

Cohasset Middle High School

Feasibility Study & Conceptual Design

February 2025



Cohasset Public Schools

Sarah Shannon, Superintendent
143 Pond Street
Cohasset, MA 02025

Ai3 Architects, LLC

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Evaluations were conducted August-December 2024.

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End of Report

This report was prepared for:

Cohasset Public Schools

Sarah Shannon, Superintendent

143 Pond Street

Cohasset, MA 02025



*Image Source: Cohasset
Education Foundation*

3.1.1 // INTRODUCTION

1

3.1.1.1 Purpose of Study

OVERVIEW

In 2022, Ai3 partnered with Cohasset to create the Existing Conditions Study for Cohasset Public Schools. The Professional Team spent significant time in all three school facilities within the District and engaged in conversations with the administration, faculty, and staff, gaining a deep understanding of the current needs. The study concluded that the Middle/High School facility would be the highest priority project for the District.

Subsequently, this 2025 Feasibility and Conceptual Design Study focuses on the Middle/High School, specifically reviewing the problems/challenges identified in the previous Statement of Interest (S.O.I.) submissions to the MSBA, including exploration of the facility deficiencies and visioning for a future educational program. The strategic goals of the Cohasset Public Schools District and the educational program should be analyzed in conjunction with existing and available resources to determine which preliminary options are best further studied as potential long-term solutions.

To address the needs of Cohasset Public Schools (CPS), Ai3 Architects proceeded with the following process and tasks:

- // Documented existing conditions at the Cohasset Middle/High School building in detail and conducted site investigations.
- // Conducted a series of Educational Visioning sessions with the educational consulting firm, My Learning Place.
- // Summarized educational and facility challenges.
- // Aided conversation regarding future development of an educational

program that describes grade and school configuration policies, class size policies, grade level organization, school policies, lunch programs, technology instruction policies and programs, creative arts, music and performing arts, physical education, special education, transportation policies, functional and spatial relationships and adjacencies, security and visual access requirements, all while ensuring that the administrators, students, and staff are fully incorporated into the process.

- // Generated an initial space summary for addition/renovation and new construction options to determine the spaces necessary to deliver the planned educational program.
- // Generated addition/renovation and new construction conceptual options for resolving educational, site, and facility challenges.
- // Conducted cost estimates for each of the conceptual options.
- // Regularly presented activities of the Feasibility Study to the community.

The organization of this Feasibility and Conceptual Design Study is intended to correlate to the MSBA's requirements for Module 3 - Feasibility Study, with the goal that if Cohasset Public Schools is invited into the MSBA's Core Program, the content of this study may supplement the Preliminary Design Program and Preferred Schematic Report submissions. With this completed study, the timeline of Module 3 and pursuit of an overall project may be accelerated.

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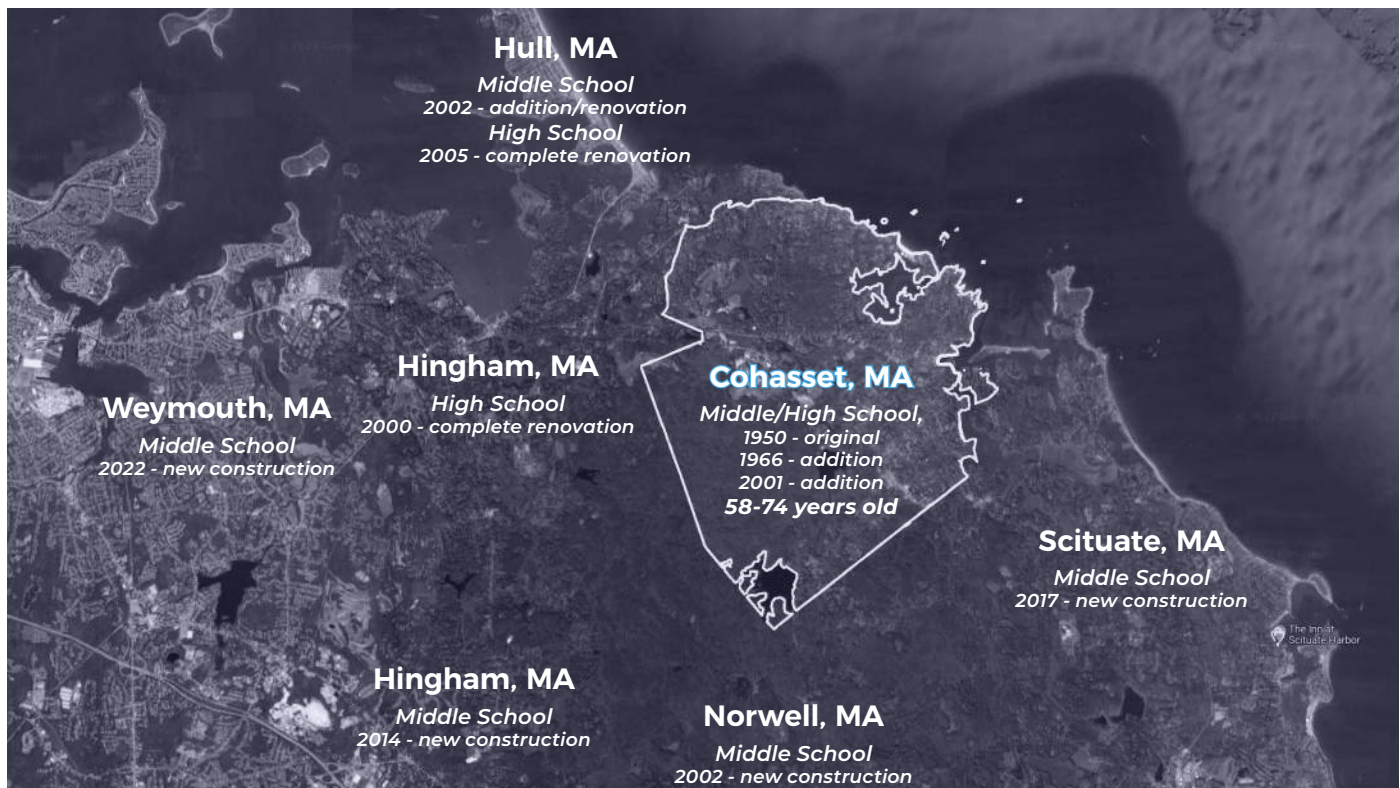
STATEMENTS OF INTEREST

Since 2022, the Cohasset School Committee and Superintendent of Cohasset Public Schools have submitted a Statement of Interest (SOI) to the Massachusetts School Building Authority (MSBA) annually, describing the deficiencies of Cohasset Middle/High School. To date, no SOI application has led to an invitation into the Core Program by the MSBA. Because of the demand for improvements to aging educational facilities in Massachusetts, it is not unusual for school districts to apply for multiple years before being accepted into the MSBA's grant funding program.

The purpose of past and future SOI submissions center around the inadequacies of the existing building physically, particularly in terms of its failing systems and energy

inefficiency. Need is described as, "replacement, renovation, or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility and replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements."

Building inefficiencies have resulted in higher maintenance costs for continued operation of the middle and high schools, placing financial strain on the District. The lack of appropriately-sized classrooms and educational support spaces, combined with aged building systems and components, creates a challenging environment that is grossly insufficient when compared to the surrounding districts in the Commonwealth.



Map showing surrounding municipalities to Cohasset, MA and the age of each municipality's current operating middle or high school.

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3.1.1.2 Design Enrollment

MIDDLE / HIGH SCHOOL

The Cohasset Middle/High School presently serves the Town’s entire grade 6-12 population. The Cohasset Public School District also includes the Joseph Osgood School, serving grades PK-2, and the Deer Hill School, serving grades 3-5.

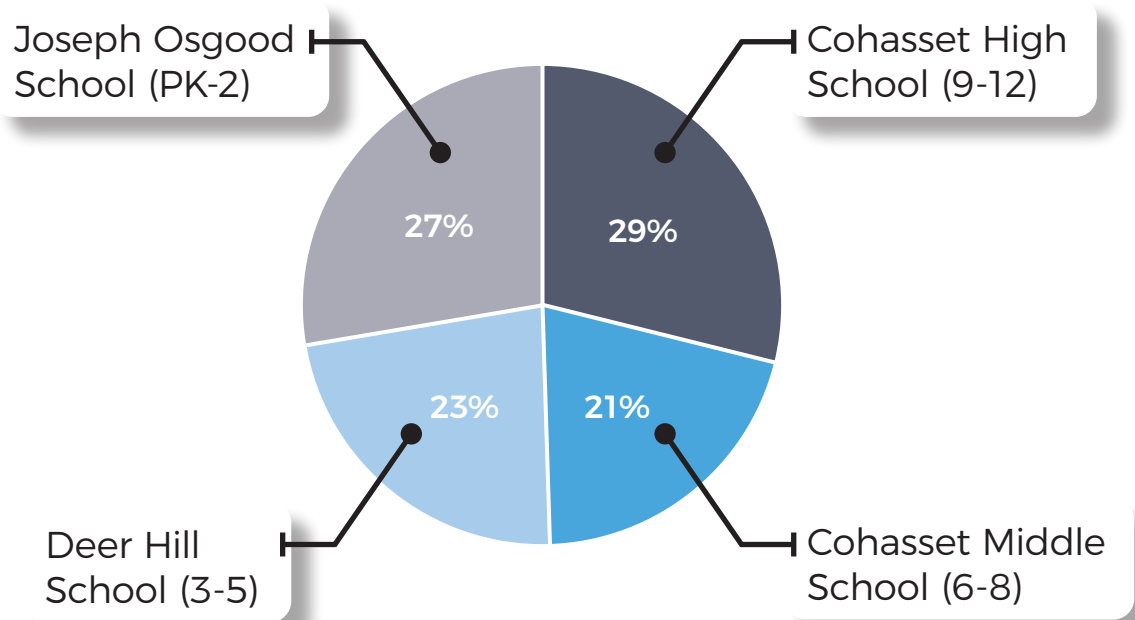
Enrollment at the Middle/High School over the last five years has declined:

SCHOOL YEAR	MIDDLE SCHOOL	HIGH SCHOOL	TOTAL
2024	290	406	696
2023	295	431	726
2022	318	424	742
2021	357	447	804
2020	347	469	816

In the event that Cohasset Public Schools is invited into the MSBA’s Core Program, the District will work with the MSBA to establish an appropriate design enrollment that positions the District to efficiently meet space capacity needs throughout potential future enrollment variations.

The MSBA uses a data driven enrollment projection methodology based on the widely accepted modified grade-to-grade cohort survival methodology. The MSBA’s enrollment methodology generates a baseline enrollment projection for use in generating a space summary and conceptual options.

For the purposes of this Feasibility Study, the space summary and conceptual options consider a combined middle/high school enrollment of **800 students**.



Enrollment distribution per Cohasset Public School at time of Feasibility Study.

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3.1.1.3 Feasibility Study Directory

ORGANIZATION	NAME	TITLE	PHONE	EMAIL
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Town of Cohasset / Cohasset Public Schools	Sarah Shannon	Superintendent		sshannon@cohassetk12.org
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School Facilities Committee	Paul Kearney	Member		
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INTRODUCTION

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COST ESTIMATING				
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INTRODUCTION

DETAILED SCHEDULE

- // 8/2/24: Kick-off Mtg (virtual) w/ key administrators to discuss visioning & edu program

// 8/14/24: Begin site investigations (Phase I ESA, Wetlands Delineation, Traffic Study, etc.)

// 8/19/24: Pre-Visioning Meeting with Key Administrators

// 8/28/24: Kick-off meeting w/ School Facilities Committee (SFC)

// 9/6/24: Visioning Working Group Mtg

// 9/12/24: Existing conditions assessments completed

// 9/16/24: Visioning Building Tours (Casco Bay, ME School District)

// 9/23/24: Visioning Building Tours (Scituate, Abington, Boston)

// 9/24/24: CMS Open House & Community Forum #1

// 9/26/24: CHS Open House & Repeat Comm. Forum #2

// 9/30/24: Shadow/Listening Day & Visioning Session 1

// 10/1/24: Begin Space Summary Development

// 10/7/24: Visioning Session 2: Child Development Considerations

// 10/15/24: Visioning Session 3: Teaching & Learning

// 10/21/24: Visioning Programming Workshop 1

// 10/29/24: Visioning Session 4: Educational Space Types, Features
- // 10/30/24: Begin development of conceptual options (program category organization)

// 11/14/24: Visioning Programming Workshop 2

// 12/3/24: Community Forum #3: Overview, progress, existing conditions, visioning review

// 1/6/24: Begin development of conceptual site plans

// 1/13/25: Begin cost estimationg period for conceptual options

// 1/28/25: Community Forum #4: Conceptual Options

// 2/25/25: Community Forum #5: Estimated Costs of Conceptual Options & Summary of Completed Study

// 2/28/25: Complete Feasibility Study & Conceptual Design

// 4/11/25: Deadline to submit Statement of Interest to the MSBA's Core Program

3.1.2 // EXECUTIVE SUMMARY

2

3.1.2.1 Executive Summary

FEASIBILITY STUDY

The Professional Team recognizes that Cohasset Middle School and Cohasset High School are composed of two separate student bodies within the Cohasset Public School District that are operating in the same building. For the purposes of this Feasibility Study, the singular building is often referred to as Cohasset Middle/High School.

This Feasibility Study reflects the research, assessment, and design that has led to the development of preliminary conceptual options that explore resolution to the key issues identified in the Statement of Interest application to the MSBA. The variety of options included are intended to explore all possible areas of development on the existing site and thus provide a spectrum of exploratory ideas. Any idea further explored shall be thoroughly vetted in greater detail by the Town of Cohasset, Cohasset School District, and the Professional Team.

The following summarizes the main topics of this Feasibility Study.

Educational Program & Visioning

As part of this Feasibility Study, four half-day visioning sessions were held. Participants included administrators, staff, students, parents, and community members to ensure all stakeholders were represented. Visioning is a process of collaboration that aims to:

- // Provide clarity and understanding regarding the different needs of all the stakeholders
- // Identify and define the community and educational goals/priorities
- // Build consensus and understanding regarding the possible paths forward

About the MSBA

The Massachusetts School Building Authority (MSBA) is a government agency that was created in 2004 to “reform the process of funding capital improvement projects in the Commonwealth’s public schools.” It offers two primary pathways for School Districts to apply for grant funding; the Accelerated Repair Program, which targets capital repair projects; and the Core Program, which targets more involved projects requiring additions, renovations, or new construction. Districts may apply for either pathway by completing a Statement of Interest per building. Once accepted, the Core Program includes a thorough and prescriptive process for getting from feasibility through construction of a project.

Source: <https://www.massschoolbuildings.org/>

Educational visioning is a catalyst for generating ideas regarding how the school might best be designed to foster a modern educational environment while simultaneously incorporating the needs of the community. It challenges educators to think beyond their current practices and facility shortcomings and encourages consideration of how design can influence the educational delivery. Visioning also enables the Designer to develop conceptual building options that are consistent with the needs of the school, while incorporating the educational, community, organizational, and functional goals and values articulated in these collaborative sessions.

For Cohasset Public Schools, the visioning session topics included:

- // Defining middle and high school students, including academic and social-emotional development.
- // Exploring commonalities/differences between middle and high schoolers.
- // Discussing structures, programs, and overall building organization to create independence, separation, and connections among age groups.
- // Identifying a vision for high quality instructional practices and characteristics of learner engagement.
- // Assessing current practices, programs, and procedures.

// Exploring areas of growth/change for a future Cohasset Middle/High School

Participants completed a “heart mapping” activity to collectively identify the top goals and priorities resulting from the visioning sessions (refer to the graphic below).

Subsequently, two more programming workshops were held with a select group of educators to discuss how the findings of the visioning process could be translated into an educational program. The educators and Professional Team discussed program adjacencies, high school and middle school organization, teaming and departmentalization strategies, and how to integrate public use spaces - among many other topics. These programming workshops informed the initial space summaries included in this Feasibility Study.

// De-institutionalize Education



- Collaboration
- Authentic learning experiences
- Learning that goes outside the school
- Unlimited potential
- Flexibility
- Students can design their own learning paths

// Inclusivity & Belonging For All



- Inclusive spaces for Special Education programs
- Varied learning experiences & opportunities for all students
- Love & commitment to learning

// Inspiration & Innovation



- Cohasset as the model of innovation in teaching, learning, and space
- Maintaining a “want to be here” attitude
- Spaces for discovery and exploration
- Inspiring pride and challenge campus-wide

// Community Hub



- Allow for community-wide usage and connection
- Create presentation and meeting spaces that bring people together
- Includes a Performing Arts Center

// Physical & Emotional Well-Being



- Support social-emotional wellness
- Safety and security
- All things for all students; belonging & discovery

// Biophilic Experience & Design



- Connect people and nature
- Include natural elements for a healthy and productive environment
- Include outdoor spaces
- Connect to the ocean and the surrounding natural environments local to Cohasset

Community Forums

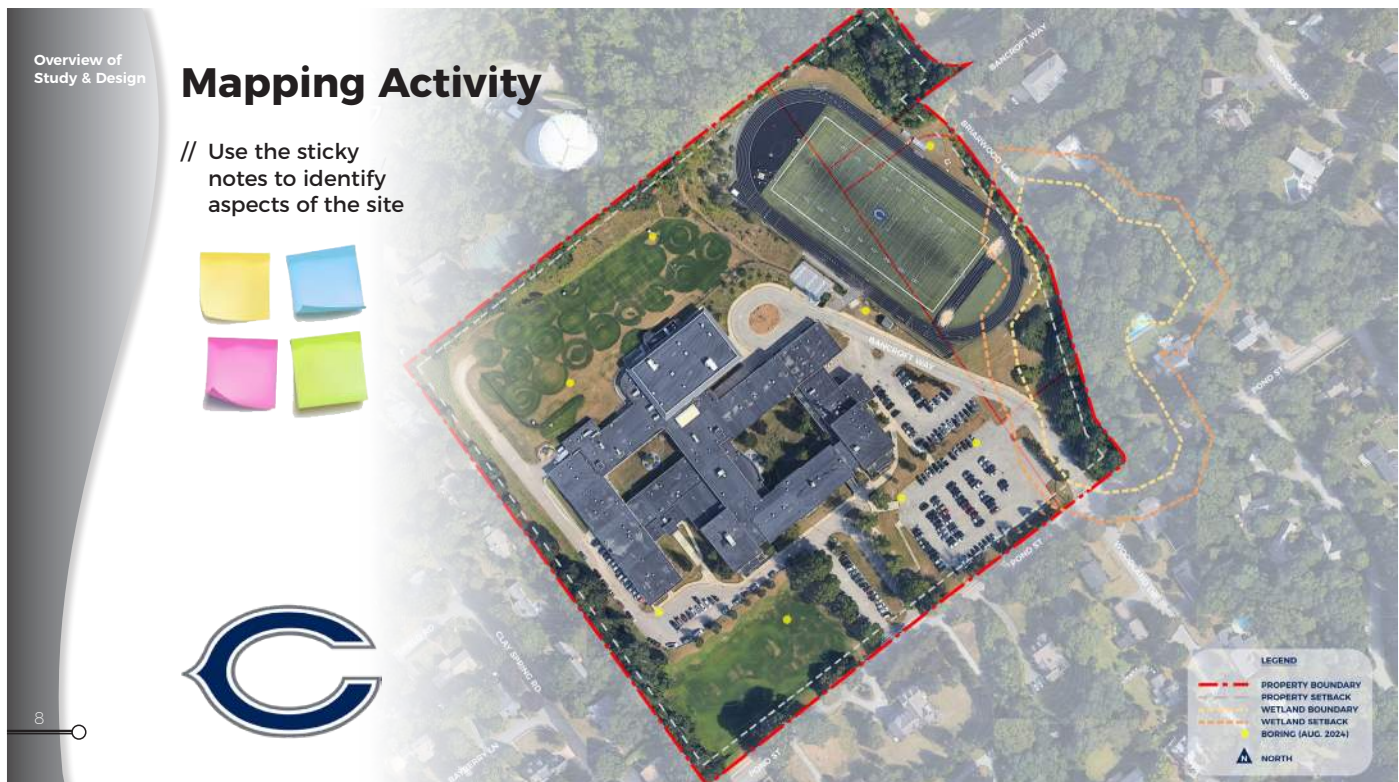
Community forums were scheduled to occur throughout the Feasibility and Conceptual Design phase to maintain a means of direct communication to the community. The forums offered an opportunity for the community stakeholders to ask questions and keep up with the process. The following list includes the dates and main topics of each forum:

- // **9/24** - Overview of Study & Design, Investigation Activities, Visioning Activities, Map Activity
- // **9/26** - Overview of Study & Design, Investigation Activities, Visioning Activities, Map Activity
- // **12/3** - Origin of Study, Evaluations

of Existing Conditions, Educational Programming & Visioning, Middle/High School Design Patterns

- // **1/28** - Origin of Study, Evaluations of Existing Conditions, Educational Programming & Visioning, Middle/High School Design Patterns, Conceptual Options, Interactive Activity
- // **2/25** - Origin of Study, Evaluations of Existing Conditions, Educational Programming & Visioning, Middle/High School Design Patterns, Conceptual Options, Cost Estimates

In the event of any building project, community forums will continue to be scheduled throughout the design and construction processes to encourage open dialogue and information sharing.



Slide used to introduce the mapping activity conducted during Community Forums 1 and 2.

EXECUTIVE SUMMARY

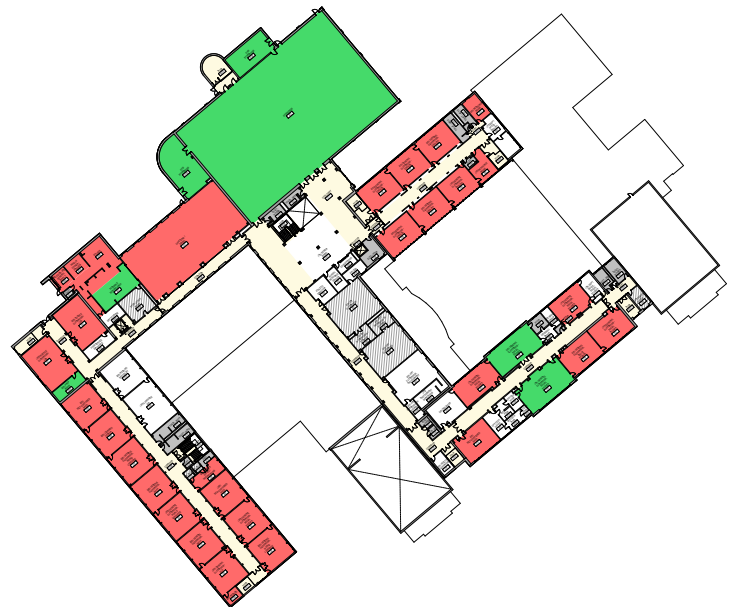
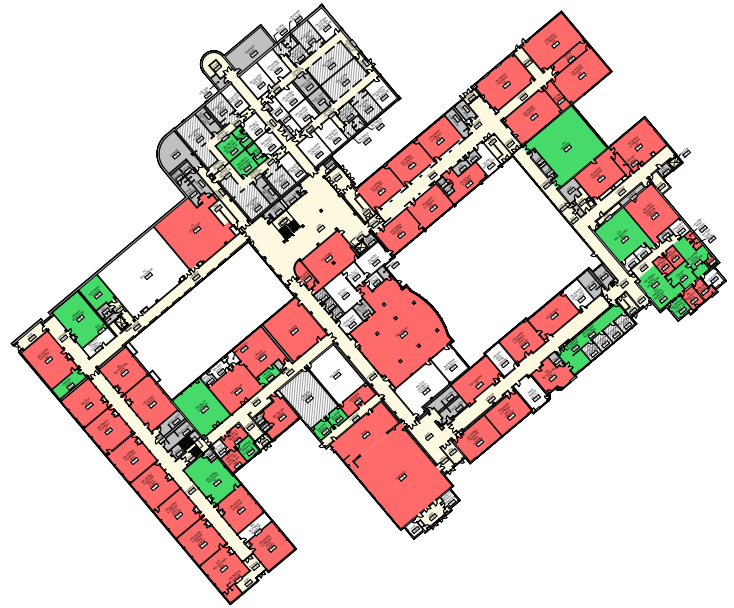
Initial Space Summary

A space summary is an accounting tool used to identify and categorize the physical spaces that would be required to fulfill the educational program of a District; i.e. what are the spaces required in a building project and what is the resultant size of the building. The space study analysis identified the following total gross square footage per conceptual design option for a grade 6-12 school with an enrollment of 800:

TYPE	OPTION	TOTAL AREA (GSF)
Existing Building	X	229,244
Addition/ Renovation	A1	281,891
Addition/ Renovation	A2	284,349
New Construction	B1	267,053
New Construction	C1	267,053
New Construction	C2	267,053

Addition/renovation options resulted in a slightly higher proposed total area given the inherent inefficiencies of working within the bounds of the existing structure and floor levels, as well as multiple smaller additions to the original building over decades. All new construction options followed the same proposed total area.

By comparison, an analysis of the size of each educational space within the existing building was completed, comparing the existing area per room to the MSBA's guidelines using the current enrollment. The analysis revealed that over 90% of the general education classrooms in the existing building are undersized by >5%, as compared to the MSBA guidelines (identified in red in the adjacent diagram). Any addition or renovation project would have to address these spatial inadequacies.



	>5% Less than MSBA Guidelines
	<5% Greater than MSBA Guidelines
	Acceptable per MSBA Guidelines
	Circulation
	Space Accounted in Grossing Factor
	Not included in MSBA Guidelines

EXECUTIVE SUMMARY

Evaluation of Existing Conditions

Since completion of the Existing Conditions Study in 2022, the Cohasset School Facilities Department has continued to keep the Middle/High School building in operation through proactive measures to address ongoing maintenance and repairs. However, the work of the Facilities Department is limited to surface repairs that cannot address all issues identified in the evaluations included in this Feasibility Study. For example, the original brick wall system does not include continuous insulation for thermal control, without which, the exterior wall will feel cold. When warm, moist air comes into contact with the cold surface (exterior masonry), the excess moisture in the air condenses because cold air can't hold as much moisture as the warmer surrounding air. The waterproof membrane does not allow moisture to weep from the inside out, so instead, it condenses, making the interior environment feel damp or staining/warping finishes. This exterior wall composition would not meet today's International Energy Conservation Code.

Additionally, the existing building and site is largely inaccessible by the standards of ADA, particularly regarding access to/from the middle school wing. Though these instances would have been permissible at the time of initial construction, a term known as "grandfathered," they would have to be addressed if a project's construction cost exceeded 30% of the building's assessed value. Fire protection upgrades are required at 33% of the value. Per the assessor's database from fiscal year 2025, 30% of the assessed value would be approximately \$6.4 million. A singular capital repair project such as full replacement of the EPDM roofing and added insulation would meet and/or exceed 33% of this value, triggering full accessibility upgrades to the existing building and site, plus fire protection upgrades. This would be a costly undertaking for Cohasset that would not address any of the educational space deficiencies or improve upon the existing building organization.

Site Development Requirements

In addition to the evaluations completed regarding the physical building, numerous evaluations were completed related to the environmental conditions and the site at 143 Pond St. These include a Phase I Geotechnical Report, Wetlands Delineation Report, Environmental Site Assessment (ESA), Hazardous Materials Assessment, Traffic Impact Study, and Historic Analysis. In summary:

- // Geotechnical Report: Existing subsurface conditions are suitable to support shallow spread and continuous footings bearing on a minimum of 6-inches of structural fill.
- // Wetlands Delineation Report: One wetland was identified on site, consisting of a red maple swamp located in the southeastern area. A 100-ft buffer from this area would be subject to protection if any building project were to occur.
- // Phase I ESA Report: The purpose of this assessment is to identify Recognized Environmental Conditions (RECs), such as hazardous materials like petroleum in or on the property. It was inconclusive whether areas that previously held on site storage tanks are RECs and further investigation should occur in future phases of a project.
- // Hazardous Materials Assessment: Through representative sampling, asbestos containing materials and other hazardous materials were found in non-friable condition. This is a common result for buildings constructed before 1970. Any building project would require full remediation and proper disposal of these materials. An estimated cost for abatement is included in the full report.
- // Traffic Impact Analysis: Congestion and queues were observed. As part

EXECUTIVE SUMMARY

of any project, it is recommended that the bus loop be modified such that the buses do not restrict other site users from entering or exiting the site while waiting for students to be dismissed.

// **Historic Analysis:** A Project Notification Form was submitted to the MA Historic Commission in April 2005 to complete the addition/renovation projects at the Middle/High School. Approval by the MHC was granted at that time. Because of this prior approval, it is presumed that a future project submitting a Project Notification Form (after Schematic Design is completed) would also receive approval.

Preliminary Evaluation of Alternatives

The six preliminary alternatives, or conceptual options, included in this Feasibility Study are:

Option X - Code Upgrade/Base Repair to the existing building

Option A1 - Addition/Renovation that keeps the early 2000's portion of the existing and builds on the rear of the site

Option A2 - Addition/Renovation that keeps the central core, with the renovated Library Commons, and builds on the front of the site

Option B1 - Phased Demolition/New Construction that removes a segment of the existing to accommodate a new building bordering Alumni Field

Option C1 - New Construction that builds on Alumni Field

Option C2 - New Construction that builds on the rear field behind the existing

Preliminary Cost Range Estimates DRAFT

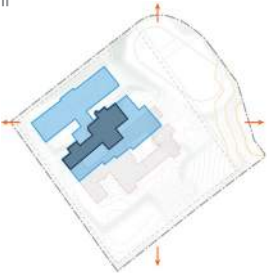
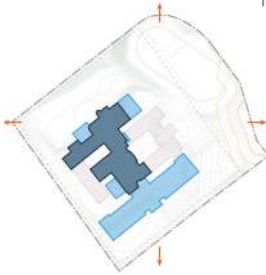
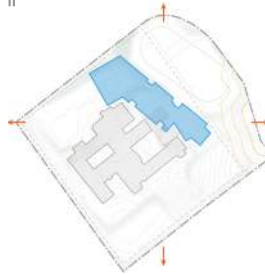
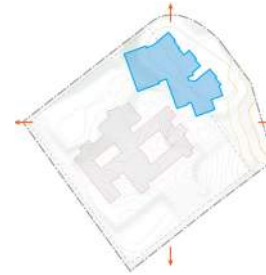



Option X	
Base Repair ONLY	
Estimated Duration	±36 months
<i>Estimates based on a Net Zero Ready building. Ref. add-alternates for cost with on-site renewable power.</i>	
Building Construction Cost	\$45.2 - \$54.2 mil
Site, Demo, Haz. Mat., Temporary Construction	\$1.5 - \$2.5 mil
Phasing, General Conditions & Req's, Insurance, Estimating Contingency & Escalation	\$8 - \$10 mil
Est. Construction Cost	\$58 - \$66 mil
Project Soft Costs: (apx. 25% of construction cost) FF&E, Tech, A/E/OPM fees, contingency	\$17 - \$19 mil
+ (6) Modular Classrooms	N/A
Est. Total Project Cost¹	\$75 - \$85 mil
Increase to Est. Total Project Cost due to 3% escalation per year	
Est. Total Project Cost, 2029	\$82 - \$92 mil
Est. Total Project Cost, 2032	\$90 - \$101 mil
Est. Total Project Cost, 2035	\$98 - \$111 mil

Notes:

1.) Estimate range is provided for comparison between the various options ONLY. They are based on preliminary information. Final construction costs may vary significantly from these once a final design has been completed.

EXECUTIVE SUMMARY

ADD/RENO		NEW CONSTRUCTION		
				
Option A1 Phased Add/Reno ±48 months	Option A2 Phased Add/Reno ±48 months	Option B1 Phased Demo/New ±40 months	Option C1 New Construction ±36 months	Option C2 New Construction ±36 months
Add/New SF 203,699 SF	Add/New SF 186,695 SF	Add/New SF 267,053 SF	Add/New SF 267,053 SF	Add/New SF 267,053 SF
Renovated SF 78,192 SF	Renovated SF 97,654 SF	Renovated SF 0 SF	Renovated SF 0 SF	Renovated SF 0 SF
\$145 - \$150 mil	\$145 - \$150 mil	\$135 - \$140 mil	\$135 - \$140 mil	\$135 - \$140 mil
\$33 - \$36 mil	\$33 - \$36 mil	\$34 - \$37 mil	\$34 - \$37 mil	\$34 - \$37 mil
\$50 - \$60 mil	\$50 - \$60 mil	\$48 - \$58 mil	\$48 - \$58 mil	\$48 - \$58 mil
\$222 - \$236 mil	\$222 - \$236 mil	\$216 - \$231 mil	\$210 - \$225 mil	\$210 - \$225 mil
\$73 - \$79 mil	\$73 - \$79 mil	\$71 - \$76 mil	\$70 - \$75 mil	\$70 - \$75 mil
\$2.4 mil	\$2.4 mil	\$2.4 mil	N/A	N/A
\$295 - \$315 mil	\$295 - \$315 mil	\$287 - \$307 mil	\$280 - \$300 mil	\$280 - \$300 mil
\$322 - \$344 mil	\$322 - \$344 mil	\$314 - \$335 mil	\$306 - \$328 mil	\$306 - \$328 mil
\$352 - \$376 mil	\$352 - \$376 mil	\$343 - \$367 mil	\$334 - \$358 mil	\$334 - \$358 mil
\$385 - \$411 mil	\$385 - \$411 mil	\$374 - \$401 mil	\$365 - \$391 mil	\$365 - \$391 mil

2.) Estimates assume start of construction and approx. construction cost/sf for Summer 2026. Refer to escalation for estimated costs at an alternatively assumed start of construction.

3.) Cost to add a stadium replacement is approx. \$5 mil more per option.

4.) Cost to add a 50,000sf parking garage is approx. \$5 mil more per option.

5.) Cost to use CMr (ch. 149a) delivery method is approx. \$12-14 mil more per option.

5.) Estimates based on a Net Zero Ready building. Cost to add on-site renewable power are approx. \$5.5-\$7.5 mil per option, depending on the energy system.

EXECUTIVE SUMMARY

SUMMARY

Many options were considered as part of the overall analysis of the best possible scheme for resolving the educational and physical deficiencies at Cohasset Middle/High School, including the options included as preliminary alternatives. Several primary objectives emerged as part of the analysis, and these objectives provided clear criteria for consideration and evaluation of the options.

