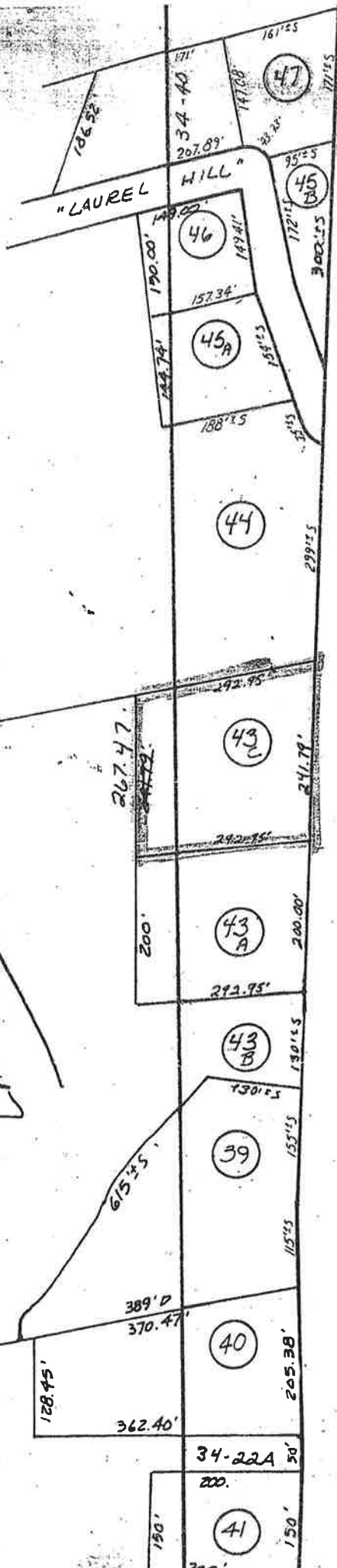
COMMONWEALTH

MASS

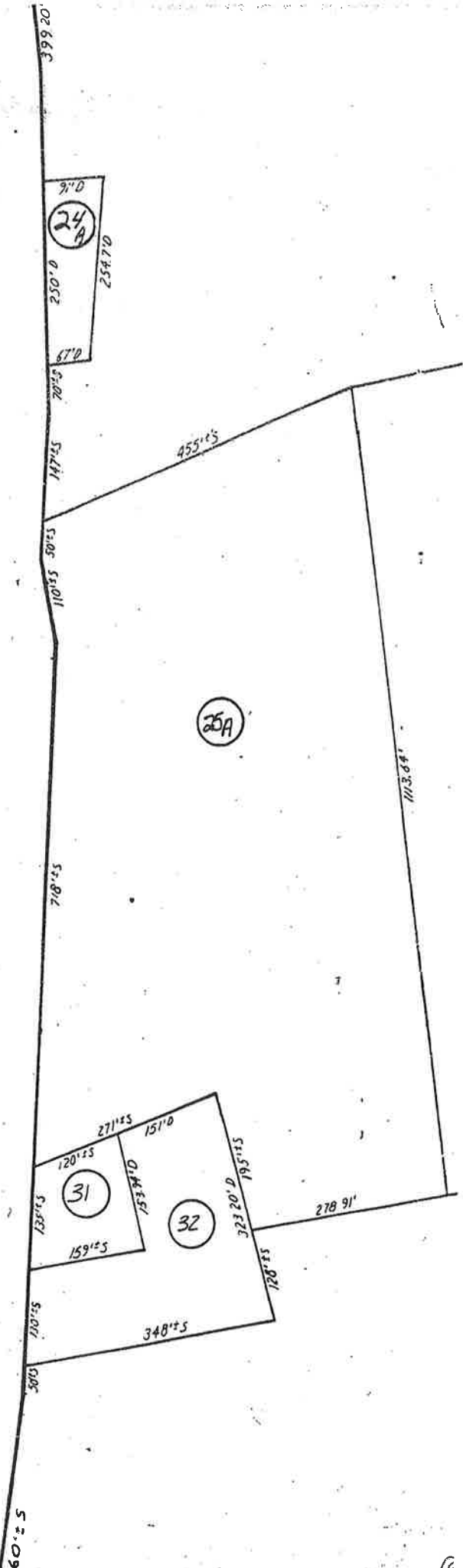
HUNTING

250 N. 11th St Hwy 43A

FOR LA COOIX
LARRY



COLLEGE HIGHWAY



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				615 SOUTHAMPTON, MA VISION				
SOUTHAMPTON TOWN OF 210 COLLEGE HWY, SUITE 7 SOUTHAMPTON MA 01073		1	Level	2	Public Water	1	Paved	2	Suburban	Description	Code	Appraised	Assessed					
				6	Septic					EXM LAND	9030	85,400	85,400					
		SUPPLEMENTAL DATA																
		Alt Prcl ID 276035000000043A																
		GIS ID F_323848_2902517				Assoc Pid#				Total		85,400	85,400					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
SOUTHAMPTON TOWN OF MORTON RALPH R & MORTON CHERYL A MORTON RALPH R LACROIX LARRY R		14732	316	11-10-2022	U	V	103,000	1E		Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
		13593	170	02-06-2020	U	V	1	1A	2025	9030	85,400	2024	9030	85,400	2023	1300	85,400	
		12715	0251	08-10-2017	U	V	345,000	1V										
		5143	0083	06-27-1997			12,000											
		Total								Total		85,400	Total		85,400	Total		85,400
EXEMPTIONS				OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 0 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 85,400 Special Land Value 0 Total Appraised Parcel Value 85,400 Valuation Method C Total Appraised Parcel Value 85,400				

[illegible]

Hampshire County Registry of Deeds
Electronically Recorded Document

This is the first page of the document—Do not remove

Document Number	: 23398
Document Type	: DEED
Recorded Date	: November 14, 2022
Recorded Time	: 03:15:21 PM

Recorded Book and Page	: 14732 / 316
Number of Pages(including cover sheet)	: 7
Receipt Number	: 407181
Recording Fee (including excise)	: \$155.00

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 11/14/2022 03:15 PM
ctrl# 052991 10905 Doc# 00023398
Fee: \$.00 Cons: \$103.000.00

Hampshire County Registry of Deeds
Mary Olberding, Register
60 Railroad Avenue
Northampton, MA 01060
413-584-3637
www.Masslandrecords.com

Property: 354 College Highway
Southampton, MA 01073

DEED

KNOW ALL PERSONS BY THESE PRESENT that We, Ralph R. Morton and Cheryl A. Morton, Co-Trustees of the Ralph R. Morton Declaration of Trust dated October 2, 2019, of 162 Brickyard Road, Southampton, Hampshire County, Massachusetts,

In consideration of One Hundred Three Thousand AND NO/100 (\$103,000.00) DOLLARS,

Grant to the Town of Southampton, of 210 College Highway, Suite 7, Southampton, Hampshire County, Massachusetts

with QUITCLAIM COVENANTS

certain real estate known as and numbered 354 College Highway, Southampton, Hampshire County, Massachusetts, being more particularly bounded and described in the attached Exhibit "A" attached hereto and made a part hereof. The property is acquired for affordable housing purposes.

In accordance with M.G.L. Chapter 188, Section 13, the undersigned individual(s) under oath and subject to the pains and penalties of perjury, do/cs hereby depose, state and certify: (i) that we release all rights of Homestead in the subject realty; (ii) that no spouse, non-owner spouse, former spouse, or any other person with rights of homestead resides in the home; and (iii) that at the time of delivery of this deed, no spouse, former spouse, or any other person is entitled to claim the benefit of an existing estate of homestead.

Being the same premises conveyed to the Ralph R. Morton Declaration of Trust by deed of Ralph R. Morton and Cheryl A. Morton, dated February 6, 2020 and recorded in the Hampshire County Registry of Deeds at Book 13593, Page 169.

No deed stamps are owed pursuant to G.L. c. 64D, §1.

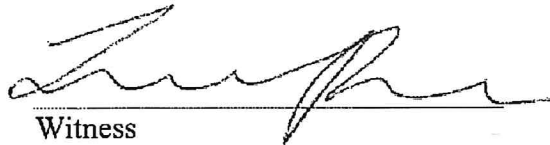
The Grantor certifies compliance with the provisions of G.L. c. 59, §72A and G.L. c. 7C, §38.

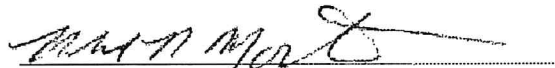
Attached hereto and incorporated herein is a certified copy of the Town Meeting vote authorizing the acquisition of the Premises.

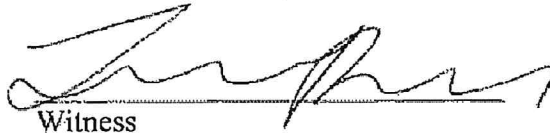
Property: 354 College Highway Southampton

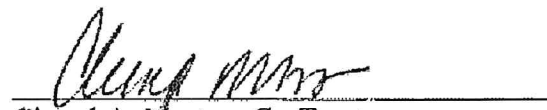
Witness our hands and seals this 10th day of November, 2022.

RALPH R. MORTON
DECLARATION OF TRUST


Witness


Ralph R. Morton, Co-Trustee


Witness


Cheryl A. Morton, Co-Trustee

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 10th day of November, 2022, before me, the undersigned notary public, personally appeared **Ralph R. Morton and Cheryl A. Morton, as Co-Trustees of the Ralph R. Morton Declaration of Trust**, proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☒ personal knowledge of the undersigned, ☐ oath or affirmation of a credible witness, to be the persons whose name are signed on the preceding or attached document, and who swore, subscribed and affirmed to me that that they signed the document voluntarily for its stated purpose.

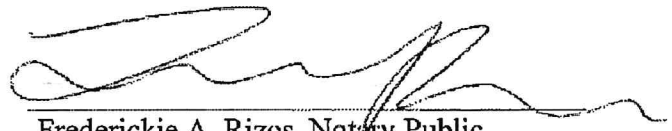

Frederickie A. Rizos, Notary Public
My commission expires: 1/23/2026 (Seal)



EXHIBIT "A"
354 College Highway
Southampton, MA 01073

A certain parcel of land on a Plan of Land in Southampton, Massachusetts belonging to Theodore L. and Maxine F. Hendrick, dated September, 1971 by Almer Huntley, Jr. & Assoc., Inc. recorded at Hampshire County Registry of Deeds at Plan Book 79, Page 77 and being more further described as follows:

Beginning at an iron pin set in the Westerly side of College Highway at the Northeasterly corner of the parcel to be conveyed thence running:

- S. 02° 26' 50" W. a distance of Two Hundred and 00/100 (200.00) feet along the Westerly side of College Highway to an iron pin, then turning and running;
- S. 88° 42' 50" W. a distance of Two Hundred Ninety-Two and 95/100 (292.95) feet to an iron pin then turning and running;
- N. 02° 26' 50" E. a distance of Two Hundred and 00/100 (200.00) feet to an iron pin, the last two (2) courses running along other land now or formerly of Theodore Hendrick, et ux, then turning and running;
- N. 88° 42' 50" E. a distance of Two Hundred Ninety-Two and 95/100 (292.95) feet along land now or formerly of Vernon G. Doty to an iron pin at the place of beginning.

Containing 1.342 acres more or less.

Subject to drainage easement as set forth at the Plan.

ACCEPTANCE OF DEED

On this 10th day of November, 2022, the Town of Southamptton, acting by and through its Select Board pursuant to the vote taken under Article 32 of the June 7, 2022 Annual Town Meeting, a certified copy of which is attached hereto, hereby accepts the foregoing deed to the property located at 354 College Highway, Southamptton, Massachusetts*for affordable housing purposes. *recorded herewith

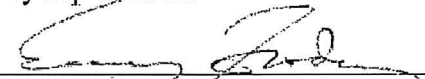
TOWN OF SOUTHAMPTON,
By its Select Board



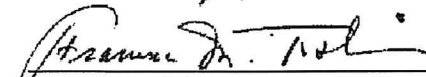
Christine Fowles, Chair

Jon Lumbra, Vice-Chair

Joy Piper, Clerk



Maureen Groden, Member

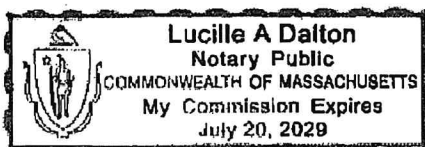


Francine Tishman, Member

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 10th day of November, 2022, before me, the undersigned notary public, personally appeared Christine Fowles, Maureen Groden, Francine Tishman, member of the Southamptton Select Board, as aforesaid, proved to me through satisfactory evidence of identification which was personal recognition, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose on behalf of the Town of Southamptton.





Notary Public
My Commission Expires: July 20, 2029

TOWN OF SOUTHAMPTON
Office of Town Clerk

210 College Hwy, Suite 2 Southamptn, Massachusetts 01073

Phone: (413) 527-8392 Email: townclerk@townofsouthampton.org

Certified Copy of Vote

November 1, 2022

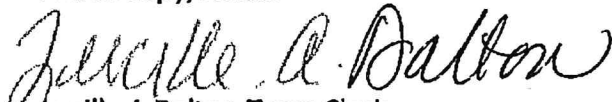
At a legal meeting of the qualified voters of the TOWN OF SOUTHAMPTON, held June 7, 2022, I Lucille A Dalton, Town Clerk, certify a copy of the vote on Article 32 which was on the Annual Town meeting warrant:

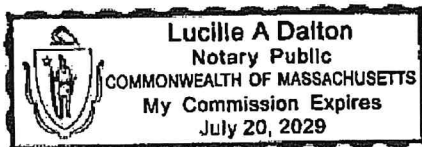
Article 32- This Article would appropriate CPC funds from their Community Housing Account, for the purpose of the Housing Authority purchasing a 1.32-acre parcel on College Highway as a buildable lot for the purpose of building affordable housing. A motion was made and seconded that the Town vote to transfer the sum of \$125,000 from the Community Preservation account to the Housing Authority said funds to be transferred from Community Preservation Surcharge Community Housing Account for the purpose of acquiring 1.32 acres of property and for associated costs of the acquisition to be used for affordable housing.