The objectives include, but are not limited to:

Provide sufficient 21st Century educational space for middle and high school students within the Town of Cohasset

- // Provide new and/or renovated facilities to accommodate current/future middle and high school students.
- // Provide a school environment that includes all of the necessary program spaces and adjacencies to achieve the highly detailed goals and guiding design principles established in the educational visioning and programming workshops.

Expand outdoor educational opportunities with play fields, recreation space, and secure outdoor educational areas.

- // The desire for outdoor learning spaces in addition to outdoor social and recreational spaces was a major takeaway from the initial visioning sessions with students and faculty.

Improve safety of the overall school environment by providing appropriate auto and bus circulation on site, as well as by providing sufficient distributed parking for visitors, staff, and administration.

- // The existing site and its future improvements are an essential resource for the community.
- // Site access is currently congested.

Minimize impact to the Town, community, students, and staff throughout construction.

- // Although it is understood that there will be some impact as part of the development of any project, options which minimize such impact are desirable.
- // Minimize impact to the educational environment.

Pursue possibilities for MSBA support and available grant funding.

- // Although it is understood that some portions of the project may not be eligible for MSBA grant reimbursement funding, options which maximize the available grant reimbursement funding are highly desirable.

Any proposed option should be educationally appropriate, fiscally responsible, sustainable, and provide a solid long-term solution to school and facility needs in the Town.

- // Proposed layouts consider siting for ideal orientation and a balance of cut/fill across the existing complex topography.
- // The desire for a sustainably conscious design, and the potential for a net-zero energy building, are interests within the Cohasset community.

The Professional Team recommends all options be considered against an evaluation matrix. An evaluation matrix is required as part of the MSBA's Module 3 - Preferred Schematic Report. This is a table that compares all preliminary alternatives and options on a set of criteria. Typical criteria considers the educational program, community impacts, construction schedule and phasing, sustainability, and cost, for example. The matrix allows for objective determination of the most practical solution for a future proposed project.

3.1.3 // EDUCATIONAL PROGRAM

3

3.1.3.1 Educational Process of Collaboration

VISIONING

Visioning is a critical step in the development of any conceptual design process that is intended to meet the needs of a variety of factors, as it aims to:

- // Provide clarity and understanding regarding the different needs of all the stakeholders
- // Identify and define the community and educational goals/priorities
- // Build consensus and understanding regarding the possible paths forward

When a project is being considered or proposed, visioning provides the cornerstone of all educational planning, and it defines the nature of school operations, functions, and opportunities for the future. It can provide a road map for the development of an educational facility, which can enhance and support the desired teaching and learning processes, as well as shape school and community relationships for decades to come.

Educational visioning is a catalyst for generating ideas regarding how the school might best be designed to foster a modern educational environment while simultaneously incorporating the needs of the community. It challenges educators to think beyond their current practices and facility shortcomings and encourages consideration of how design can influence the educational delivery. Visioning also enables the Designer to develop conceptual building options that are consistent with the needs of the school, while incorporating the educational, community, organizational, and functional goals and values articulated in these collaborative sessions.

PROCESS

Educational visioning for Cohasset Middle/High School was facilitated by the Designer, Ai3 Architects, and Educational Programmer, Mike Pirollo of MLP Integrated Design. Prior to his work in educational planning and design, Mike served as a public school teacher for nearly 20 years. Ai3 Architects has maintained a 100% focus on educational design for over 25 years.

Cohasset Public Schools has invested significant time in their school and district strategic planning efforts, most recently with the development of a framework for their educational goals in the “Charting the Course” Strategic Plan for 2021-2024. The plan includes “Compass Points” focused on Teaching and Learning, Social and Emotional Wellness, Resources, and Communication and Engagement. This document served as the starting point for the design team and Core Leadership to develop a framework for the visioning process moving forward.

Prior to the start of the 2024 school year, Ai3 Architects and MLP held a kick-off meeting with the Visioning Working Group to determine the number of visioning sessions and to identify the stakeholders to be engaged, the desired level of engagement and the critical issues to be addressed. The Visioning Working Group included the Superintendent and Asst. Superintendent of Schools, the middle and high school principals, select district and department heads, and representatives from the School Committee. A schedule of meeting dates and workshops that would occur from September to November was established. Please refer to the following pages for a detailed breakdown of the visioning schedule.

EDUCATIONAL PROGRAM

MEETING/SESSION	DURATION/DATE	ATTENDEES	GOALS/OUTCOMES
Observation Immersion: School Tours	1-2 full days (9/16 and 9/23)	Visioning Working Group & Additional Staff	<ul style="list-style-type: none"> Observe school environments and examples of teaching and learning to identify ideal precedents; tours ideally include interviews with staff at example schools and conclude with debriefing sessions and surveys
Community Forum	1 hour (9/24 and 9/26)	Community	<ul style="list-style-type: none"> Introduce the community stakeholders to the purpose and expected outcomes of the Feasibility Study
Observation Immersion: Shadow Day	1 full day (9/30)	Principal(s) and Superintendent	<ul style="list-style-type: none"> Morning walk through observations of students and teachers to see programs and practices in action Debrief meeting with Principal(s) and anyone who walked through
Visioning Session 1: Initial Listening Session	2 hours (9/30)	Visioning Working Group	<ul style="list-style-type: none"> Heart mapping goals and priorities Debrief school tours
Visioning Session 2: Child Development Considerations	3 hours (10/7)	Educational Forum	<ul style="list-style-type: none"> Define middle school and high school student, including academic and social-emotional development Explore commonalities and differences between middle and high schoolers Discuss structures, programs, and overall building organization to create independence, separation, and connection among age groups
Visioning Session 3: Teaching & Learning	3 hours (10/15)	Educational Forum	<ul style="list-style-type: none"> Identify vision for high-quality instructional practices and characteristics of learner engagement, including ways we can "empower students to improve communities" Identify vision for social-emotional wellness Assess current practices, programs, and procedures and explore areas of growth/change for a future Cohasset Middle-High
Program Workshop 1	3 hours (10/21)	Visioning Working Group	<ul style="list-style-type: none"> Review outcomes from visioning sessions Begin programming conversations about the following topics: <ul style="list-style-type: none"> Academic Organization Special Education Media/STEAM Social-Emotional Elements Community Spaces
Visioning 4: Space Types, Features, & Adjacencies	3 hours (10/29)	Educational Forum	<ul style="list-style-type: none"> Use words and images to define the future Cohasset Middle-High Identify ideal space types, features, and adjacencies Review and respond to precedent school design patterns Develop big picture ideas for specific program areas
Program Workshop 2	3 hours (11/14)	Visioning Working Group	<ul style="list-style-type: none"> Review outcomes from visioning sessions Finish programming conversations from last programming workshop Review adjacency bubble diagrams and space summary

EDUCATIONAL PROGRAM

MEETING/SESSION	DURATION/DATE	ATTENDEES	GOALS/OUTCOMES
Community Forum	1 hour (12/3)	Community	· Update the community stakeholders on the progress and findings of the Feasibility Study
Community Forum	1 hour (TBD)	Community	· Share the preliminary conceptual options with the community stakeholders and report on the estimated cost of these options

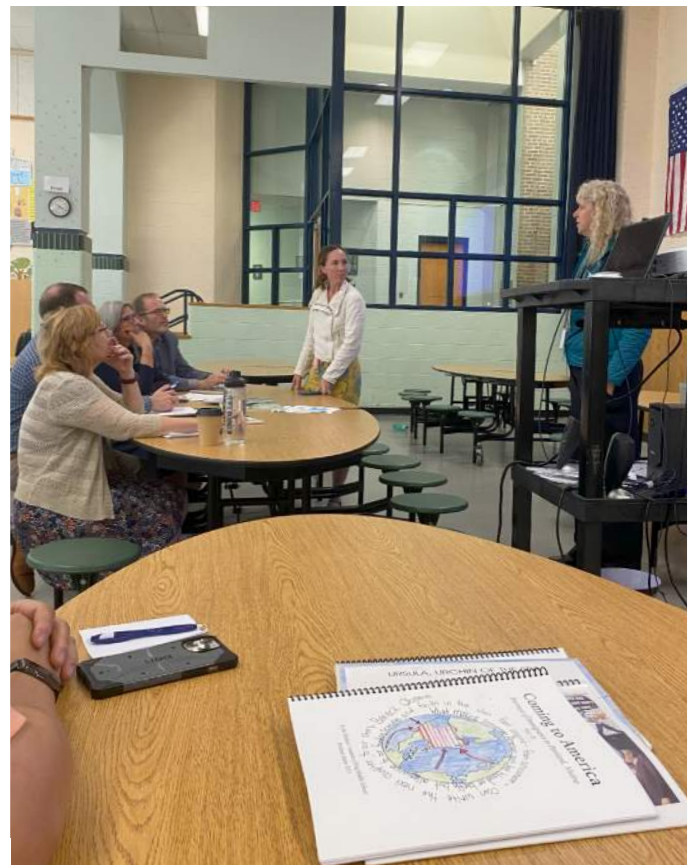
SCHOOL TOURS

Following the initial kick-off meeting, the Visioning Working Group attended tours of the following school facilities to observe both the teaching and learning methodologies and the physical building:

- // King Middle School - Portland, ME
- // Casco Bay High School - Portland, ME
- // Gates Middle School - Situate, MA
- // Abington Co-located PK/Middle/High School - Abington, MA
- // Dearborn STEM Academy - Roxbury, Boston, MA

The tours helped provide insight to a spectrum of facility designs and educational organizations.

Members of the Cohasset Visioning Working Group learning about the King Middle School's Expeditionary Learning model from Principal Amy Marx at a school tour on 9/16.



EDUCATIONAL PROGRAM

VISIONING SESSIONS

Four visioning sessions were planned as part of the process to engage a diverse group of stakeholders.

Visioning Session 1

On September 30, Ai3 and MLP shadowed the Administrators for “Observation Immersion,” which allowed the professional team the opportunity to observe a typical middle and high school day. After that, the Visioning Working Group met to debrief on the school tours and to discuss the vision moving forward. The group participated in an activity called “Priority Heart Mapping” which filtered a number of high-arching ideas for an imagined educational environment into the truest goals and priorities befitting the Cohasset vision.

Visioning Session 2

The second visioning session included a larger group composed of students, staff, and community members. On October 7, the meeting centered around the following goals:

- // Consider impact of developmental traits on MS/HS students
- // Consider how development informs teaching, learning, and the built environment
- // Assess current middle and high school practices CPS wants to cut, keep, or create

In Part 1, table groups identified how the middle and high school currently function by creating a “Current CMHS” chart. They used

// De-institutionalize Education



- Collaboration
- Authentic learning experiences
- Learning that goes outside the school
- Unlimited potential
- Flexibility
- Students can design their own learning paths

// Community Hub



- Allow for community-wide usage and connection
- Create presentation and meeting spaces that bring people together
- Includes a Performing Arts Center

// Inclusivity & Belonging For All



- Inclusive spaces for Special Education programs
- Varied learning experiences & opportunities for all students
- Love & commitment to learning

// Physical & Emotional Well-Being



- Support social-emotional wellness
- Safety and security
- All things for all students; belonging & discovery

// Inspiration & Innovation



- Cohasset as the model of innovation in teaching, learning, and space
- Maintaining a “want to be here” attitude
- Spaces for discovery and exploration
- Inspiring pride and challenge campus-wide

// Biophilic Experience & Design



- Connect people and nature
- Include natural elements for a healthy and productive environment
- Include outdoor spaces
- Connect to the ocean and the surrounding natural environments local to Cohasset

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prompts to discuss experiential and academic connections, opportunities for mentorship, shared resources, and existing transition practices between the two educational levels. This initial exploration laid the groundwork for deeper discussions on developmental needs.

In Part 2, participants read and analyzed research on the physical, academic, and social-emotional development of adolescent students using information from the book “Yardsticks” by Chip Wood, the American Psychological Association, and the Society for Research in Child Development. Each table group focused on one age group highlighting the key traits of that developmental stage.

Working in table groups, participants created visual representations of these traits and displayed them around the room. A

“museum walk” allowed participants to engage with each other’s work, leading to a whole group discussion lead by MLP that highlighted both similarities and differences in the developmental stages of middle and high students.

In Part 3, participants worked in mixed groups to create charts outlining developmental considerations. They examined how students’ needs change from entering middle school to leaving high school, discussing social interactions, types of experiences, and how these developmental traits inform the design of the educational environment. This collaborative exercise aimed to identify strategies that support student growth across grade levels.

In Part 4, participants returned to their



Session 1
Sep. 2024



Session 2
Oct. 2024



Session 3
Oct. 2024



Session 4
Oct. 2024

original table groups to review their “Current CMHS” charts. They collectively decided which current functions and organizations should be retained or modified and documented any proposed changes with solutions for implementation. Then, participants engaged in a dot polling activity, where they walked around the room to view updated “Current/Future CMHS” charts and placed dots next to ideas that resonated with them. The gallery walk provided an opportunity for participants to express their agreement with various insights and experiences.

Participants responses are documented below. Please note, numbers in parentheses signify the number of votes received from the priority dot-polling:

- // Adding intentional overlapping of opportunities / clubs
- // Rethink how students use/eat within the cafeteria
- // Don't see too much need to overlap; better separate
- // Cafeteria (should have non-fixed seating; flexible space movable tables and walls; soft seating outdoor access) (6)
- // Inclusive – more collaboration between MS and HS clubs
- // Peer leadership
- // Mixed classes (classes between middle school and high school students)
- // Modify spaces to be community and student-centered meeting spaces for all groups (17)
- // Outdoor learning spaces (8)
- // Add more opportunities for movement (14)
- // More shared interdisciplinary / grade experiences / projects / opportunities (16)
- // Auditorium – bigger needed (8)
- // Outdoor covered area (1)
- // Well-maintained school gardens (2)
- // Increased student voice (7)
- // Community Resources – space for

- community members to come outward facing (6)
- // Breakout spaces, safe spaces (10)
- // Seminar space (labs, engineering, life skills, tech, creative) (10)
- // Nature inspired design, inside/outside connections to nature (15)
- // Separate PE spaces inside and out
- // Dedicated interdisciplinary space (20)
- // Increased flexibility of common spaces
- // Continuity, vertical alignment
- // Year-round school, student, and community use of building
- // Mentor/partner with community (internships)
- // Showcase learning in community
- // Two gyms, alternate physical opportunities (2)
- // Preserve personalized teaching spaces – enhance relationships and sense of belonging (5)
- // Pathways to specific subject areas
- // Create peer mentorship opportunities (4)
- // Spaces for community use and interaction (6)
- // Career fair (8)
- // More opportunities for younger grades to learn from older kids (17)
- // Allies (peer-peer) program (2)
- // Pathway programs (exploratory, choose a focus) (18)
- // More frequent check-ins
- // Opportunities to see vertical alignment in classes
- // Mixed bonding groups (9-12, 6-8, 10-11th) (6)
- // More partnerships with community/urban/etc. (17)
- // Executive functioning class (CMS) and targeted CHS – expand this program and maybe blend?
- // Planetariums
- // Interactive global learning (3)
- // Make step up day more than a day (3)
- // Introduction to opportunities in upper grade levels (4)

- // HS Step-Up Day (expand to more days throughout year) (1)
- // Develop more HS mentorship of MS students (6)
- // Improve / innovate the move up day program and vertical articulation
- // Sports teams – 8th grade with JV teams
- // Advance students' participation up levels above

In Part 5, participants formed a circle and shared one word encapsulated their for the middle and school experience. exercise fostered a sense of community and commitment to a shared educational vision for Cohasset Public Schools. Participants responses are below. Please note, numbers in parentheses signify the number of additional times a similar point was made:



Participant Responses

- | | |
|------------------------|-----------------------|
| // Community | // Innovation (3) |
| // Inclusive | // Together |
| // Student-centered | // Inspirational |
| // Freedom | // Sustained inquiry |
| // Experience-building | // Authentic learning |
| // Collaboration (3) | // Inspiring |
| // Flexibility (3) | // Encouraged |
| // Experiential (2) | // Belonging |
| // Independence | // Inclusive |
| // Balance | // Flexible |
| // Partnerships | // Empowerment |
| // Confidence | // Democratic |
| // Innovative | // Movement |
| | // Inspirational |

Visioning Session 3

For the third session on October 15, 2024, the same group from session 2 returned to continue the discussion. The meeting centered around the following goals:

- // Reflect on how Cohasset's Core Values and Vision of a Graduate are present in students' everyday experiences
- // Identify meaningful middle and high school learning experiences
- // Learn about best practices in teaching and learning, and identify what elements and experiences to incorporate in the new "everyday" of a CMS/CHS student and teacher

In Part 1, table groups reviewed the Cohasset Core Values and Vision of a Graduate. They discussed how students' everyday practices reflect these principles, using prompts to identify specific experiences that align with the values. This exploration fostered a rich dialogue, culminating in a whole group conversation where key insights were shared.

In Part 2, MLP set the stage by presenting a video excerpt from "Most Likely to Succeed" by Ted Dintersmith. Participants then returned to their tables to discuss necessary changes in current educational practices, focusing on innovative approaches that could enhance student engagement and learning outcomes.

In Part 3, participants reflected on their most meaningful K-12 learning experiences, documenting the skills and mindsets they had developed on sticky notes. These notes were shared in table groups, allowing for storytelling and the identification of common themes. Participants then grouped similar ideas together, displaying them on a gallery wall. The whole group reviewed these themes, discussing potential adjustments to wording for clarity and impact.

In Part 4, each participant received a card representing different futuristic job roles. They found corresponding tables to create circle maps outlining the essential skills, knowledge,

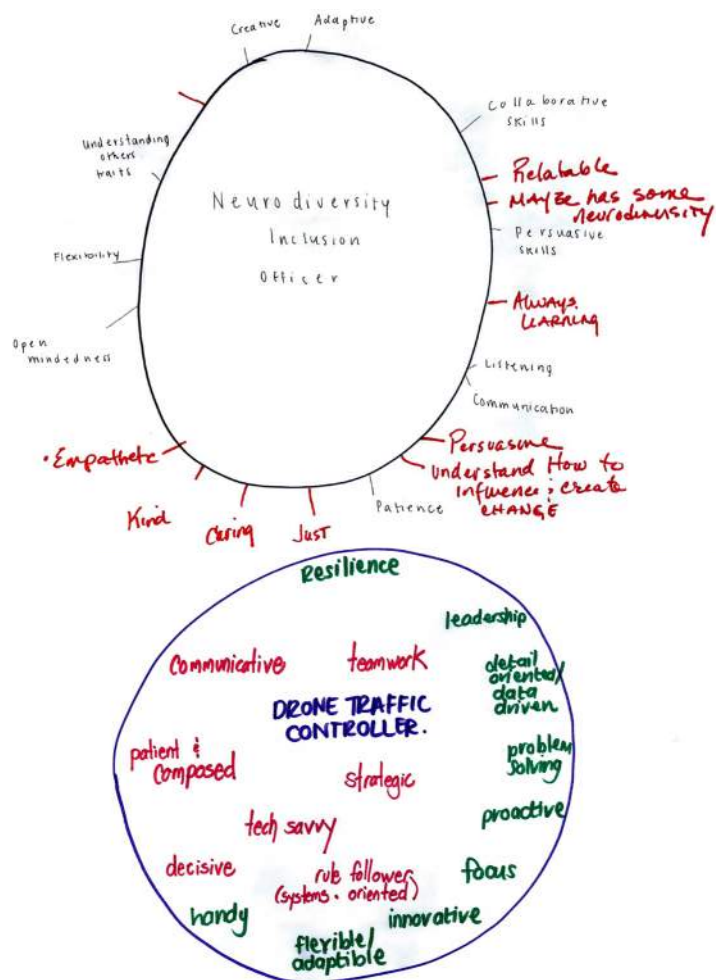
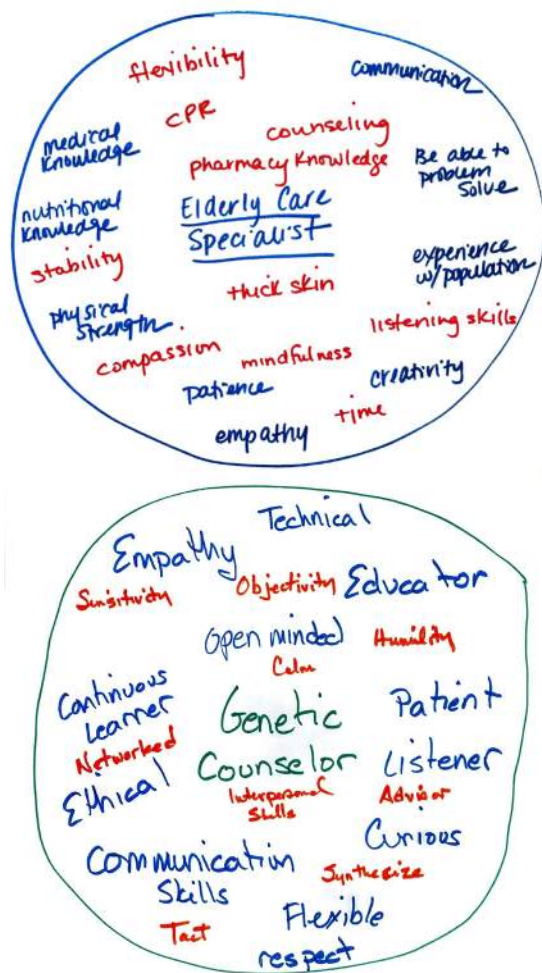
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and mindsets needed for success in those roles. After swapping maps with another table, participants identified overlaps and distinctive elements. A whole group discussion followed, focusing on how these insights could inform their new “everyday” practices and the middle and high school experiences necessary for preparing students for the future. The purpose of the exercise was to get the group thinking about what a school might require to support students for an unknown future.

In Part 5, participants explored various videos and articles showcasing impactful educational practices. They recorded key takeaways on a note taking sheet, answering questions about what elements were most

impactful and how they connected with their values and vision. Groups returned to reflect on their findings, identifying central themes on chart paper, such as student engagement and authentic learning experiences. Then, participants shared their impact maps and engaged in a dot polling activity, where they walked around the room and placed dots next to ideas they identified as the most significant themes. This collaborative effort highlighted collective priorities moving forward.

A summary of participants responses and the original impact maps are documented below. Please note, numbers in parentheses signify the number of votes received from the priority dot-polling.



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Authentic, Hands-On Learning Approaches

- // Teacher creates engaging learning experience (10)
- // Emotional investment in life-long learning (10)
- // Tactile/hands-on learning experiences (9)
- // Self-directed learning – with guard rails (9)
- // Learning for purpose and learning not “just a grade” (9)
- // See the “product”– create change/help for others (9)
- // Critical thinking (8)
- // Build/create something – have a product (8)
- // Communication skills (7)
- // Evaluating information and sources (6)
- // Fun! (3)
- // Adaptive learning (2)
- // Feedback (2)
- // Clear, high expectations (2)
- // Synthesis/application (1)
- // Debate (1)
- // Learning process involves multiple iterations (1)
- // Soft skill development (1)
- // Digital literacy (1)

Student Choice and Cross-Curricular Experiences

- // Opportunities for independent study (15)
- // Connecting disciplines (14)
- // Interdisciplinary collaboration (12)
- // Find passion (10)
- // Independent thinking (6)
- // Internship block (4)
- // Choice (4)
- // Opportunities for independence (3)
- // Personalized learning (1)
- // Social-Emotional Intelligence
- // It’s okay to fail – constant trial, error, re-try (17)
- // Growth mindset (7)
- // Leadership course / skills (7)
- // Empathy (7)

- // Perspective taking (2)
- // Cultural responsiveness (2)
- // Listening (1)
- // Building community (1)
- // Resilience

Collaboration, Interaction, and Engagement

- // Interdisciplinary collaboration (12)
- // Cross-grade opportunities (11)
- // Inclusive and diverse (5)
- // All perspectives are welcomed (4)
- // Student engagement (3)
- // Collaboration with other students (3)
- // Panel discussions (3)
- // Extracurriculars / clubs that explore different interests (3)
- // Student-led discussion (2)
- // Group projects (1)
- // Students teaching (1)

Real World Experiences / Connections

- // Helping community / involvement (26)
- // Project-based learning (9)
- // CSCR (8)
- // Authentic / real-world applications (7)
- // Expose to real jobs – trying them out (7)
- // Real world experiences / global projects (6)
- // See how it applies beyond classroom (5)
- // Being able to see the final result (5)
- // Life skills (5)
- // See themselves as useful and having value and impact no matter their role (5)
- // Opportunities for discovering fields of interest (4)
- // Credit for life (4)
- // Problem solving (4)
- // Purpose (3)
- // Community engagement (2)
- // Focus on the future (1)

“Foster in them the skills and habits of mind that will make them competitive ...”
– Adrienne Curtis Dickinson (3)

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Visioning Session 4

The visioning group returned for the final session of this phase on October 29, 2024. The meeting centered around the following goals:

- // Share architectural and experiential vision of a future CMS/CHS
- // Identify desired design patterns, features, and building adjacencies
- // Illustrate and depict desired patterns and design principles

In Part 1, participants reviewed and commented on the teaching, learning, and space outcomes from Visioning 2 and 3. The outcomes participants reviewed are:

Ideal Space Needs & Design Features

- // Small group rooms & nooks (3)
- // Breakout spaces with visibility
- // Smaller, more private social spaces
- // Private spaces for conversation (i.e., two bean bags in separate area friendship and conflict resolution)
- // Large collaborative learning commons with flexible seating; access to outdoors
- // Outdoor classrooms (4)
- // Gardens, green houses, planetarium
- // Natural light in all learning spaces (2)
- // Plant room with water feature
- // Courtyard walking path
- // Building set up for students to leave the campus
- // Central library
 - / Practical and supportive
 - / Ability to direct student resources
 - / Make it a hub
- // Flexible, collaborative space & furniture (movable walls) (5)
- // Improved / updated technology
 - / Future forward
- // Consideration of cafeteria challenges for students; quiet lunch spaces
 - / Professional and real-world
- // Consideration of space for students

- with disabilities and special education learning and initiatives
- // Decentralized access to basic needs (food, ways to move)
- // Student ownership of buildings
- // Dynamic lab spaces
- // Academic neighborhoods (4)
- // Common spaces for grade level teams (6) (MS, not HS)
- // Student resource center
- // Well-defined academic areas versus resource areas
- // Access to cross-age opportunities (6)
- // How do we share developmentally appropriate areas?
- // Classrooms with more stations for hands-on activities
- // School within a school
 - / Make sure MS kids feel like they belong and not just visiting
- // MS core academics separate from HS
- // Create spaces in the middle where mixed opportunities can happen (robotics, diversity club, etc.) (7)
 - / Future forward
- // Shared spaces (cafeteria, library, gym, music, theater/auditorium)
- // Easier access to library for both MS/HS
 - / More in-class access to books
- // Find the balance between intentionally separate and shared spaces (3)
- // Guidance suite with access to nurse (wellness suite)
 - / Include METCO
- // More interdisciplinary spaces (combos of classes together??)
- // More mature spaces like colleges (5)
- // Spaces for presentation (large and small)
- // Learning opportunities in building systems
- // Dedicated spaces for social-emotional development
- // Calm / collect ourselves spaces (3)
- // Spaces for mindfulness (small and large)

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- // Wellness spaces (including workout space)
- // Spaces reflect that kids like to hang out
- // Adults spread out but with common planning space
- // Well planned sports facilities
 - / Future forward
- // Performing arts center (4); one auditorium and one black box
- // Professional development space
- // Community spaces
- // Spaces to engage with community partners and programming
- // Building that functions 12 months a year (community asset; using the gardens year round)
- // Spaces to display student work, awards
- // Cooking/life skills spaces
- // Better tech for student safety (ie, scanning IDs)
- // Logical flow
- // Cozy
- // Balance
- // Dual space for community – 2 levels of access
- // Need to consider how we will change practices and policies to best utilize the spaces
- // Playfulness
- // Combine classrooms
- // How do we implement a growing sense of responsibility and independence mindset 6-12?
- // Consider the difference between flexible academic vs. community/social
- // Broader hallways
- // Students first
- // Building independence from grades 6-12
- // Circles not squares fosters creative thinking
- // Safety vs. modern design – balance?
- // Change mentality – very restrictive on where students can go/roam – why have all these things if we can't use

- them (i.e., rock wall, courtyard, upper/lower lobby)
- // Independence
- // Student input into furniture piece; design that is adolescent age targeted

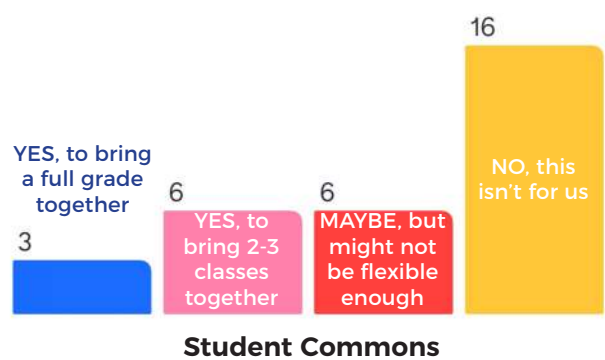
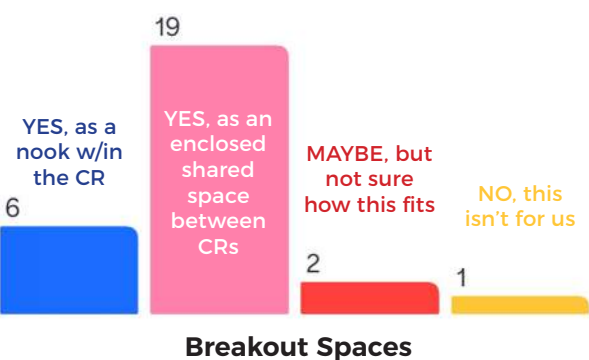
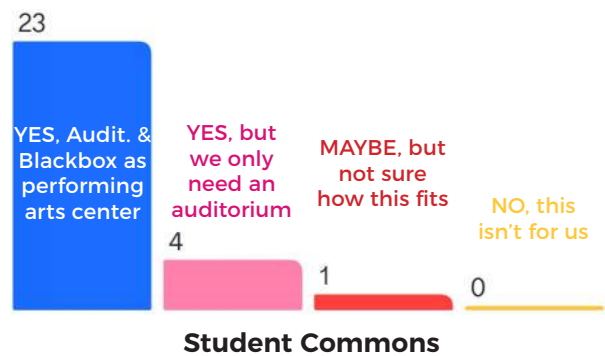
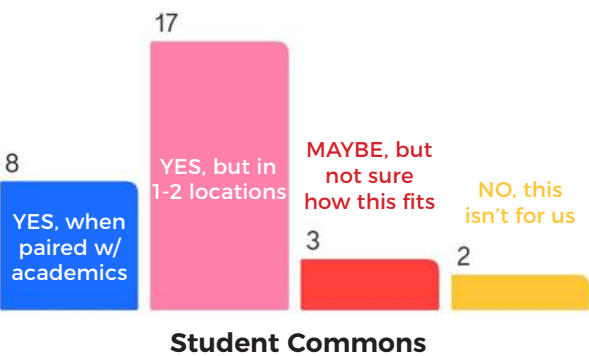
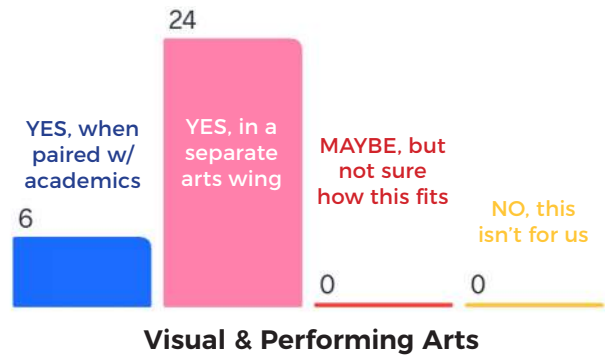
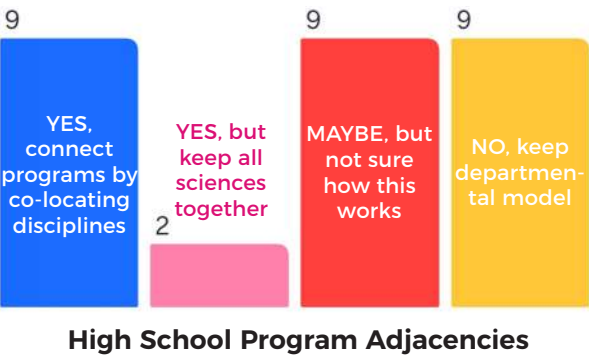
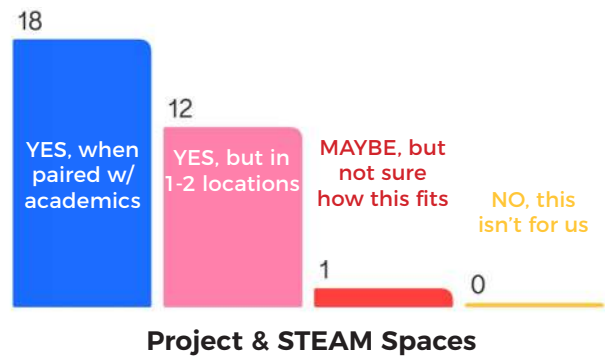
In Part 2, participants viewed over 100 precedent images of contemporary learning environments and selected a photo that best represented their vision of a future CMS/CHS. Participants created vision boards using a selected photo, placing it at the center of cardstock and annotating it with answers to prompts about why they chose the photo, which elements resonated with them, and how it reflected their vision for the future Cohasset MS/HS. They then displayed their vision boards around the room. Afterwards, participants circulated to view each board, adding comments, questions, or ideas to enrich the collective vision.