This Article was voted on and passed unanimously.

The Annual Town Meeting recording can be found on the Town of Southampton website at www.townofsouthampton.org. minutes for the town meeting can also be found on the town website on the Town Clerks webpage.

A true copy, Attest


Lucille A Dalton-Town Clerk



TOWN OF SOUTHAMPTON

Office of Town Clerk

210 College Hwy, Suite 2 Southamptn, Massachusetts 01073

Phone: (413) 527-8392 Email: townclerk@townofsouthampton.org

Attachment:

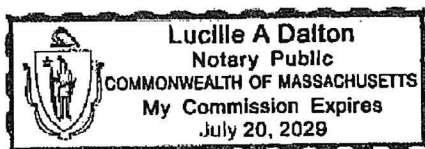
Article 32 as written in warrant for Annual Town Meeting

ARTICLE 32 CPC FUNDING FOR LAND PURCHASE FOR HOUSING AUTHORITY

To see if the Town will vote to transfer the sum of \$125,000 from the Community Preservation account to the Housing Authority said funds to be transferred from Community Preservation Surcharge Community Housing Account for the purpose of acquiring 1.32 acres of property and for associated costs of the acquisition to be used for affordable housing; or take any other act relative thereto.

SUMMARY: *This Article would appropriate CPC funds from their Community Housing Account, for the purpose of the Housing Authority purchasing a 1.32 acre parcel on College Highway as a buildable lot for the purpose of building affordable housing. .*

MOTION: Move that the Town vote to transfer the sum of \$125,000 from the Community Preservation account to the Housing Authority said funds to be transferred from Community Preservation Surcharge Community Housing Account for the purpose of acquiring 1.32 acres of property and for associated costs of the acquisition to be used for affordable housing.



A True Copy, Attest
Lucille A. Dalton
Clerk - Town of Southamptn



Appendix D - Third-Party Database Report



DATABASE REPORT

Project Property:	<i>Phase I ESA 354 College Highway Southampton MA 01073</i>
Project No:	<i>15.0167387.00</i>
Report Type:	<i>Database Report</i>
Order No:	<i>25012700192</i>
Requested by:	<i>GZA</i>
Date Completed:	<i>January 29, 2025</i>

Environmental Risk Information Services

A division of Glacier Media Inc.

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Executive Summary

Property Information:

Project Property: *Phase I ESA
354 College Highway Southampton MA 01073*

Project No: *15.0167387.00*

Coordinates:

Latitude:	<i>42.20598241</i>
Longitude:	<i>-72.72674287</i>
UTM Northing:	<i>4,675,148.31</i>
UTM Easting:	<i>687,662.25</i>
UTM Zone:	<i>UTM Zone 18T</i>

Elevation: *326 FT*

Order Information:

Order No: *25012700192*

Date Requested: *January 27, 2025*

Requested by: *GZA*

Report Type: *Database Report*

Historicals/Products:

City Directory Search	<i>CD - 1 Street Search</i>
ERIS Xplorer	<i>ERIS Xplorer</i>
Excel Add-On	<i>Excel Add-On</i>
Fire Insurance Maps	<i>US Fire Insurance Maps</i>
Physical Setting Report (PSR)	<i>Physical Setting Report (PSR)</i>
Product Summary	<i>Product Summary for Aerials, FIMs & Topos</i>
Vapor Screening Tool	<i>Vapor Screening Tool</i>

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
<u>Standard Environmental Records</u>								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	0	0	-	-	0
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
DOE FUSRAP	Y	1	0	0	0	0	0	0

State

RELEASE	Y	1	0	0	0	0	0	0
DELISTED REL	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
LST	Y	0.5	0	0	0	0	-	0
LUST	Y	0.5	0	0	0	0	-	0
LAST	Y	0.5	0	0	0	0	-	0
DELISTED LST	Y	0.5	0	0	0	0	-	0
HIST LUST	Y	0.5	0	0	0	0	-	0
HIST LAST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	1	-	-	1
AST	Y	0.25	0	0	0	-	-	0
DELISTED STORAGE TANK	Y	0.25	0	0	0	-	-	0
AUL	Y	0.5	0	0	0	0	-	0
BROWNFIELDS COV	Y	0.5	0	0	0	0	-	0
BROWNFIELDS	Y	0.5	0	0	0	0	-	0

Tribal

INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.5	0	0	0	0	-	0
DELISTED INDIAN UST	Y	0.25	0	0	0	-	-	0

County

No County standard environmental record sources available for this State.

Additional Environmental Records

Federal

OSC RESPONSE	Y	0.125	0	0	-	-	-	0
PFAS GHG	Y	0.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS FED SITES	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
PFAS ERNS	Y	0.5	0	0	0	0	-	0
PFAS NPDES	Y	0.5	0	0	0	0	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS TSCA	Y	0.5	0	0	0	0	-	0
PFAS E-MANIFEST	Y	0.5	0	0	0	0	-	0
PFAS IND	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FUDS MRS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	1	1
LM SITES	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
CONSENT DECREES	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCBT	Y	0.5	0	0	0	0	-	0
PCB	Y	0.5	0	0	0	0	-	0
POWER PLANTS	Y	0.125	0	0	-	-	-	0

State

SPILLS	Y	0.125	0	0	-	-	-	0
HIS SPILLS	Y	0.125	0	0	-	-	-	0
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANER	Y	0.25	0	0	0	-	-	0
PFAS	Y	0.5	0	0	0	0	-	0
OIL & HAZ MAT	Y	0.25	0	0	0	-	-	0
GEN	Y	0.125	0	0	-	-	-	0
TIER 2	Y	0.125	0	0	-	-	-	0
ASBESTOS PROJECT	Y	0.125	0	0	-	-	-	0
LEAD INSP	Y	PO	0	-	-	-	-	0

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental record sources available for this State.

Total:	0	0	1	0	1	2
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*PO – Property Only

*'Property and adjoining properties' database search radii are set at 0.25 miles.

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	UST	SOUTHAMPTON COUNTRY CLUB	329 COLLEGE HWY SOUTHAMPTON MA 01073	NNE	0.23 / 1,201.79	-44	16
			Facility ID: 8263 Tank ID Status Status Date: 1 Tank Removed 12/9/1994				
2	MRDS	DZHERUY	HAMPSHIRE COUNTY SOUTHAMPTON MA 01073	NE	0.74 / 3,931.71	-91	17
			Dep ID: 10304049				

Executive Summary: Summary by Data Source

Standard

State

UST - Underground Storage Tanks (UST)

A search of the UST database, dated Aug 7, 2024 has found that there are 1 UST site(s) within approximately 0.25miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SOUTHAMPTON COUNTRY CLUB	329 COLLEGE HWY SOUTHAMPTON MA 01073	NNE	0.23 / 1,201.79	1
<i>Facility ID: 8263</i> <i>Tank ID Status Status Date: 1 Tank Removed 12/9/1994</i>				

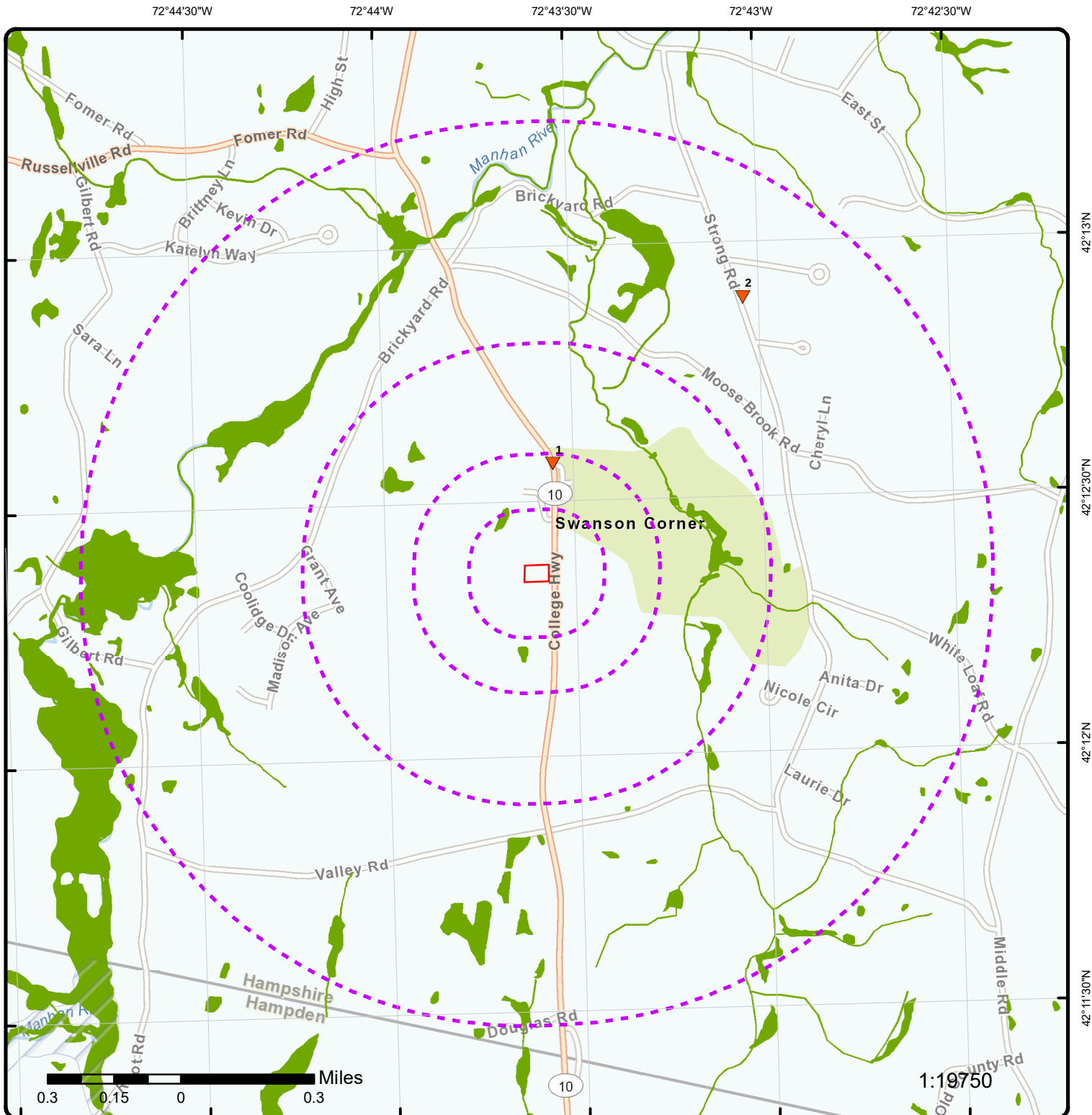
Non Standard

Federal

MRDS - Mineral Resource Data System

A search of the MRDS database, dated Mar 15, 2016 has found that there are 1 MRDS site(s) within approximately 1.00miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
DZHERUY	HAMPSHIRE COUNTY SOUTHAMPTON MA 01073	NE	0.74 / 3,931.71	2
<i>Dep ID: 10304049</i>				



Map: 1.0 Mile Radius

Order Number: 25012700192

Address: 354 College Highway, Southamptn, MA



Project Property

Buffer Outline

▲ Sites with Higher Elevation

■ Sites with Same Elevation

▼ Sites with Lower Elevation

○ Sites with Unknown Elevation

Areas with Higher Elevation

Areas with Same Elevation

Areas with Lower Elevation

Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

Indian Reserve Land

100 Year Flood Zone

500 Year Flood Zone

FWS Special Designation Areas

National Priorities List (Active, Delisted, Proposed, Institutional Control)

72°44'W

72°43'30"W

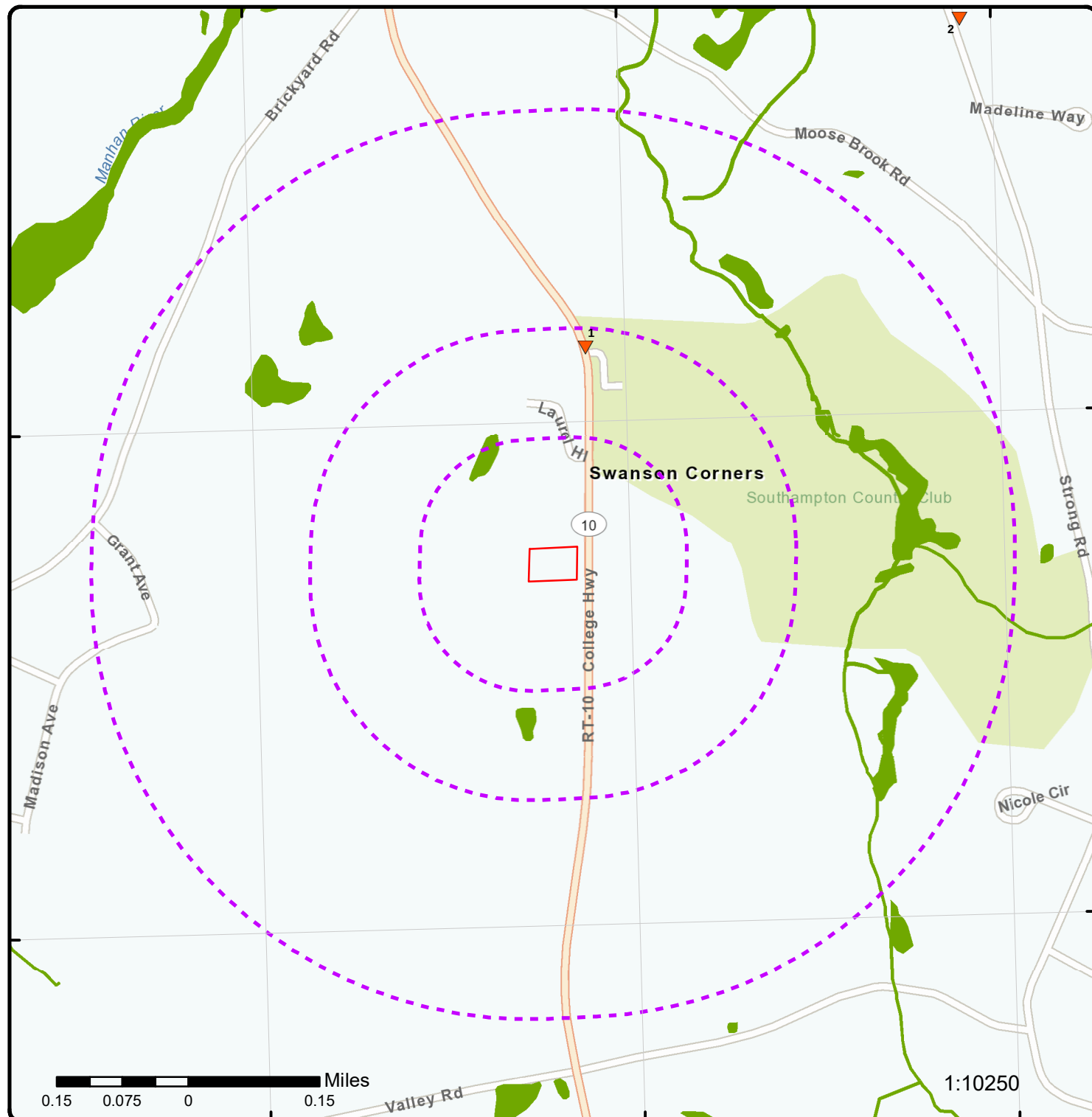
72°43'W

42°12'30"N

42°12'N

42°12'30"N

42°12'N



Map: 0.5 Mile Radius

Order Number: 25012700192

Address: 354 College Highway, Southampton, MA



Project Property

Buffer Outline

▲ Sites with Higher Elevation

■ Sites with Same Elevation

▼ Sites with Lower Elevation

○ Sites with Unknown Elevation

Areas with Higher Elevation

Areas with Same Elevation

Areas with Lower Elevation

Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

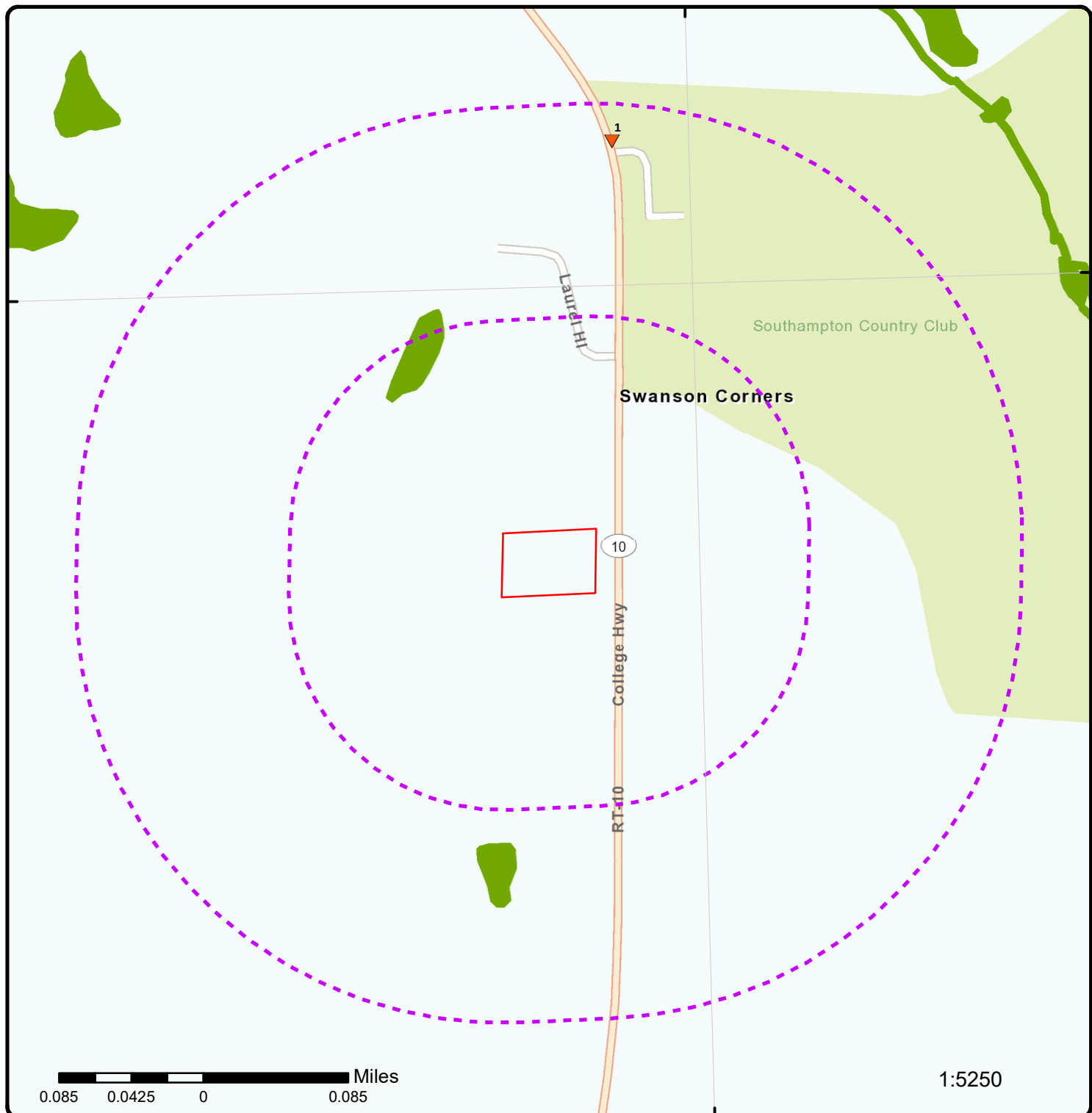
Indian Reserve Land

100 Year Flood Zone

500 Year Flood Zone

FWS Special Designation Areas

National Priorities List (Active, Delisted, Proposed, Institutional Control)



Map: 0.25 Mile Radius

Order Number: 25012700192

Address: 354 College Highway, Southampton, MA



Project Property

Buffer Outline

Sites with Higher Elevation

Sites with Same Elevation

Sites with Lower Elevation

Sites with Unknown Elevation

Areas with Higher Elevation

Areas with Same Elevation

Areas with Lower Elevation

Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

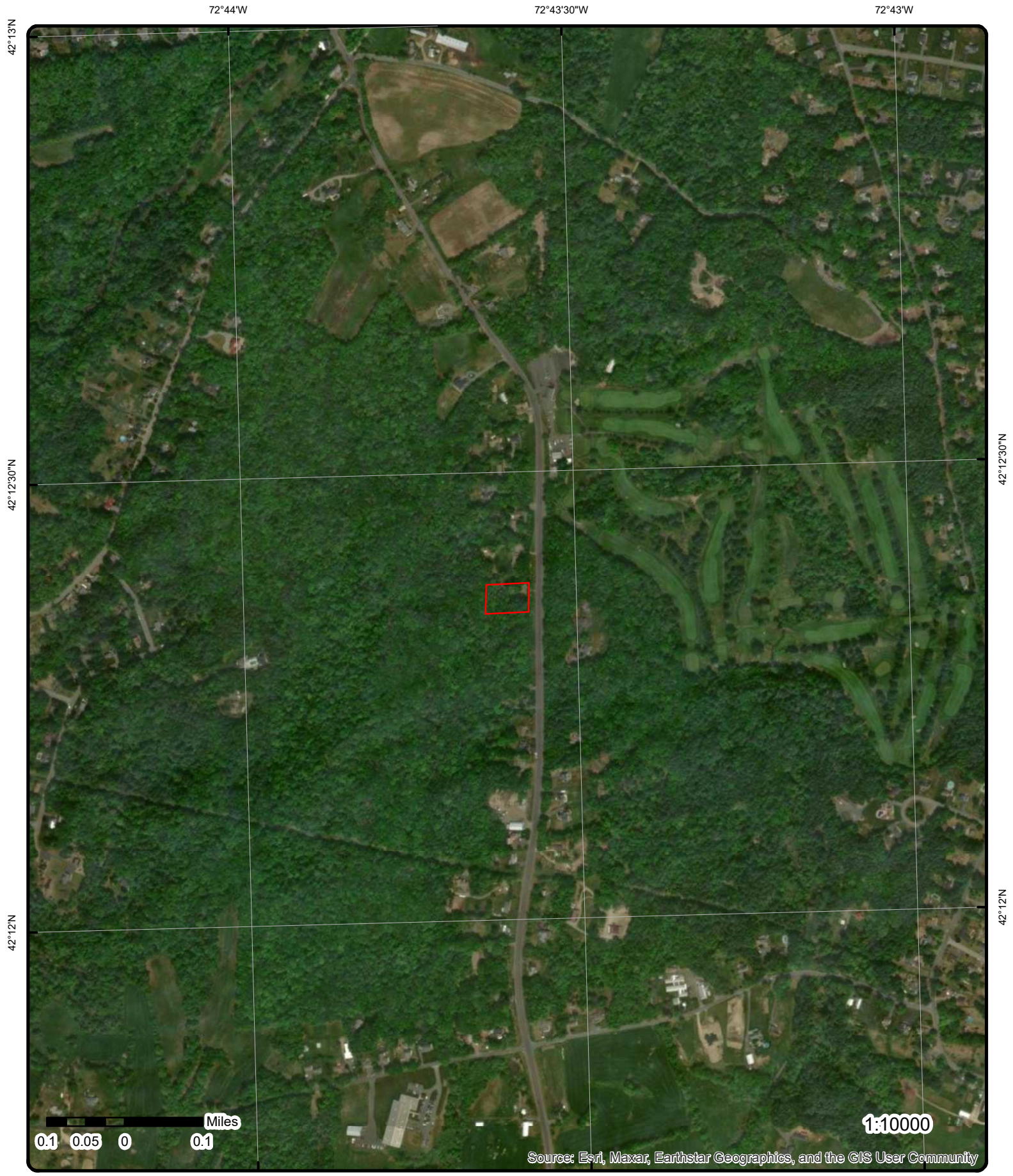
Indian Reserve Land

100 Year Flood Zone

500 Year Flood Zone

FWS Special Designation Areas

National Priorities List (Active, Delisted, Proposed, Institutional Control)



Aerial Year: 2023

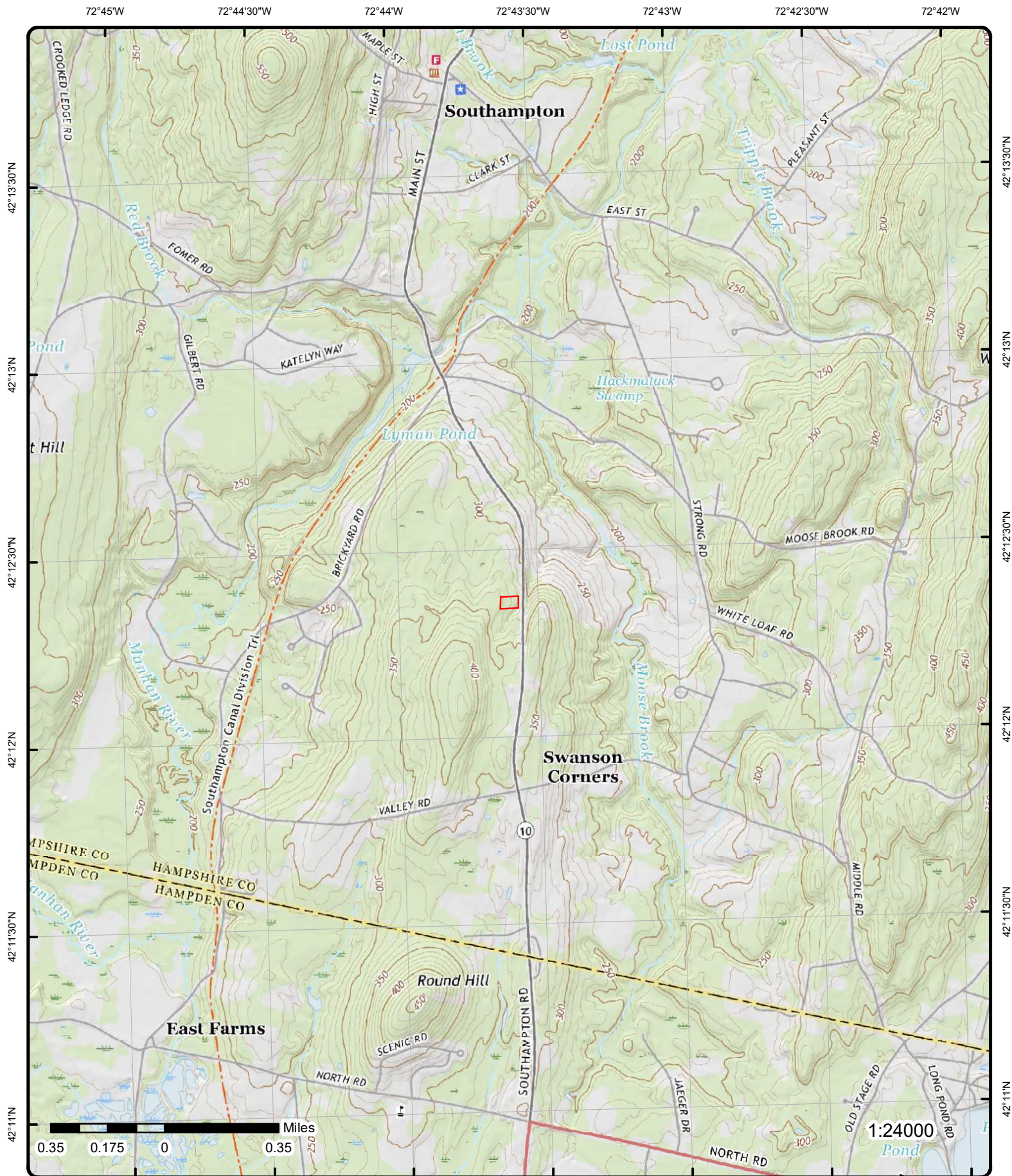
Address: 354 College Highway, Southampton, MA