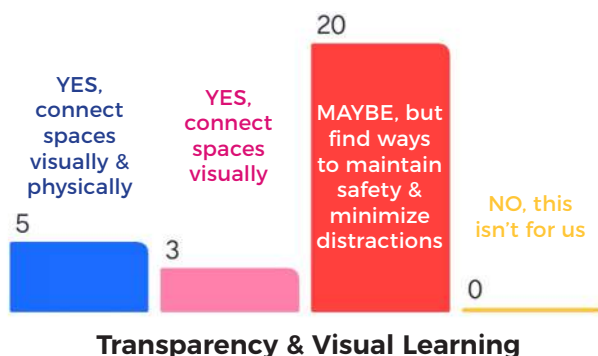
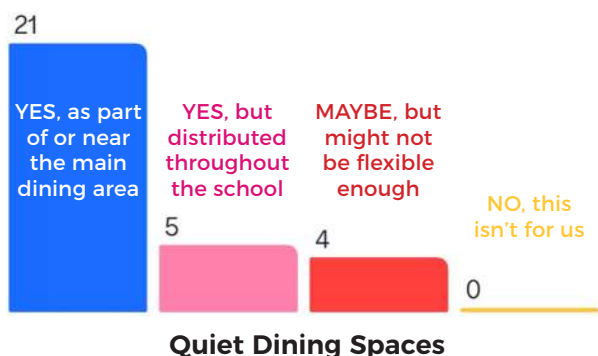
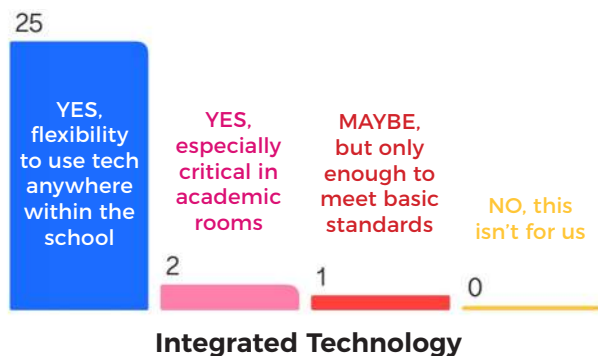
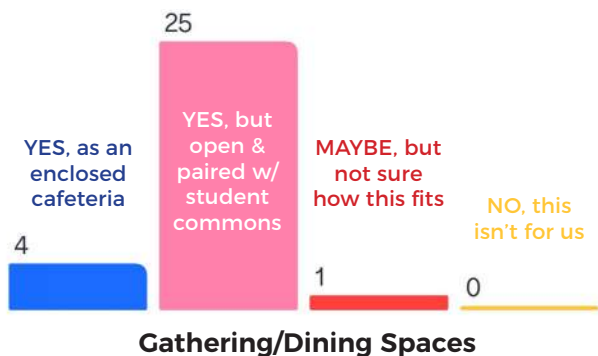
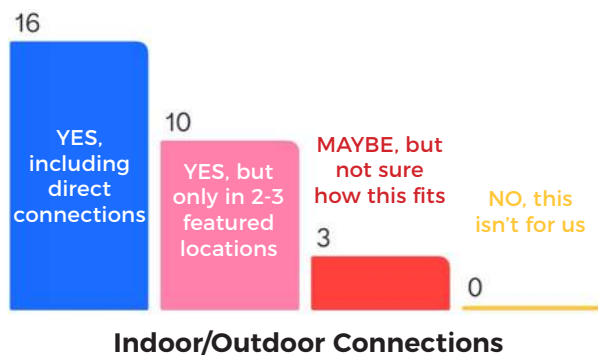
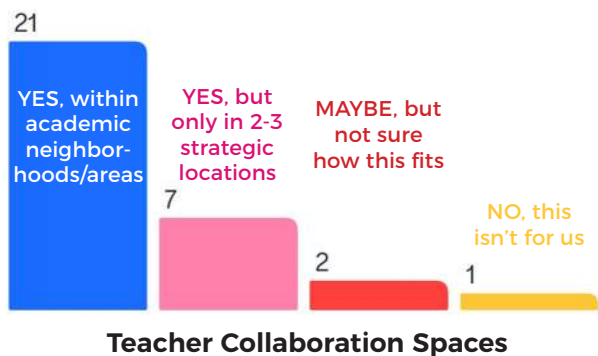
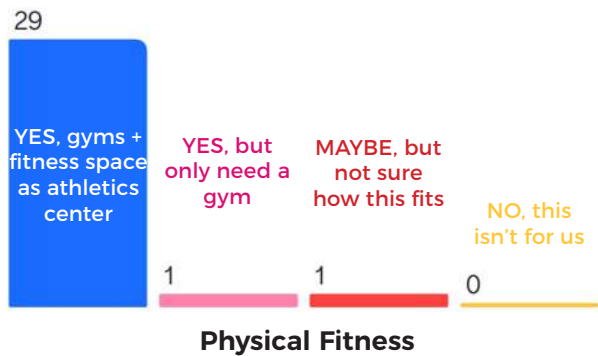
Example precedent of a 21st C. classroom

EDUCATIONAL PROGRAM

In Part 3, participants used Mentimeter to respond to a series of precedent design patterns. The goal was to identify which design ideas best matched the desired educational vision that was identified in previous sessions. Polling outcomes are as follows:



EDUCATIONAL PROGRAM



EDUCATIONAL PROGRAM



School Pride, Display, & Storytelling



Middle School Academic Organization



Branding & Identity



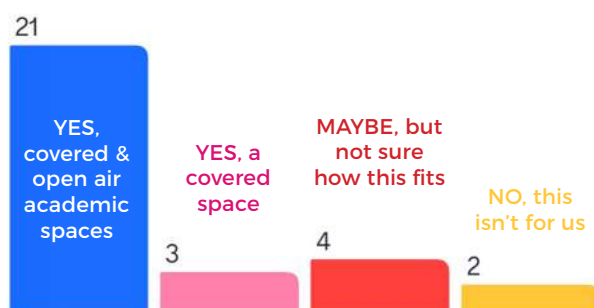
High School Academic Organization



Outdoor Learning



Media Center Learning Commons



Outdoor Gathering Space



Wayfinding/Streetscape

EDUCATIONAL PROGRAM

COMMUNITY FORUMS, 2024

Community forums were scheduled to occur throughout the Feasibility and Conceptual Design phase to maintain a means of direct communication to the community. The forums offer an opportunity for the community stakeholders to ask questions and keep up with the process. The following forums and their associated topics occurred throughout the phase of this Feasibility Study:

// **9/24** - Overview of Study & Design, Investigation Activities, Visioning Activities, Map Activity

// **9/26** - Overview of Study & Investigation Activities, Visioning Activities, Map Activity

// **12/3** - Origin of Study, Evaluations of Existing Conditions, Educational Programming & Visioning, Middle/High School Design Patterns

At the 9/24 and 9/26 community forums, attendees participated in a map activity in which they could apply sticky notes with site and building related topics to an aerial map measuring 8' x 12' in size. A summary of themes for the map activity are:

Common Building Themes

- // Support visual & performing arts
- // Three floors to gain site area
- // More welcoming entries
- // Easier flow inside
- // Larger hallways
- // Increase gym size
- // Improve HVAC

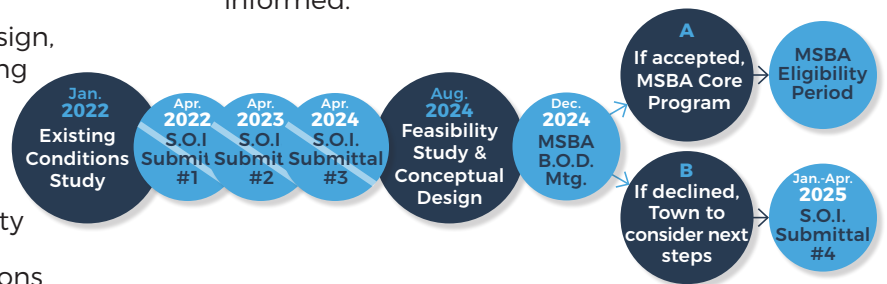
Common Site Themes

- // More crosswalks
- // Increase fields/open space
- // Turf fields
- // Play areas for movement
- // Improve site accessibility
- // Increase/rethink parking
- // Consider underground parking

Common Biophilic Themes

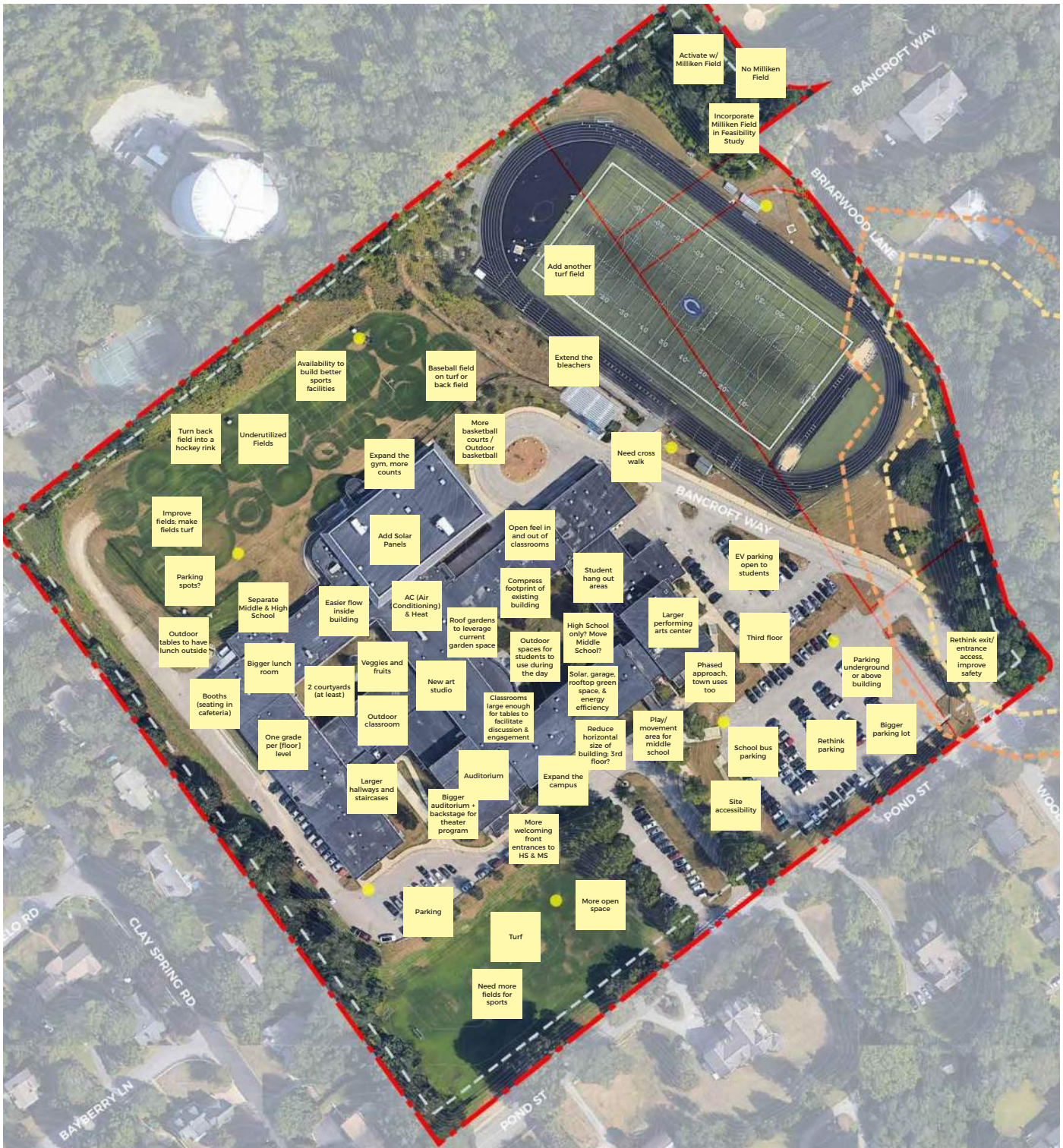
- // Include solar power
- // Outdoor learning/gathering spaces
- // Garden spaces

In the event of any building project, community forums will continue to be scheduled throughout the design and construction processes to keep the community informed.



Map activity from the 9/26 Community Forum

EDUCATIONAL PROGRAM



EDUCATIONAL PROGRAM

COMMUNITY FORUMS, 2025

Community forums were scheduled to occur throughout the Feasibility and Conceptual Design phase to maintain a means of direct communication to the community. The forums offer an opportunity for the community stakeholders to ask questions and keep up with the process. The following forums and their associated topics occurred throughout the phase of this Feasibility Study:

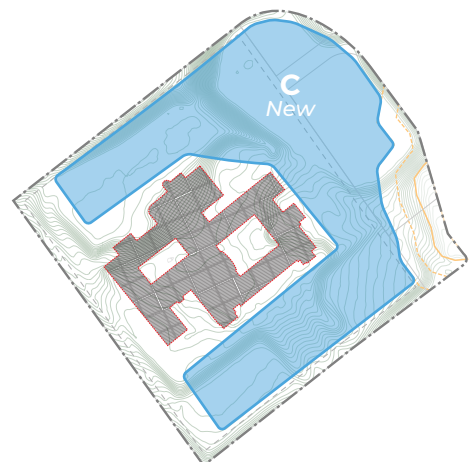
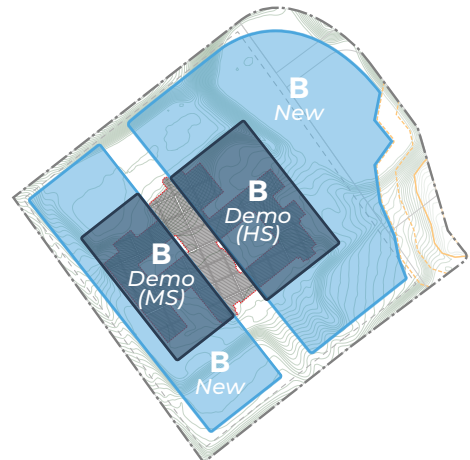
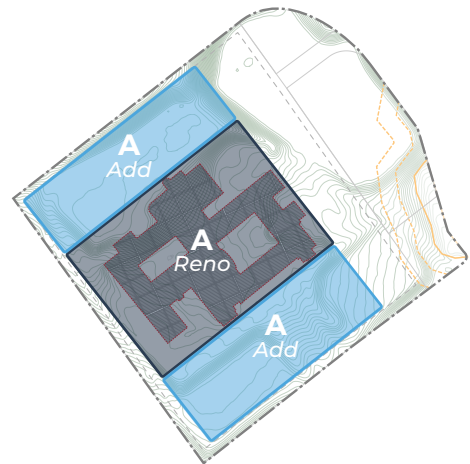
// **1/28** - Origin of Study, Evaluations of Existing Conditions, Educational Programming & Visioning, Middle/High School Design Patterns, Conceptual Options, Interactive Activity

// **2/25** - Origin of Study, Evaluations of Existing Conditions, Educational Programming & Visioning, Middle/High School Design Patterns, Conceptual Options, Cost Estimates

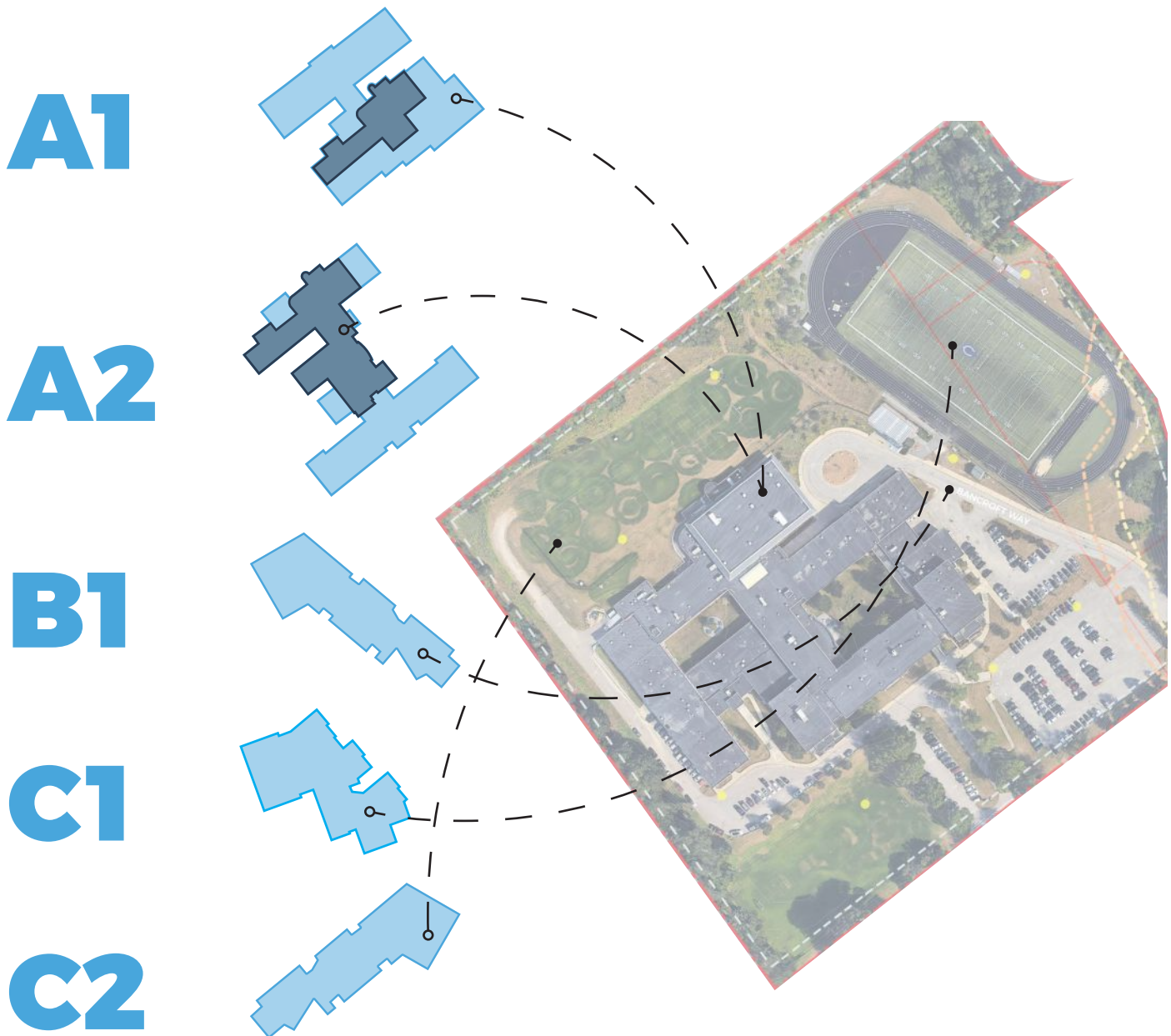
At the community forum on January 28, attendees were introduced to categories for the conceptual options, and the options themselves. The options included a code upgrade (option X), two addition/renovation options, and three new construction options. After the slideshow presentation, attendees participated in another activity with the 8' x 12' aerial map, which included placing foam-core cutouts of the conceptual footprints scaled to the map's size. This activity promoted discussion about the impacts that each option would have on the site; such as visibility from the street, remaining field space, or proximity to abutters. It also provided a more tangible understanding of the scale of each building shape in relation to the site context.

The community forum on February 25, was an opportunity to summarize the feasibility study and conceptual design process, highlighting findings from the existing conditions evaluations, visioning, and design analyses. Attendees were reminded of the conceptual designs. This presentation included cost estimates for all six options.

Refer to Section "3.1.6 // PRELIMINARY EVALUATION OF ALTERNATIVES" for the estimates associated with each option.



EDUCATIONAL PROGRAM



Map activity from the community forum on January 28, where participants placed scaled foam-core cutouts of the conceptual footprints on the 8' x 12' aerial map to better understand the scale and remaining site area of each option.

3.1.4 // INITIAL SPACE SUMMARY

4

3.1.4.1 Space Summary

OVERVIEW

A space summary is an accounting tool used to identify and categorize the spaces required to fulfill the Educational Program of the District. Categories include Core Academic, Art & Music, and Health & Physical Education to name a few. For each identified space, the quantity and area are provided. The MSBA template includes guidelines for typical spaces across all categories. Ultimately, the space summary is used to generate an approximate total building size that includes all required programs necessary to satisfy the student enrollment.

For the purpose of this Feasibility Study, the quantities and required areas identified for each program space were generated through a collaborative effort involving District Administration, select members of the middle and high School staff, and select members of the School Committee. Conversations were guided by the Architect (Ai3) and Educational Planner (MLP).

The following space summaries were developed in parallel with the visioning process and intentions of a future Educational Program:

Addition/Renovation

// Option A1

// Option A2

New Construction

// Options B1, C1, & C2

Refer to Section “3.1.6 // PRELIMINARY EVALUATION OF ALTERNATIVES” for more information specific to each option.

1

Space Summary DRAFT

// Confirm program (spaces) to include in a building project

- Determines project size
- Informs estimated cost
- Informs the Feasibility Study

2

Conceptual Diagrams

// Review initial concept diagrams

- Site constraints & considerations
- Building organization of program categories
- Building organization on site

Goals of the Core Leadership Working Group, guided by Ai3 and MLP, to inform this Study.

3.1.4.2 Addition/Renovation - A1

OPTION A1

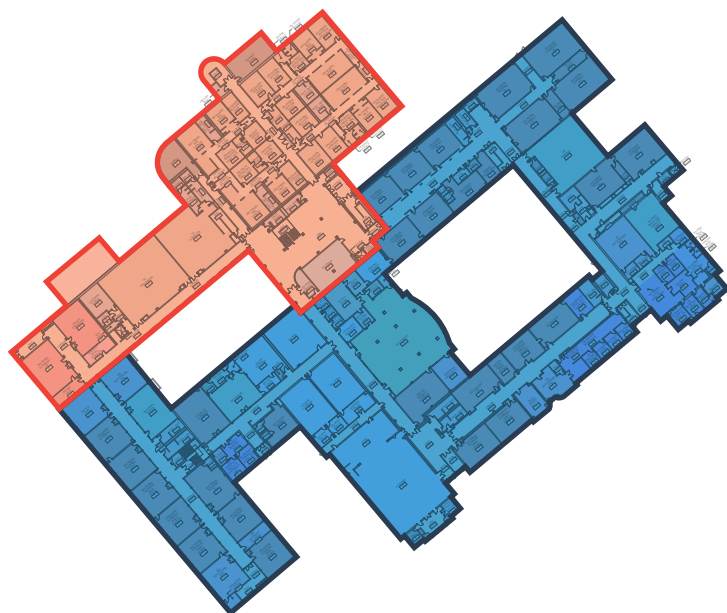
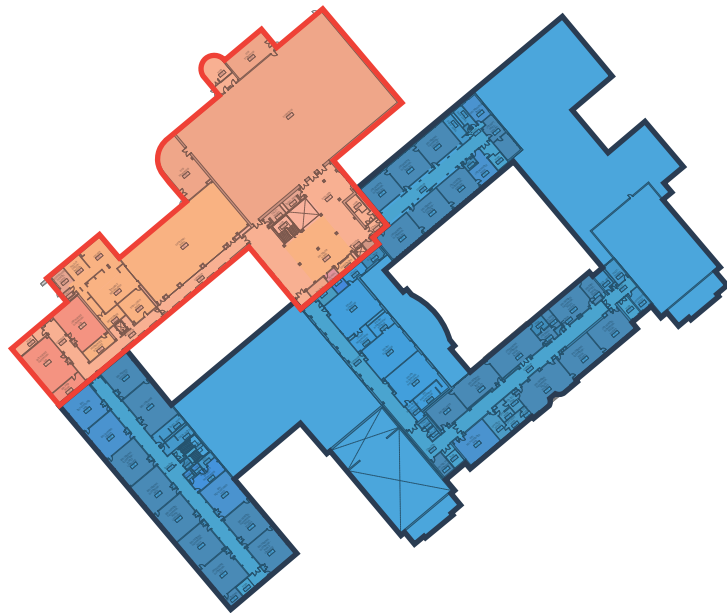
// Grades 6-12

Space Summary Legend

- text MSBA Recommended Space
- text CMHS Existing Space
- text CMHS Proposed Added Space

Plan Legend

- Renovate
- Demolish



Proposed Space Summary - Middle/High School

ADDITION/RENOVATION: OPTION A1

Cohasset Public Schools Cohasset Middle/High School	EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
CORE ACADEMIC	49,570		
(List rooms of different sizes separately)			
Middle School			
General Classroom			0
General Classroom - Social Studies	840	4	3,360
General Classroom - Math	840	4	3,360
General Classroom - ELA	900	3	2,700
General Classroom - World Language	840	4	3,360
Teacher Planning	593	1	593
Small Group Seminar (20-30 seats)			0
Science Classroom / Lab	1,093	3	3,279
Prep Room	286	2	572
Math Intervention	1,050	1	1,050
Reading Specialist	830	1	830
Flex / Research Classroom	1,045	1	1,045
Language Lab	1,081	1	1,081
Reading	135	1	135
Health Classroom	1,177	1	1,177
High School			
General Classroom			0
General Classroom - Social Studies	798	5	3,990
General Classroom - Social Studies	1,139	1	1,139
General Classroom - Math	746	5	3,730
General Classroom - English	712	6	4,272
General Classroom - World Language	722	3	2,166
Teacher Planning	598	1	598
Small Group Seminar (20-30 seats)	137	2	274
Science Classroom / Lab	1,088	6	6,528
Prep Room	212	3	636
Central Chemical Storage Room			0
Dept. Office - English	524	1	524
Dept. Office - Math	306	1	306
Dept. Office - Social Studies	284	1	284
Dept. Office - World Language	354	1	354
Wellness Classroom	583	1	583
Wellness Classroom	828	1	828
Language Lab	816	1	816
Health Classroom	190	1	190
Accounting Classroom			0
Computer Science Classroom			0
Student Union			0
METCO Room			0
SPECIAL EDUCATION	8,821		
(List rooms of different sizes separately)			
Middle School			
Self-Contained Special Education Classroom	836	4	3,344
Self-Contained Special Education Toilet Room			0
Resource Room			0
Small Group Room			0
Speech & Language	125	1	125
SPED Planning	113	1	113
TLC & OT/PT	839	1	839
Learning Center	839	1	839

PROPOSED PROGRAM								
EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
0			71,015			71,015		
		0	850	21	17,850	850	21	17,850
		0		6	0	0	6	0
		0		6	0	0	6	0
		0		6	0	0	6	0
		0		3	0	0	3	0
		0	600	3	1,800	600	3	1,800
		0	120	9	1,080	120	9	1,080
		0	1,440	6	8,640	1,440	6	8,640
		0	200	6	1,200	200	6	1,200
		0	425	1	425	425	1	425
		0	425	1	425	425	1	425
		0			0	0	0	0
		0			0	0	0	0
		0			0	0	0	0
		0	850	2	1,700	850	2	1,700
		0	850	22	18,700	850	22	18,700
		0		6	0	0	6	0
		0			0	0	0	0
		0		6	0	0	6	0
		0		6	0	0	6	0
		0		4	0	0	4	0
		0	600	4	2,400	600	4	2,400
		0	120	9	1,080	120	9	1,080
		0	1,440	6	8,640	1,440	6	8,640
		0	200	6	1,200	200	6	1,200
		0	200	1	200	200	1	200
		0			0	0	0	0
		0			0	0	0	0
		0			0	0	0	0
		0			0	0	0	0
		0			0	0	0	0
		0			0	0	0	0
		0	850	2	1,700	850	2	1,700
		0	850	1	850	850	1	850
		0	850	2	1,700	850	2	1,700
		0	1,000	1	1,000	1,000	1	1,000
		0	425	1	425	425	1	425
0			14,885			14,885		
		0	850	4	3,400	850	3	3,400
		0	60	4	240	60	4	240
		0	425	3	1,275	425	3	1,275
		0	120	2	240	120	2	240
		0	300	1	300	300	1	300
		0	600	1	600	600	1	600
		0			0	0	0	0
		0			0	0	0	0

VARIATION TO MSBA GUIDELINES		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS
31,335		
-50	10	7,950
500	-11	700
-380	7	80
0	3	4,320
0	3	600
425	1	425
425	1	425
0	0	0
0	0	0
0	0	0
850	2	1,700
-50	-16	4,300
500	-12	800
-380	9	1,080
0	2	2,880
0	2	400
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
850	2	1,700
850	1	850
850	1	1,700
1,000	1	1,000
425	1	425
5,825		
-100	0	550
0	1	60
-75	0	-225
-380	-1	-1,260
300	1	300
600	1	600
0	0	0
0	0	0

[illegible]

Proposed Space Summary - Middle/High School

ADDITION/RENOVATION: OPTION A1				PROPOSED PROGRAM									Date: 1/6/2025 [Enter Submittal]							
Cohasset Public Schools Cohasset Middle/High School		EXISTING CONDITIONS			EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL			VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	COMMENTS	
OT Room							425	1	425	425	1	425								
PT Room							425	1	425	425	1	425								
SPED Conf. Room							250	1	250	250		250								
IEP Meeting Room							425	1	425	425		425								
High School																				
Self-Contained Special Education Classroom			0			0	850	4	3,400	850	4	3,400			550			2,850	825 NSF (minimum size) - 950 NSF; equal to the size of the proposed General Classrooms that serve the same student population.	
Self-Contained Special Education Classroom	734	1	734			0	60	4	240	60	4	240			-890	4	240	950	0	0
Self-Contained Special Education Classroom	558	1	558			0			0	0	0	0			-950	0	0	950	0	0
Self-Contained Special Education Classroom	1,094	1	1,094			0			0	0	0	0			-950	0	0	950	0	0
Self-Contained Special Education Toilet Room			0			0			0	0	0	0			-60	-3	-180	60	3	180
Resource Room			0			0	425	4	1,700	425	4	1,700			-75	4	1,700	500	0	-
Resource Room	292	1	292			0			0	0	0	0			-500	0	0	500	0	-
Resource Room	362	1	362			0			0	0	0	0			-500	0	0	500	0	-
Small Group Room			0			0	120	2	240	120	2	240			-380	2	240	500	0	-
Speech & Language	125	1	125			0	300	1	300	300	1	300			300	1	300	500	0	-
SPED Planning	113	1	113			0	600	1	600	600	1	600			600	1	600			
Team Chair	165	1	165			0	150	1	150	150	1	150			150	1	150			
E.S.P. Storage	118	1	118			0			0	0	0	0			0	0	0			
SPED Conf. Room							250	1	250	250		250								
IEP Meeting Room							425	1	425	425		425								
Public Day Education Spaces (List rooms separately below)																				
Collaborative Program Spaces (List rooms separately below)																				
ART & MUSIC			12,387			0			12,925			12,925			6,300			6,625		
Middle School																				
Art Classroom (25 seats)	963	1	963			0	1,200	1	1,200	1,200	1	1,200			0	0	0	1,200	1	1,200
Art Workroom with Storage and Kiln			0			0	200	1	200	200	1	200			50	0	50	150	1	150
Art Storage	175	1	175			0			0	0	0	0				0	0	150	0	-
Art Kiln	181	1	181			0			0	0	0	0				0	0	150	0	-
Band (50-100 seats)			0			0	1,500	1	1,500	1,500	1	1,500			0	1	1,500	1,500	0	-
Chorus (50-100 seats)	1,178	1	1,178			0	1,500	1	1,500	1,500	1	1,500			0	1	1,500	1,500	0	-
Music Classroom	1,203	1	1,203																	
Ensemble			0			0			0	0	0	0			-200	0	0	200	0	-
Music Practice	175	2	350			0			0	0	0	0			-75	0	0	75	0	-
Music Storage	214	1	214			0	250	1	250	250	1	250			-250	0	250	500	1	
High School																				
Art Classroom (25 seats)			0			0	1,200	2	2,400	1,200	2	2,400			0	1	1,200	1,200	1	1,200
Art Classroom (25 seats)	1,264	1	1,264			0			0	0	0	0				0	0	1,200	0	-
Art Classroom (25 seats)	1,126	1	1,126			0			0	0	0	0				0	0	1,200	0	-
Art Workroom with Storage and Kiln			0			0	200	2	400	200	2	400			50	1	250	150	1	150
Art Workroom w/ Storage	266	1	266			0			0	0	0	0				0	0	150	0	-
Art Workroom w/ Storage	227	1	227			0			0	0	0	0				0	0	150	0	-
Art Workroom w/ Storage	129	1	129			0			0	0	0	0				0	0	150	0	-
Band (50-100 seats)	1,437	1	1,437			0	1,500	1	1,500	1,500	1	1,500			0	0	0	1,500	1	1,500
Chorus (50-100 seats)	1,132	1	1,132			0	1,500	1	1,500	1,500	1	1,500			0	0	0	1,500	1	1,500
Ensemble			0			0	200	1	200	200	1	200			0	0	0	200	1	200
Music Practice	85	3	255			0	75	3	225	75	3	225			0	0	0	75	3	225
Music Storage	214	1	214			0	250	1	250	250	1	250			-250	0	-250	500	1	500
Art Classroom - Photography	1,099	1	1,099			0	1,200	1	1,200	1,200	1	1,200			1,200	1	1,200			
Photography Dark Room	277	1	277			0	600	1	600	600	1	600			600	1	600			
Music Keyboards	445	1	445			0			0	0	0	0			0	0	0			
Fine Arts Dept. Office	252	1	252			0			0	0	0	0			0	0	0			
VOCATIONS & TECHNOLOGY			5,687			0			14,070			14,070			6,870			7,200		
Non-Chapter 74 Programs (List rooms separately below)																				
Middle School																				

Proposed Space Summary - Middle/High School

ADDITION/RENOVATION: OPTION A1

Cohasset Public Schools Cohasset Middle/High School	EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
Technology / Engineering Rooms			0
STEM Lab	1,005	1	1,005
STEM Storage	96	1	96
STEM Office	149	1	149
Coding / Robotics	1,074	1	1,074
Robotics Storage			0
Family Consumer Science			0
High School			
Technology / Engineering Rooms			0
Woodshop	2,242	1	2,242
Video Production / Computer Science	1,121	1	1,121
Environmental Science Pathways			0
Engineering Pathways			0
Medical Pathways			0
Family Consumer Science			0
Chapter 74 Programs (List rooms separately below)			
HEALTH & PHYSICAL EDUCATION			33,250
Middle School			
Gymnasium			
Gym Storeroom	759	1	759
Locker Rooms - Boys and Girls with Toilets			0
Female Coaches Room	285	1	285
Male Coaches Room	285	1	285
Lockers - Boys Changing	671	1	671
Lockers - Boys Showers	381	1	381
Lockers - Boys Team Room	263	1	263
Lockers - Girls Changing	666	1	666
Lockers - Girls Showers	377	1	377
Lockers - Girls Team Room	260	1	260
Health Instructor's Office with Shower and Toilet			
Health Instructor's Office - Boys	293	1	293
Shower and Toilet	141	1	141
Health Instructor's Office - Girls	293	1	293
Shower and Toilet	141	1	141
High School			
Gymnasium	15,572	1	15,572
Gym Storeroom	1,198	1	1,198
Locker Rooms - Boys and Girls with Toilets			
Female Officials	106	1	106
Male Officials	108	1	108
Lockers - Boys P.E.	635	1	635
Lockers - Boys Showers	386	1	386
Lockers - Boys Team Room 1	403	1	403
Lockers - Boys Team Room 2	438	1	438
Lockers - Boys Team Room 3	318	1	318
Lockers - Boys Team Visitors Room	373	1	373
Lockers - Girls P.E.	635	1	635
Lockers - Girls Showers	382	1	382
Lockers - Girls Team Room 1	398	1	398
Lockers - Girls Team Room 2	434	1	434
Lockers - Girls Team Room 3	318	1	318
Lockers - Girls Team Visitors Room	369	1	369
Health Instructor's Office with Shower and Toilet			
Health Instructor's Office - Boys	190	1	190
Shower and Toilet	71	1	71

PROPOSED PROGRAM								
EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
		0			0	0	0	0
		0	1,440	1	1,440	1,440	1	1,440
		0	200	1	200	200	1	200
		0			0	0	0	0
		0	1,440	1	1,440	1,440	1	1,440
		0	200	1	200	200	1	200
		0	1,440	1	1,440	1,440	1	1,440
		0						
		0			0	0	0	0
		0	3,000	1	3,000	3,000	1	3,000
		0	590	1	590	590	1	590
		0	1,440	1	1,440	1,440	1	1,440
		0	1,440	1	1,440	1,440	1	1,440
		0	1,440	1	1,440	1,440	1	1,440
		0	1,440	1	1,440	1,440	1	1,440
		27,408			4,264			37,514
759	1	759				759	1	759
		0				0	0	0
285	1	285				285	1	285
285	1	285				285	1	285
671	1	671				671	1	671
381	1	381				381	1	381
263	1	263				263	1	263
666	1	666				666	1	666
377	1	377				377	1	377
260	1	260				260	1	260
293	1	293				293	1	293
141	1	141				141	1	141
293	1	293				293	1	293
141	1	141				141	1	141
15,572	1	15,572	3,000	1	3,000	18,572	2	18,572
1,198	1	1,198				1,198	1	1,198
106	1	106				106	1	106
108	1	108				108	1	108
635	1	635				635	1	635
386	1	386				386	1	386
403	1	403				403	1	403
438	1	438				438	1	438
318	1	318				318	1	318
373	1	373				373	1	373
635	1	635				635	1	635
382	1	382				382	1	382
398	1	398				398	1	398
434	1	434				434	1	434
318	1	318				318	1	318
369	1	369				369	1	369
190	1	190				190	1	190
71	1	71				71	1	71

VARIATION TO MSBA GUIDELINES		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS
-1,440	-2	-2,880
1,440	1	1,440
200	1	200
0	0	
1,440	1	1,440
200	1	200
1,440	1	1,440
-1,440	-3	-4,320
3,000	1	3,000
590	1	590
1,440	1	1,440
1,440	1	1,440
1,440	1	1,440
1,440	1	1,440
10,530		
-6,000	-1	-6,000
459	0	459
-1,120	-2	-2,240
-250	-1	-250
6,572	1	6,572
898	0	898
-1,120	-2	-2,240
-250	0	

[illegible]

ADDITION/RENOVATION: OPTION A1

PROPOSED PROGRAM								
EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
190	1	190				190	1	190
69	1	69				69	1	69
			500	1	500	500	1	500
2,236	1	2,236	764	1	764	3,000	2	3,000
326	1	326				326	1	326
2,958	1	2,958				2,958	1	2,958
322	1	322				322	1	322
0			4,900			4,900		
		0	4,900	1	4,900	4,900	1	4,900
0			12,750			12,750		
		0	8,000	1	8,000	8,000	1	8,000
		0	2,000	1	2,000	2,000	1	2,000
		0	450	1	450	450	1	450
		0	300	2	600	300	2	600
		0	200	1	200	200	1	200
		0	1,500	1	1,500	1,500	1	1,500
9,796			2,400			12,196		
4,847	1	4,847	1,200	1	1,200	6,047	2	6,047
		0	350	1	350	350	1	350
712	1	712			0	712	1	712
1,243	1	1,243	850	1	850	2,093	2	2,093
506	1	506			0	506	1	506
1,620	1	1,620			0	1,620	1	1,620
161	1	161			0	161	1	161
234	1	234			0	234	1	234
205	1	205			0	205	1	205
268	1	268			0	268	1	268
					0	0	0	0
0			1,240			1,240		
		0	60	2	120	60	2	120
		0	200	1	200	200	1	200
		0	100	1	100	100	1	100
		0	100	2	200	100	2	200
		0	60	2	120	60	2	120
		0	200	1	200	200	1	200
		0	100	1	100	100	1	100
		0	100	2	200	100	2	200
		0			0	0	0	0
0			6,900			6,900		
		0	300	1	300	300	1	300
		0	100	1	100	100	1	100
		0	100	1	100	100	1	100
		0	200	1	200	200	1	200
		0	375	1	375	375	1	375
		0	125	1	125	125	1	125
		0	150	1	150	150	1	150
		0			0	0	0	0
		0	150	1	150	150	1	150
		0	250	1	250	250	1	250

MSBA GUIDELINES (DO NOT MODIFY)			
(Refer to Educational Facility Planning for additional information)			
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	COMMENTS
500	1	500	
3,000	1	3,000	
150	1	150	
4,900			
4,900	1	4,900	
8,183			<u>Excess Auditorium Spaces Policy</u>
5,333	1	5,333	2/3 total enrollment at 10 NSF per seat (750 seats maximum)
1,600	1	1,600	
450	1	450	
300	2	600	
200	1	200	
7,500			
4,000	1	4,000	Based on 3 lunch seatings - 15 NSF per seat
350	1	350	
600	1	600	
2,100	1	2,100	1,600 NSF for first 300 students + 1 NSF per additional student
450	1	450	20 NSF per student
910			
60	0	-	
250	0	-	
100	0	-	
100	2	200	
60	1	60	
250	1	250	
100	2	200	
100	2	200	
3,220			
300	1	300	
100	1	100	
200	1	200	
200	1	200	
375	1	375	
125	1	125	
150	1	150	
150	0	-	
120	1	120	
450	1	450	

Proposed Space Summary - Middle/High School

ADDITION/RENOVATION: OPTION A1

Cohasset Public Schools Cohasset Middle/High School	EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
Guidance Office			0
Guidance Waiting Room			0
Guidance Storeroom			0
Career Center			0
Records Room			0
Teachers' Work Room			0
High School			
General Office / Waiting Room with Toilet	682	1	682
Teachers' Mail and Time Room			0
Copy Room	323	1	323
Records Room	163	1	163
Principal's Office with Conference Area	200	1	200
Principal's Secretary / Waiting			0
Assistant Principal's Office - AP1	192	1	192
Assistant Principal's Office - AP2			0
Supervisory / Spare Office			0
Conference Room	169	2	338
Guidance Office	147	3	441
Guidance Office - Lead Counselor	346	1	346
Guidance Waiting Room	871	1	871
Guidance Storeroom	5	1	5
Career Center			0
Records Room			0
Teachers' Work Room			0
Student Adjustment Counselor (SAC)	146	1	146
Student Adjustment Counselor (SAC)	271	1	271
Psych. Testing / Counselor	271	1	271
Psych. Office	118	1	118
Security Resource Officer (SRO)	212	1	212
Social Worker (B.R.Y.T.)	428	1	428
Transitional Room (B.R.Y.T.)	489	1	489
CUSTODIAL & MAINTENANCE			3,366
Custodian's Office	189	1	189
Custodian's Workshop			0
Custodian's Storage	453	1	453
Recycling Room / Trash			0
Receiving and General Supply	217	1	217
Storeroom	2,345	1	2,345
Network / Telecom Room	162	1	162
OTHER			5,442
(List rooms separately below)			
Pre-Kindergarten Classroom with Toilet (if applicable)			0
Cohasset Public Access			
143-TV A.V. Studio	538	1	538
143-TV A.V. Control Room	229	1	229
143-TV A.V. Storage	128	1	128
CPS Central Offices			
CPS District General Office	724	1	724
CPS Superintendent's Office	429	1	429
CPS Asst. Superintendent	266	1	266
CPS Conference/Breakroom	673	1	673
CPS Conference Room	238	1	238
CPS Tech. Office	265	1	265
CPS Tech. Stor.	123	4	492
CPS Dir. of Student Services			
CPS Dir. of Business			

PROPOSED PROGRAM								
EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
		0	150	2	300	150	2	300
		0	100	1	100	100	1	100
		0	100	1	100	100	1	100
		0			0	0	0	0
		0	100	1	100	100	1	100
		0			0	0	0	0
		0	300	1	300	300	1	300
		0	100	1	100	100	1	100
		0	100	1	100	100	1	100
		0	200	1	200	200	1	200
		0	375	1	375	375	1	375
		0	125	1	125	125	1	125
		0	150	1	150	150	1	150
		0			0	0	0	0
		0	150	1	150	150	1	150
		0	250	1	250	250	1	250
		0	150	3	450	150	3	450
		0	100	1	100	100	1	100
		0	100	1	100	100	1	100
		0	300	1	300	300	1	300
		0	100	1	100	100	1	100
		0			0	0	0	0
		0	150	2	300	150	2	300
		0			0	0	0	0
		0			0	0	0	0
		0	150	2	300	150	2	300
		0	150	1	150	150	1	150
		0	150	1	150	150	1	150
		0	850	1	850	850	1	850
1,892			200			2,092		
150	1	150			0	150	1	150
250	1	250			0	250	1	250
375	1	375			0	375	1	375
400	1	400			0	400	1	400
217	1	217			0	217	1	217
500	1	500			0	500	1	500
		0	200	1	200	200	1	200
0			5,135			5,135		
		0			0	0	0	0
		0	550	1	550	550	1	550
		0	200	1	200	200	1	200
		0	100	1	100	100	1	100
		0	300	1	300	300	1	300
		0	375	1	375	375	1	375
			150	2	300	150	2	300
		0	350	1	350	350	1	350
			250	1	250	250	1	250
			150	1	150	150	1	150
			200	1	200	200	1	200
			150	2	300	150	2	300
			150	1	150	150	1	150

Variation to MSBA Guidelines		
Room NFA ¹	# of Rooms	Area Totals
0	0	0
0	0	0
0	0	0
-300	-1	-300
0	0	0
-300	-1	-300
300	1	300
100	1	100
100	1	100
200	1	200
375	1	375
125	1	125
150	1	150
0	0	0
150	1	150
250	1	250
150	3	450
100	1	100
100	1	100
300	1	300
100	1	100
0	0	0
150	2	300
0	0	0
0	0	0
150	2	300
150	1	150
150	1	150
850	1	850
-133		
0	0	0
0	0	0
0	0	0
0	0	0
-133	0	-133
0	0	0
0	0	0
5,135		
-1,200	0	0
550	1	550
200	1	200
100	1	100
300	1	300
375	1	375
150	2	300
350	1	350
250	1	250
150	1	150
200	1	200
150	2	300
150	1	150

[illegible]

Proposed Space Summary - Middle/High School

ADDITION/RENOVATION: OPTION A1

Cohasset Public Schools Cohasset Middle/High School		EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	
CPS Dir. of Eval/Curriculum				
CPS HR Office				
CPS Data Manager				
CPS Kitchenette				
CPS Records Room				
Community Spaces				
Community Meeting Room	118	1		118
Community Meeting Room	256	1		256
Community Conference Room	1,086	1		1,086
Total Building Net Floor Area (NFA)				140,805
Proposed Student Capacity / Enrollment				757
NON-PROGRAMMED SPACES				
Other Occupied Rooms (List rooms separately below)				
[Enter room type here]				
Unoccupied MEP / FP Spaces	6,934.00	3%		
Unoccupied Closets, Supply Rooms, and Storage Rooms	6,717.00	3%		
Toilet Rooms	5,844.00	3%		
Circulation (corridors, stairs, ramps and elevators)	46,643.00	20%		
Remaining ³		0%		
Total Building Gross Floor Area (GFA) ²				229,244
Grossing Factor (GFA / NFA)				1.63

PROPOSED PROGRAM								
EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
			150	1	150	150	1	150
			150	1	150	150	1	150
			150	3	450	150	3	450
			60	1	60	60	1	60
			100	1	100	100	1	100
		0			0	0	0	0
		0			0	0	0	0
		0	1,000	1	1,000	1,000	1	1,000
		39,096			135,799			180,737
% of GFA		39,096	% of GFA		67,900	% of GFA		101,154
-	0.0000%		-	0.0000%		-	0.0000%	0
-	0.0000%		-	0.0000%		-	0.0000%	0
-	0.0000%		-	0.0000%		-	0.0000%	0
-	0.0000%		-	0.0000%		-	0.0000%	0
-	0.0000%		-	0.0000%		-	0.0000%	0
-	50.0000%	39,096	-	33.3333%	67,900	-	35.8840%	101,154
		78,192			203,699			281,891
		2.00			1.50			1.56

VARIATION TO MSBA GUIDELINES		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS
150	1	150
150	1	150
150	3	450
60	1	60
100	1	100
0	0	0
0	0	0
1,000	1	1,000
		64,254
		107,166
		0.06

MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	COMMENTS
		116,483	Total Building Net Floor Area (NFA)
		800	Enter Total Enrollment
			Complete this category with Schematic Design Submittal
		174,725	Total Building Gross Floor Area (GFA) ²
		1.50	Grossing Factor (GFA / NFA)

¹ Individual Room Net Floor Area (NFA)

Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

² Total Building Gross Floor Area (GFA)

Includes the entire building gross square footage measured from the outside face of exterior walls.

³ Remaining

Includes exterior walls, interior partitions, chases, and other areas not listed above. Do not calculate this area, it is assumed to equal the difference between the Total Building Gross Floor Area and area not accounted for. above.

Architect Certification

I hereby certify that all of the information provided in this "Proposed Space Summary" is true, complete and accurate and, except as agreed to in writing by the Massachusetts School Building Authority, in accordance with the guidelines, rules, regulations and policies of the Massachusetts School Building Authority to the best of my knowledge and belief. A true statement, made under the penalties of perjury.

Name of Architecture Firm:

Name of Principal Architect:

Signature of Principal Architect:

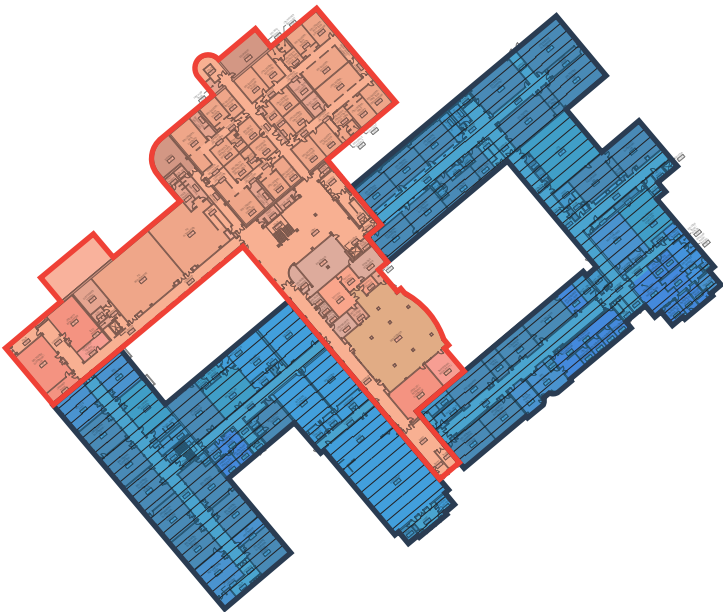
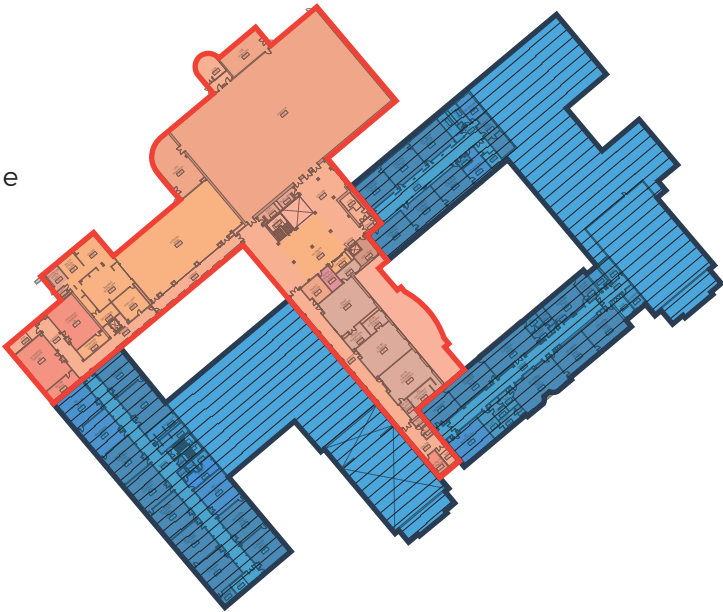
Date:

3.1.4.3 Addition/Renovation - A2

OPTION A2
// Grades 6-12

- Space Summary Legend**
- text MSBA Recommended Space
 - text CMHS Existing Space
 - text CMHS Proposed Added Space

- Plan Legend**
- Renovate
 - Demolish



See next page.

ADDITION/RENOVATION: OPTION A2

PROPOSED PROGRAM								
EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
0			71,015			71,015		
		0	850	21	17,850	850	21	17,850
		0		6	0	0	6	0
		0		6	0	0	6	0
		0		6	0	0	6	0
		0		3	0	0	3	0
		0	600	3	1,800	600	3	1,800
		0	120	9	1,080	120	9	1,080
		0	1,440	6	8,640	1,440	6	8,640
		0	200	6	1,200	200	6	1,200
		0	425	1	425	425	1	425
		0	425	1	425	425	1	425
		0			0	0	0	0
		0			0	0	0	0
		0			0	0	0	0
		0	850	2	1,700	850	2	1,700
		0	850	22	18,700	850	22	18,700
		0		6	0	0	6	0
		0		6	0	0	6	0
		0		6	0	0	6	0
		0		6	0	0	6	0
		0		4	0	0	4	0
		0	600	4	2,400	600	4	2,400
		0	120	9	1,080	120	9	1,080
		0	1,440	6	8,640	1,440	6	8,640
		0	200	6	1,200	200	6	1,200
		0	200	1	200	200	1	200
		0			0	0	0	0
		0			0	0	0	0
		0			0	0	0	0
		0			0	0	0	0
		0			0	0	0	0
		0			0	0	0	0
		0	850	2	1,700	850	2	1,700
		0	850	1	850	850	1	850
		0	850	2	1,700	850	2	1,700
		0	1,000	1	1,000	1,000	1	1,000
		0	425	1	425	425	1	425
0			14,885			14,885		
		0	850	4	3,400	850	3	3,400
		0	60	4	240	60	4	240
		0	425	3	1,275	425	3	1,275
		0	120	2	240	120	2	240
		0	300	1	300	300	1	300
		0	600	1	600	600	1	600
		0			0	0	0	0
		0			0	0	0	0

MSBA GUIDELINES (DO NOT MODIFY)			
(Refer to Educational Facility Planning for additional information)			
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	COMMENTS
39,680			Science Lab Guidelines
900	11	9,900	825 NSF (minimum size) - 950 NSF (maximum size)
100	11	1,100	
500	2	1,000	
1,440	3	4,320	Assumed schedule: 3 x 85% utilization = 20 seats; 1 period per day per student; 1,440 NSF (minimum size); refer to the <u>Science Lab Guidelines</u> for additional information
200	3	600	(1) 200 NSF Prep Room required per Science Classroom / Lab
900	16	14,400	825 NSF (minimum size) - 950 NSF (maximum size)
100	16	1,600	
500	0	-	
1,440	4	5,760	Assumed schedule: 3 x 85% utilization = 20 seats; 1 period per day per student; 1,440 NSF (minimum size); refer to the <u>Science Lab Guidelines</u> for additional information
200	4	800	(1) 200 NSF Prep Room required per Science Classroom / Lab
200	1	200	(1) 200 NSF Central Chemical Storage Room required
9,060			Special Education spaces require DESE review and approval.
950	3	2,850	825 NSF (minimum size) - 950 NSF; equal to the size of the proposed General Classrooms that serve the same student population.
60	3	180	
500	3	1,500	1/2 size of a General Classroom
500	3	1,500	1/2 size of a General Classroom

Proposed Space Summary - Middle/High School

ADDITION/RENOVATION: OPTION A2

Cohasset Public Schools Cohasset Middle/High School	EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
OT Room			
PT Room			
SPED Conf. Room			
IEP Meeting Room			
High School			
Self-Contained Special Education Classroom			0
Self-Contained Special Education Classroom	734	1	734
Self-Contained Special Education Classroom	558	1	558
Self-Contained Special Education Classroom	1,094	1	1,094
Self-Contained Special Education Toilet Room			0
Resource Room			0
Resource Room	292	1	292
Resource Room	362	1	362
Small Group Room			0
Speech & Language	125	1	125
SPED Planning	113	1	113
Team Chair	165	1	165
E.S.P. Storage	118	1	118
SPED Conf. Room			
IEP Meeting Room			
Public Day Education Spaces (List rooms separately below)			
Collaborative Program Spaces (List rooms separately below)			
ART & MUSIC	12,387		
Middle School			
Art Classroom (25 seats)	963	1	963
Art Workroom with Storage and Kiln			0
Art Storage	175	1	175
Art Kiln	181	1	181
Band (50-100 seats)			0
Chorus (50-100 seats)	1,178	1	1,178
Music Classroom	1,203	1	1,203
Ensemble			0
Music Practice	175	2	350
Music Storage	214	1	214
High School			
Art Classroom (25 seats)			0
Art Classroom (25 seats)	1,264	1	1,264
Art Classroom (25 seats)	1,126	1	1,126
Art Workroom with Storage and Kiln			0
Art Workroom w/ Storage	266	1	266
Art Workroom w/ Storage	227	1	227
Art Workroom w/ Storage	129	1	129
Band (50-100 seats)	1,437	1	1,437
Chorus (50-100 seats)	1,132	1	1,132
Ensemble			0
Music Practice	85	3	255
Music Storage	214	1	214
Art Classroom - Photography	1,099	1	1,099
Photography Dark Room	277	1	277
Music Keyboards	445	1	445
Fine Arts Dept. Office	252	1	252
VOCATIONS & TECHNOLOGY	5,687		
Non-Chapter 74 Programs (List rooms separately below)			
Middle School			

PROPOSED PROGRAM								
EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL		
ROOM NFA¹	# OF ROOMS	AREA TOTALS	ROOM NFA¹	# OF ROOMS	AREA TOTALS	ROOM NFA¹	# OF ROOMS	AREA TOTALS
			425	1	425	425	1	425
			425	1	425	425	1	425
			250	1	250	250		250
			425	1	425	425		425
		0	850	4	3,400	850	4	3,400
		0	60	4	240	60	4	240
		0			0	0	0	0
		0			0	0	0	0
		0			0	0	0	0
		0	425	4	1,700	425	4	1,700
		0			0	0	0	0
		0			0	0	0	0
		0	120	2	240	120	2	240
		0	300	1	300	300	1	300
		0	600	1	600	600	1	600
		0	150	1	150	150	1	150
		0			0	0	0	0
			250	1	250	250		250
			425	1	425	425		425
12,985			600			12,382		
963	1	963			0	963	1	963
		0			0	0	0	0
175	1	175			0	175	1	175
181	1	181			0	181	1	181
		0			0	0	0	0
1,178	1	1,178			0	1,178	1	1,178
1,203	1	1,203				1,203	1	
598	1	598			0	598	1	598
175	2	350			0	175	2	350
214	1	214			0	214	1	214
		0			0	0	0	0
1,264	1	1,264			0	1,264	1	1,264
1,126	1	1,126			0	1,126	1	1,126
		0	200	2	400	200	2	400
266	1	266			0	266	1	266
227	1	227			0	227	1	227
129	1	129			0	129	1	129
1,437	1	1,437			0	1,437	1	1,437
1,132	1	1,132			0	1,132	1	1,132
		0	200	1	200	200	1	200
85	3	255			0	85	3	255
214	1	214			0	214	1	214
1,099	1	1,099			0	1,099	1	1,099
277	1	277			0	277	1	277
445	1	445			0	445	1	445
252	1	252			0	252	1	252
3,501			10,790			14,291		

[illegible][illegible]

Proposed Space Summary - Middle/High School

ADDITION/RENOVATION: OPTION A2

Cohasset Public Schools Cohasset Middle/High School	EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
Technology / Engineering Rooms			0
STEM Lab	1,005	1	1,005
STEM Storage	96	1	96
STEM Office	149	1	149
Coding / Robotics	1,074	1	1,074
Robotics Storage			0
Family Consumer Science			0
<u>High School</u>			
Technology / Engineering Rooms			0
Woodshop	2,242	1	2,242
Video Production / Computer Science	1,121	1	1,121
Environmental Science Pathways			0
Engineering Pathways			0
Medical Pathways			0
Family Consumer Science			0
Chapter 74 Programs (List rooms separately below)			
HEALTH & PHYSICAL EDUCATION	33,250		
<u>Middle School</u>			
Gymnasium			
Gym Storeroom	759	1	759
Locker Rooms - Boys and Girls with Toilets			0
Female Coaches Room	285	1	285
Male Coaches Room	285	1	285
Lockers - Boys Changing	671	1	671
Lockers - Boys Showers	381	1	381
Lockers - Boys Team Room	263	1	263
Lockers - Girls Changing	666	1	666
Lockers - Girls Showers	377	1	377
Lockers - Girls Team Room	260	1	260
Health Instructor's Office with Shower and Toilet			
Health Instructor's Office - Boys	293	1	293
Shower and Toilet	141	1	141
Health Instructor's Office - Girls	293	1	293
Shower and Toilet	141	1	141
<u>High School</u>			
Gymnasium	15,572	1	15,572
Gym Storeroom	1,198	1	1,198
Locker Rooms - Boys and Girls with Toilets			
Female Officials	106	1	106
Male Officials	108	1	108
Lockers - Boys P.E.	635	1	635
Lockers - Boys Showers	386	1	386
Lockers - Boys Team Room 1	403	1	403
Lockers - Boys Team Room 2	438	1	438
Lockers - Boys Team Room 3	318	1	318
Lockers - Boys Team Visitors Room	373	1	373
Lockers - Girls P.E.	635	1	635
Lockers - Girls Showers	382	1	382
Lockers - Girls Team Room 1	398	1	398
Lockers - Girls Team Room 2	434	1	434
Lockers - Girls Team Room 3	318	1	318
Lockers - Girls Team Visitors Room	369	1	369
Health Instructor's Office with Shower and Toilet			
Health Instructor's Office - Boys	190	1	190
Shower and Toilet	71	1	71

PROPOSED PROGRAM								
EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
		0			0	0	0	0
1,005	1	1,005			0	1,005	1	1,005
96	1	96			0	96	1	96
149	1	149			0	149	1	149
2,000	1	2,000			0	2,000	1	2,000
251	1	251			0	251	1	251
		0	1,440	1	1,440	1,440	1	1,440
		0			0	0	0	0
		0	3,000	1	3,000	3,000	1	3,000
		0	590	1	590	590	1	590
		0	1,440	1	1,440	1,440	1	1,440
		0	1,440	1	1,440	1,440	1	1,440
		0	1,440	1	1,440	1,440	1	1,440
		0	1,440	1	1,440	1,440	1	1,440
27,408			9,650			37,380		
						0	0	0
759	1	759				759	1	759
		0				0	0	0
285	1	285				285	1	285
285	1	285				285	1	285
671	1	671				671	1	671
381	1	381				381	1	381
263	1	263				263	1	263
666	1	666				666	1	666
377	1	377				377	1	377
260	1	260				260	1	260
293	1	293				293	1	293
141	1	141				141	1	141
293	1	293				293	1	293
141	1	141				141	1	141
15,572	1	15,572	3,000	1	3,000	18,572	2	18,572
1,198	1	1,198				1,198	1	1,198
106	1	106				106	1	106
108	1	108				108	1	108
635	1	635				635	1	635
386	1	386				386	1	386
403	1	403				403	1	403
438	1	438				438	1	438
318	1	318				318	1	318
373	1	373				373	1	373
635	1	635				635	1	635
382	1	382				382	1	382
398	1	398				398	1	398
434	1	434				434	1	434
318	1	318				318	1	318
369	1	369				369	1	369
190	1	190				190	1	190
71	1	71				71	1	71

VARIATION TO MSBA GUIDELINES		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS
-1,440	-2	-2,880
1,005	1	1,005
96	1	96
149	1	149
2,000	1	2,000
251	1	251
1,440	1	1,440
-1,440	-3	-4,320
3,000	1	3,000
590	1	590
1,440	1	1,440
1,440	1	1,440
1,440	1	1,440
1,440	1	1,440
10,400		
-6,000	-1	-6,000
459	0	459
-1,120	-2	-2,240
-250	-1	-250
6,572	1	6,572
898	0	898
-1,120	-2	-2,240
-250	0	0

[illegible]

Proposed Space Summary - Middle/High School

ADDITION/RENOVATION: OPTION A2

Cohasset Public Schools Cohasset Middle/High School		EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	
Health Instructor's Office - Girls	190	1	190	
Shower and Toilet	69	1	69	
PE Storage				
PE Alternatives (Fitness)	2,236	1	2,236	
Athletic Director's Office	326	1	326	
PE Multi-Purpose	2,958	1	2,958	
Trainer	322	1	322	
Elevated Track				
MEDIA CENTER				4,345
Media Center / Reading Room	4,345	1	4,345	
AUDITORIUM / DRAMA				5,540
Auditorium	3,775	1	3,775	
Stage	1,282	1	1,282	
Auditorium Storage	356	1	356	
Make-up / Dressing Rooms			0	
Controls / Lighting / Projection	127	1	127	
Blackbox Theater				
DINING & FOOD SERVICE				9,796
Cafeteria / Dining	4,847	1	4,847	
Chair / Table Storage			0	
Scramble Serving Area	712	1	712	
Kitchen	1,243	1	1,243	
Staff Lunch Room	506	1	506	
Senior Dining	1,620	1	1,620	
Concessions	161	1	161	
Walk-in Cooler/Freezer	234	1	234	
Dry Food Storage	205	1	205	
Food Service Director Office	268	1	268	
Alternative Dining				
MEDICAL				1,254
Middle School				
Medical Suite Toilet	50	2	100	
Nurses' Office / Waiting Room	356	1	356	
Interview Room			0	
Examination Room / Resting			0	
High School				
Medical Suite Toilet	46	1	46	
Nurses' Office / Waiting Room	491	1	491	
Interview Room			0	
Examination Room / Resting	50	2	100	
Nurse's Storage	161	1	161	
ADMINISTRATION & GUIDANCE				6,178
Middle School				
General Office / Waiting Room with Toilet			0	
Teachers' Mail and Time Room			0	
Copy Room			0	
Records Room			0	
Principal's Office with Conference Area	228	1	228	
Principal's Secretary / Waiting	243	1	243	
Assistant Principal's Office - AP1	211	1	211	
Assistant Principal's Office - AP2			0	
Supervisory / Spare Office			0	
Conference Room			0	

PROPOSED PROGRAM								
EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
190	1	190				190	1	190
69	1	69				69	1	69
			500	1	500	500	1	500
		0	3,000	1	3,000	3,000	1	3,000
		0	150	1	150	150	1	150
		0	3,000	1	3,000	3,000	1	3,000
322	1	322			0	322	1	322
4,345			0			4,345		
4,345	1	4,345			0	4,345	1	4,345
5,540			7,850			13,390		
3,775	1	3,775	5,000	1	5,000	8,775	2	8,775
1,282	1	1,282	750	1	750	2,032	2	2,032
356	1	356			0	356	1	356
		0	300	2	600	300	2	600
127	1	127			0	127	1	127
		0	1,500	1	1,500	1,500	1	1,500
1,620			9,625			11,245		
		0	6,000	1	6,000	6,000	1	6,000
		0	350	1	350	350	1	350
		0	600	1	600	600	1	600
		0	2,100	1	2,100	2,100	1	2,100
		0			0	0	0	0
1,620	1	1,620			0	1,620	1	1,620
		0			0	0	0	0
		0			0	0	0	0
		0			0	0	0	0
		0	150	1	150	150	1	150
			425	1	425	425	1	425
0			1,240			1,240		
		0	60	2	120	60	2	120
		0	200	1	200	200	1	200
		0	100	1	100	100	1	100
		0	100	2	200	100	2	200
		0	60	2	120	60	2	120
		0	200	1	200	200	1	200
		0	100	1	100	100	1	100
		0	100	2	200	100	2	200
		0			0	0	0	0
489			6,050			6,539		
		0	300	1	300	300	1	300
		0	100	1	100	100	1	100
		0	100	1	100	100	1	100
		0	200	1	200	200	1	200
		0	375	1	375	375	1	375
		0	125	1	125	125	1	125
		0	150	1	150	150	1	150
		0			0	0	0	0
		0	150	1	150	150	1	150
		0	250	1	250	250	1	250

VARIATION TO MSBA GUIDELINES		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS
0	0	0
0	0	0
0	0	0
3,000	1	3,000
322	1	322
-555		
-555	0	-555
5,207		
3,442	1	3,442
432	1	432
-94	0	-94
0	0	0
-73	0	-73
1,500	1	1,500
3,745		
2,000	0	2,000
0	0	0
0	0	0
0	0	0
-450	-1	-450
1,620	1	1,620
0	0	0
0	0	0
0	0	0
150	1	150
330		
0	2	120
-50	1	200
0	1	100
0	0	0
0	1	60
-50	0	-50
0	-2	-100
0	-1	0
0	0	0
3,319		
0	0	0
0	0	0
-100	0	-100
0	0	0
0	0	0
0	0	0
0	0	0
-150	0	0
30	0	30
-200	0	-200

Date: 1/6/2025 [Enter Submittal]

MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	COMMENTS
500	1	500	
3,000	1	3,000	
150	1	150	
4,900			
4,900	1	4,900	
8,183			Excess Auditorium Spaces Policy
5,333	1	5,333	2/3 total enrollment at 10 NSF per seat (750 seats maximum)
1,600	1	1,600	
450	1	450	
300	2	600	
200	1	200	
7,500			
4,000	1	4,000	Based on 3 lunch seatings - 15 NSF per seat
350	1	350	
600	1	600	
2,100	1	2,100	1,600 NSF for first 300 students + 1 NSF per additional student
450	1	450	20 NSF per student
910			
60	0	-	
250	0	-	
100	0	-	
100	2	200	
60	1	60	
250	1	250	
100	2	200	
100	2	200	
3,220			
300	1	300	
100	1	100	
200	1	200	
200	1	200	
375	1	375	
125	1	125	
150	1	150	
150	0	-	
120	1	120	
450	1	450	