Source: ESRI World Imagery

Order Number: 25012700192



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Topographic Map

Year: 2021

Order Number: 25012700192

Address: 354 College Highway, MA

Quadrangle(s): Mount Tom MA, Woronoco MA

Source: USGS Topographic Map



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Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 1	NNE	0.23 / 1,201.79	282.44 / -44	SOUTHAMPTON COUNTRY CLUB 329 COLLEGE HWY SOUTHAMPTON MA 01073	UST

Facility ID:	8263	Facility Contact:	
Owner ID:	8489	Facility Phone:	
Facility Status:	CLOSED	Fac Name (Web):	SOUTHAMPTON COUNTRY CLUB
Facility Type:		Fac Address (Web):	329 COLLEGE HWY
Facility Name:	SOUTHAMPTON COUNTRY CLUB	Fac City (Web):	SOUTHAMPTON
Fac Addr 1:	329 COLLEGE HWY	Facility ZIP(Web):	01073
Facility Address 2:		Fac Status (Web):	CLOSED
Facility City:	SOUTHAMPTON	Fac Name (Map):	
Fac Zip:	01073	Address (Map):	
Facility Lat:	42.20934	City (Map):	
Facility Long:	-72.72195		
Source:	UST facility data extract from the MassDEP UST Program (as of August 07, 2024); Closed Facilities from the searchable UST database made available by the MassDEP UST Program(Web)		

Facility Information Details

Contact Addr 1:		Contact Phone:	
Contact Addr 2:		Contact Email:	
Contact City:		Update Date:	7/20/1995
Contact State:		Update By:	
Contact ZIP:			

Searchable UST Facility Details

Last Inspection Dt:		Owner Name:	SOUTHAMPTON COUNTRY CLUB
Next Insp Due Date:		Owner Contact Name:	
Last Cert Compl Dt:		Operator Name:	SOUTHAMPTON COUNTRY CLUB
Next Cert Compl Due:		Oper Contact Name:	

Owner Infomation

Owner Name:	SOUTHAMPTON COUNTRY CLUB	Contact Name:	
Owner Addr 1:	329 COLLEDGE HWY	Contact Addr 1:	
Owner Addr 2:	PO BOX 206	Contact Addr 2:	
Owner City Town:	SOUTHAMPTON	Contact City Town:	
Owner State:	MA	Contact State:	
Owner ZIP:	01073	Contact ZIP:	
Organization Type:		Contact Phone:	
FR Type:		Contact E Mail:	
Business:			

Tanks Information

Tank ID:	1	Submersible Sump:	NO
Install Date:	5/10/1976	Submer Sump Instl:	
Status:	Tank Removed	Turbine Sump:	NO
Status Date:	12/9/1994	Turb Sump Sensor:	NO
Use Type:	Motor Vehicle	Intermediate Sump:	NO
Content:	Gasoline	Interm Sump Sensor:	NO
Capacity:	2000.00000	Spl Buck Installed:	
No of Compartment:		Spill Bucket Sens:	NO

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Latitude: Longitude: Auto Line Lk Dect: Pipe Install Date: Pipe Type: Pipe Construct: Pipe Leak Detect: Pipe Leak Install: Tank Construct: Tank Leak Detect: Tank Corrosion Type: Leak Corrosion Type:				Overf Prot Instled: Overfill Prot Type:		

2	1 of1	NE	0.74 / 3,931.71	235.69 / -91	DZHERUY HAMPSHIRE COUNTY SOUTHAMPTON MA 01073	MRDS
Dep ID:	10304049			I1:	27	
Dev Status:	PROSPECT			Latitude:	42.21483	
Code List:	AU			Longitude:	-72.71737	
Url:	http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10304049					

Commodity

I1:	65	Line:	1
Code:	AU	Inserted By:	MAS migration
Commodity:	Gold	Insert Date:	29-OCT-2002 09:00:24
Commodity Type:	Metallic	Updated By:	USGS
Commodity Group:	Gold	Update Date:	29-OCT-2002 09:02:36
Importance:	Primary		

Names

I1:	80	Inserted By:	MAS migration
Status:	Current	Insert Date:	29-OCT-02
Site Name:	Dzheruy	Updated By:	USGS
Line:	1	Update Date:	29-OCT-02

Unplottable Summary

Total: 6 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
ASBESTOS PROJECT	FORMER AMES	RTE. 10, COLLEGE HIGHWAY	SOUTHAMPTON MA		885499874
FINDS/FRS	SIDEWALK RECONSTRUCTION AND RELATED WORK ALONG A SECTION OF ROUTE 10	COLLEGE HIGHWAY & ADJACENT STREETS <i>Registry ID: 110070065811</i>	SOUTHAMPTON MA	01073	864630335
FINDS/FRS	SOUTHAMPTON - SIDEWALK RECONSTRUCTION & RELATED WORK ALONG A SECTION OF RTE 10	ROUTE 10 COLLEGE HIGHWAY AND ADJACENT STREETS <i>Registry ID: 110070047638</i>	SOUTHAMPTON MA	01073	862070702
HIS SPILLS	FOOD N' FUEL	RT 10 <i>Spill ID Case Closed: W88-0321 YES</i>	SOUTHAMPTON MA		809160861
RELEASE	CORNER OF FOMER RD	COLLEGE HWY <i>RTN: 1-0011109 Current Status: RAO</i>	SOUTHAMPTON MA		809227087
SPILLS	CORNER OF FOMER RD	COLLEGE HWY	SOUTHAMPTON MA	01073-0000	835039549

Unplottable Report

Site: FORMER AMES
RTE. 10, COLLEGE HIGHWAY SOUTHAMPTON MA

ASBESTOS PROJECT

Project ID: 100031620 **Project Start Dt:** 5/3/2006
Form Type: ANF-001 **Project End Dt:** 5/26/2006
Project Type: Renv
Owner Name: BIG Y
Owner address: 60 MEMORIAL ST.
DLS Contractor: BAYSTATE CONTRACTING SERVICES INC
DLS Contractor ID: AC000021
Site Supervisor: JEFFREY M SCHIFF
Site Supervisor ID: AS070047

Site: SIDEWALK RECONSTRUCTION AND RELATED WORK ALONG A SECTION OF ROUTE 10
COLLEGE HIGHWAY & ADJACENT STREETS SOUTHAMPTON MA 01073

FINDS/FRS

Registry ID: 110070065811
FIPS Code: 25015
HUC Code: 01080201
Site Type Name: STATIONARY
Location Description:
Supplemental Location:
Create Date: 02-JUN-17
Update Date:
Interest Types: ICIS-NPDES NON-MAJOR, STORM WATER CONSTRUCTION
SIC Codes:
SIC Code Descriptions:
NAICS Codes:
NAICS Code Descriptions:
Conveyor: ICIS
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No: 01
Census Block Code: 250158225003036
EPA Region Code: 01
County Name: HAMPSHIRE COUNTY
US/Mexico Border Ind:
Latitude: 42.2369
Longitude: -72.7222
Reference Point:
Coord Collection Method: INTERPOLATION-MAP
Accuracy Value:
Datum: NAD83
Source:
Facility Detail Rprt URL: https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070065811
Data Source: Facility Registry Service - Single File
Program Acronyms:

Site: SOUTHAMPTON - SIDEWALK RECONSTRUCTION & RELATED WORK ALONG A SECTION OF RTE 10
ROUTE 10 COLLEGE HIGHWAY AND ADJACENT STREETS SOUTHAMPTON MA 01073

FINDS/FRS

Registry ID: 110070047638
FIPS Code: 25015
HUC Code: 01080201
Site Type Name: STATIONARY

Location Description:
Supplemental Location:
Create Date: 11-APR-17
Update Date:
Interest Types: ICIS-NPDES NON-MAJOR, STORM WATER CONSTRUCTION
SIC Codes:
SIC Code Descriptions:
NAICS Codes:
NAICS Code Descriptions:
Conveyor: ICIS
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No: 01
Census Block Code: 250158225003027
EPA Region Code: 01
County Name: HAMPSHIRE COUNTY
US/Mexico Border Ind:
Latitude: 42.2371
Longitude: -72.7224
Reference Point:
Coord Collection Method: UNKNOWN
Accuracy Value:
Datum: NAD83
Source:
Facility Detail Rprt URL: https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070047638
Data Source: Facility Registry Service - Single File
Program Acronyms:

Site: **FOOD N' FUEL**
RT 10 SOUTHAMPTON MA

HIS SPILLS

Spill ID:	W88-0321	Repo Units Spilled:	GALLONS
Site ID:	0000	Act. Qty Spilled:	10-50
Case Closed:	YES	Act. Units Spilled:	GALLONS
LUST:		Spill Date:	
Incident:	OVERFILL	Spill Time:	08:54AM
Other Incident:		Rport Date:	
Source:	VEH. FUEL TANK	Rport Time:	09:15AM
Other Source:		Notifier:	
Petro/Hazardous:	PETROLEUM	Notifier Phone:	
Virgin/Waste:	VIRGIN	First IR Form:	
Material:	GASOLINE	Staff Lead:	SLOWICK, D
Other Material:		Category:	
Enviro Impact:		Days For Case:	1
Other Env. Impact:		Report pre by:	
Contaminated Soil:		Contractor:	NOT USED
PCB Ranges:		Referral Divisions:	NO
Reported Qty Spilled:	10-50		
CAS NO for Haz Waste:			
SPL Info. 1st Entered:			
SPL Info. Last Entered:			

Site: **CORNER OF FOMER RD**
COLLEGE HWY SOUTHAMPTON MA

RELEASE

RTN:	1-0011109	Phase:	
Compliance Date:	12/22/1995	RAO Class:	A1
Compliance Status:	RAO	Chemical Type:	Oil
Compl Status Desc:	Response Action Outcome	Location Type:	RESIDENTIAL, ROADWAY
Notification Date:	10/28/1995	Site Name (BWSC):	CORNER OF FOMER RD
Source:	TRANSFORM, VEHICLE	Address (BWSC):	COLLEGE HWY
Reporting Category:	TWO HR	Town (BWSC):	SOUTHAMPTON
Site (EEA Data):	CORNER OF FOMER RD	Zip Code (BWSC):	010730000
Rel Add(EEA Data):	COLLEGE HWY	OFC Town (BWSC):	SOUTHAMPTON

Town (EEA Data): SOUTHAMPTON
Phase Desc:
RAO Class Desc: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.
Info URL: <https://eeaonline.eea.state.ma.us/portal/dep/wastesite/detailviewer/1-0011109>
Docs URL: <https://eeaonline.eea.state.ma.us/portal/dep/wastesite/viewer/1-0011109>
Report Source: Waste Site & Reportable Releases Results (EEA Data Portal); Waste Site Cleanup Notifications & Status - Release (BWSC)

Chemical Information (BWSC)

Chemical: TRANSFORMER OIL
Amount: 10
Units: GAL

Chemical: HYDRAULIC OIL
Amount: 3
Units: GAL

Action Information (BWSC)

Status: FOLOFF **Action:** RLFA
Date: 10/30/1995
Action Description: Site Visit or Office Follow-up
Status Description: Follow-up Office Response
RAO Class: A1
RAO Class Desc: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Status: RAORCD **Action:** RAO
Date: 12/22/1995
Action Description: Response Action Outcome -RAO
Status Description: RAO Statement Received (retired)
RAO Class: A1
RAO Class Desc: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Status: FOLFLD **Action:** RLFA
Date: 10/30/1995
Action Description: Site Visit or Office Follow-up
Status Description: Follow-up or Other Field Response
RAO Class: A1
RAO Class Desc: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Status: ISSUED **Action:** NOR
Date: 11/06/1995
Action Description: Notice of Responsibility
Status Description: Correspondence Issued
RAO Class: A1
RAO Class Desc: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Status: REPORT **Action:** REL
Date: 10/28/1995
Action Description: Release Disposition
Status Description: Reportable Release under MGL 21E
RAO Class: A1
RAO Class Desc: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Status: FOLOFF **Action:** RLFA
Date: 10/31/1995
Action Description: Site Visit or Office Follow-up
Status Description: Follow-up Office Response
RAO Class: A1
RAO Class Desc: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Status: REPORT **Action:** RNF

Date: 12/22/1995
Action Description: Release Notification Form Received
Status Description: Reportable Release under MGL 21E
RAO Class: A1
RAO Class Desc: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Status: APORAL
Date: 10/28/1995
Action: IRA
Action Description: Immediate Response Action
Status Description: Oral Approval of Plan or Action
RAO Class: A1
RAO Class Desc: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Release (BWSC) Detail

Prim ID:
Current Status: RAO
Current St Desc: Response Action Outcome
Current Date: 12/22/1995
OFC Notification: 10/28/1995
Phase Desc:
RAO Class Desc: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Category: TWO HR
Phase:
RAO Class: A1
OHM: Oil

Other Rela:

Site: CORNER OF FOMER RD
COLLEGE HWY SOUTHAMPTON MA 01073-0000

SPILLS

RTN: 1-0011109
Primary ID:
Compliance Status:
Current Status: RAO
Current Status Desc: Response Action Outcome: A site/release where a Permanent or Temporary Solution Statement (formerly RAO Statement) was submitted. This statement asserts that response actions were sufficient to achieve a level of no significant risk or at least ensure that all substantial hazards were eliminated
Current Date: 12/22/1995
RAO Class: A1
RAO Class Desc: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated

Chemical Type:
Release Type: RAO
Location Type: RESIDENTIAL, ROADWAY
Category: TWO HR
Initial Status Date: 10/28/1996
Notification Date: 10/28/1995
Source: TRANSFORM, VEHICLE
Additional Files URL: <https://eeonline.eea.state.ma.us/portal/dep/wastesite/viewer/1-0011109>
Phase:
Phase Desc:
Office Town: SOUTHAMPTON

Actions

Action: IRA
Status: APORAL
RAO Class: A1
Date: 10/28/1995
Status Description: Oral Approval of Plan or Action

Action: RLFA
Status: FOLOFF
RAO Class: A1
Date: 10/31/1995
Status Description: Follow-up Office Response

Action: RAO
Status: RAORCD

RAO Class: A1
Date: 12/22/1995
Status Description: RAO Statement Received (retired)

Action: RLFA
Status: FOLOFF
RAO Class: A1
Date: 10/30/1995
Status Description: Follow-up Office Response

Action: RNF
Status: REPORT
RAO Class: A1
Date: 12/22/1995
Status Description: Reportable Release under MGL 21E

Action: RLFA
Status: FOLFLD
RAO Class: A1
Date: 10/30/1995
Status Description: Follow-up or Other Field Response

Action: REL
Status: REPORT
RAO Class: A1
Date: 10/28/1995
Status Description: Reportable Release under MGL 21E

Action: NOR
Status: ISSUED
RAO Class: A1
Date: 11/6/1995
Status Description: Correspondence Issued

Chemical Information

Chemical: TRANSFORMER OIL
Amount: 10
Unit: GAL

Chemical: HYDRAULIC OIL
Amount: 3
Unit: GAL

LSP Information

LSP: N/A
Name: JOHNSON, EVAN T

Response Action Information

Response Action Type: IRA Immediate Response Action
Status: APORAL Oral Approval of Plan or Action
Submittal Date: 10/28/1995
RAO Class:
Activity Use Limitation:

Response Action Type: RAO Response Action Outcome - RAO
Status: RAORCD RAO Statement Received
Submittal Date: 12/22/1995
RAO Class: A1
Activity Use Limitation:

Response Action Type: REL Potential Release or Threat of Release
Status: REPORT Reportable Release or Threat of Release
Submittal Date: 10/28/1995
RAO Class:
Activity Use Limitation:

Response Action Type: RNF Release Notification Form Received
Status: REPORT Reportable Release or Threat of Release
Submittal Date: 12/22/1995
RAO Class:
Activity Use Limitation:

RAO Information

Class: A1
Method: N
GW Category: 1
Soil Category: 1

Location Information

Location: RESIDENTIAL
Location: ROADWAY

Source Information

Source: TRANSFORM
Source: VEHICLE

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List:

NPL

The U.S. Environmental Protection Agency (EPA)'s National Priorities List (NPL) includes the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program, based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. This data includes NPL sites represented as polygons, where available, that can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. As site investigation and remediation progress, OUs may be added, modified or refined. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Sep 25, 2024

National Priority List - Proposed:

PROPOSED NPL

Sites proposed by the U.S. Environmental Protection Agency (EPA), the state agency, or concerned citizens for addition to the National Priorities List (NPL) due to contamination by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites represented as polygons, where available, can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Sep 25, 2024

Deleted NPL:

DELETED NPL

Sites deleted from the U.S. Environmental Protection Agency (EPA)'s National Priorities List (NPL). The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate. Sites represented as polygons, where available, can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Sep 25, 2024

SEMS List 8R Active Site Inventory:[SEMS](#)

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the EPA's Facility Registry Service map tool.

Government Publication Date: Oct 24, 2024

Inventory of Open Dumps, June 1985:[ODI](#)

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites:[SEMS ARCHIVE](#)

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. This data includes sites from the List 8R Archived site file.

Government Publication Date: Oct 24, 2024

Comprehensive Environmental Response, Compensation and Liability Information System -[CERCLIS](#)**CERCLIS:**

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands:[IODI](#)

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned:[CERCLIS NFRAP](#)

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens:[CERCLIS LIENS](#)

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action:[RCRA CORRACTS](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Oct 21, 2024

RCRA non-CORRACTS TSD Facilities:[RCRA TSD](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites that have indicated engagement in the treatment, storage, or disposal of hazardous waste which requires a RCRA hazardous waste permit.

Government Publication Date: Oct 21, 2024

RCRA Generator List:[RCRA LQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Oct 21, 2024

RCRA Small Quantity Generators List:[RCRA SQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Oct 21, 2024

RCRA Very Small Quantity Generators List:[RCRA VSQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Oct 21, 2024

RCRA Non-Generators:[RCRA NON GEN](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Oct 21, 2024

RCRA Sites with Controls:[RCRA CONTROLS](#)

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

Government Publication Date: Oct 21, 2024

Federal Engineering Controls-ECs:[FED ENG](#)

List of Engineering controls (ECs) made available by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Nov 20, 2024

Federal Institutional Controls- ICs:

FED INST

List of Institutional controls (ICs) made available by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Nov 20, 2024**Land Use Control Information System:**

LUCIS

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

Government Publication Date: Sep 1, 2006**Institutional Control Boundaries at NPL sites:**

NPL IC

These boundaries of Institutional Control areas at sites on the U.S. Environmental Protection Agency's (EPA) National Priorities List (NPL), or as Proposed or Deleted, are sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). The EPA's NPL includes the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes.

Government Publication Date: Sep 25, 2024**Emergency Response Notification System:**

ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986**Emergency Response Notification System:**

ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989**Emergency Response Notification System:**

ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Oct 15, 2024**The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:**

FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

Government Publication Date: Feb 7, 2024**FEMA Underground Storage Tank Listing:**

FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan:

FRP

This listing contains facilities that have submitted Facility Response Plans (FRPs) to the U.S. Environmental Protection Agency (EPA). Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit FRPs. Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments. This listing includes FRP facilities from an applicable EPA FOIA file and Homeland Infrastructure Foundation-Level Data (HIFLD) data file.

Government Publication Date: Jan 9, 2024

Delisted Facility Response Plans:

DELISTED FRP

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: Jan 9, 2024

Historical Gas Stations:

HIST GAS STATIONS

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries:

REFN

This list of petroleum refineries is sourced from the U.S. Energy Information Administration (EIA), Refinery Capacity Report. The listing includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year. The geographic area the report covers is the 50 States, the District of Columbia, Puerto Rico, the U.S. Virgin Islands, Guam, and other U.S. possessions. Per the EIA, the facility location data represents the approximate location based on research of publicly available information from sources such as Federal agencies, company websites, and satellite images on public websites.

Government Publication Date: Oct 31, 2024

Petroleum Product and Crude Oil Rail Terminals:

BULK TERMINAL

A list of petroleum product and crude oil rail terminals from the U.S. Energy Information Administration (EIA), as well as petroleum terminals sourced from Oak Ridge National Laboratory hosted by the Homeland Infrastructure Foundation-Level Database. Data includes operable bulk petroleum product terminals with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil with activity between 2017 and 2018. EIA petroleum product terminal data comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings.

Government Publication Date: Oct 31, 2024

LIEN on Property:

SEMS LIEN

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien.

Government Publication Date: Oct 24, 2024

Superfund Decision Documents:

SUPERFUND ROD

This database contains a list of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include completed Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD) for active and archived sites stored in the Superfund Enterprise Management System (SEMS), along with other associated memos and files. This information is maintained and made available by the U.S. Environmental Protection Agency.

Government Publication Date: Oct 24, 2024

Formerly Utilized Sites Remedial Action Program:

DOE FUSRAP

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

Government Publication Date: Mar 4, 2017

State

Waste Site Cleanup Notifications/Reportable Releases:

RELEASE

This database contains information on all releases of oil and hazardous materials that have been reported to the Massachusetts Department of Environmental Protection (MassDEP).

Government Publication Date: Dec 31, 2024

Delisted Waste Site Cleanup Notification Sites:

DELISTED REL

List of sites which no longer appear on the Waste Site Cleanup Notifications Site List published by the Massachusetts Department of Environmental Protection (MassDEP). Sites no longer appear on the public site list when, after investigation, it is determined that the release was below reporting thresholds, or that the site is not classified as a 21E site.

Government Publication Date: Dec 31, 2024

Solid Waste Facilities:

SWF/LF

The Solid Waste Facility Master List provides information on landfills/dumping grounds, handling/transfer facilities, and combustion facilities. These solid waste operations in Massachusetts require site assignment and permitting by MassDEP's Bureau of Waste Prevention under 310 CMR 16.000 & 19.000.

Government Publication Date: Jun 28, 2024

Tank Related Leaks and Spills:

LST

Records of Tank Related Leaks and Spills made available by the Massachusetts Department of Environmental Protection (DEP). When a release occurs from a storage tank or system, the owner/operator must notify the DEP. This database contains a listing of releases and spills from tanks and/or tank systems both above and underground.

Government Publication Date: Sep 8, 2017

Leaking Underground Storage Tanks (LUST):

LUST

This list of leaking underground storage tank (LUST) sites is compiled from the Massachusetts Department of Environmental Protection (MassDEP). The listing includes applicable site data from the MassDEP's Waste Site Cleanup Notifications & Status Sites Database (where UST is presented in the Source file) as well as from the Waste Site & Reportable Releases Results search tool.

Government Publication Date: Dec 31, 2024

Leaking Aboveground Storage Tanks (LAST):

LAST

This list of leaking aboveground storage tank (LAST) sites is compiled from the Massachusetts Department of Environmental Protection (MassDEP). The listing includes applicable site data from the MassDEP's Waste Site Cleanup Notifications & Status Sites Database (where AST is presented in the Source file) as well as from the Waste Site & Reportable Releases Results search tool.

Government Publication Date: Dec 31, 2024

Delisted Leaking Storage Tanks:

DELISTED LST

This database contains a list of leaking storage tank sites that were removed from the Massachusetts Department of Environmental Protection (DEP) above and underground tank system.

Government Publication Date: Dec 31, 2024

Historic Leaking Underground Storage Tanks that occurred prior to October 1st 1993:

HIST LUST

List of leaking underground storage tank incidents from the Spills Database used by the Waste Site Cleanup program at the Massachusetts Department of Environmental Protection for spills that occurred prior to October 1, 1993. This information should be considered to be primarily of historical interest since all of the listed spills have either been cleaned up or assigned new tracking numbers and moved to the databases described above. Note that these files are considered a permanent version of the Spills Database and are unlikely to be updated.

Government Publication Date: Prior to Oct 1, 1993

Historic Leaking Aboveground Storage Tanks that occurred prior to October 1st 1993:

HIST LAST

List of leaking aboveground storage tank incidents from the Spills Database used by the Waste Site Cleanup program at the Massachusetts Department of Environmental Protection for spills that occurred prior to October 1, 1993. This information should be considered to be primarily of historical interest since all of the listed spills have either been cleaned up or assigned new tracking numbers and moved to the databases described above. Note that these files are considered a permanent version of the Spills Database and are unlikely to be updated.

Government Publication Date: Prior to Oct 1, 1993

Underground Storage Tanks (UST):

UST

The Underground Storage Tank (UST) Program is a major component of the Massachusetts groundwater resource protection effort. This is a listing of all underground storage tanks registered in Massachusetts.

Government Publication Date: Aug 7, 2024

Aboveground Storage Tanks:

AST

List of Aboveground Storage Tanks registered with the Massachusetts Department of Fire Services (DFS). Addresses provided by DFS are owner addresses, which may or may not coincide with the physical location of the tanks.

Government Publication Date: Dec 11, 2024

Delisted Storage Tanks:

DELISTED STORAGE TANK

This database contains a list of storage tank sites that were removed from the Massachusetts Department of Environmental Protection storage tank database.

Government Publication Date: Dec 11, 2024

Sites with Activity and Use Limitations:

AUL

The approximate location of oil or hazardous material release/disposal sites where an Activity and Use Limitations (AUL) has been filed. An AUL provides notice of the presence of oil and/or hazardous material contamination remaining at the location after a cleanup has been conducted pursuant to Chapter 21E and the MCP. The AUL is a legal document that identifies activities and uses of the property that may and may not occur, as well as the property owner's obligation and maintenance conditions that must be followed to ensure the safe use of the property. The complete AUL is filed at the County Registry of Deeds office for the respective City/Town. This data is provided by the Massachusetts Department of Environmental Protection (MassDEP).

Government Publication Date: Dec 31, 2024

Completed Brownfields Covenants:

BROWNFIELDS COV

List of sites with Completed Brownfields Covenants made available by the Massachusetts Department of Environmental Protection (MassDEP). Under Massachusetts law, M.G.L. c. 21E provides the Attorney General's Office with the authority to enter into Brownfields Covenant Not to Sue Agreements for brownfields sites not addressed by the automatic liability protections.

Government Publication Date: Dec 31, 2019

Massachusetts Brownfield Tracking:

BROWNFIELDS

A list of reported releases at properties that meet the unofficial definition of a Brownfield site in Massachusetts, described as follows: A real property whose redevelopment may be complicated by actual or perceived contamination by oil or hazardous materials. These properties are typically abandoned or for sale or lease and have been used for commercial or industrial purposes. Please note: this spreadsheet of Brownfield properties is a subset of sites that are listed on MassDEP's Searchable Sites list and is not inclusive of all Massachusetts reportable releases. Also included is data from the Prototype of Potential Brownfields in MassDEP's CERO (Central Region) Region inventory project, currently under development to highlight properties potentially suitable for redevelopment. Please note: this prototype is neither a complete nor comprehensive inventory of properties potentially suitable for redevelopment in CERO MassDEP.

Government Publication Date: Jul 11, 2023

Tribal**Leaking Underground Storage Tanks (LUSTs) on Indian Lands:**

INDIAN LUST

This list of leaking underground storage tanks (LUSTs) on Tribal/Indian Lands in Region 1, which includes Massachusetts, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Oct 14, 2017

Underground Storage Tanks (USTs) on Indian Lands:

INDIAN UST

This list of underground storage tanks (USTs) on Tribal/Indian Lands in Region 1, which includes Massachusetts, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Oct 14, 2017

Delisted Tribal Leaking Storage Tanks:

DELISTED INDIAN LST

Leaking Underground Storage Tank (LUST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian LUST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: May 7, 2024

Delisted Tribal Underground Storage Tanks:

DELISTED INDIAN UST

Underground Storage Tank (UST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian UST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: May 7, 2024

County

No County standard environmental record sources available for this State.