Proposed Space Summary - Middle/High School

ADDITION/RENOVATION: OPTION A2			
Cohasset Public Schools Cohasset Middle/High School	EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
Guidance Office			0
Guidance Waiting Room			0
Guidance Storeroom			0
Career Center			0
Records Room			0
Teachers' Work Room			0
High School			
General Office / Waiting Room with Toilet	682	1	682
Teachers' Mail and Time Room			0
Copy Room	323	1	323
Records Room	163	1	163
Principal's Office with Conference Area	200	1	200
Principal's Secretary / Waiting			0
Assistant Principal's Office - AP1	192	1	192
Assistant Principal's Office - AP2			0
Supervisory / Spare Office			0
Conference Room	169	2	338
Guidance Office	147	3	441
Guidance Office - Lead Counselor	346	1	346
Guidance Waiting Room	871	1	871
Guidance Storeroom	5	1	5
Career Center			0
Records Room			0
Teachers' Work Room			0
Student Adjustment Counselor (SAC)	146	1	146
Student Adjustment Counselor (SAC)	271	1	271
Psych. Testing / Counselor	271	1	271
Psych. Office	118	1	118
Security Resource Officer (SRO)	212	1	212
Social Worker (B.R.Y.T.)	428	1	428
Transitional Room (B.R.Y.T.)	489	1	489
CUSTODIAL & MAINTENANCE	3,366		
Custodian's Office	189	1	189
Custodian's Workshop			0
Custodian's Storage	453	1	453
Recycling Room / Trash			0
Receiving and General Supply	217	1	217
Storeroom	2,345	1	2,345
Network / Telecom Room	162	1	162
OTHER	5,442		
(List rooms separately below)			
Pre-Kindergarten Classroom with Toilet (if applicable)			0
Cohasset Public Access			
143-TV A.V. Studio	538	1	538
143-TV A.V. Control Room	229	1	229
143-TV A.V. Storage	128	1	128
CPS Central Offices			
CPS District General Office	724	1	724
CPS Superintendent's Office	429	1	429
CPS Asst. Superintendent	266	1	266
CPS Conference/Breakroom	673	1	673
CPS Conference Room	238	1	238
CPS Tech. Office	265	1	265
CPS Tech. Stor.	123	4	492
CPS Dir. of Student Services			
CPS Dir. of Business			

PROPOSED PROGRAM								
EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
		0	150	2	300	150	2	300
		0	100	1	100	100	1	100
		0	100	1	100	100	1	100
		0			0	0	0	0
		0	100	1	100	100	1	100
		0			0	0	0	0
		0			0			
		0	300	1	300	300	1	300
		0	100	1	100	100	1	100
		0	100	1	100	100	1	100
		0	200	1	200	200	1	200
		0	375	1	375	375	1	375
		0	125	1	125	125	1	125
		0	150	1	150	150	1	150
		0			0	0	0	0
		0	150	1	150	150	1	150
		0	250	1	250	250	1	250
		0	150	3	450	150	3	450
		0	100	1	100	100	1	100
		0	100	1	100	100	1	100
		0	300	1	300	300	1	300
		0	100	1	100	100	1	100
		0			0	0	0	0
		0	150	2	300	150	2	300
		0			0	0	0	0
		0	150	2	300	150	2	300
		0	150	1	150	150	1	150
		0	150	1	150	150	1	150
489	1	489			0	489	1	489
162			2,025			2,187		
		0	150	1	150	150	1	150
		0	250	1	250	250	1	250
		0	375	1	375	375	1	375
		0	400	1	400	400	1	400
		0	350	1	350	350	1	350
		0	500	1	500	500	1	500
162	1	162			0	162	1	162
895			4,285			5,180		
		0			0	0	0	0
538	1	538			0	550	1	538
229	1	229			0	229	1	229
128	1	128			0	128	1	128
		0	300	1	300	300	1	300
		0	375	1	375	375	1	375
		0	150	2	300	150	2	300
		0	350	1	350	350	1	350
			250	1	250	250	1	250
			150	1	150	150	1	150
			200	1	200	200	1	200
			150	2	300	150	2	300
			150	1	150	150	1	150

VARIATION TO MSBA GUIDELINES		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS
0	0	0
0	0	0
0	0	0
-300	-1	-300
0	0	0
-300	-1	-300
300	1	300
100	1	100
100	1	100
200	1	200
375	1	375
125	1	125
150	1	150
0	0	0
150	1	150
250	1	250
150	3	450
100	1	100
100	1	100
300	1	300
100	1	100
0	0	0
150	2	300
0	0	0
0	0	0
150	2	300
150	1	150
150	1	150
489	1	489
-38		
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
-38	0	-38
5,180		
-1,200	0	0
550	1	538
229	1	229
128	1	128
300	1	300
375	1	375
150	2	300
350	1	350
250	1	250
150	1	150
200	1	200
150	2	300
150	1	150

MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	COMMENTS
150	2	300	
100	1	100	
100	1	100	
300	1	300	
100	1	100	
300	1	300	
300	1	300	
	</		

Proposed Space Summary - Middle/High School

ADDITION/RENOVATION: OPTION A2

Cohasset Public Schools Cohasset Middle/High School	EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
CPS Dir. of Eval/Curriculum			
CPS HR Office			
CPS Data Manager			
CPS Kitchenette			
CPS Records Room			
Community Spaces			
Community Meeting Room	118	1	118
Community Meeting Room	256	1	256
Community Conference Room	1,086	1	1,086
Total Building Net Floor Area (NFA)			140,805
Proposed Student Capacity / Enrollment			757
NON-PROGRAMMED SPACES			
Other Occupied Rooms (List rooms separately below)			
[Enter room type here]			
Unoccupied MEP / FP Spaces	6,934.00	3%	
Unoccupied Closets, Supply Rooms, and Storage Rooms	6,717.00	3%	
Toilet Rooms	5,844.00	3%	
Circulation (corridors, stairs, ramps and elevators)	46,643.00	20%	
Remaining ³		0%	
Total Building Gross Floor Area (GFA) ²			229,244
Grossing Factor (GFA / NFA)			1.63

PROPOSED PROGRAM								
EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
			150	1	150	150	1	150
			150	1	150	150	1	150
			150	3	450	150	3	450
			60	1	60	60	1	60
			100	1	100	100	1	100
		0			0	0	0	0
		0			0	0	0	0
		0	1,000	1	1,000	1,000	1	1,000
		56,945			123,130			179,194
% of GFA		42,709	% of GFA		61,565	% of GFA		105,155
-	0.0000%		-	0.0000%		-	0.0000%	0
-	0.0000%		-	0.0000%		-	0.0000%	0
-	0.0000%		-	0.0000%		-	0.0000%	0
-	0.0000%		-	0.0000%		-	0.0000%	0
-	0.0000%		-	0.0000%		-	0.0000%	0
-	42.8571%	42,709	-	33.3333%	61,565	-	36.9809%	105,155
		99,654			184,695			284,349
		2.00			1.50			1.59

VARIATION TO MSBA GUIDELINES		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS
150	1	150
150	1	150
150	3	450
60	1	60
100	1	100
0	0	0
0	0	0
1,000	1	1,000
		62,711
		109,624
		0.09

Date: 1/6/2025 [Enter Submittal]

MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	COMMENTS
		116,483	Total Building Net Floor Area (NFA)
		800	Enter Total Enrollment
			Complete this category with Schematic Design Submittal
		174,725	Total Building Gross Floor Area (GFA) ²
		1.50	Grossing Factor (GFA / NFA)

¹ Individual Room Net Floor Area (NFA)

Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

² Total Building Gross Floor Area (GFA)

Includes the entire building gross square footage measured from the outside face of exterior walls.

³ Remaining

Includes exterior walls, interior partitions, chases, and other areas not listed above. Do not calculate this area, it is assumed to equal the difference between the Total Building Gross Floor Area and area not accounted for. above.

Architect Certification

I hereby certify that all of the information provided in this "Proposed Space Summary" is true, complete and accurate and, except as agreed to in writing by the Massachusetts School Building Authority, in accordance with the guidelines, rules, regulations and policies of the Massachusetts School Building Authority to the best of my knowledge and belief. A true statement, made under the penalties of perjury.

Name of Architecture Firm:

Name of Principal Architect:

Signature of Principal Architect:

Date:

3.1.4.4 New Construction - B1, C1, C2

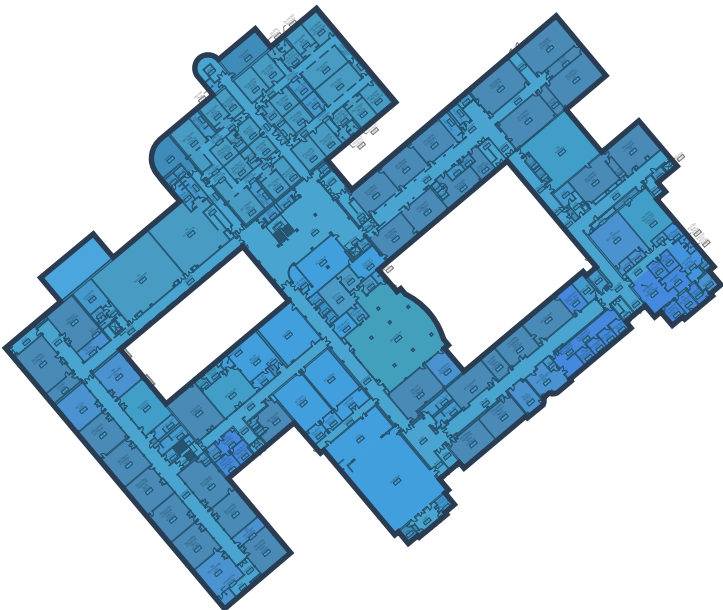
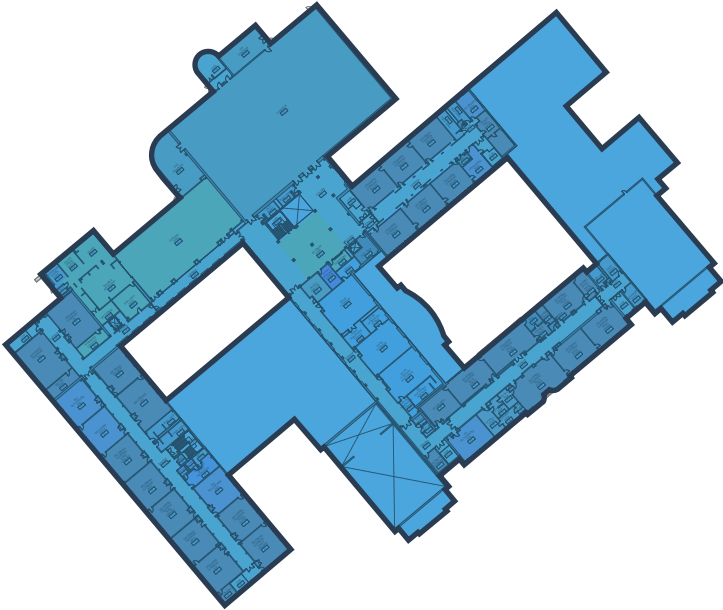
OPTIONS B1, C1, C2
// Grades 6-12

Space Summary Legend

- MSBA Recommended Space
- CMHS Existing Space
- CMHS Proposed Added Space

Plan Legend

- Renovate (none)
- Demolish



Proposed Space Summary - Middle/High School

NEW CONSTRUCTION: OPTIONS B1, C1, & C2

Cohasset Public Schools Cohasset Middle/High School	EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
CORE ACADEMIC	49,570		
(List rooms of different sizes separately)			
<u>Middle School</u>			
General Classroom			0
General Classroom - Social Studies	840	4	3,360
General Classroom - Math	840	4	3,360
General Classroom - ELA	900	3	2,700
General Classroom - World Language	840	4	3,360
Teacher Planning	593	1	593
Small Group Seminar (20-30 seats)			0
Science Classroom / Lab	1,093	3	3,279
Prep Room	286	2	572
Math Intervention	1,050	1	1,050
Reading Specialist	830	1	830
Flex / Research Classroom	1,045	1	1,045
Language Lab	1,081	1	1,081
Reading	135	1	135
Health Classroom	1,177	1	1,177
<u>High School</u>			
General Classroom			0
General Classroom - Social Studies	798	5	3,990
General Classroom - Social Studies	1,139	1	1,139
General Classroom - Math	746	5	3,730
General Classroom - English	712	6	4,272
General Classroom - World Language	722	3	2,166
Teacher Planning	598	1	598
Small Group Seminar (20-30 seats)	137	2	274
Science Classroom / Lab	1,088	6	6,528
Prep Room	212	3	636
Central Chemical Storage Room			0
Dept. Office - English	524	1	524
Dept. Office - Math	306	1	306
Dept. Office - Social Studies	284	1	284
Dept. Office - World Language	354	1	354
Wellness Classroom	583	1	583
Wellness Classroom	828	1	828
Language Lab	816	1	816
Health Classroom	190	1	190
Accounting Classroom			0
Computer Science Classroom			0
Student Union			0
METCO Room			0
<u>SPECIAL EDUCATION</u>	8,821		
(List rooms of different sizes separately)			
<u>Middle School</u>			
Self-Contained Special Education Classroom	836	4	3,344
Self-Contained Special Education Toilet Room			0
Resource Room			0
Small Group Room			0
Speech & Language	125	1	125
SPED Planning	113	1	113
TLC & OT/PT	839	1	839
Learning Center	839	1	839

PROPOSED PROGRAM								
EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
0			71,015			71,015		
		0	850	21	17,850	850	21	17,850
		0		6	0	0	6	0
		0		6	0	0	6	0
		0		6	0	0	6	0
		0		3	0	0	3	0
		0	600	3	1,800	600	3	1,800
		0	120	9	1,080	120	9	1,080
		0	1,440	6	8,640	1,440	6	8,640
		0	200	6	1,200	200	6	1,200
		0	425	1	425	425	1	425
		0	425	1	425	425	1	425
		0			0	0	0	0
		0			0	0	0	0
		0			0	0	0	0
		0	850	2	1,700	850	2	1,700
		0	850	22	18,700	850	22	18,700
		0		6	0	0	6	0
		0			0	0	0	0
		0		6	0	0	6	0
		0		6	0	0	6	0
		0		4	0	0	4	0
		0	600	4	2,400	600	4	2,400
		0	120	9	1,080	120	9	1,080
		0	1,440	6	8,640	1,440	6	8,640
		0	200	6	1,200	200	6	1,200
		0	200	1	200	200	1	200
		0			0	0	0	0
		0			0	0	0	0
		0			0	0	0	0
		0			0	0	0	0
		0			0	0	0	0
		0			0	0	0	0
		0	850	2	1,700	850	2	1,700
		0	850	1	850	850	1	850
		0	850	2	1,700	850	2	1,700
		0	1,000	1	1,000	1,000	1	1,000
		0	425	1	425	425	1	425
0			14,885			14,885		
		0	850	4	3,400	850	3	3,400
		0	60	4	240	60	4	240
		0	425	3	1,275	425	3	1,275
		0	120	2	240	120	2	240
		0	300	1	300	300	1	300
		0	600	1	600	600	1	600
		0			0	0	0	0
		0			0	0	0	0

VARIATION TO MSBA GUIDELINES		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS
31,335		
-50	10	7,950
500	-11	700
-380	7	80
0	3	4,320
0	3	600
425	1	425
425	1	425
0	0	0
0	0	0
0	0	0
850	2	1,700
-50	-16	4,300
500	-12	800
-380	9	1,080
0	2	2,880
0	2	400
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
850	2	1,700
850	1	850
850	1	1,700
1,000	1	1,000
425	1	425
5,825		
-100	0	550
0	1	60
-75	0	-225
-380	-1	-1,260
300	1	300
600	1	600
0	0	0
0	0	

Date: 1/6/2025

[Enter Submittal]

MSBA GUIDELINES (DO NOT MODIFY)			
(Refer to Educational Facility Planning for additional information)			
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	COMMENTS
39,680			Science Lab Guidelines
900	11	9,900	825 NSF (minimum size) - 950 NSF (maximum size)
100	11	1,100	
500	2	1,000	
1,440	3	4,320	Assumed schedule: 3 x 85% utilization = 20 seats; 1 period per day per student; 1,440 NSF (minimum size); refer to the <u>Science Lab Guidelines</u> for additional information
200	3	600	(1) 200 NSF Prep Room required per Science Classroom / Lab
900	16	14,400	825 NSF (minimum size) - 950 NSF (maximum size)
100	16	1,600	
500	0	-	
1,440	4	5,760	Assumed schedule: 3 x 85% utilization = 20 seats; 1 period per day per student; 1,440 NSF (minimum size); refer to the <u>Science Lab Guidelines</u> for additional information
200	4	800	(1) 200 NSF Prep Room required per Science Classroom / Lab
200	1	200	(1) 200 NSF Central Chemical Storage Room required
9,060			Special Education spaces require DESE review and approval.
950	3	2,850	825 NSF (minimum size) - 950 NSF; equal to the size of the proposed General Classrooms that serve the same student population.
60	3	180	
500	3	1,500	1/2 size of a General Classroom
500	3	1,500	1/2 size of a General Classroom

Proposed Space Summary - Middle/High School

NEW CONSTRUCTION: OPTIONS B1, C1, & C2

Cohasset Public Schools Cohasset Middle/High School	EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
OT Room			
PT Room			
SPED Conf. Room			
IEP Meeting Room			
High School			
Self-Contained Special Education Classroom			0
Self-Contained Special Education Classroom	734	1	734
Self-Contained Special Education Classroom	558	1	558
Self-Contained Special Education Classroom	1,094	1	1,094
Self-Contained Special Education Toilet Room			0
Resource Room			0
Resource Room	292	1	292
Resource Room	362	1	362
Small Group Room			0
Speech & Language	125	1	125
SPED Planning	113	1	113
Team Chair	165	1	165
E.S.P. Storage	118	1	118
SPED Conf. Room			
IEP Meeting Room			
Public Day Education Spaces (List rooms separately below)			
Collaborative Program Spaces (List rooms separately below)			
ART & MUSIC	12,387		
Middle School			
Art Classroom (25 seats)	963	1	963
Art Workroom with Storage and Kiln			0
Art Storage	175	1	175
Art Kiln	181	1	181
Band (50-100 seats)			0
Chorus (50-100 seats)	1,178	1	1,178
Music Classroom	1,203	1	1,203
Ensemble			0
Music Practice	175	2	350
Music Storage	214	1	214
High School			
Art Classroom (25 seats)			0
Art Classroom (25 seats)	1,264	1	1,264
Art Classroom (25 seats)	1,126	1	1,126
Art Workroom with Storage and Kiln			0
Art Workroom w/ Storage	266	1	266
Art Workroom w/ Storage	227	1	227
Art Workroom w/ Storage	129	1	129
Band (50-100 seats)	1,437	1	1,437
Chorus (50-100 seats)	1,132	1	1,132
Ensemble			0
Music Practice	85	3	255
Music Storage	214	1	214
Art Classroom - Photography	1,099	1	1,099
Photography Dark Room	277	1	277
Music Keyboards	445	1	445
Fine Arts Dept. Office	252	1	252
VOCATIONS & TECHNOLOGY	5,687		
Non-Chapter 74 Programs (List rooms separately below)			
Middle School			

PROPOSED PROGRAM								
EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
			425	1	425	425	1	425
			425	1	425	425	1	425
			250	1	250	250		250
			425	1	425	425		425
		0	850	4	3,400	850	4	3,400
		0	60	4	240	60	4	240
		0			0	0	0	0
		0			0	0	0	0
		0			0	0	0	0
		0	425	4	1,700	425	4	1,700
		0			0	0	0	0
		0			0	0	0	0
		0	120	2	240	120	2	240
		0	300	1	300	300	1	300
		0	600	1	600	600	1	600
		0	150	1	150	150	1	150
		0			0	0	0	0
			250	1	250	250		250
			425	1	425	425		425
		0	12,925			12,925		
		0	1,200	1	1,200	1,200	1	1,200
		0	200	1	200	200	1	200
		0			0	0	0	0
		0			0	0	0	0
		0	1,500	1	1,500	1,500	1	1,500
		0	1,500	1	1,500	1,500	1	1,500
		0			0	0	0	0
		0			0	0	0	0
		0	250	1	250	250	1	250
		0	1,200	2	2,400	1,200	2	2,400
		0			0	0	0	0
		0			0	0	0	0
		0	200	2	400	200	2	400
		0			0	0	0	0
		0			0	0	0	0
		0			0	0	0	0
		0	1,500	1	1,500	1,500	1	1,500
		0	1,500	1	1,500	1,500	1	1,500
		0	200	1	200	200	1	200
		0	75	3	225	75	3	225
		0	250	1	250	250	1	250
		0	1,200	1	1,200	1,200	1	1,200
		0	600	1	600	600	1	600
		0			0	0	0	0
		0			0	0	0	0
		0	14,070			14,070		

VARIATION TO MSBA GUIDELINES		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS
-100	1	55
-890	4	24
-950	0	
-950	0	
-60	-3	-18
-75	4	1,70
-500	0	
-500	0	
-380	2	24
300	1	30
600	1	60
150	1	15
0	0	
		6,300
0	0	
50	0	5
	0	
	0	
0	1	1,50
0	1	1,50
-200	0	
-75	0	
-250	0	25
0	1	1,20
	0	
	0	
50	1	25
	0	
	0	
0	0	
0	0	
0	0	
0	0	
-250	0	-25
1,200	1	1,20
600	1	60
0	0	
0	0	
		6,870

[illegible]

Proposed Space Summary - Middle/High School

NEW CONSTRUCTION: OPTIONS B1, C1, & C2

Cohasset Public Schools Cohasset Middle/High School	EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
Technology / Engineering Rooms			0
STEM Lab	1,005	1	1,005
STEM Storage	96	1	96
STEM Office	149	1	149
Coding / Robotics	1,074	1	1,074
Robotics Storage			0
Family Consumer Science			0
<u>High School</u>			
Technology / Engineering Rooms			0
Woodshop	2,242	1	2,242
Video Production / Computer Science	1,121	1	1,121
Environmental Science Pathways			0
Engineering Pathways			0
Medical Pathways			0
Family Consumer Science			0
Chapter 74 Programs (List rooms separately below)			
HEALTH & PHYSICAL EDUCATION	32,491		
<u>Middle School</u>			
Gymnasium			0
Gym Storeroom			0
Locker Rooms - Boys and Girls with Toilets			0
Female Coaches Room	285	1	285
Male Coaches Room	285	1	285
Lockers - Boys Changing	671	1	671
Lockers - Boys Showers	381	1	381
Lockers - Boys Team Room	263	1	263
Lockers - Girls Changing	666	1	666
Lockers - Girls Showers	377	1	377
Lockers - Girls Team Room	260	1	260
Health Instructor's Office with Shower and Toilet			0
Health Instructor's Office - Boys	293	1	293
Shower and Toilet	141	1	141
Health Instructor's Office - Girls	293	1	293
Shower and Toilet	141	1	141
<u>High School</u>			
Gymnasium	15,572	1	15,572
Gym Storeroom	1,198	1	1,198
Locker Rooms - Boys and Girls with Toilets			0
Female Officials	106	1	106
Male Officials	108	1	108
Lockers - Boys P.E.	635	1	635
Lockers - Boys Showers	386	1	386
Lockers - Boys Team Room 1	403	1	403
Lockers - Boys Team Room 2	438	1	438
Lockers - Boys Team Room 3	318	1	318
Lockers - Boys Team Visitors Room	373	1	373
Lockers - Girls P.E.	635	1	635
Lockers - Girls Showers	382	1	382
Lockers - Girls Team Room 1	398	1	398
Lockers - Girls Team Room 2	434	1	434
Lockers - Girls Team Room 3	318	1	318
Lockers - Girls Team Visitors Room	369	1	369
Health Instructor's Office with Shower and Toilet			0
Health Instructor's Office - Boys	190	1	190
Shower and Toilet	71	1	71

[illegible]

VARIATION TO MSBA GUIDELINES		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS
-1,440	-2	-2,880
1,440	1	1,440
200	1	200
0	0	0
1,440	1	1,440
200	1	200
1,440	1	1,440
-1,440	-3	-4,320
3,000	1	3,000
590	1	590
1,440	1	1,440
1,440	1	1,440
1,440	1	1,440
1,440	1	1,440
10,270		
0	0	0
200	0	200
-120	0	-240
-50	1	150
-6,000	1	0
200	0	200
280	0	560
-50	2	400

[illegible]

Proposed Space Summary - Middle/High School

NEW CONSTRUCTION: OPTIONS B1, C1, & C2

Cohasset Public Schools Cohasset Middle/High School	EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
Health Instructor's Office - Girls	190	1	190
Shower and Toilet	69	1	69
PE Storage			
PE Alternatives (Fitness)	2,236	1	2,236
Athletic Director's Office	326	1	326
PE Multi-Purpose	2,958	1	2,958
Trainer	322	1	322
Elevated Track			
MEDIA CENTER	4,345		
Media Center / Reading Room	4,345	1	4,345
AUDITORIUM / DRAMA	5,540		
Auditorium	3,775	1	3,775
Stage	1,282	1	1,282
Auditorium Storage	356	1	356
Make-up / Dressing Rooms			0
Controls / Lighting / Projection	127	1	127
Blackbox Theater			
DINING & FOOD SERVICE	9,796		
Cafeteria / Dining	4,847	1	4,847
Chair / Table Storage			0
Scramble Serving Area	712	1	712
Kitchen	1,243	1	1,243
Staff Lunch Room	506	1	506
Senior Dining	1,620	1	1,620
Concessions	161	1	161
Walk-in Cooler/Freezer	234	1	234
Dry Food Storage	205	1	205
Food Service Director Office	268	1	268
Alternative Dining			
MEDICAL	1,254		
Middle School			
Medical Suite Toilet	50	2	100
Nurses' Office / Waiting Room	356	1	356
Interview Room			0
Examination Room / Resting			0
High School			
Medical Suite Toilet	46	1	46
Nurses' Office / Waiting Room	491	1	491
Interview Room			0
Examination Room / Resting	50	2	100
Nurse's Storage	161	1	161
ADMINISTRATION & GUIDANCE	6,178		
Middle School			
General Office / Waiting Room with Toilet			0
Teachers' Mail and Time Room			0
Copy Room			0
Records Room			0
Principal's Office with Conference Area	228	1	228
Principal's Secretary / Waiting	243	1	243
Assistant Principal's Office - AP1	211	1	211
Assistant Principal's Office - AP2			0
Supervisory / Spare Office			0
Conference Room			

PROPOSED PROGRAM								
EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
			500	1	500	500	1	500
		0	3,000	1	3,000	3,000	1	3,000
		0	150	1	150	150	1	150
		0	3,000	1	3,000	3,000	1	3,000
		0			0	0	0	0
			6,000	1	6,000	6,000	1	6,000
0			4,900			4,900		
		0	4,900	1	4,900	4,900	1	4,900
0			12,750			12,750		
		0	8,000	1	8,000	8,000	1	8,000
		0	2,000	1	2,000	2,000	1	2,000
		0	450	1	450	450	1	450
		0	300	2	600	300	2	600
		0	200	1	200	200	1	200
		0	1,500	1	1,500	1,500	1	1,500
0			9,625			9,625		
		0	6,000	1	6,000	6,000	1	6,000
		0	350	1	350	350	1	350
		0	600	1	600	600	1	600
		0	2,100	1	2,100	2,100	1	2,100
		0			0	0	0	0
		0			0	0	0	0
		0			0	0	0	0
		0			0	0	0	0
		0	150	1	150	150	1	150
			425	1	425	425	1	425
0			1,240			1,240		
		0						
		0	60	2	120	60	2	120
		0	200	1	200	200	1	200
		0	100	1	100	100	1	100
		0	100	2	200	100	2	200
		0	60	2	120	60	2	120
		0	200	1	200	200	1	200
		0	100	1	100	100	1	100
		0	100	2	200	100	2	200
		0			0	0	0	0
0			6,900			6,900		
		0						
		0	300	1	300	300	1	300
		0	100	1	100	100	1	100
		0	100	1	100	100	1	100
		0	200	1	200	200	1	200
		0	375	1	375	375	1	375
		0	125	1	125	125	1	125
		0	150	1	150	150	1	150
		0			0	0	0	0
		0	150	1	150	150	1	150
		0	250	1	250	250	1	250

VARIATION TO MSBA GUIDELINES		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS
0	0	0
0	0	0
0	0	0
3,000	1	3,000
0	0	0
6,000	1	6,000
0		
0	0	0
4,567		
2,667	0	2,667
400	0	400
0	0	0
0	0	0
0	0	0
1,500	1	1,500
2,125		
2,000	0	2,000
0	0	0
0	0	0
0	0	0
-450	-1	-450
0	0	0
0	0	0
0	0	0
0	0	0
150	1	150
330		
0	2	120
-50	1	200
0	1	100
0	0	0
0	1	60
-50	0	-50
0	-2	-100
0	-1	0
0	0	0
3,680		
0	0	0
0	0	0
-100	0	-100
0	0	0
0	0	0
0	0	0
0	0	0
-150	0	0
30	0	30
-200	0	-200

MSBA GUIDELINES (DO NOT MODIFY)			
(Refer to Educational Facility Planning for additional information)			
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	COMMENTS
500	1	500	
3,000	1	3,000	
150	1	150	
4,900			
4,900	1	4,900	
8,183			<u>Excess Auditorium Spaces Policy</u>
5,333	1	5,333	2/3 total enrollment at 10 NSF per seat (750 seats maximum)
1,600	1	1,600	
450	1	450	
300	2	600	
200	1	200	
7,500			
4,000	1	4,000	Based on 3 lunch seatings - 15 NSF per seat
350	1	350	
600	1	600	
2,100	1	2,100	1,600 NSF for first 300 students + 1 NSF per additional student
450	1	450	20 NSF per student
910			
60	0	-	
250	0	-	
100	0	-	
100	2	200	
60	1	60	
250	1	250	
100	2	200	
100	2	200	
3,220			
300	1	300	
100	1	100	
200	1	200	
200	1	200	
375	1	375	
125	1	125	
150	1	150	
150	0	-	
120	1	120	
450	1	450	

Proposed Space Summary - Middle/High School

NEW CONSTRUCTION: OPTIONS B1, C1, & C2

Cohasset Public Schools Cohasset Middle/High School	EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
Guidance Office			0
Guidance Waiting Room			0
Guidance Storeroom			0
Career Center			0
Records Room			0
Teachers' Work Room			0
High School			
General Office / Waiting Room with Toilet	682	1	682
Teachers' Mail and Time Room			0
Copy Room	323	1	323
Records Room	163	1	163
Principal's Office with Conference Area	200	1	200
Principal's Secretary / Waiting			0
Assistant Principal's Office - AP1	192	1	192
Assistant Principal's Office - AP2			0
Supervisory / Spare Office			0
Conference Room	169	2	338
Guidance Office	147	3	441
Guidance Office - Lead Counselor	346	1	346
Guidance Waiting Room	871	1	871
Guidance Storeroom	5	1	5
Career Center			0
Records Room			0
Teachers' Work Room			0
Student Adjustment Counselor (SAC)	146	1	146
Student Adjustment Counselor (SAC)	271	1	271
Psych. Testing / Counselor	271	1	271
Psych. Office	118	1	118
Security Resource Officer (SRO)	212	1	212
Social Worker (B.R.Y.T.)	428	1	428
Transitional Room (B.R.Y.T.)	489	1	489
CUSTODIAL & MAINTENANCE			3,366
Custodian's Office	189	1	189
Custodian's Workshop			0
Custodian's Storage	453	1	453
Recycling Room / Trash			0
Receiving and General Supply	217	1	217
Storeroom	2,345	1	2,345
Network / Telecom Room	162	1	162
OTHER			5,442
(List rooms separately below)			
Pre-Kindergarten Classroom with Toilet (if applicable)			0
Cohasset Public Access			
143-TV A.V. Studio	538	1	538
143-TV A.V. Control Room	229	1	229
143-TV A.V. Storage	128	1	128
CPS Central Offices			
CPS District General Office	724	1	724
CPS Superintendent's Office	429	1	429
CPS Asst. Superintendent	266	1	266
CPS Conference/Breakroom	673	1	673
CPS Conference Room	238	1	238
CPS Tech. Office	265	1	265
CPS Tech. Stor.	123	4	492
CPS Dir. of Student Services			
CPS Dir. of Business			

PROPOSED PROGRAM								
EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
		0	150	2	300	150	2	300
		0	100	1	100	100	1	100
		0	100	1	100	100	1	100
		0			0	0	0	0
		0	100	1	100	100	1	100
		0			0	0	0	0
		0	300	1	300	300	1	300
		0	100	1	100	100	1	100
		0	100	1	100	100	1	100
		0	200	1	200	200	1	200
		0	375	1	375	375	1	375
		0	125	1	125	125	1	125
		0	150	1	150	150	1	150
		0			0	0	0	0
		0	150	1	150	150	1	150
		0	250	1	250	250	1	250
		0	150	3	450	150	3	450
		0						
		0	100	1	100	100	1	100
		0	100	1	100	100	1	100
		0	300	1	300	300	1	300
		0	100	1	100	100	1	100
		0			0	0	0	0
		0	150	2	300	150	2	300
		0			0	0	0	0
		0			0	0	0	0
		0	150	2	300	150	2	300
		0	150	1	150	150	1	150
		0	150	1	150	150	1	150
		0	850	1	850	850	1	850
0			2,225			2,225		
		0	150	1	150	150	1	150
		0	250	1	250	250	1	250
		0	375	1	375	375	1	375
		0	400	1	400	400	1	400
		0	350	1	350	350	1	350
		0	500	1	500	500	1	500
		0	200	1	200	200	1	200
0			5,135			5,135		
		0			0	0	0	0
		0	550	1	550	550	1	550
		0	200	1	200	200	1	200
		0	100	1	100	100	1	100
		0	300	1	300	300	1	300
		0	375	1	375	375	1	375
			150	2	300	150	2	300
		0	350	1	350	350	1	350
			250	1	250	250	1	250
			150	1	150	150	1	150
			200	1	200	200	1	200
			150	2	300	150	2	300
			150	1	150	150	1	150

VARIATION TO MSBA GUIDELINES		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS
0	0	0
0	0	0
0	0	0
-300	-1	-300
0	0	0
-300	-1	-300
300	1	300
100	1	100
100	1	100
200	1	200
375	1	375
125	1	125
150	1	150
0	0	0
150	1	150
250	1	250
150	3	450
100	1	100
100	1	100
300	1	300
100	1	100
0	0	0
150	2	300
0	0	0
0	0	0
150	2	300
150	1	150
150	1	150
850	1	850
0		
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
5,135		
-1,200	0	0
550	1	550
200	1	200
100	1	100
300	1	300
375	1	375
150	2	300
350	1	350
250	1	250
150	1	150
200	1	200
150	2	300
150	1	150

[illegible]

Proposed Space Summary - Middle/High School

NEW CONSTRUCTION: OPTIONS B1, C1, & C2

Cohasset Public Schools Cohasset Middle/High School	EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
CPS Dir. of Eval/Curriculum			
CPS HR Office			
CPS Data Manager			
CPS Kitchenette			
CPS Records Room			
Community Spaces			
Community Meeting Room	118	1	118
Community Meeting Room	256	1	256
Community Conference Room	1,086	1	1,086
Total Building Net Floor Area (NFA)			140,046
Proposed Student Capacity / Enrollment			757
NON-PROGRAMMED SPACES			
Other Occupied Rooms (List rooms separately below)			
[Enter room type here]			
Unoccupied MEP / FP Spaces	6,934.00	3%	
Unoccupied Closets, Supply Rooms, and Storage Rooms	6,717.00	3%	
Toilet Rooms	5,844.00	3%	
Circulation (corridors, stairs, ramps and elevators)	46,643.00	20%	
Remaining ³		0%	
Total Building Gross Floor Area (GFA) ²			229,244
Grossing Factor (GFA / NFA)			1.64

PROPOSED PROGRAM								
EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
			150	1	150	150	1	150
			150	1	150	150	1	150
			150	3	450	150	3	450
			60	1	60	60	1	60
			100	1	100	100	1	100
		0			0	0	0	0
		0			0	0	0	0
		0	1,000	1	1,000	1,000	1	1,000
		0			178,035			178,035
% of GFA		0	% of GFA		89,018	% of GFA		89,018
-	#DIV/0!		-	0.0000%		-	0.0000%	0
-	#DIV/0!		-	0.0000%		-	0.0000%	0
-	#DIV/0!		-	0.0000%		-	0.0000%	0
-	#DIV/0!		-	0.0000%		-	0.0000%	0
-	#DIV/0!		-	0.0000%		-	0.0000%	0
-	#DIV/0!	0	-	33.3333%	89,018	-	33.3333%	89,018
		0			267,053			267,053
		#DIV/0!			1.50			1.50

VARIATION TO MSBA GUIDELINES		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS
150	1	150
150	1	150
150	3	450
60	1	60
100	1	100
0	0	0
0	0	0
1,000	1	1,000
		61,552
		92,328
		0.00

MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	COMMENTS
		116,483	Total Building Net Floor Area (NFA)
		800	Enter Total Enrollment
			Complete this category with Schematic Design Submittal
		174,725	Total Building Gross Floor Area (GFA) ²
		1.50	Grossing Factor (GFA / NFA)

¹ Individual Room Net Floor Area (NFA)

Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

² Total Building Gross Floor Area (GFA)

Includes the entire building gross square footage measured from the outside face of exterior walls.

³ Remaining

Includes exterior walls, interior partitions, chases, and other areas not listed above. Do not calculate this area, it is assumed to equal the difference between the Total Building Gross Floor Area and area not accounted for. above.

Architect Certification

I hereby certify that all of the information provided in this "Proposed Space Summary" is true, complete and accurate and, except as agreed to in writing by the Massachusetts School Building Authority, in accordance with the guidelines, rules, regulations and policies of the Massachusetts School Building Authority to the best of my knowledge and belief. A true statement, made under the penalties of perjury.

Name of Architecture Firm:

Name of Principal Architect:

Signature of Principal Architect:

Date:

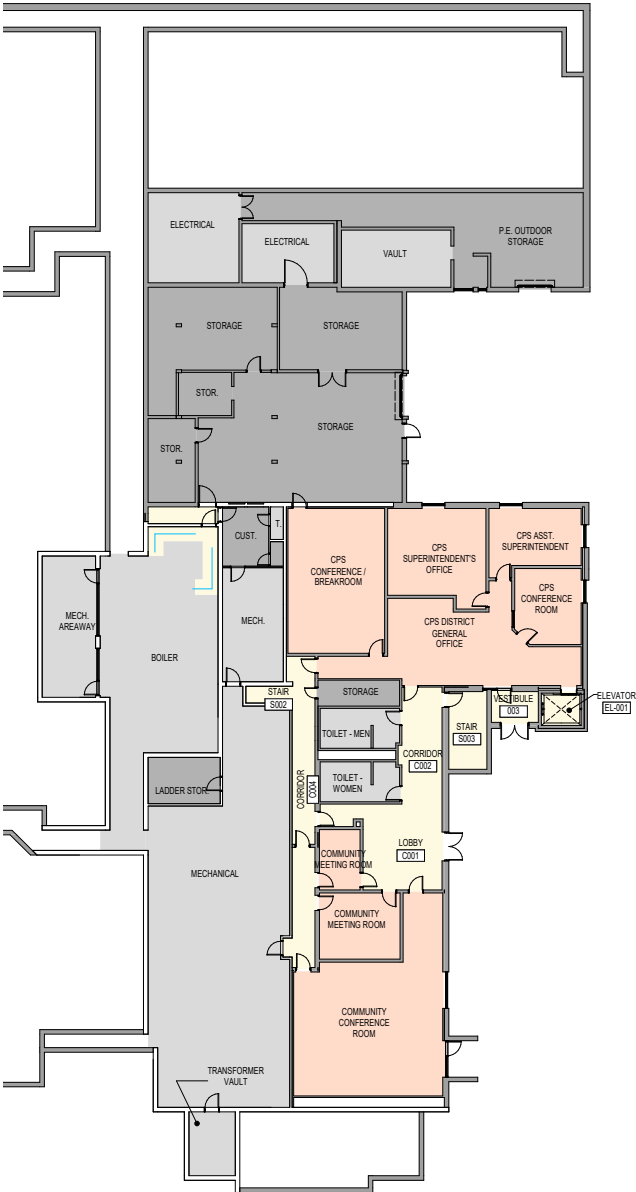
INITIAL SPACE SUMMARY

3.1.4.5 Floor Plans of the Existing

PROGRAM LEGEND	
	Core Academic Spaces
	Special Education
	Art & Music
	Vocations & Technology
	Media Center
	Health & Physical Education
	Medical
	Administration & Guidance
	District Programs
	Dining & Food Service
	Circulation
	Custodial / Service / Toilet

Note: For purposes of this report, the building’s existing condition floor plan was generated, as a full on-site existing conditions survey was not conducted to confirm exact locations and dimensions of every wall, door, or other element.

FLOOR 0 // NOT TO SCALE



INITIAL SPACE SUMMARY

PROGRAM LEGEND	
	Core Academic Spaces
	Special Education
	Art & Music
	Vocations & Technology
	Media Center
	Health & Physical Education
	Medical
	Administration & Guidance
	District Programs
	Dining & Food Service
	Circulation
	Custodial / Service / Toilet

Note: For purposes of this report, the building's existing condition floor plan was generated, as a full on-site existing conditions survey was not conducted to confirm exact locations and dimensions of every wall, door, or other element.

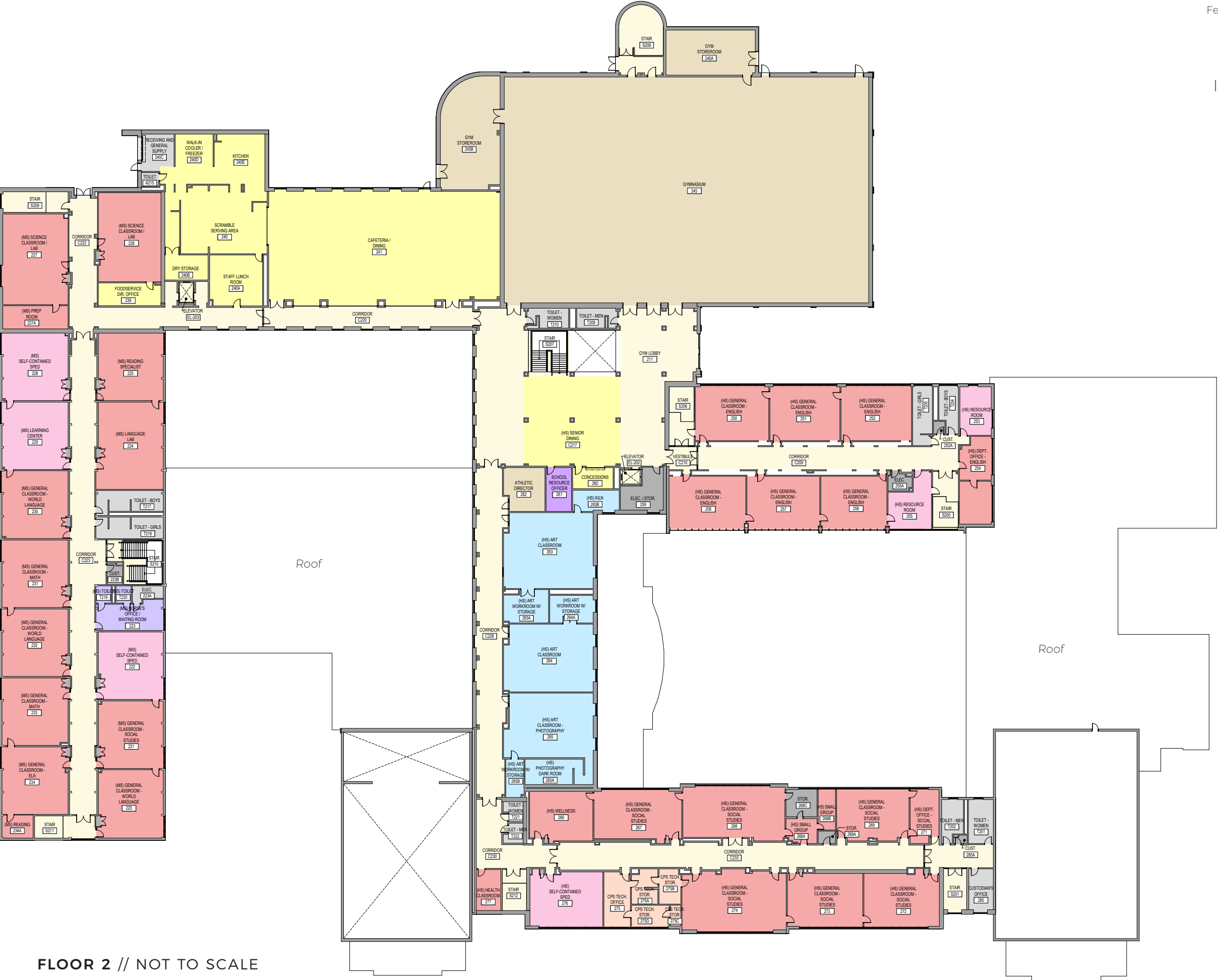


INITIAL SPACE SUMMARY

PROGRAM LEGEND	
	Core Academic Spaces
	Special Education
	Art & Music
	Vocations & Technology
	Media Center
	Health & Physical Education
	Medical
	Administration & Guidance
	District Programs
	Dining & Food Service
	Circulation
	Custodial / Service / Toilet

Note: For purposes of this report, the building's existing condition floor plan was generated, as a full on-site existing conditions survey was not conducted to confirm exact locations and dimensions of every wall, door, or other element.

INITIAL SPACE SUMMARY

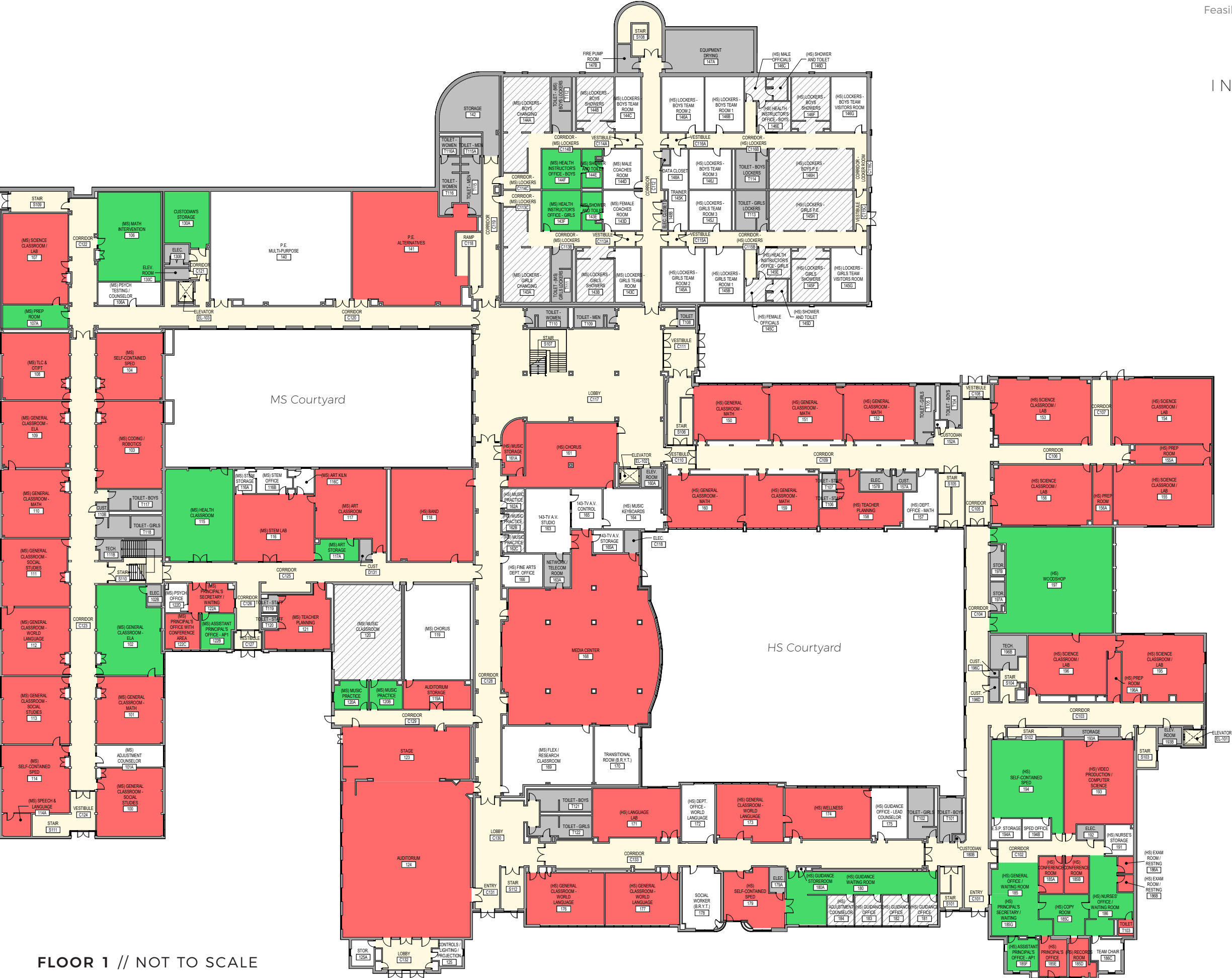


FLOOR 2 // NOT TO SCALE

INITIAL SPACE SUMMARY

SIZE COMPARISON LEGEND	
<div></div>	>5% Less than MSBA Guidelines
<div></div>	<5% Greater than MSBA Guidelines
<div></div>	Acceptable per MSBA Guidelines
<div></div>	Circulation
<div></div>	Space Accounted in Grossing Factor
<div></div>	Not included in MSBA Guidelines

INITIAL SPACE SUMMARY

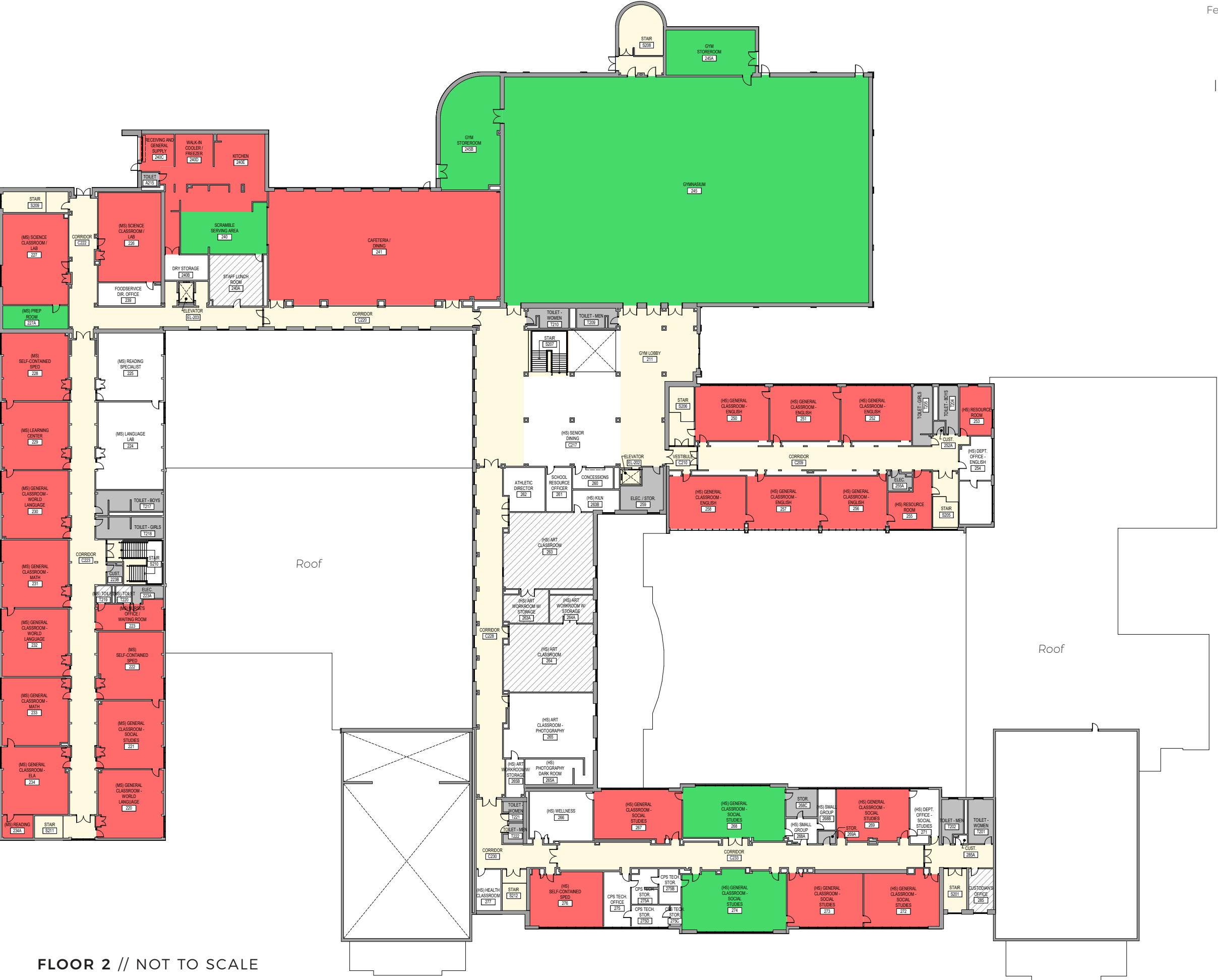


FLOOR 1 // NOT TO SCALE

INITIAL SPACE SUMMARY

SIZE COMPARISON LEGEND	
<div></div>	>5% Less than MSBA Guidelines
<div></div>	<5% Greater than MSBA Guidelines
<div></div>	Acceptable per MSBA Guidelines
<div></div>	Circulation
<div></div>	Space Accounted in Grossing Factor
<div></div>	Not included in MSBA Guidelines

INITIAL SPACE SUMMARY



FLOOR 2 // NOT TO SCALE

INITIAL SPACE SUMMARY

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3.1.5 // EVALUATION OF EXISTING CONDITIONS

5

3.1.5.1 Legal Title to the Property

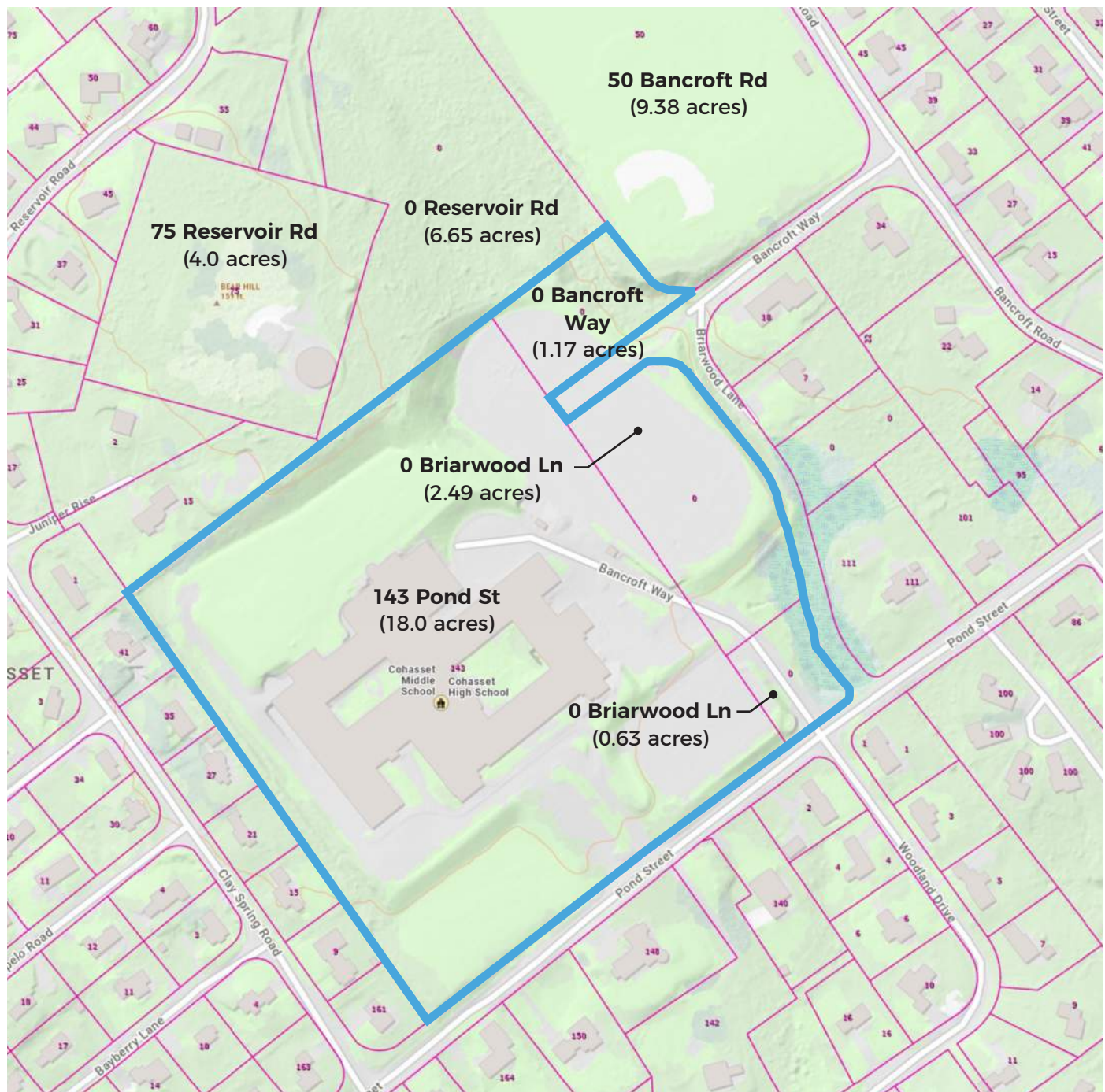
ASSESSMENT

There are four parcels of land owned by the Town of Cohasset that compose the Cohasset Middle/High School property. The combined 22.29-Acre lot, includes the Middle/High School building, entrance drive, parking areas, athletic/recreation fields.

Refer to the following assessor's information from fiscal year 2025 for each parcel and a map on the following page.

TAX PARCEL	PARCEL 41-001	PARCEL 38-002	PARCEL 38-004	PARCEL 38-014
ADDRESS	143 Pond St	0 Bancroft Way	0 Briarwood Ln	0 Briarwood Ln
OWNER	Town of Cohasset	Town of Cohasset	Town of Cohasset	Town of Cohasset
OWNER ADDRESS	41 Highland Ave	41 Highland Ave	41 Highland Ave	41 Highland Ave
BUILDING VALUE	\$14,748,800	N/A	N/A	N/A
LAND VALUE	\$6,375,000	\$62,100	\$132,300	\$50,200
OTHER VALUE	\$186,200	\$3,000	\$0	\$0
TOTAL VALUE	\$21,310,000	\$65,100	\$132,300	\$50,200
LOT SIZE	18.0 Acres	1.17 Acres	2.49 Acres	0.63 Acres
LAST SALE PRICE	\$0	\$1	\$1	
LAST SALE DATE	18930321	19510326	19640610	19640731
YEAR BUILT	1950	N/A	N/A	N/A
BOOK, PAGE	689, 517	2989, 555/55	4168, 441	4183, 184
PROPERTY ID	E7-41-001	E6-38-002	E7-38-004	E7-38-014
LOCATION ID	M_256993_887127	M_257057_887316	M_257132_887191	M_257170_887125

EXISTING CONDITIONS



Boundary Area of Study

Source: MassGIS

EXISTING CONDITIONS

3.1.5.2 Property Available for Development

OVERVIEW

The Town of Cohasset owns the land and combined school facilities known as Cohasset Middle and High School. The property is available for development of a renovated or new school, as there would be no change to the existing use. The design team conducted a thorough investigation of the possible development restrictions of the property as it relates to zoning regulations, natural environment pertaining to topography, soils, wetlands, rare species, and cultural resources, utility and roadway infrastructure, and site planning requirements pertaining to local, state, environmental, and historic requirements. Based on these findings, there are no constraints which prohibit this site from serving as a viable location for a newly constructed school or for renovation with additions of the existing facility.

The property includes four parcels of land and an easement where Bancroft Way continues to parcel 143 Pond St. Per the wetlands delineation report completed as part of this Study, a red maple swamp is present in the southeast corner of the site and therefore is considered an area subject to protection. A 100-ft buffer is associated with these resource areas and the Cohasset regulations divide the buffer zone into a 50-ft inner buffer zone and a 100-ft outer buffer zone.

There are three additional properties owned by the Town of Cohasset that border the school property; 75 Reservoir Rd, 0 Reservoir Rd, and 50 Bancroft Rd (known as Milliken Field). The scope of this Feasibility Study does not include investigations, analysis, or the development of conceptual options on any of these adjacent parcels.

EXISTING CONDITIONS

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EXISTING CONDITIONS

3.1.5.3 Existing Historic Analysis

MACRIS & MHC REVIEW

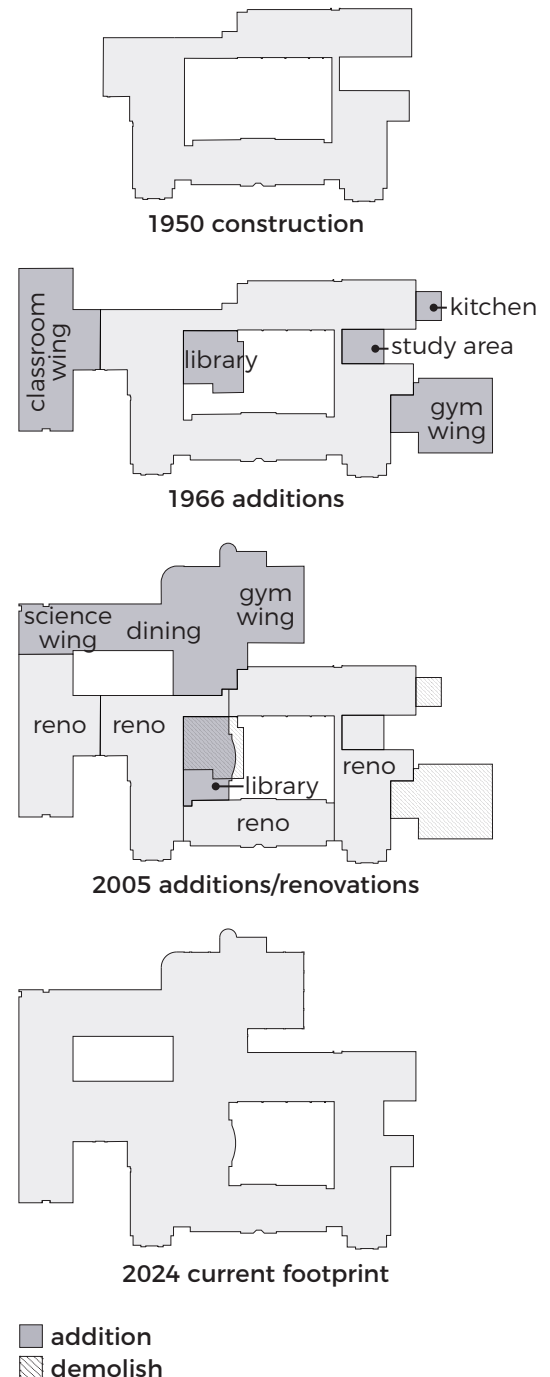
Cohasset Middle/High School is not listed on the National Register of Historic Places and does not appear in the Massachusetts Cultural Resource Information System (MACRIS) as a historic place. Refer to the following pages for record of the property, located at 143 Pond Street. The Cohasset Middle/High School building is an inventoried property that does not fall within a local historic district or a national historic district.

The status of the property and building on this database, however, does not preclude it from review by the Massachusetts Historical Commission. Per 950 CMR 71.00, any project that is undertaken by a local government that seeks the provision of the financial assistance by a state body (such as the MSBA) is required to submit a "Project Notification Form".

As part of this process, either the state body or the local government is required to provide a notice to the Massachusetts Historical Commission (MHC) of the project. After the receipt of notice, the MHC will review any adverse effects, direct or indirect, from the proposed project on any property listed in the State Register of Historic Places. If the MHC determines that a project will have an adverse effect on a State Register property, the MHC, the state body, and the local government will consult to discuss ways to eliminate, minimize, or mitigate the adverse effects. The local government must adopt all prudent and feasible means to eliminate, minimize, or mitigate the adverse effects.

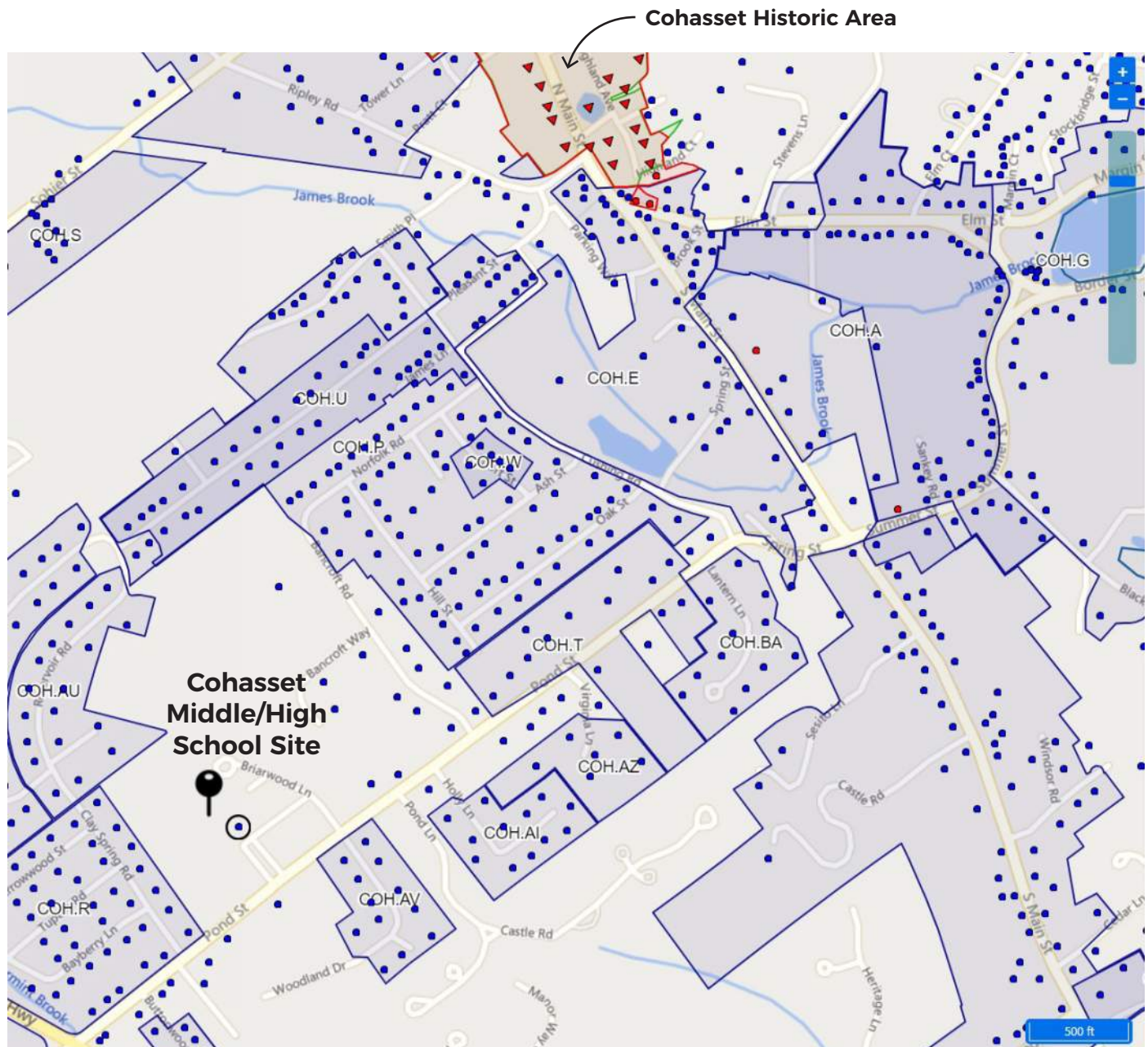
Once a proposed project has been identified, the Project Notification Form will be completed during the Schematic Design phase of the process.

A Project Notification Form was submitted in April 2005 to complete the addition/renovation projects. Approval by the MHC was granted at that time. Because of this prior approval, it is presumed that a future project submitting a Project Notification Form would also receive approval.