Additional Environmental Record Sources

Federal

On-Scene Coordinator Response Sites:

[OSC RESPONSE](#)

This list of On-Scene Coordinator (OSC) Response Sites is provided by the U.S. Environmental Protection Agency (EPA). OSCs are the federal officials responsible for monitoring or directing responses to all oil spills and hazardous substance releases reported to the federal government. OSCs coordinate all federal efforts with, and provide support and information to local, state, and regional response communities. An OSC is an agent of either EPA or the U.S. Coast Guard (USCG), depending on where the incident occurs. EPA's OSCs have primary responsibility for spills and releases to inland areas and waters. USCG OSCs have responsibility for coastal waters and the Great Lakes. In general, an OSC has the following key responsibilities during and after a response: Assessment, Monitoring, Response Assistance, and Evaluation.

Government Publication Date: Apr 4, 2024

PFAS Greenhouse Gas Emissions Data:

[PFAS GHG](#)

The U.S. Environmental Protection Agency's Greenhouse Gas Reporting Program (GHGRP) collects Greenhouse Gas (GHG) data from large emitting facilities (25,000 metric tons of carbon dioxide equivalent (CO₂e) per year), and suppliers of fossil fuels and industrial gases that results in GHG emissions when used. Includes GHG emissions data for facilities that emit or have emitted since 2010 chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures by DSSTox. PFAS emissions data has been identified for facilities engaged in the following industrial processes: Aluminum Production (GHGRP Subpart F), HCFC-22 Production and HFC-23 Destruction (Subpart O), Electronics Manufacturing (Subpart I), Fluorinated Gas Production (Subpart L), Magnesium Production (Subpart T), Electrical Transmission and Distribution Equipment Use (Subpart DD), and Manufacture of Electric Transmission and Distribution Equipment (Subpart SS). Over time, other industrial processes with required GHGRP reporting may include PFAS emissions data and the list of reportable gases may change over time.

Government Publication Date: Aug 5, 2024

Facility Registry Service/Facility Index:

[FINDS/FRS](#)

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Aug 1, 2024

Toxics Release Inventory (TRI) Program:

[TRIS](#)

The U.S. Environmental Protection Agency's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of toxic chemicals from U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. There are currently 770 individually listed chemicals and 33 chemical categories covered by the TRI Program. Facilities that manufacture, process or otherwise use these chemicals in amounts above established levels must submit annual reporting forms for each chemical. Note that the TRI chemical list does not include all toxic chemicals used in the U.S. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment. This database includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022.

Government Publication Date: Sep 20, 2023

PFOA/PFOS Contaminated Sites:

[PFAS NPL](#)

This list of Superfund Sites with Per- and Polyfluoroalkyl Substances (PFAS) detections is made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data, previously the list was obtained by EPA FOIA requests. EPA's Office of Land and Emergency Management and EPA Regional Offices maintain what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment. Limitations: Detections of PFAS at National Priorities List (NPL) sites do not mean that people are at risk from PFAS, are exposed to PFAS, or that the site is the source of the PFAS. The information in the Superfund NPL and Superfund Alternative Agreement (SAA) PFAS detection site list is years old and may not be accurate today. Site information such as site name, site ID, and location has been confirmed for accuracy; however, PFAS-related information such as media sampled, drinking water being above the health advisory, or mitigation efforts has not been verified. For Federal Facilities data, the other Federal agencies (OFA) are the lead agency for their data and provided them to EPA.

Government Publication Date: Dec 17, 2024

Federal Agency Locations with Known or Suspected PFAS Detections:[PFAS FED SITES](#)

This list of federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS) is made available by the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools data. The EPA outlines that these data are gathered from several federal entities, such as the federal Superfund program, Department of Defense (DOD), National Aeronautics and Space Administration (NASA), Department of Transportation (DOT), and Department of Energy (DOE). The dates this data was extracted for the PFAS Analytic Tools range from 2022 to 2024. Sites on this list do not necessarily reflect the source/s of PFAS contamination and detections do not indicate level of risk or human exposure at the site. Agricultural notifications in this data are limited to DOD sites only. At this time, the EPA is aware that this list is not comprehensive of all Federal agencies.

Government Publication Date: Oct 24, 2024

SSEHRI PFAS Contamination Sites:[PFAS SSEHRI](#)

This PFAS Contamination Site Tracker database is compiled by the PFAS Project Lab, part of the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents. Locations for the Known PFAS Contamination Sites are sourced from the PFAS Sites and Community Resources Map by the PFAS-REACH team, credited to PFAS Project Lab, Silent Spring Institute, and PFAS Exchange. Disclaimer: The source conveys the data undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Access the following source link for the most current information: <https://pfasproject.com/pfas-sites-and-community-resources/>

Government Publication Date: Jun 27, 2024

National Response Center PFAS Spills:[PFAS ERNS](#)

This Per- and Poly-Fluoroalkyl Substances (PFAS) Spills dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The National Response Center (NRC), operated by the U.S. Coast Guard, is the designated federal point of contact for reporting all oil, chemical, and other discharges into the environment, for the United States and its territories. This dataset contains NRC spill information from 1990 to the present that is restricted to records associated with PFAS and PFAS-containing materials. Incidents are filtered to include only records with a "Material Involved" or "Incident Description" related to Aqueous Film Forming Foam (AFFF). The keywords used to filter the data included "AFFF," "Fire Fighting Foam," "Aqueous Film Forming Foam," "Fire Suppressant Foam," "PFAS," "PERFL," "PFOA," "PFOS," and "Genx." Limitations: The data from the NRC website contains initial incident data that has not been validated or investigated by a federal/state response agency. Keyword searches may misidentify some incident reports that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS spills/release incidents.

Government Publication Date: Dec 9, 2024

PFAS NPDES Discharge Monitoring:[PFAS NPDES](#)

This list of National Pollutant Discharge Elimination System (NPDES) permitted facilities with required monitoring for Per- and Polyfluoroalkyl (PFAS) Substances is made available via the U.S. Environmental Protection Agency (EPA)'s PFAS Analytic Tools. Any point-source wastewater discharger to waters of the United States must have a NPDES permit, which defines a set of parameters for pollutants and monitoring to ensure that the discharge does not degrade water quality or impair human health. This list includes NPDES permitted facilities associated with permits that monitor for Per- and Polyfluoroalkyl Substances (PFAS), limited to the years 2007 - present. EPA further advises the following regarding these data: currently, fewer than half of states have required PFAS monitoring for at least one of their permittees, and fewer states have established PFAS effluent limits for permittees. For states that may have required monitoring, some reporting and data transfer issues may exist on a state-by-state basis.

Government Publication Date: Dec 16, 2024

Perfluorinated Alkyl Substances (PFAS) from Toxic Release Inventory:[PFAS TRI](#)

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a per- or polyfluoroalkyl (PFAS) substance included in the U.S. Environmental Protection Agency's (EPA) consolidated PFAS Master List of PFAS Substances. Encompasses Toxics Release Inventory records included in the EPA PFAS Analytic Tools. The EPA's TRI database currently tracks information on disposal or releases of 770 individually listed toxic chemicals and 33 chemical categories from thousands of U.S. facilities and details about how facilities manage those chemicals through recycling, energy recovery, and treatment. This listing includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022.

Government Publication Date: Sep 20, 2023

PFAS Water Quality Portal Sampling Data:[PFAS WATER](#)

This Per- and Poly-Fluoroalkyl Substances (PFAS) Environmental Media Sampling Data is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The Water Quality Portal (WQP), as a cooperative service sponsored by the United States Geological Survey, the EPA, and the National Water Quality Monitoring Council, is part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations, and individuals submit project details and sampling results to this public repository. Limitations: EPA did not carry out the sampling or testing of a majority of the data in the WQP PFAS dataset. EPA can only speak to the accuracy and completeness of the data from projects like the National Aquatic Resource Surveys for which EPA is the data owner/organization. Data may exist within the file on Quality Assurance Project Plans (QAPPs) and the approving agency of the QAPP, if a QAPP is entered.

Government Publication Date: Jul 22, 2024

PFAS TSCA Manufacture and Import Facilities:

[PFAS TSCA](#)

The U.S. Environmental Protection Agency (EPA) issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. This list is specific only to TSCA Manufacture and Import Facilities with reported per- and poly-fluoroalkyl (PFAS) substances. Data file is sourced from EPA's PFAS Analytic Tools TSCA dataset which includes CDR/Inventory Update Reporting data from 1998 up to 2020. Disclaimer: This data file includes production and importation data for chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures in DSSTox. Note that some regulations have specific chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard. Reporting information on manufactured or imported chemical substance amounts should not be compared between facilities, as some companies claim Chemical Data Reporting Rule data fields for PFAS information as Confidential Business Information.

Government Publication Date: Jan 5, 2023

PFAS Waste Transfers from RCRA e-Manifest :

[PFAS E-MANIFEST](#)

This Per- and Poly-Fluoroalkyl Substances (PFAS) Waste Transfers dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. Every shipment of hazardous waste in the U.S. must be accompanied by a shipment manifest, which is a critical component of the cradle-to-grave tracking of wastes mandated by the Resource Conservation and Recovery Act (RCRA). According to the EPA, currently no Federal Waste Code exists for any PFAS compounds. To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: • PFAS • PFOA • PFOS • PERFL • AFFF • GENX • GEN-X (plus the Vermont state-specific waste codes). Limitations: Amount or concentration of PFAS being transferred cannot be determined from the manifest information. Keyword searches may misidentify some manifest records that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS waste transfers.

Government Publication Date: Dec 15, 2024

PFAS Industry Sectors:

[PFAS IND](#)

This Per- and Poly-Fluoroalkyl Substances (PFAS) Industry Sectors dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The EPA developed the dataset from various sources that show which industries may be handling PFAS including: EPA's Enforcement and Compliance History Online (ECHO) records restricted to potential PFAS-handling industry sectors; ECHO records for Fire Training Sites identified where fire-fighting foam may have been used in training exercises; and 14 CFR Part 139 Airports compiled from historic and current records from the FAA Airport Data and Information Portal. Since July 2006, all certificated Part 139 Airports are required to have fire-fighting foam onsite that meet certain military specifications, which to date have been fluorinated (Aqueous Film Forming Foam). Limitations: Inclusion in this dataset does not indicate that PFAS are being manufactured, processed, used, or released by the facility. Listed facilities potentially handle PFAS based on their industrial profile, but are unconfirmed by the EPA. Keyword searches in ECHO for Fire Training sites may misidentify some facilities and should not be considered to be an exhaustive list of fire training facilities in the U.S.

Government Publication Date: Dec 16, 2024

Hazardous Materials Information Reporting System:

[HMIRS](#)

The Hazardous Materials Incident Reporting System (HMIRS) database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation, Pipeline and Hazardous Materials Safety Administration.

Government Publication Date: May 29, 2024

National Clandestine Drug Labs:

[NCDL](#)

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Nov 30, 2023

Toxic Substances Control Act:

[TSCA](#)

The U.S. Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule. The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI). EPA CDR collections occur approximately every four years and reporting requirements change per collection.

Government Publication Date: May 12, 2022

Hist TSCA:

[HIST TSCA](#)

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing:

[FTTS ADMIN](#)

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing:

[FTTS INSP](#)

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List:

[PRP](#)

Early in the site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS).

Government Publication Date: Nov 20, 2024

State Coalition for Remediation of Drycleaners Listing:

[SCRD DRYCLEANER](#)

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRD no longer maintains this data, refer to applicable state source data where available.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS):

[ICIS](#)

The Integrated Compliance Information System (ICIS) database contains integrated enforcement and compliance information across most of U.S. Environmental Protection Agency's (EPA) programs. The vision for ICIS is to replace EPA's independent databases that contain enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained by the EPA Headquarters and at the Regional offices. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.

Government Publication Date: Apr 13, 2024

Drycleaner Facilities:

[FED DRYCLEANERS](#)

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) data as made available by the U.S. Environmental Protection Agency (EPA), sourced from the ECHO Exporter file. The EPA tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: May 5, 2024

Delisted Drycleaner Facilities:

DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: May 5, 2024

Formerly Used Defense Sites:

FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DOD) is responsible for an environmental restoration. The FUDS Annual Report to Congress (ARC) is published by the U.S. Army Corps of Engineers (USACE). This data is compiled from the USACE's Geospatial FUDS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) FUDS dataset which applies to the Fiscal Year 2021 FUDS Inventory.

Government Publication Date: May 15, 2023

FUDS Munitions Response Sites:

FUDS MRS

Boundaries of Munitions Response Sites (MRS), published with the Formerly Used Defense Sites (FUDS) Annual Report to Congress (ARC) by the U.S. Army Corps of Engineers (USACE). An MRS is a discrete location within a Munitions response area (MRA) that is known to require a munitions response. An MRA means any area on a defense site that is known or suspected to contain unexploded ordnance (UXO), discarded military munitions (DMM), or munitions constituents (MC). This data is compiled from the USACE's Geospatial MRS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) MRS dataset.

Government Publication Date: May 15, 2023

Former Military Nike Missile Sites:

FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents:

PIPELINE INCIDENT

This list of flagged pipeline incidents is made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types. Accidents reported on hazardous liquid gravity lines (§195.13) and reporting-regulated-only hazardous liquid gathering lines (§195.15) and incidents reported on Type R gas gathering (§192.8(c)) are not included in the flagged incident file data.

Government Publication Date: May 6, 2024

Material Licensing Tracking System (MLTS):

MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites:

HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File:

MINES

The Master Index File (MIF) is provided by the United States Department of Labor, Mine Safety and Health Administration (MSHA). This file, which was originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.

Government Publication Date: Feb 5, 2024

Surface Mining Control and Reclamation Act Sites:[SMCRA](#)

This inventory of land and water impacted by past mining (primarily legacy coal mining operations) is maintained by the U.S. Department of the Interior's Office of Surface Mining Reclamation and Enforcement (OSMRE), as it provides information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). This inventory contains information on the type and extent of Abandoned Mine Land (AML) Problems, as well as information on the cost associated with the reclamation of those problems. The data is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed. Disclaimer: Per the OSMRE, States and tribes who enter their data into e-AMLIS (AML Inventory System) may truncate their latitude and longitude so the precise location of usually dangerous AMLs is not revealed in an effort to protect the public from searching for these AMLs, most of which are on private property. If more precise location information is needed, please contact the applicable state/tribe of interest.

Government Publication Date: May 20, 2024

Mineral Resource Data System:[MRDS](#)

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2016

DOE Legacy Management Sites:[LM SITES](#)

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Title II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decontamination and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). This site listing includes data exported from the DOE Office of LM's Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein.

Government Publication Date: Dec 12, 2023

Alternative Fueling Stations:[ALT FUELS](#)

This list of alternative fueling stations is sourced from the Alternative Fuels Data Center (AFDC). The U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG), and Renewable Diesel (R20 and above) fuel type locations.

Government Publication Date: Aug 29, 2024

Superfunds Consent Decrees:[CONSENT DECREES](#)

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Cases filed since 2010 limited to the following: Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS); and applicable ENRD's Environmental Defense Section (EDS) CERCLA Cases with "Consent" in History Note. CMS may not reflect the latest developments in a case, nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

Government Publication Date: Jun 26, 2024

Air Facility System:[AFS](#)

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

Government Publication Date: Oct 17, 2014

Registered Pesticide Establishments:[SSTS](#)

This national list of active EPA-registered foreign and domestic pesticide and/or device-producing establishments is based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that each producing establishment must place its EPA establishment number on the label or immediate container of each pesticide, active ingredient or device produced. An EPA establishment number on a pesticide product label identifies the EPA registered location where the product was produced. The list of establishments is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Feb 29, 2024

Polychlorinated Biphenyl (PCB) Transformers:

PCBT

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

Government Publication Date: Oct 15, 2019

Polychlorinated Biphenyl (PCB) Notifiers:

PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: May 23, 2024

Power Plants:

POWER PLANTS

This list of power plants is provided by the U.S. Energy Information Administration (EIA). The listing includes operable electric generating plants in the United States by energy source, originating from the EIA-860, Annual Electric Generator Report; EIA-860M, Monthly Update to the Annual Electric Generator Report; and EIA-923, Power Plant Operations Report. It includes all operable plants by energy source with a combined nameplate capacity of 1 megawatt or more that are operating, are on standby, or out of service for short- or long-term.

Government Publication Date: Apr 15, 2024

State

Oil Spill Program:

SPILLS

The Massachusetts' Energy and Environmental Affairs' Department of Environmental Protection (DEP) manages The Bureau of Waste Site Cleanup and is responsible with ensuring immediate and effective response to environmental emergencies, such as oil spills, as well as timely assessment and cleanup of oil and hazardous waste disposal sites by parties responsible for them.

Government Publication Date: Nov 27, 2017

Historic Spills that occurred prior to October 1st 1993:

HIS SPILLS

List of spill incidents from the Spills Database used by the Waste Site Cleanup program at the Massachusetts Department of Environmental Protection for spills that occurred prior to October 1, 1993. This information should be considered to be primarily of historical interest since all of the listed spills have either been cleaned up or assigned new tracking numbers and moved to the databases described above. Note that these files are considered a permanent version of the Spills Database and are unlikely to be updated.

Government Publication Date: Prior to Oct 1, 1993

Dry Cleaners:

DRYCLEANERS

List of dry cleaners made available by the Massachusetts Department of Environmental Protection (MassDEP).

Government Publication Date: Aug 6, 2024

Delisted Dry Cleaners:

DELISTED DRYCLEANER

Sites which one appeared on - and have since been removed from - the list of dry cleaners made available by the Massachusetts Department of Environmental Protection (MassDEP).

Government Publication Date: Aug 6, 2024

Per- and Polyfluoroalkyl Substances (PFAS):

PFAS

A list of releases reported to the Massachusetts Department of Environmental Protection (MassDEP) where the chemical is in the PFAS Structure List and/or PFAS Chemicals Without Explicit Structure List made available by the United States Environmental Protection Agency (US EPA).

Government Publication Date: Dec 31, 2024

Tier Classified Oil and/or Hazardous Material Sites:

OIL & HAZ MAT

List of approximate locations of oil and/or hazardous material disposal sites that have been (1) reported and (2) Tier Classified under M.G.L. Chapter 21E and the Massachusetts Contingency Plan (MCP). This listing has been made available by Massachusetts Department of Environmental Protection (MassDEP).

Government Publication Date: Nov 26, 2024

Hazardous Waste and Waste Oil Generators:

GEN

List of permanent generator identification numbers for Massachusetts generators of hazardous waste and waste oil that have registered with or notified the Massachusetts Department of Environmental Protection (MassDEP) of their hazardous waste activities as defined in 310 CMR 30.00, the Massachusetts Hazardous Waste Regulations.

Government Publication Date: Jan 10, 2025

Tier 2 Report:

TIER 2

A list of Tier II Facilities submitted to the Massachusetts State Emergency Response Commission (SERC). These facilities, which have hazardous chemicals on-site, are covered by the reporting requirements of the federal Emergency Planning and Community Right-to-Know Act (EPCRA) and must submit annual Tier II reports to their Emergency Planning Committee, and Local Fire Department, and the SERC. This listing is made available by the Massachusetts Emergency Management Agency (MEMA).

Government Publication Date: Apr 18, 2024

Asbestos Projects:

ASBESTOS PROJECT

A list of asbestos projects made available by the Massachusetts Department of Environmental Protection (MASSDEP). Includes asbestos notifications for any project involving asbestos abatement, removal, or disposal, and construction and demolition (C&D) notifications for any C&D project, except in a residential building with fewer than 20 units.

Government Publication Date: Sep 18, 2024

Lead Safe Homes Database:

LEAD INSP

A list of properties inspected for lead. This listing indicates whether a property has ever been inspected for lead, has had any lead hazards or has a letter of compliance. This data is made available by the Executive Office of Health and Human Services (EOHHS), Childhood Lead Poisoning Prevention Program.

Government Publication Date: May 2, 2024

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental record sources available for this State.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.



Appendix E - User Questionnaire



Site Address / Name: 354 College Highway, Southampton MA 01073

Name and Title of Person Completion Questionnaire

Sierra Simmons, Chair, Southampton Housing Authority

Signature of Person Completing Questionnaire

Date: 1/25/25

The following are a series of questions from ASTM 1527-21 that must be answered in order to qualify for Landowner Liability Protection under CERCLA. Please provide an answer to each question or attach pertinent information.

1. ASTM E1527-21 indicates that, to meet the requirements of 40 C.F.R. 312.20 and 312.25, a search for the existence of environmental liens and Activity and Use Limitations that are filed or recorded against the property must be conducted by the user. To meet this requirement, users may rely on either title insurance documentation (commonly fashioned as preliminary title reports or title commitments) or a title search (commonly fashioned as a Condition of Title, Title Abstract, AUL/Environmental Lien, or similarly titled report)."

a. Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law?

☒ No

☐ Yes (Describe or attach information)

Attachment No. _____

b. Are you aware of any Activity and Use Limitations (AULs), such as engineering controls (e.g. engineered caps, foundations, liners, treatment methods, etc. in use to prevent contamination from migrating to surrounding areas), land use restrictions or institutional controls (e.g. administrative measures restricting groundwater use, construction, or property use) that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

☒ No

☐ Yes (Describe or attach information)

Attachment No. _____

2. Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

☒ No

☐ Yes (Describe or attach information)

Attachment No. _____



3. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

☐ No

☒ Yes (Describe or attach information)

Attachment No. 1

Attached: Housing Authority's application for CPA funds to purchase the property which includes listing and pricing details

a. If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

☒ No

☐ Yes (Describe or attach information)

Attachment No. _____

4. Are you aware of commonly known or reasonable ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as User,

a. Do you know the past uses of the property?

☒ No

☐ Yes (Describe or attach information)

Attachment No. _____

b. Do you know of specific chemicals that are present or once were present at the property?

☒ No

☐ Yes (Describe or attach information)

Attachment No. _____

c. Do you know of spills or other chemical releases that have taken place at the property?

☒ No

☐ Yes (Describe or attach information)

Attachment No. _____

d. Do you know of any environmental cleanups that have taken place at the property?

☒ No

☐ Yes (Describe or attach information)

Attachment No. _____



5. As the User of the ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

☒ No ☐ Yes (Describe or attach information) Attachment No. _____

6. ASTM identifies certain documents as "Helpful Documents" for the understanding of environmental conditions at the Site. Are you aware of any of the following documents; and if so, can they be made available?

☐ No ☒ Yes (Describe or attach information) Attachment No. 2, 3, 4

PERC test, wetland assessment report, and wetland delineation on plan of land

☐ Prior Environmental Assessments	☐ Risk Assessments
☐ Compliance Reports	☐ Hazardous Waste Generation Notices
☐ Environmental Permits	☐ Notices from Environmental Agencies
☐ Tank Registrations	☐ Underground Injection System Registrations
☐ Material Safety Data Sheets (MSDS)	☐ Community Right to Know Plans
☐ Safety or Spill Protection Plans	☒ Hydrogeologic or Geotechnical Reports

7. Do you know who the past owners of the property are, and can you provide contact information?

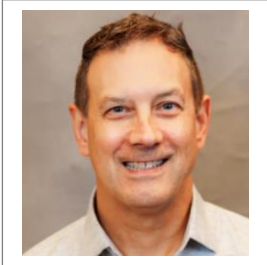
☒ No ☐ Yes (Describe or attach information) Attachment No. _____

8. Do you have a complete site plan of the property that shows property boundaries, and can you make it available?

☐ No ☒ Yes (Describe or attach information) Attachment No. 4



Appendix F - Qualifications of Environmental Professional



Guy P. Dalton, P.E., LSP, LEP

Associate Principal / Office Manager

Summary of Experience

Mr. Dalton is an Associate Principal with over 36 years of experience on environmental site investigations, remedial action, and closure projects. His roles in these projects have been in Principal-in-Charge, project management, remedial technology review, pilot testing and selection, permitting, public participation, agency coordination, report writing, technical analysis, safety, and cost estimating. He has been involved in numerous large scale Resource Conservation and Recovery Act (RCRA), Toxic Substances Control Act (TSCA), Massachusetts Contingency Plan (MCP) and CT Remediation Standard Regulations (RSR) permitting, site investigation, remediation and closure efforts throughout the Northeastern United States, Michigan, and Idaho. He also provides environmental support services to developers and construction contractors. His broad knowledge of many technical elements allows him to successfully manage large-scale interdisciplinary and complex projects that are required to comply with state and federal environmental requirements, while always keeping in mind the client's goals and objectives. He has functioned as GZA's Springfield, MA office Environmental Health and Safety (EH&S) Coordinator and is currently the GZA Springfield and Syracuse Offices Manager.

Relevant Project Experience

Licensed Site Professional (LSP)-of-Record and Consultant Reviewer, Eversource Energy, Former Manufactured Gas Plant (MGP) Site Assessments and Closures, Springfield & Northampton, Massachusetts. LSP-of-Record and Consultant Reviewer for two projects involving on-going MCP assessments and partial closures of these former MGP sites, including soil and sediment sampling, groundwater, and surface water monitoring, Light Non-Aqueous Phase Liquid (LNAPL) assessment, and preparation of numerous MCP documents for review/approval by MassDEP that included both on-site and off-site investigations of soils, groundwater, surface waters and wetland soils and sediments. The projects also involved the monitoring and performance evaluation of river sediment caps and a reactive core mat in place in the Connecticut and Mill Rivers, respectively.

Senior Project Manager, Eversource Energy, Former MGP Site Assessment and Remediation, Framingham, Massachusetts. Senior Project Manager for a project involving on-going assessment and remediation of this former MGP site, including groundwater and surface water monitoring, test pit investigations of an abandoned former Open Tar Well, capping of areas with tar seeps in an active trucking company yard, and preparation of an MCP Phase II Scope of Work for review/approval by MassDEP that included both on-site and off-site investigations of soils, groundwater, surface waters and wetland soils and sediments. The project also involved the preparation of presentations and cost estimates for the Phase II activities and potential remedial options for the Client.

Senior Project Manager, National Grid, Former Electrical Substation and Maintenance Facility Assessment and Closure, Fall River, Massachusetts. Senior Project Manager for a project involving groundwater and soil assessment activities, the preparation and implementation of a Release Abatement Measures (RAM) Plan for the removal of mercury-impacted soil and capping of Polychlorinated biphenyl (PCB)-

Education

B.S., 1988, Environmental Engineering,
Syracuse University

Licenses & Registrations

1994, Professional Engineer,
Vermont, #018-0006618
2000, Professional Engineer,
New Jersey, #24GE04267400
2007, Underground Storage Tank Closure
and Subsurface Evaluation License, New
Jersey, #454363
2008, e-RAILSAFE Badge: e-
VERIFILE.COM, Inc., #653822101477
2009, Licensed Environmental
Professional, Connecticut, #498
2010, Certified USEPA Lead-Based Paint
Renovator
2013, Licensed Site Professional,
Massachusetts, #1450

Areas of Specialization

- MA MCP & CT RSR Compliance
- Environmental Site Assessments (incl. ASTM Phase I & II ESAs)
- Remedial Alternatives Evaluation
- Pilot Test & Remedial Systems Design & Implementation
- Site Remediation & Closure
- Brownfields Assessment, Cleanup & Redevelopment
- Environmental Permitting
- Contractor Support Services



Guy P. Dalton, P.E., LSP, LEP

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impacted asphalt and soil, and the preparation and submittal to MassDEP of a Permanent Solution Statement and Activity and Use Limitation (AUL) to close out the Brownfield Site under the MCP.