Evolution of Cohasset Middle/High School

EXISTING CONDITIONS



MHC Inventory Areas


- National Register Historic Places
- Preservation Restriction
- Local Historic District
- National Register Historic Places & Local Historic District
- Massachusetts Historic Landmark
- Inventoried Area

MHC Inventory Points

- National Register Historic Places
- ★ Preservation Restriction
- ▲ Local Historic District
- ▼ National Register Historic Places & Local Historic District
- × Massachusetts Historic Landmark
- Inventoried Property

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	COH.1448	
Historic Name:	Cohasset Junior-Senior High School	
Common Name:		
Address:	143 Pond St	
City/Town:	Cohasset	
Village/Neighborhood:		
Local No:	0041-0001;	
Year Constructed:	1950	
Architectural Style(s):	Not researched;	
Architect(s):	Beal, John Williams and Sons; Drummey Rosane Anderson; Strekalovsky and Hoit; TLT Contractors; Volpe, John A. Construction Company; Walker, Edgar T. P.;	
Use(s):	Public School;	
Significance:	Architecture; Community Planning; Education;	
Area(s):		
Designation(s):		
Building Materials:	Roof: Tar, Built-up; Wall: Brick; Concrete Unspecified; Foundation: Concrete Unspecified;	
Demolished	No	

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

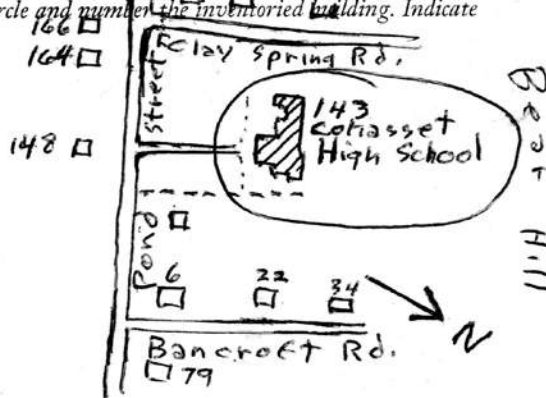
This file was accessed on: Thursday, October 10, 2024 at 10:30 AM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

**Sketch Map**

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.



Recorded by David H. Wadsworth
 Organization Cohasset Historical Commission
 Date (month/year) 8/96

Assessor's Number	USGS Quad	Area(s)	Form Number
41-01	C04		1448

Town Cohasset

Place (neighborhood or village) _____

143 Pond Street

Name Cohasset Junior-Senior High School

Sent School

Original School

Construction 1950 - 1951

"Narrative History" vol. 2

Modern Modern

Builder Edgar T.P. Walker (Architect)

Material: Volpe Construction Co. (Builders)

Foundation Concrete

Wall/Trim Brick

Roof Composition

Outbuildings/Secondary Structures _____

Major Alterations (with dates) _____

2 wings added, different times. (1958 & 1967)

Condition Excellent

Moved ☒ no ☐ yes Date _____

Acreage 18 acres

Setting Near crest of Bear Hill. Open areas with parking areas & playing fields adjacent.

RECEIVED

SEP 05 1996

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

CDH: 1448
143 Pond St.**BUILDING FORM****ARCHITECTURAL DESCRIPTION** ☒ see continuation sheet*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

A "modern" style building, dating from 1950-51, with flat roof & 2 story height. Center main front entry is recessed beneath a flat, porch-like roof. There are 2 stories of modern strip windows flanking the entry, with 14 windows each side. A recessed small wing at the left end leads to the auditorium section itself having front entry doors beneath a small roof. On the main building, the center section having the main entryway projects slightly forward, having a strip of 8 windows across the 2nd story level. At the first floor level 2 windows flank the entry doors each side.

Floor plans of the school show a four sided building, each part forming a side of a central open yard. The south wing, or center front, holds the Main Office, health office & other rooms; at its left end is the auditorium and at its right end the Junior High Gym. The west, or far left section, holds Home Economics, Chorus, Science Prep. rooms, offices & other rooms. the long north wing holds, among other facilities, Shop, Mech. Drawing, J.H. Art, Sr. H. Art, Teachers' Rooms, Dining Hall & Kitchen; the east wing includes both Jr. & Sr. High Gymnasiums and Study Hall, all on the first floor. The 2nd floor level holds the Band Room in the west wing.

The school library is on the 1st floor, to the immediate left of the courtyard.

HISTORICAL NARRATIVE ☐ see continuation sheet (cont'd)*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

Burtam J. Pratt notes in some detail the process of planning & construction of the 1950-51 new Junior-Senior High School in Cohasset. "In 1947 federal funds were obtained with which to prepare plans and working drawings for the school. Edgar T.P. Walker of Hingham was selected as architect, and plans were prepared....The sum of \$921,000 was appropriated for the construction of the school building, including an auditorium and gymnasium. Ground was broken in March 1950, and the cornerstone was laid on November 11 of the same year. The first classes were held in the new building on September 6, 1951, and dedication exercises were held on October 7." The new school replaced the town's original central school building, the Osgood School, itself built in 1891 at Elm St. That building, a wood structure, was demolished in the 1950's. Volpe Co. were the builders of the new Pond St. school building, and grades 8 through 12 were housed there. Continued population increase in Cohasset dictated that school space expand, and two wings have been added since original construction. Location of the new building was was formerly part of the old "Town Farm" owned by the town, and near the former location of the "Town Home" itself demolished in the mid 1940's.

BIBLIOGRAPHY and/or REFERENCES ☐ see continuation sheet

Pratt, Burtram J., "Narrative History of the Town of Cohasset", vol. 2, 1956.
Cohasset Historical Society, Archive Records re: Cohasset High School.
Cohasset, Town of; Reports of various School Facilities Committees, 1950's - 1960's.
Assessors Map.
Assessors Field Card.

☐ Recommended for listing in the National Register of Historic Places. If checked, you must attach a completed National Register Criteria Statement form.

INVENTORY FORM CONTINUATION SHEET

Town

Property Address

Cohasset 143 Pond Street

MASSACHUSETTS HISTORICAL COMMISSION

MASSACHUSETTS ARCHIVES BUILDING

220 MORRISSEY BOULEVARD

BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

COM-1448

Cohasset Junior - Senior High School - Architectural Description (cont'd)

A major 1958 addition to the original building was approved by Town Meeting, also architected by J. Williams Beal, Sons of Boston. The addition was needed to correct overcrowding of classrooms due to continued population increase throughout the town. Feature of the new addition was a long row of rooms closing off the previously open rear edge of the center courtyard, with cafeteria at its right end along with kitchen. A number of different school functions would be accomodated in new classrooms, including a new Shop facility at its left end. New Art & Music rooms were made a part of the addition. Estimated cost of the addition was \$650,000. A second major addition added the forward facing wing at the far left of the existing building, a "New Classroom Wing", for the Junior High School; a new Library room intruding into the central courtyard at its left edge, a new kitchen addition and new study area at the right end of the rear line, and a 2nd gymnasium, for the High School, at the extreme right of the original front line of the building. Estimated cost of this major project was \$2,075,000. Date of this second large addition was 1967. Architects for this addition appear to have been Drummey, Rosane, Anderson.

The Cohasset Junior - Senior High School, in its 1967 configuration, before the addition of that year, was designed to hold 615 pupils, was actually accomodating 651, with a projected increase to 877 by 1972, according to a letter sent to voters by Supt. of Schools William Ripley, Jr. Classes housed in the building were grades 7 - 12. The 1967 addition not only provided additional general & special classroom space, but also permitted a redesigned use of rooms in the older parts of the building.

An interesting sketch of a proposed new High School building at the Pond St. site appeared in the Quincy Patriot Ledger newspaper on Jan. 25, 1949, by Architect Edgar T.P. Walker, showing the new building in a "Colonial" style, with high hip roof & cupola at the peak. This plan was not accepted, and the low profile "modern" style building having flat roof took its place.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town

Property Address

Oohasset 143 Pond St.

Area(s)

Form No.

004 1442

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF INSPECTION
PLAN RECORD

CASE B RACK 95 APART 13 NO. 744 Erect. 745-88

BUILDING High School STREET Pond CLASS STORIES 2 & B

CITY OR TOWN Oohasset

TO BE USED FOR School

OWNER Town of Oohasset

ARCHITECT Edgar I. P. Walker

CERTIFICATE APPROVAL SPECIFICATION REQUIREMENTS - REFERRED

DATE 12/31/48

INSPECTOR J. M. Norton

FORM BU. 1.5N-4-48-23404

INVENTORY FORM CONTINUATION SHEET

Town
COHASSET

Property Address
143 POND STREET

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.
COH 1448

RECEIVED

APR 04 2005

New photograph, 143 Pond St., Cohasset Middle-High School, COH 1448. **MASS. HIST. COMM**

From 2001 to 2003 a major enlargement of Cohasset's Middle - High School building at 143 Pond St. was designed & completed. Architect for the project was Strelakovsky & Hoit, Inc. & contractor for the extensive construction was TLT Contractors of Wakefield MA. A major increase in classroom, laboratory & gymnasium facilities was achieved by enlargement of the school building. The Middle School now includes grades 6 - 8 & the High School grades 9 - 12.



Left
part
←



Right
part
←

EXISTING CONDITIONS

3.1.5.4 Evaluation of Code & AAB Compliance

The following architectural evaluation of the existing building was completed by Ai3 Architects, LLC. Though many infractions to ADA standards were observed, for example, these upgrades would not be recommended to occur until Cohasset Middle/High School has been accepted into the MSBA's Core Program, at which time a renovation/addition or new construction project would be built to meet full compliance.

COMPLIANCE OVERVIEW

Aspects of the Cohasset Middle/High School building that do not comply with current building code (IBC 2015 & MA State Building Code 780 CMR) or accessibility standards (MAAB 521 CMR) are prevalent throughout. Though these instances would have been permissible at the time of initial construction, a term known as "grandfathered," they would have to be addressed if a project's construction cost exceeded 30% of the building's assessed value. The term "grandfathered" means that an existing building does not have to comply with a current zoning or building code because it was legally built before the application of such code. However, the grandfathered rule does not apply to situations that are unsafe or pose a hazard to the occupants.

Requirements for handicap accessibility in building planning and design were non-existent in when this building was originally designed. However, on January 26, 1992, the Department of Justice implemented Title III of the Americans with Disabilities Act (ADA) into Public Law. This legislation "prohibits discrimination on the basis of disability by private entities in places of public accommodation." The legislation requires all new places of public accommodation, including schools, to be readily accessible to and usable by persons with disabilities upon design and construction. Disabled persons may include students with a permanent handicap condition, students that are temporarily disabled from athletic activity, and parents, staff, or other visitors that could have any form of disability.

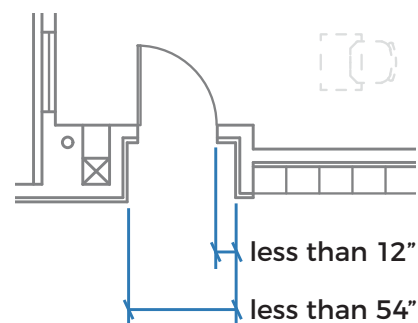
Additionally, on September 1, 1996, the Commonwealth of Massachusetts developed its own accessibility regulations: 521 CMR Architectural Access Board, which in some instances is more restrictive than ADA guidelines. The ADA and AAB regularly update and amend their regulations.

Based on these regulations, the following are examples within Cohasset Middle-High School that were found to be in non-compliance or not accessible to the disabled. Each of the inaccessible features listed has an impact on the ability of disabled students or members of the community to access various spaces throughout the school independently. Any future plans should incorporate as many items as possible to accommodate disabled people to the fullest extent possible.

Push/Pull Clearance at Doorways

Doorways into classrooms that were part of the original 1954 construction are not compliant with push/pull clearances required today per MAAB 521 CMR. Push/pull clearances allow an occupant to open a door without the risk of getting hit by the door if another occupant was coming from the other side. All entries into classrooms require clear floor space adjacent to the latch side of the door for entry and exit.

For front approach, the pull side clearance is required to be no less than 18 inches and the push side clearance should be no less than 12 inches. On average, the push side clearance for the existing non-compliant doors is only 8 inches, or even less in some instances.



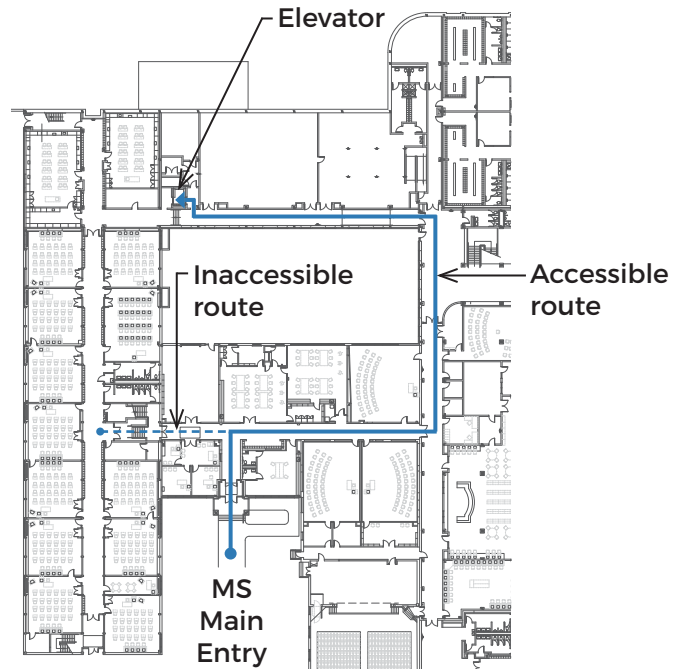
EXISTING CONDITIONS

Stairs & Railings

Due to a history of building additions at different floor levels, stairs and ramps are used to connect the additions back to the original construction. However, various building code issues with stairs and railings exist, such as:

- // Non-uniform riser heights within the same set of stairs
- // Stringers impeding travel
- // Inconsistent handrail heights
- // Handrails that stop short of the full length of ramps
- // Handrails that do not extend at least one tread plus one foot beyond the last step
- // No secondary handrails (recommended for schools)
- // Absence of a center rail for stair widths greater than 72-inches
- // Spacing between balusters greater than 4-inches on center
- // Inadequate clear space between handrail and wall/guardrail
- // Guardrails not high enough

Additionally, stairs within corridors to connect half-floor levels do not support universal access or comply with ADA standards. As a result, occupants who require elevator or ramp usage are grossly inconvenienced. For example, a student who enters through the middle school main entry, but is unable to use the stairs and needs to access the classroom wing, would have to travel three-quarters of the way around the middle school courtyard to the opposite corridor for elevator access. Approach from the lower parking lots to the main entry is also lengthy for those in need of an accessible path.



Protruding Objects

Objects protruding from walls along an accessible route pose a hazard to the visually impaired. Fire Department Valve Boxes and numerous drinking fountains are observed examples. These would either need to be replaced with recessed versions, be mounted above 27-inches and protrude less than 4-inches, or include enclosures that return to the floor.

Summary

Given the age of the original construction and additions performed in the 1960s, the building does not meet ADA standards and therefore, does not offer an inclusive environment for all types of student differentiation.

EXISTING CONDITIONS

3.1.5.5 Existing Building Architecture Narrative

INTERIOR ENVIRONMENT

Health and safety within a building is not limited to prescribed code. According to the Harvard T.H. Chan School of Public Health, there are nine “foundations” of a healthy building that contribute to the overall well being of its occupants. These foundations are important because studies have consistently shown that a healthy building yields reduced illness, reduced absenteeism, higher productivity, higher test scores for students, and greater workplace satisfaction amongst teachers and staff.

Thermal health, moisture control, air quality, water quality, and ventilation are all foundations that are greatly controlled by adequate mechanical, electrical, and plumbing systems. Deficiencies with these systems are more specifically reported in later portions of this study, however, those affecting the interior environment have been included with the architectural evaluation as their impact is broad reaching. Safety and security is reported separately. The following provides specific instances where these foundations are not currently being met.

Building products, including paints, furnishings, and carpets, have historically contributed to indoor air pollution which has a negative impact on occupant well-being.

In 2010, Health Product Declarations (HPDs) began accompanying products to allow for full disclosure on what exactly is being used in the built environment, including the potential for impacts on human and environmental health.

Products in place prior to HPDs are recommended to be phased out and replaced with those that meet the standard.

Thermal Health

Thermal health encompasses comfort standards related to temperature and humidity. There is a lack of thermal control within the existing Cohasset Middle-High School building. In conversations with facilities and administrative staff, it was reported

that the occupants have suffered from poor building conditioning on many occasions. In the warmer weather, the building has become so hot that students have been dismissed early. Southern and western oriented windows have had to be permanently covered up due to excessive heat gain. Conversely, occupants in classrooms without windows are unable to garner natural ventilation. There is no air conditioning anywhere in the building and, if anywhere, would be beneficial in the Nurse suites. In the high school corridors, acoustic ceiling tiles were removed and replaced with open grid tiles to better condition the plenum space; a temporary fix to a greater underlying problem.

The building suffers from humidification also. Interior finishes were reported to have deformed from failed adhesives after existing in an overly humid environment for years. There is a lack of destratification fans or dehumidifiers, which would improve the existing environment.

Moisture Control

Due to the building's humid environment, any moisture that has infiltrated from failures in the exterior envelope has lingered. In some locations, particularly spaces with carpeting (like the auditorium and language labs), this has caused a dampness and odor. Standing moisture can lead to mold or air quality issues over time, if not in existence already.

It was reported that moisture issues coincide with seasonal changes; for example, snowmelt has resulted in a greater quantity of leaks. Leaks have manifested in stained ceiling tiles within the interior, of which the facilities department regularly replaces.

Noise, Lighting and Views

In an educational environment, issues of noise intrusion can negatively impact a student's ability to learn or communicate. Often times, additional soft surface treatments to the walls, ceilings, or floors improve the

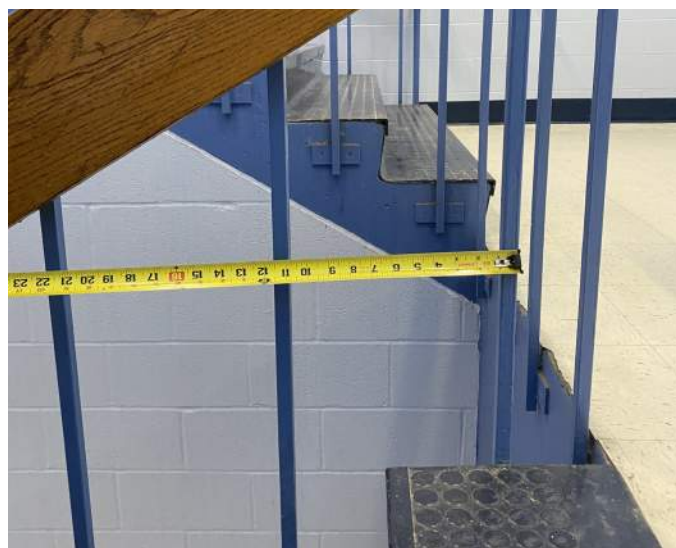
EXISTING CONDITIONS

acoustics within a space.

The conflagration of additions to the existing building resulted in a non-axial organization, which can feel disorienting due to the lack of connections to the exterior.

Summary

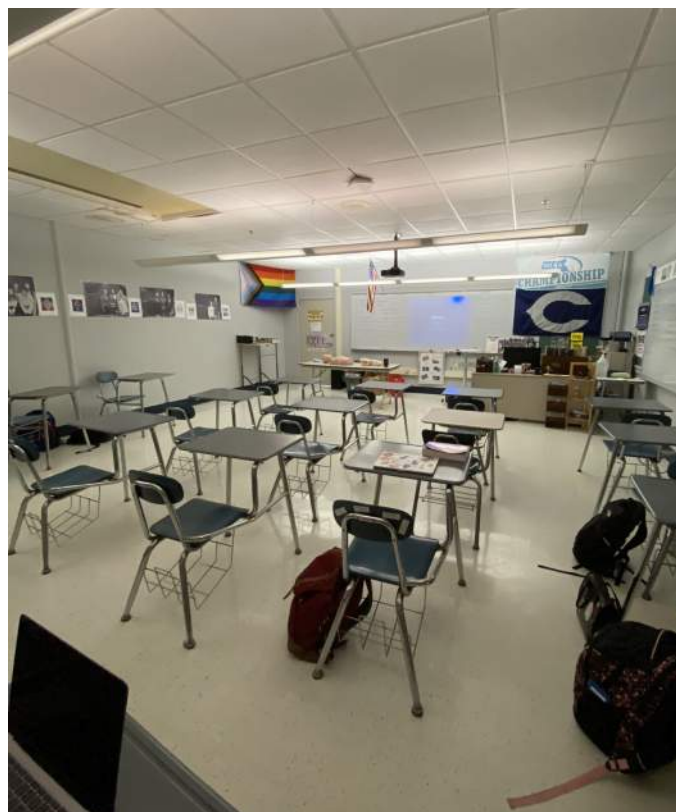
Though issues related to noise negatively affect the educational environment, those related to thermal health, moisture control, and air quality should be considered highest priorities given their direct impact on occupants' health and well being. Additionally, these issues are most likely results of greater problems related to the building's overall envelope, many of which are listed later in this study. Failure to improve the interior environment may result in poor occupant health and well being.



Non-compliant railing with balusters spaced greater than 4-inches



Condensation on window with broken seal above a typical classroom unit ventilator



Classroom without natural light or natural ventilation (no windows)

EXISTING CONDITIONS

INTERIOR FINISHES

Interior finishes encompass all the natural and synthetic materials/devices used to cover the inhabitable environment of a building, ultimately enhancing its service and aesthetic qualities.

The Facilities Department for Cohasset Public Schools regularly maintains paint, cleanliness, and superficial repairs to the building's interior so much so that, on the surface, Cohasset Middle-High School appears as though a renovation in the near future is not required. However, these maintenance procedures protect just that: what's on the surface. The greater issues with the building exist within its systems and organization. Though the flooring, walls, and ceilings are acceptable in most locations, that is not to say that the environment is healthy, safe, functional, organized, or operating as required. Overtime, these greater underlying issues have manifested on the finishes - as stains or cracks - and the Facilities Department has diligently replaced them.

Flooring

Most of the flooring throughout is white vinyl composition tile, or VCT. This is prevalent in all core classrooms and corridors. Additionally, there is navy-colored rubber flooring with a raised profile on stairs and ramps. Broadloom carpet exists in the administration spaces, media center, language labs, and auditorium. The auditorium vestibule is the only location with terrazzo flooring.

Science classrooms, the cafeteria, and corridor locations where leaks above occurred were the locations most in need of future floor replacement due to cracking and gaps between tiles greater than 1/8-inch. Carpets in the language labs and auditorium that have an odor due to moisture infiltration are recommended to be replaced.

Walls

The corridors are painted CMU block, either with an additional glazed-tile wainscot

(primarily in the high school wings), or scored (primarily in the middle-school wings). Classroom walls are primarily CMU as well. Though CMU has a high fire-resistance rating, it does not allow for electrical or plumbing, etc., to be placed within it, which is why conduits and receptacles are surface-mounted on classroom walls. This is not ideal for rooms where teaching wall or display space is critical. Some locations include 6-inch diameter pipes along the surface of walls or conduit runs from floor to ceiling that aren't surface-mounted at all, but in the middle of a classroom. Additionally, hollow CMU walls do not meet the recommended sound transmission class, STC, rating for core academic spaces.

Lockers line the walls of main academic wings, though it has been reported by administration that the high school stopped assigning lockers to students due to a lack of interest and the maintenance required to fix them throughout the school year.

Ceilings

2x2 acoustic ceiling tiles, or ACT, are common in almost all spaces within the school. Overtime, these tend to sag within their grids. Replacement of stained tiles from leaks above is a common maintenance practice throughout the building. ACT ceiling have good acoustic quality for learning spaces, though those intended for music would benefit from additional ceiling cloud treatments to control sound.

Summary

Overall, the flooring, walls, and ceilings are in acceptable condition. Science classroom flooring and ceilings should be replaced. Carpets in language labs and the auditorium are also recommended to be replaced. Replacement with products that include Health Product Declarations are recommended to be used for improved indoor air quality.

Additional aesthetic upgrades to flooring and walls with supplemental acoustic treatments are recommended to enhance the learning environment.

EXISTING CONDITIONS



Typical EPDM roof ponding & tearing



Untraced leak leading to growth on acoustic ceiling tile



Energy code non-compliance



Deteriorating exterior materials

EXISTING CONDITIONS

EXTERIOR ENVELOPE

The following architectural evaluation was completed by Ai3 Architects. Ai3 evaluated the existing building exterior, specifically the roof and walls/windows/doors.

Roofing

The roofs of all areas of Cohasset Middle-High School are adhered EPDM (ethylene propylene diene monomer rubber), with the exception of Area B which additionally includes a 1:1 sloped parapet with asphalt shingles. All EPDM roofs were installed during the 2001 addition projects, with the asphalt roof being part of the gymnasium addition in the same year.

EPDM roof manufacturers typically warranty their roof systems for 20 years and asphalt shingle warranties typically span 20-25 years. Adequately venting the roof system improves its life expectancy, however adequate ventilation for the asphalt roof was not observed at the school. Instead, moss was growing on the shingles which indicates moisture infiltration underneath that propagated.

Since installation of the roofs in 2001, the Massachusetts State Energy Code has since raised the minimum requirements for insulating roofs. A new, low-slope roof today would have a minimum of two layers of 2.5-inch polyiso insulation plus the tapered insulation required to properly drain, achieving at least an R-value of 30. The 2001 EPDM roofs only included one layer of 3-inch insulation. This, combined with the black color of the EPDM roofs are most likely contributing to the heat gain felt in the interior that is exacerbated during warmer temperatures. A white or light-gray colored roof is common in low-slope roof construction today.

Ponding water is considered water that has remained for forty-eight hours or longer. The evaluation did not persist longer than this time period, but water was observed to be present on the roofs. It is recommended that the facilities department check the roofs

within three days of any rain or snow event to determine if major ponding is a persistent issue.

Worn and inconsistent thru-wall flashing, missing seals and gaskets at penetrations, cracked sealants at roof patches, unaddressed tears in the membrane, and major water ponding are potentially critical items when considering the negative impact they could have on the interior environment if unaddressed.

Replacing with a more insulated roof system that draws less heat would be beneficial. Ensure that the roofing membrane is carried up adjacent walls at least 8-inches and includes adequate flashing to prevent moisture infiltration to the interior environment.

Exterior Walls

The exterior wall is primarily brick, but of different compositions depending on the year of construction. The 2001 additions were constructed with a brick veneer cavity system on CMU back-up. In this system, an air gap between the face brick and insulation helps to allow moisture absorbed through the brick to evaporate or weep out before entering the building. A vapor barrier was provided on the warm side of the insulation, which is the correct method to accommodate Cohasset's coastal, New England climate. Other than maintenance typical of an exterior brick wall system, like replacing seals around openings, removing stains, and repointing every twenty years, the 2001 brick wall system is in acceptable condition.

The original brick wall system does not include a cavity to drain excess moisture or continuous insulation for thermal control. The prevalence of weeps as required today is inconclusive. It is assumed that the 1950 system includes a waterproof membrane between the brick and CMU back-up, as shown in the 1966 construction documents. This composition is problematic. Without continuous insulation, the exterior wall will feel

EXISTING CONDITIONS

cold. When warm, moist air comes into contact with the cold surface (exterior masonry), the excess moisture in the air condenses because cold air can't hold as much moisture as the warmer surrounding air. The waterproof membrane does not allow moisture to weep from the inside out, so instead, it condenses, making the interior environment feel damp or staining/warping finishes.

The evaluation of the interior of the building reported issues with high humidity and condensation build-up, especially in the high school classrooms which are located in the original construction portion. Based on the composition of the exterior wall, coupled with other means that allow moisture in (like holes, broken or cracked seals, and missing mortar), it is not surprising that the interior has

incurred moisture problems. Given the age of the original building, too, these issues have been allowed to permeate under the surface for many years.

Doors & Windows

Most of the painted doors appeared to be chipping and the overhead doors weren't entirely operable. Doors were also missing seals and weather-stripping.

Other than brick, the gym addition includes translucent panels, which are constructed very similarly to windows. The 2001 addition/renovations appear to have installed aluminum-framed, double-pane, insulated glass windows which are durable and energy efficient. Note the condensation issues would not be from the windows themselves, but from the wall system deficiencies. Reapplying sealant around all windows would also be recommended. Rusty lintels that are staining window trims should be cleaned and repainted to avoid permanent damage to the window frames.

Summary

Broken gutters, portions of finish grade above foundations, poor seals around penetrations, holes in masonry, deteriorating exterior finishes (stucco), and lack of thru-wall flashing at the original construction may all be contributing to the air quality/moisture control issues felt on the interior of the building. Failing finishes and loose bricks are considered safety hazards.

Review the exterior annually for areas impeding water tightness. Provide seals and patch mortar as necessary.



*No insulation or waterproofing
on face of foundation wall*

EXISTING CONDITIONS

3.1.5.6 Existing Building Systems Narratives

STRUCTURAL EVALUATION

The following evaluation of the existing structural systems was completed by Engineers Design Group (EDG), Inc.

Purpose

The purpose of this report is to describe, in broad terms, the structure of the existing building, to comment on the existing structure and to comment on the structural integrity for continued use of the structure.

Scope

- // Description of the existing structure.
- // Evaluation of the structural integrity of the building.
- // Comments on the existing condition.

Basis of the Report

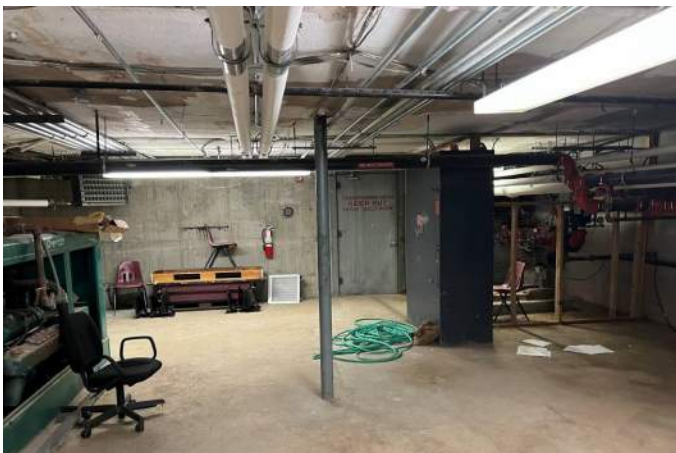
This report is based on visual observations during our initial site visit on January 28, 2022 and review of the available documents prepared by Strekalovsky & Hoit, Inc. Architects from their renovations to the school dated 2001.

Drawings of the original construction or previous addition or renovations to the school were not available for our review. During the visit we did not remove any finishes or take measurements; so, our understanding of the structure is limited.

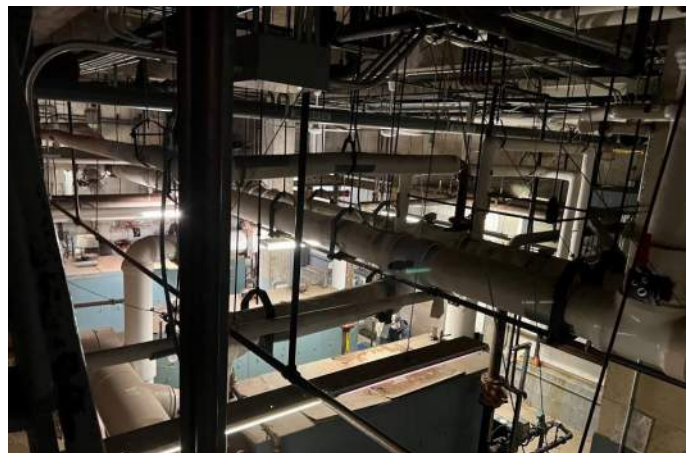
Building Description

The school is located on Pond Street in Cohasset, Massachusetts. The school is essentially a one and two story structure with a partial basement and several below grade utility tunnels below the first floor slab on grade. Beginning in 2001, the school was renovated extensively and new Science Rooms, Cafeteria, Lockers Rooms, Field House, Music Spaces and Library were added to the original school.

The existing school is a complex of connected one and two story steel, concrete and masonry structures with two interior courtyards. The partial basement and majority of the first floor is a concrete slab on grade. There is a large unexcavated crawl space below the Auditorium structure. The supported slab over the basement and the crawl space are reinforced concrete slab supported on reinforced concrete walls and interior concrete and steel beams and columns. The second floor of the original structure are likely concrete slabs supported on steel beams, columns and masonry bearing walls. The second floor of the additions are concrete slabs on metal deck supported on steel beams and columns. The roof structure of the additions is metal roof deck supported on steel framing and long span open web steel joists.



View of the steel columns and concrete foundation walls in the basement.



Overall view of the mechanical room.

EXISTING CONDITIONS



*View of the crawl space
below the auditorium.*



*View of the gymnasium
roof framing.*



*View of standing water in the
mechanical room.*



*View of the utility tunnel below
the first floor slab.*

EXISTING CONDITIONS



View of the cafeteria roof framing.

Existing Conditions

Based on our observations, the original structure is performing satisfactorily for its age. We did observe some cracks in the interior masonry walls and cracks and spalls in the slab on grade at a few locations. We did observe some water stains in the ceilings at the upper level which may be signs of water leaks from the roof. We observed standing water in portions of the basement and observed signs of past flooding in the basement. The flooding may be due to a combination of high water table and surface runoff from the outside as portions of the basement are at the exterior grade level. We did not see any signs of undue vibrations on the supported floors due to footfall.

We did observe some of the masonry walls in the original structure were clipped to the structure, we also observed numerous masonry walls that did not appear to be clipped to the structure. All the masonry walls that were constructed at the time of the additions are connected to the structure per the details in the 2001 design drawings.

Most of the exterior façade appears to be in good repair except for a few cracks

at various locations. We did observe rust on exterior painted lintels above the exterior windows and doors which has led to some displacement and cracks in the masonry. We also observed caulking failure in the control joints of the masonry at some locations, this is mainly due to the age of the joints and the caulking. We did observe areas of past repair of the façade. Though the cracks and displacement of the bricks in the façade are not a structural concern they should be repaired as part of the maintenance program. The rust on the exterior lintels should be removed and lintels wire brushed prior to painting the lintels as part of the ongoing maintenance program. No apparent signs of foundation settlement were observed.

Summary

The existing structure is performing adequately. All of the structural components that are visible appear to be performing adequately. The rusted lintels, cracks in the façade and the displaced bricks in the façade should be repaired as part of the maintenance program.

EXISTING CONDITIONS



View of the seismic clips at top of the masonry walls.