Principal in Charge and Senior Project Manager, Michelin N.A., Inc., Site Investigation, Remediation, Closure and Redevelopment, Former Uniroyal Tire Factory, Chicopee, Massachusetts. Principal in Charge, Senior Project Manager and Site Safety Officer for a project involving the characterization, remediation, and redevelopment of an 18-acre former tire-manufacturing facility Brownfield site. This work required building decommissioning and asbestos abatement (by others), and infrastructure rehabilitation. Mr. Dalton implemented US Environmental Protection Agency (USEPA) Toxic Substances Control Act (TSCA) and MassDEP Massachusetts Contingency Plan (MCP) assessment and remediation plans for polychlorinated biphenyls (PCBs), petroleum hydrocarbons and metals-impacted soils, sediments, concrete, and drainage system components, and volatile organic compounds (VOCs)-contaminated groundwater and has worked with site owners and potential developers on plans for the reuse of the property. The project has involved completing three in-situ chemical oxidation (ISCO) groundwater injection efforts to treat free- and dissolved-phase petroleum residuals using RegenOx. It has also involved concrete, asphalt, and soil removal activities; PCB transformer removals; and drainage system sediment removal actions, which included the operations of a permitted, temporary, on-site wastewater treatment system and excavation dewatering and treatment systems. Mr. Dalton acted as Supervisor for numerous permit-required confined space entries performed to characterize drainage system structures and electrical equipment vaults under a USEPA-approved TSCA Cleanup Plan. The project has also included the closure of four deep groundwater production wells, the removal of three underground storage tanks (USTs), the construction of a TSCA cap, and both ecological and human health risk assessments under the MCP and TSCA.

Principal in Charge and LSP-of-Record for MA Per- and Polyfluoroalkyl Substances (PFAS) Investigations & Responses, Webco Chemical (Dudley, MA) & Beverly Airport (Beverly, MA). Projects included soil, groundwater and residential drinking water investigations and point-of-entry treatment (POET) systems installation, monitoring and maintenance. Wind rose plots and Principal Component Analysis (PCA) were used to demonstrate the presence of distinct PFAS plumes with different sources for the Webco project. The Webco project also included presentations and discussions with residential neighbors and MassDEP staff to facilitate the MCP process. In addition, another release at the Webco site is currently in MCP Temporary Solution undergoing annual monitoring and inspections and 5-year Periodic Reviews.

Principal in Charge and Senior Project Manager, Dolben Company, Inc., Site Assessment, Remediation and Closure, Springfield, Massachusetts. Principal in Charge and Senior Project Manager for a project involving the notification to MassDEP and subsequent assessment and MCP response actions related to five releases to indoor air, groundwater and soil at this residential apartment complex facility and former Brownfield site. In addition to soil and groundwater assessment, risk characterization and the preparation of an MCP Downgradient Property Status (DPS) Submittal and a Permanent Solution Statement for the groundwater and soil releases, this project also involved the assessment of indoor air via a vapor intrusion assessment that included the assessment of indoor and sub-slab air and the preparation and implementation of an MCP Immediate Response Action (IRA) Plan to address an MCP Condition of Substantial Release Migration (SRM) into residential indoor air. This involved the piloting, design, installation and Operation & Maintenance (O&M) of a sub-slab depressurization system (SSDS) to reduce indoor air concentrations of chlorinated solvents (primarily perchloroethylene, PCE or "perc") and the preparation and submittal to MassDEP of IRA Status and Remedial Monitoring Reports. The SSDS was later converted to an Active Exposure Pathway Mitigation Measure (AEPMM), an Activity and Use Limitation (AUL) was filed, and a Permanent Solution Statement was submitted to MassDEP, closing out this release under the MCP. This project also involved the off-site sampling of groundwater, sub-slab soil gas and indoor air at downgradient properties and communications and coordination with those property owners. Lastly, this project included two light non-aqueous phase liquid (LNAPL) assessments, including assessments of LNAPL transmissivity and mobility under current MassDEP MCP guidance, and preparation and filing of a Permanent Solution with Conditions statement and associated AUL.

Principal-in-Charge, Consultant Reviewer, Senior Project Manager and Task Leader, Various City of Springfield Projects, Springfield, Massachusetts, including (but not limited to):



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- **Brookings School:**
 - **Environmental Due Diligence** – predesign Phase I Environmental Site Assessments and follow-up investigations and cleanups (before new school was constructed).
 - **Rooftop Solar PV and Battery Storage System** - design, bidding assistance and construction services.
- **Watershops Pond Dam Rehabilitation** - design, bidding assistance and construction services for the new bascule-type crest gate and slide gates, and other dam-related repairs and associated permitting.
- **Nathan Bill Park Redevelopment – Massachusetts Contingency Plan (MCP)** environmental services related to working in an area covered by an existing MCP Activity and Use Limitation (AUL) during construction of the ball fields irrigation system, including the preparation and implementation of a Soil Management Plan and Health and Safety Plan, the preparation and implementation of a RAM Plan and submittal to MassDEP of a RAM Completion report, and various MCP-related oversight and support services.
- **North Riverfront Park Redevelopment** - MCP environmental services related to the assessment and management of contaminated materials discovered during project site work activities.
- **North End School Sites Evaluations** – Plainfield Street site environmental evaluations to assist City in selecting a site for a new school.

Senior Project Manager, PCC Airframe Products, Groundwater Monitoring, Remedial System O&M and MCP Reporting, Holden, Massachusetts. Senior Project Manager for a project involving on-going groundwater monitoring of three release areas, monitoring and O&M of a free product (cutting oil) recovery system, and preparation and submittal of semi-annual MCP monitoring and status reports.

Senior Project Manager, Mass MOCA, Various MCP Support Services, North Adams, Massachusetts. Senior Project Manager for projects involving various MCP response actions including the preparation and implementation of Soil Management Plans (SMPs) and Health and Safety Plans (HASPs) in areas of this Brownfield Site covered by an AUL for various facility improvements. The projects also included the preparation and submittal to MassDEP of an AUL Amendment to remove worker limitations for the basements of two Site buildings, based on improvements made to those buildings and observed by GZA, which saved our client significant costs by not having to hire Occupational Safety and Health Administration (OSHA) Hazwoper trained workers for subsequent construction activities in those areas.

Senior Project Manager, DevelopSpringfield, UST Removal Projects, Springfield, Massachusetts. Senior Project Manager for two projects involving the removal oversight, monitoring and subsequent impacted soil removal for two underground storage tanks (USTs) from a former automobile service station and a former residential property. One project required notification to MassDEP of a reportable release and the subsequent implementation of a RAM Plan to address the remediation of fuel oil impacted soils.

Senior Project Manager, Raytheon, 5-Year Post-Temporary Solution Review, Sudbury, Massachusetts. Senior Project Manager for a project involving the preparation and submittal to MassDEP of a 5-Year Post-Temporary Solution Review report as required under the MCP for site with a chlorinated solvent groundwater plume.

Senior Project Manager, The Colvest Group, Ltd., Site Redevelopment Support Services, Springfield, Massachusetts. Senior Project Manager for a project involving the determination of the presence of regulated wetlands and the applicability of MassDEP solid waste landfill closure requirements, and the implementation of MCP site assessment activities at a property our Client was preparing for redevelopment. Our work included a site inspection for wetland evaluation purposes, selective site clearing, the installation and sampling of soil borings and soil gas monitoring wells, and the comparison of laboratory results to applicable MCP standards.

Senior Project Manager, City of Springfield, MCP Support Services, Springfield, Massachusetts. Senior Project Manager for various projects for the Springfield Department of Parks, Buildings and Recreation Management involving various site



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improvements and redevelopments at several City parks. Projects included the preparation and implementation of a Soil Management Plan and Health and Safety Plan for work in an area covered by an AUL, the preparation and implementation of a RAM Plan and submittal to MassDEP of a RAM Completion report, and various MCP-related oversight and support services.

Senior Project Manager, Various Clients, Contractor Support Services, Various Sites in Massachusetts and Connecticut.

Senior Project Manager for various projects for several construction contractor clients including the preparation of contractor Health and Safety Plans (HASPs) and Soil and Groundwater Management Plans (SGMPs), the preparation and oversight of Utility-Related Abatement Measures (URAM) Plans, soil precharacterization and landfill disposal characterization and permitting.

Experience Prior to GZA

Senior Project Manager, Nestle, USA, Groundwater Remediation, Freehold, New Jersey (2006 to 2010) Senior Project Manager/Senior Environmental Engineer for a project involving the treatment of trichloroethylene (TCE)-contaminated groundwater via enhanced reductive dechlorination (ERD) reagent injections and a vacuum-enhanced recovery (VER) dual-phase extraction and treatment system. This project also included the installation of a 350-foot directionally drilled horizontal extraction well beneath the main production building and 36 groundwater monitoring and/or ERD injection wells on the subject property. Responsible for managing field activities that included the procurement, installation, start-up, operation, maintenance, and troubleshooting of the packaged VER system; the completion of ERD injections; the groundwater monitoring activities; the coordination of site activities with the client and overall project safety as Health & Safety Officer.

Senior Project Manager, Chevron Environmental Management Co., Environmental Services, Various Locations, Pennsylvania, New Jersey and Connecticut (2006 to 2010) Senior Project Manager/Senior Environmental Engineer for projects that involved conducting remedial investigations, developing remedial action plans, designing remedial systems, and managing remedial actions at retail gasoline station and bulk petroleum storage terminal sites in three states for a major oil company. Responsibilities also included developing and reviewing project cost estimates (reserves) for Sarbanes-Oxley Act compliance and making certain of the compliance of field activities with the client's loss prevention system and the safe completion of all site activities. Responsibilities also included updating Stormwater Pollution Prevention Plans (SPPPs) for six Amtrak substations in New Jersey to bring them into compliance with federal, state and Amtrak requirements.

Environmental and Project Engineer (2003 to 2006). Responsible for developing and implementing a training and licensing program for contractors installing a new leach field aeration system and Infiltrator chambers; managing the activities of field technicians; making technical presentations to regulators, sanitarians, distributors, engineers, and contractors; participating in product development and design activities; and preparing regulatory approval packages for the new system. Also participated in implementing a manufacturing program for the initial build-out (1,000 units) of the new system and marketing it to potential distributors.

Partner/Project Engineer/Vice President of Engineering and Operations (2000 to 2003) responsible for providing technical, engineering, and general business oversight services for all aspects of the company's business, which required having a diversified background in soil and groundwater treatment systems. Participated in the planning, design, construction, and operations of soil treatment systems, including those involving subsurface aeration and heating, for golf courses, sports fields, and septic systems worldwide. Participated in new product research and development activities; analyses of existing site conditions; treatment feasibility and pilot studies; design, manufacturing, sales and marketing, installation, and maintenance efforts; and cost estimations and analyses.

Project Engineer (1990 to 2000) responsible for providing environmental engineering services for a broad range of hazardous waste, solid waste, site assessment/audit, and stormwater projects. Responsibilities also included preparing proposals and contract documents, evaluating bids and selecting contractors for numerous projects, and interfacing with both existing and prospective clients. Work involved:



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- Resource Conservation and Recovery Act (RCRA) facility permitting, assessment, operations, and remediation/closure design and construction oversight projects.
- RCRA corrective action projects, including RCRA facility investigation, feasibility study, remedial design, and remedial action projects.
- Remediation pilot study design and implementation services.
- Environmental liability assessments, compliance audits, and Phase 1, 2, and 3 site investigations.
- Solid waste landfill closure design and construction oversight services.
- Stormwater system studies, designs, and permitting.
- Storage tank system closures.

General Motors - Closure of a Hazardous Waste Facility, Flint, Michigan (1988 to 1989). Environmental Designer responsible for preparing a hazardous waste closure plan for surface impoundments and land treatment units at a major automotive manufacturing facility. Responsibilities also included preparing contract documents for an on-site hazardous waste landfill as part of site closure activities. The project involved the removal, stabilization, and placement of hazardous waste into an on-site hazardous waste landfill; the development of air-monitoring, cleanup verification sampling, and quality control sampling plans; and the provision of hazardous waste landfill design and competitive bidding services.

Certifications/Training

- 40-Hour OSHA Hazardous Waste Operations and Emergency Response (HAZWOPER) Training, O'Brien & Gere Engineers, Inc., 1988
- 8-Hour OSHA HAZWOPER Training for Supervisors, Emilcott Associates, Inc., 1990
- Loss Prevention System Training, ChevronTexaco, 2007
- Norfolk Southern Roadway Worker Protection Contractor Safety Annual Certification, 2009
- Amtrak Contractor Safety and Security Training, 2010
- 8-Hour OSHA Confined Space Entry Training, Field Safety Corporation, 2010
- 8-Hour OSHA HAZWOPER Refresher Training, GZA GeoEnvironmental, Inc., current through February 2024
- Solidification/Stabilization Mechanisms and Applications, Gulf Coast Hazardous Substance Research Center, 1990
- Geosynthetic and Clay Liner Systems, Colloid Environmental Technologies Company, Poly-Flex, Inc., and Tensar Environmental Systems, Inc., 1993
- Flexible Membrane Liners and Geosynthetics Seminar, Gundle Lining Systems, Inc., 1995

Affiliations/Memberships

- Member, Springfield Regional Chamber of Commerce since 2010
- Co-chair, Western MA LSPA Committee since 2014
- Member, MA Chemical Technologies Alliance (MCTA) since 2015
- Member, Environmental Business Council (EBC), since 2016
- Affiliate Member, Realtors Commercial Alliance of Massachusetts (RCA-MA), since 2017
- Affiliate Member, Hampden County (MA) Bar Association (HCBA), since 2023
- Member, International Association of Approved Basketball Officials (IAABO), Board 31, since 2011



GZA GeoEnvironmental, Inc.