View of water stains in the ceiling.



View of the crack in floor finishes on slab on grade.



View of the cracks in interior masonry walls.

EXISTING CONDITIONS



View of the cracks and signs of past repairs in exterior masonry façade.



View of the rusted lintels and related cracks in the masonry.



View of the cracks and signs of past repairs in exterior masonry façade.



View of the rusted lintels and related cracks in the masonry.

EXISTING CONDITIONS



View of the rusted lintels and related cracks in the masonry.



View of the rusted lintels and related cracks in the masonry.



View of failed caulking in masonry control joints.



View of failed caulking in masonry control joints.

EXISTING CONDITIONS

MECHANICAL EVALUATION

The following evaluation of the existing HVAC systems was completed by Griffith & Vary (G&V), Inc.

Boiler Plant

The building is heated by three (3) gas fired cast iron section boilers. The cast iron boilers were manufactured by the Smith model 28A. Each boiler has a max input of 4,517 MBH with an output of 3,098 MBH. The boilers are equipped with Power Flame Burners model C3-G-25HBS-14. The boilers are showing their age being located in a damp and wet environment. The boiler appears to be operating as intended but are inefficient compared to today's high efficiency options. The boilers are 20 years old and are nearing the end of their service life.

The boilers provide hot water for heating to the building which is pumped by a set of pumps. The set is arranged in a primary/stand-by configuration located in the boiler room. If the primary pump was to fail the stand-by would engage. It appears that the motors on both pumps are original and are not invert rated. Variable frequency drivers were added to control pump operation but over time the none invert rated motors will fail prematurely. Overall, the pumps appear to be in fair condition and appear to have received proper maintenance, but they have outlived their useful service life.

Combustion air for the boilers is provided by a wall louver with high and low openings. The openings are fitted with motorized dampers. The dampers would open up upon a call from the boilers to fire.

Controls

The automatic temperature controls system is a combination Niagara Controls and Delta Controls. The system is a direct digital control (DDC). The Delta controls are the original controls system but due to the age of the system have become difficult to maintain and repair. End devices are obsolete

and difficult to find if needed for repairs. Niagara Controls was added over the Delta Control system and only control large pieces of equipment such as the RTUs and H&Vs. Work arounds have been implemented to allow the system to work and maintain space comfort. The work arounds are more manual then automatic. The full control system needs to be replaced to get optimal operation out of the HVAC equipment.

HVAC System

Classrooms

Classrooms are heated and ventilated by classroom unit ventilators (UV). There are a combination of vertical cabinet and horizontal ceiling hung type. Outside air is supplied to the unit ventilators via wall louvers located below the windows or through roof hoods. Each unit ventilator has hot water coil, filters, outside/return air dampers and supply fans. Valves and damper actuators are DDC. The classroom unit ventilators were manufactured by America Air Filter (AAF). The unit appear to be in good working order however are nearing their useful service life.

There are a few classroom unit ventilators that were fitted with DX coil for cooling. The UV is paired with a remote air-cooled condenser. The condensers are beginning to fail. The condensers utilize R-22 which has been phased out of manufacturing since 2010. The system can still be serviced from existing R-22 stock but cost has increased over the years. The school has elected to abandon the R-22 condensers and add ductless split units in their place. General exhaust for the classrooms is provided by a low wall exhaust grille located in each room.

Gymnasium

The gymnasium is heated and ventilated by two (2) gas fired roof mounted units manufactured by Reznor. A galvanized ductwork distribution system is used to distribute supply air throughout the gymnasium. The H&V units appears to be

EXISTING CONDITIONS



Boiler plant.



Classroom unit ventilator, typical.

in rough shape but in good working order however the units are nearing the end of their useful service life.

High School and Middle School Locker Rooms

Each locker room area is heated and ventilated by a dedicated gas fired roof mounted units manufactured by Reznor. A galvanized ductwork distribution system is used to distribute supply air throughout the locker rooms, toilet rooms, team rooms and offices. Multiple reheat coils are mounted in the ductwork to break up the H&V units into multiple climate-controlled zones. Each reheat coil has a remote thermostat to control the operation of the reheat coil. The H&V units appears to be in rough shape but in good working order however the units nearing the end of their useful service life.

Administration

The Administration area is heated, cooled and ventilated by a single roof top. The administration is broken up into zones by the use of variable air volume (VAV) terminal boxes. The VAV boxes are equipped with reheat coils.

Each VAV box will have a dedicated thermostat with will provide thermal comfort to the zone. There are nine zones. The tempered air is disturbed to the space by an insulated galvanized ductwork system terminating with ceiling grilles. The unit appears to be in good working order however is nearing the end of its useful service life.

Auditorium

The Auditorium is heated, cooled and ventilated by a single roof top. The tempered air is disturbed to the space by an insulated galvanized ductwork system terminating with ceiling grilles. The unit appears to be in good working order however is nearing the end of its useful service life.

Library

The library is heated, cooled and ventilated by a single roof top. The library is broken up into zones by the use of variable air volume (VAV) terminal boxes. The VAV boxes are equipped with reheat coils. Each VAV box will have a dedicated thermostat with will provide thermal comfort to the zone. There are 8 zones. The TV studio is serviced by the

EXISTING CONDITIONS



HVAC rooftop unit.

Library RTU. The tempered air is disturbed to the space by an insulated galvanized ductwork system terminating with ceiling grilles. The unit appears to be in good working order however is nearing the end of its useful service life.

Cafeteria

The cafeteria is heated and ventilated by a single roof top unit manufactured by Reznor. The tempered air is disturbed to the space by an insulated galvanized ductwork system terminating with ceiling grilles. The unit appears to be in good working order however is nearing the end of its useful service life.

Kitchen

The kitchen is heated and ventilated by a single roof top unit manufactured by Reznor. The tempered air is disturbed to the space by an insulated galvanized ductwork system terminating with ceiling grilles. The unit appears to be in good working order however is nearing the end of its useful service life.

There are two kitchen hoods over the ovens and cooking range. The hoods are equipped with dedicated up-blast exhaust fans and make-up air units. There is an additional



Kitchen hood.

hood over a conveyor belt oven. The hood is only equipped with an up-blast fan. Make-up air is from the space. The hoods are a single speed on/off operation.

Music/Band/Choral Rooms

The music/band/choral rooms are heated and ventilated by either ceiling mounted unit ventilators or wall classroom unit ventilators manufactured by AAF. The tempered air is disturbed to the space by an insulated galvanized ductwork system terminating with ceiling grilles. The units appear to be in good working order however are nearing the end of their useful service life.

Toilet Rooms

The toilet rooms are exhausted through a system of ceiling grilles, ductwork and roof mounted centrifugal exhaust fans. Although operational, the exhaust fans have outlived their useful service life.

EXISTING CONDITIONS



Pump set.



Combustion air intake.



Pump set.



Rooftop fans.

EXISTING CONDITIONS

ELECTRICAL EVALUATION

The following evaluation of the existing electrical systems was completed by Griffith & Vary (G&V), Inc.

Electric Service

The primary electric service which originates from a riser conduit on an electric utility co. pole at Pond Street feeds the pad mounted electric utility co. transformer via underground conduit/cabling. The transformer is located on the site. The electric utility co. meter is mounted on the transformer. The electric service appears to be in fair condition.

Normal Power System

The switchboard is fed by the electric utility co. transformer via underground conduit/cabling. The switchboard rated at 2500 amps, 277/480 volt, three phase, four wire has a 2500 amp main switch and feeds panelboards and transformers located in the Main Electric Room, and throughout the building. K-rated transformers feed computer panelboards which have integral surge protection. The distribution sections of the switchboard are made up of circuit breakers. The normal power distribution is as manufactured by Cutler-Hammer. The normal power system appears to be in fair condition.

Emergency Power System

The building has a permanent 277/480 volt, three phase, four wire, 250 kW natural gas generator as manufactured by Kohler which located within a weatherproof enclosure as located on the site. A temporary generator is sitting on the site and is temporarily connected to the building automatic transfer switches as the permanent generator is in need of repairs.

The generator provides emergency power upon loss of normal utility power to emergency lighting via automatic transfer switch ATS-LS and emergency panelboards. The ATS and the emergency distribution panelboard are located in the Emergency Electric Room. There are other emergency panelboards located throughout the building and they are fed via two hour rated MI cable. ATS-LS is as manufactured by Kohler and is rated at 150 amps. The feeder from the generator to the ATS comes into the Emergency Electric Room underground.

The generator provides emergency power upon loss of normal utility power to Elevators, Kitchen equipment, the Sewage Pumps, and HVAC equipment via automatic transfer switch ATS-OS and optional standby panelboards. The ATS and the optional standby distribution panelboard are located in the Emergency Electric Room. There are



Electric Utility Co. Riser Pole.



Electric Utility Co. Pad Mounted Transformer.

EXISTING CONDITIONS



Switchboard and power distribution in main electric room.

other optional standby panelboards located throughout the building. ATS-OS is as manufactured by Kohler and is rated at 400 amps. The feeder from the generator to the ATS comes into the Emergency Electric Room underground.

Deficiencies as it relates to current Codes:

- // The generator is natural gas fired which according to the National Electrical Code cannot serve emergency loads as natural gas is considered to be an interruptible fuel source.
- // Emergency and optional standby panelboards are required to be protected by surge suppressors.

The emergency power system appears to be in fair condition, however as described above does not meet current Codes.

Recommendations:

- // A new diesel fuel generator with a sound attenuated, weatherproof enclosure is recommended to comply with the National Electrical Code.
- // Surge suppressors should be provided

for emergency and optional standby panelboards.

Fire Alarm

The fire alarm control panel is addressable as manufactured by Cerberus Pyrotronics. The fire alarm radio master box is located adjacent to the fire alarm control panel, with the associated antenna located on the exterior of the building. The fire alarm system consists of remote annunciators, smoke detectors, carbon monoxide detectors, heat detectors, duct smoke detectors, pull stations, magnetic door holders, strobes, and horn/strobes.

Deficiencies as it relates to current Codes:

- // The building utilizes horn/strobes for notification, therefore it does not comply with the International Building Code as speaker/strobes are required to provide voice evacuation throughout the building.

The fire alarm system appears to be in fair condition, however as described above does not meet current Codes.

EXISTING CONDITIONS



Temporary generator.



Fire alarm panel.

Recommendations:

// A new fire alarm system is recommended for the building which would include voice evacuation as required by the International Building Code.

Lighting

Interior

The interior lighting consists of a mix of fluorescent and LED lighting fixtures. Staff indicated that fluorescent lighting fixtures have been replaced with LED type with integral occupancy sensors in common areas and they are still in the process of upgrading fluorescent lighting fixtures in other areas with LED type. Exit signs provide for direction to paths of egress. The interior fluorescent lighting fixtures appear to be in poor condition, while LED lighting fixtures appear to be in good condition.

Exterior

Lighting consists of wall mounted and pole mounted LED site lighting fixtures.

Deficiencies:

// Staff indicated that there have been complaints that the site is not sufficiently illuminated. As such, exterior lighting levels would not appear to meet IESNA Standards.

The exterior lighting appears to be in good condition.

Recommendations:

// LED site lighting should be added to supplement existing lighting to comply with IESNA Standards.

Switching

Interior Lighting

Interior lighting is controlled by local wall switches, wall mounted combination switch/occupancy sensors, wall and ceiling mounted occupancy sensors, and lighting relay control panels.

Exterior Lighting

Exterior lighting is controlled by lighting relay control panel.

Deficiencies as it relates to current Codes:

// The current building switching does

EXISTING CONDITIONS



Examples of fluorescent lighting fixtures.

not meet the International Energy Conservation Code as it is Auto-On. Manual-On is required in most areas, except in Corridors, Stairs, and Toilet rooms.

// Automatic daylight harvesting is required as per the International Energy Conservation Code.

The switching appears to be in fair condition, however as described above, does not meet current Codes.

Recommendations:

// The lighting control system should be replaced with new to comply with the International Energy Conservation Code.

Receptacles

Receptacles are ground type, with some GFCI type throughout the building. Receptacles have been added over the years through the use of EMT conduit with surface boxes, tele-power poles, plug-mold, and wire-mold.

Deficiencies as it relates to current Codes:

// Receptacles in the Kitchen require GFCI

protection where equipment plugs in via cord and plug and is either 125-250 volt single phase 150 volts or less to ground 50 amps or less, or 208 volt three phase 100 amps or less as per National Electrical Code.

Receptacles appear to be in fair condition, however as described above, Kitchen receptacles do not meet current Codes.

Recommendations:

// Receptacles in the Kitchen should be replaced with new as required by the National Electrical Code.

Lightning Protection:

The building does not have a lightning protection system.

Recommendations:

// Although it not required by Code, a lightning protection system is recommended which would include air terminals on the roof with downlead conductors to ground and surge protection.

EXISTING CONDITIONS



Examples of LED lighting fixtures.

Bi-directional Amplifier System:

The building does not appear to have a bi-directional amplifier system.

Recommendations:

// A bi-directional amplifier system is probably required unless testing proves that Police and Fire Department radios have required signal levels as dictated by the International Building Code. A bi-directional amplifier system would include an amplifier and cabling above ceilings.

annunciators and controllers, addressable speakers, and amber lens strobes.

Wiring

Wiring is made up of MC cabling, FA MC cabling, EMT, Rigid, and PVC conduit.

Mass Notification System

The building does not have a Mass Notification System.

Recommendations:

// Although it is not required by Code, a Mass Notification System is highly recommended for Schools. A Mass Notification System would consist of control panels, info alarm graphic

EXISTING CONDITIONS



Permanent generator.



Emergency ATS-LS.



Example of exterior lighting fixture.



Optional Standby ATS-OS.

EXISTING CONDITIONS

PLUMBING EVALUATION

The following evaluation of the existing plumbing systems was completed by Griffith & Vary (G&V), Inc.

Water Service

The 4-inch domestic water service enters through the basement floor and connects to water meter. The backflow preventer is located at the back wall. They appear to be in good condition. The water service pressure is boosted by a packaged triplex booster pump adjacent to the water service entry to provide ample pressure for all fixtures and equipment on the upper floors. Pump number 2 was leaking on the day of site visit. Facilities dept were preparing to repair the leak. The booster pump is 21 years old and one of the pumps has started leaking. The pump may need to be replaced/ rebuilt. The pump has a life of approximately 30 years so its likely that pumps being replaced / rebuilt will last many more years.

The water feeding the science rooms are protected with backflow preventers as required by code. Also the boiler water make up water is protected with a backflow preventer.



Triplex water booster pump.

Water Heating

The domestic water heating is provided by a gas fired high efficiency water heater that stores water in duplex storage tanks. This water heater also feeds the 140-degree water to the kitchen equipment. Both systems are recirculated. The pumps are in good condition.

The water heaters are newer equipment and are in excellent condition. The old large horizontal hot water storage tank was not removed.

The science rooms hot water is generated by electric resistance type water heaters located in several locations to be close to each group of science rooms. It was undetermined what condition they were in during site trip.

Water Piping

In general, the water piping is in good condition and insulated. There are a couple locations in which the insulation was missing.

Sanitary / lab waste / Storm systems:

There are several exit points for the storm and sanitary systems. There were no reported issues with piping leaks / replacements.



Duplex hot water tanks.

EXISTING CONDITIONS



Recirculation pumps.



Gas meter assembly.

Conventional roof drain collection system with an area of downspouts in sloped roof areas that are collected with gutter/downspouts to cast iron boots at grade.

Lab waste has several treatment/dilution tanks. Only viewed one that was above grade and did not seem to be operating or at least the tracking was not taking place with PH monitor. It was not determined during site visit if the chemicals being utilized in the school warranted a lab waste system.

Recommendations:

// The school should put together a list of chemicals used to determine treatment, if at all. This may have been completed already and why systems are shutdown.

Gas System

The gas meter is located at the front of the school building. There are pressure regulators for 2 psi system to the building. The main distribution through the building is 2psi with local regulators set for 7" wc that services the water heaters, science rooms and kitchen. The boilers and roof tops are fed with 2 psi gas.

The emergency generator is a

dedicated 3 inch gas feed at 2 psi. There were no reported issues with the gas system. It was operating satisfactorily.

Kitchen Waste

The pot sink and prep sinks have point of use grease traps to limit the grease to the main kitchen waste piping to prevent blockages.

Other kitchen equipment and floor drain waste is drained to the kitchen waste system and along with the pot and prep sink waste drain to an exterior 6000-gallon tank. The discharge drains back into the basement where it connects to the interior sanitary system and eventually to the exterior collection system. Bringing the kitchen waste back into the building underground is not good practice as it may impact the sanitary service and shutdown both systems inside the building where its difficult to rectify.

The pot sink is provided with a disposal in one of the bays. This is a code violation as the grease trap will fill with food particle which tend to clog the trap. It is recommended that the disposal be moved to a sanitary main as required by code.

EXISTING CONDITIONS



Lab waste / dilution basin.



Recessed grease trap in kitchen.

Plumbing Fixtures

- // *Water closets:* wall hung with manual 1.6 gpf flush valves
- // *Urinals:* wall hung with manual .5 gpf flush valves
- // *Lavatories:* tap type metering faucets
- // *Water coolers:* single manual with sensor bottle filler- newer
- // *Sinks:* self rimming stainless steel with variety of manual 2.0 gpm faucet types based on application
- // *Floor drains:* nickel bronze in toilet rooms and floor sinks in the kitchen areas.

Recommendations:

- // It appears that some of the flush valves on water closets and urinals have been replaced since the school was built. They are water saving fixtures. There are some high efficiency sensor 10 year battery fixtures and trim available that would save water and be hands free.

The school has replaced the water coolers with new combination water cooler/ bottle filler fixtures in the public spaces. The fixtures available are 1.1 gpf water closets, .125 urinals, .32 gpm faucets and 1.5 gpm faucets for sinks.

EXISTING CONDITIONS



Typical water closet.



Typical lavatory.



Typical urinal.



Typical water bottle filler.

EXISTING CONDITIONS

FIRE PROTECTION EVALUATION

The following evaluation of the existing fire protection systems was completed by Griffith & Vary (G&V), Inc.

Fire Service

An 8-inch fire service feeds the building and is in good condition. A double check valve provides code required protection.

Pipe Distribution

The building fire line distributes horizontally to feed the fire dept valves and to sprinkler flow control valves within the stairs creating multiple sprinkler zones within the building has multiple fire department valves located in the stairs on both floors. The building is 100% sprinkled with a majority of semi-recessed chrome plated quick response type pendants.

There is a mix of exposed and in cabinet type fire dept valves.

A Fire dept Storz connection at front entry is in good condition. There is also one on level 2 in the rear of the building.



Fire Service.



Quick response pendant head.

EXISTING CONDITIONS



Fire department valve and cabinet.



Fire department valve.



Storz FDC connection.



Exposed fire department valve.

EXISTING CONDITIONS

TECHNOLOGY EVALUATION

The following evaluation of the existing technology systems was completed by Ai3 Architects.

Network

District fiber to the schools is adequate and reliable. Internet service provided at each school is adequate and acceptable. The network cabling is a mix of Category 5e and 6, with ages between 4 to 20 years old. There is no Category 6A in the buildings, which is the typical new building standard installed in new projects. A cable infrastructure upgrade to Category 6A is recommended, to help future proof the buildings.

Most data requirements (99%) are served via wireless access points. Physical data drop locations in each room are available if required. Data service is acceptable, but not up to current design standards (multiple physical Category 6A data drops at the teacher location and at other locations in the classrooms).

Old Category 3 analog/digital phone cabling has been abandoned, as a newer VoIP phone system and data cabling (category 6) has been installed for phone locations.

Switches

Switches are a mix of Dell and HP 48 port. Most are 5-7 years old, and are reliable and acceptable. Older switches are end of life and are scheduled to be replaced in 2022.

Phone System

The phone system is an up to date 4 year old Mitel VoIP system that is reliable and acceptable.

Public Address System

The PS system was replaced in 2019, however the cabling was not replaced. As such, intermittent issues remain at certain locations, and more independent zones would be beneficial. This would require recalling the PA system from the rack to the speakers. Volume adjustments have been an issue, with one end of a speaker chain too loud, and the volume

too low at the far end. There are no emergency call buttons installed in the buildings. Typical PA installations in newer buildings include emergency call buttons in each classroom as a second means of communication from the classroom to the front office in case of emergency. This can be addressed with a PA cable renovation when addressing the zones.

The master clock system is problematic. Analog clocks are old and some are beyond repair as parts are not available. There are various types of analog clocks in the buildings, and while synchronized, they are not reliable. There were no digital clocks in use. Newer systems include digital clocks, with some systems able to scroll messages across them during emergencies. It is recommended that the clocks and cabling be replaced.

Wireless

Aerohive (now part of Extreme Networks) is the district's wireless technology standard. The building has new Aerohive wireless access points. All classrooms have a wireless access point, but only one cable drop is in each classroom for the wireless access points. Four data drops are usually provided on new projects. Wireless coverage is currently acceptable.

IPTV

The building does utilize a video distribution system. The old coax video distribution system is still in tact in the technology closets. Industry Weapon is the digital signage system in the District. The schools do not have many displays, but some displays are scheduled for installation this winter break.

Classroom Technology

There is currently almost no interactivity equipment in the classrooms. All newer schools have interactive type equipment in the classrooms. Sixty-three ceiling mounted non-interactive projectors are in use in the schools and six Mimio 280 systems are in use. A pilot program has begun to vet newer interactive

EXISTING CONDITIONS

technologies for consideration. Voicelift, a system to amplify a teacher's voice, is not installed at the schools. Presentation cameras are in use in the classroom.

Current data in the classrooms would not support an interactive display or projector on the teaching wall of the classroom. Audio-video cabling and data cabling would have to be provided at each location (unless existing cabling can be reused).

Other Systems and Information

UPS devices are used in racks for equipment. The break-fix technology repair areas are adequate.

EXISTING CONDITIONS

3.1.5.7 Geotechnical Report

OVERVIEW

Ai3 Architects, LLC secured the services of Lahlaf Geotechnical Consulting, Inc. (LGCI) through The Vertex Companies, Inc. to conduct a preliminary geotechnical report for Cohasset Middle High School located at 143 Pond Street in Cohasset, Massachusetts. LGCI completed initial explorations at the site to obtain preliminary subsurface information and to provide preliminary recommendations for foundation design and construction. The following services were provided:

- // Coordinated field explorations with Ai3 Architects, LLC; The Vertex Companies, Inc.; Cohasset Public Schools and the Town of Cohasset.
- // Engaged a drilling subcontractor to provide borings.
- // Provided geotechnical engineers at the site to coordinate and observe the borings, describe the soil samples, and prepare field logs.
- // Submitted soil samples for grain-size analysis.
- // Prepared the geotechnical report containing the results of the preliminary subsurface explorations and the preliminary recommendations for foundation design and construction.

These tests and samplings were performed in compliance with MSBA regulations identified in Module 3, Feasibility Study: Article 3.1.4 Evaluation of Existing Conditions. A second phase of geotechnical investigation will be performed in the Design Development phase of a determined project.

Following the Phase I geotechnical investigation, initial items of note include:

- // Asphalt, surficial topsoil, and existing fill encountered in borings are not suitable to support foundations.

// Subsurface conditions are suitable to support shallow spread and continuous footings bearing on a minimum of 6-inches of structural fill.

// 5 ksf preliminary bearing capacity

// The on-site soils are silty.

For a complete copy of the Preliminary Geotechnical Report, refer to the Appendix.

EXISTING CONDITIONS

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EXISTING CONDITIONS

3.1.5.8 Wetlands Delineation Report

OVERVIEW

Ai3 Architects, LLC secured the services of The Vertex Companies, Inc. (Vertex) to conduct a Wetlands Delineation Report for Cohasset Middle High School located at 143 Pond Street in Cohasset, Massachusetts. As part of the field delineation, the existing landforms, as well as associated vegetation, hydrology, and soil conditions, were studied to identify areas that would likely contain wetlands/waters and or aquatic habitats at the site. Potential jurisdictional wetland areas were identified on field maps and compared to available aerial photography, previous jurisdictional delineations, and topographical maps.

One palustrine wetland (WL-A) was identified by visual examination, consisting of a red maple swamp located in the southeastern section of the Project Site. This wetland is hydrologically connected via the drainage channel to an off-site wetland located approximately 600 feet to the southeast.

Under the Massachusetts WPA Regulations, the red maple swamp and the banks and land within the portion of the drainage channel within the red maple swamp are Areas Subject to Protection (Resource Areas) by the WPA and Cohasset Bylaw. A 100-foot Buffer Zone is associated with these Resource Areas; the Cohasset Regulations divide the Buffer Zone into a 50-foot Inner Buffer Zone and a 50-foot Outer Buffer Zone.

For a complete copy of the Wetlands Delineation Report, refer to the Appendix.

EXISTING CONDITIONS

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EXISTING CONDITIONS

3.1.5.9 Phase I ESA Report

OVERVIEW

Ai3 Architects, LLC secured the services of The Vertex Companies, Inc. (Vertex) to conduct a Phase I Environmental Site Assessment (ESA) for Cohasset Middle High School located at 143 Pond Street in Cohasset, Massachusetts. The purpose of the ESA is to evaluate the Site with respect to potential presence of “Recognized Environmental Conditions” (REC). The ESA included review of the following:

- // Records Review: review of historical and regulatory records readily available from state, federal, and local agencies concerning the Site and nearby properties.
- // Site Reconnaissance: Evaluation of the Site for indications of REC and to identify general uses of abutting parcels.
- // Interviews/Inquiries: Interview of readily available persons associated with the Site Owner and occupants of the Site relative to Site history and use.
- // Interviews with local government officials: collect information and conduct inquiries of the local regulatory / licensing agencies regarding the Site.

The ESA was performed in compliance with MSBA regulations identified in Module 3, Feasibility Study: Article 3.1.4 Evaluation of Existing Conditions. For a complete copy of the Phase I ESA, refer to the Appendix.

EXISTING CONDITIONS

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EXISTING CONDITIONS

3.1.5.10 Hazardous Materials Assessment

OVERVIEW

Ai3 Architects, LLC secured the services of Universal Environmental Consultants, Inc. (UEC) to conduct a comprehensive hazardous materials identification study for the Cohasset Middle/High School building located at 143 Pond Street in Cohasset, Massachusetts. Surveying of the building and its materials occurred in August 2024. The report included sampling and testing for Lead Based Paint (LBP) Inspection, PCBs, mercury, radon sampling, airborne mold sampling, and asbestos containing materials (ACM) inspection and sampling. These tests and samplings were in compliance with MSBA regulations identified in Module 3, Feasibility Study: Article 3.1.4 Evaluation of Existing Conditions.

The scope of work included the inspection of accessible ACM, collection of bulk samples, determination and quantities of types of ACM found, and cost estimates for remediation.

Results of the Hazardous Materials Identification Study summarized below and are contained herein. Refer to the following pages for a full copy of the Study.

Asbestos Containing Materials
8 of 58 samples tested positive:

Inspection Sample	% ACM
Damproofing above ceiling on CMU (4 locations)	20%
Exterior window framing caulking (1 location)	10%
Exterior caulking in lintel (2 locations)	5-10%
Exterior door framing caulking (1 location)	5%

Estimated Remediation Costs
(Note, quantities & costs are estimated)

Hazardous Material	Approx. Quantity	Cost Estimate (\$)
Misc. Hazardous Materials	Unknown	\$50,000.00
Tubes in Light Fixtures	Unknown	\$75,000.00
Hardwood Flooring/Paper/Mastic (former gym)	8,000 sf	\$160,000.00
Exterior Caulking	Unknown	\$120,000.00
Damproofing/Flashing	3,000 tons	\$900,000.00
Transite Sewer Pipes**	Unknown	\$125,000.00
Est. Costs for Inspection		\$18,000.00
Est. Costs for Design, Construction, Monitoring, and Air Sampling Services		\$172,000.00
Total Estimated Cost*		\$1,700,000.00

* In current dollar value, as of August 2024
** Transite is a material made of cement and asbestos fibers

EXISTING CONDITIONS

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EXISTING CONDITIONS

**REPORT
FOR
HAZARDOUS MATERIALS IDENTIFICATION STUDY
AT THE
MIDDLE/HIGH SCHOOL
COHASSET, MA**

PROJECT NUMBER:
224 594.00

SURVEY DATES:
August 20-21, 2024

STUDY CONDUCTED BY:

**UNIVERSAL ENVIRONMENTAL CONSULTANTS
12 BREWSTER ROAD
FRAMINGHAM, MASSACHUSETTS**



August 23, 2024

Ms. Julie Rivera
Senior Associate
Ai3 Architects LLC
111 Spean Street, Suite 300
Framingham, MA 01701

Reference: **Hazardous Materials Identification Survey**
Middle/High School, Cohasset, MA

Dear Ms. Rivera:

Thank you for the opportunity for Universal Environmental Consultants (UEC) to provide professional services.

Enclosed please find the report for the Hazardous Materials Identification Survey at the Middle/High School, Cohasset, MA.

Please do not hesitate to contact me at (508) 628-5486 if you have any questions.

Very truly yours,

Universal Environmental Consultants

A handwritten signature in blue ink, appearing to read "Ammar Dieb", is written over a horizontal line.

Ammar Dieb
President

UEC:\224 594.00\Report.DOC

Enclosure

INTRODUCTION:

Universal Environmental Consultants (UEC) has been providing comprehensive asbestos services since 2001 and has completed projects throughout New England. We have completed projects for a variety of clients including commercial, industrial, municipal, and public and private schools. We maintain appropriate asbestos licenses and staff with a minimum of thirty-six years of experience.

UEC was contracted by Ai3 Architects LLC to conduct the following services at the Middle/High School, Cohasset, Massachusetts:

- Asbestos Containing Materials (ACM) inspection and sampling.
- Polychlorinated Biphenyls (PCB's)-Electrical Equipment and Light Fixtures inspection.
- PCB's Caulking inspection.
- Lead Based Paint (LBP) inspection.
- Mercury in Rubber Flooring inspection.

The scope of work included the inspection of accessible ACM, collection of bulk samples, determination, and quantities of types of ACM found and cost estimates for remediation. A comprehensive survey per the Environmental Protection Agency (EPA) NESHAP regulation would be required prior to any renovation or demolition activities.

Bulk samples analyses for asbestos were performed using the standard Polarized Light Microscopy (PLM) Method in accordance with EPA standard. Bulk samples were collected by a Massachusetts licensed asbestos inspector Mr. Leonard J. Busa (AI-001899). Samples were analyzed by a Massachusetts licensed laboratory Asbestos Identification Laboratory, Woburn, MA.

Samples results are attached.

FINDINGS:**Asbestos Containing Materials (ACM):**

The regulations for asbestos inspection are based on representative sampling. It would be impractical and costly to sample all materials in all areas. Therefore, representative samples of each homogenous area were collected and analyzed or assumed.

All suspect materials were grouped into homogenous areas. By definition, a homogenous area is one in which the materials are evenly mixed and similar in appearance and texture throughout. A homogeneous area shall be determined to be ACM based on findings that the results of at least one sample collected from that area shows that asbestos is present in an amount 1 percent or greater in accordance with EPA regulations. Per the Department of Environmental Protection (DEP) any amount of asbestos found must be disposed as asbestos.

No additional suspect and accessible ACM were found during this survey. However, hidden ACM may be found during the renovation and demolition activities.

Number of Samples Collected:

Fifty-eight (58) bulk samples were collected from materials suspected of containing asbestos, including:

Type and Location of Suspect Material

1. Grey sink coating at classroom 264
2. 2' x 2' Suspended acoustical ceiling tile at gymnasium lobby
3. 2' x 2' Suspended acoustical ceiling tile at room 106-A
4. 2' x 2' Suspended acoustical ceiling tile at classroom 176
5. Soft black window glazing caulking at classroom 194
6. Soft black window glazing caulking at classroom 157
7. Wood fire door insulation at classroom 106-A
8. Slate window sill for exterior window

9. Interior door framing caulking
10. Grey grout for original glazed wall tile at boy's room
11. Grey sealant seams of metal duct
12. Grey sealant seams of metal duct
13. Gypsum roof deck top of pressed wood deck
14. Joint compound
15. Joint compound
16. Joint compound
17. Textured joint compound
18. Rough ceiling plaster at basement
19. Rough ceiling plaster at basement
20. Carpet glue at classroom 171
21. Interior soft insulation from small metal boiler at boiler room
22. Interior hard insulation from small metal boiler at boiler room
23. Glue tab for fiberglass insulated duct at boiler room
24. Tank insulation at boiler room
25. Unknown debris on floor at basement transformer room
26. White/blue 12" x 12" vinyl floor tile
27. Mastic for white/blue 12" x 12" vinyl floor tile
28. White/blue 12" x 12" vinyl floor tile
29. Mastic for white/blue 12" x 12" vinyl floor tile
30. White/blue 12" x 12" vinyl floor tile
31. Mastic for white/blue 12" x 12" vinyl floor tile
32. White/blue 12" x 12" vinyl floor tile type II
33. Mastic for white/blue 12" x 12" vinyl floor tile type II
34. White/blue 12" x 12" vinyl floor tile type II
35. Mastic for white/blue 12" x 12" vinyl floor tile type II
36. Damproofing above ceiling on CMU column at classroom 151
37. Homosote panel above ceiling over window at classroom 151
38. Damproofing above ceiling on CMU at room 254-B
39. Damproofing/fabric above ceiling on CMU at room 254-B
40. Damproofing above ceiling on CMU column at classroom 151
41. Ceiling joint compound
42. Insulation in CMU at classroom 225
43. Exterior window framing caulking
44. Exterior window framing caulking
45. Exterior window framing caulking
46. Exterior window framing caulking
47. Exterior caulking in lintel
48. Exterior caulking in lintel
49. Exterior caulking under metal sill
50. Exterior caulking under metal sill
51. Unit vent grille caulking
52. Exterior door framing caulking
53. Exterior door framing caulking
54. Exterior door framing caulking residue
55. Exterior door framing caulking
56. Exterior damproofing on foundation wall
57. Exterior flashing protruding over foundation wall
58. Paper under hardwood floor at classroom 193 mechanical room

Sample Results:

Type and Location of Suspect Material

Sample Result

1. Grey sink coating at classroom 264
2. 2' x 2' Suspended acoustical ceiling tile at gymnasium lobby

No Asbestos Detected
No Asbestos Detected

3. 2' x 2' Suspended acoustical ceiling tile at room 106-A	No Asbestos Detected
4. 2' x 2' Suspended acoustical ceiling tile at classroom 176	No Asbestos Detected
5. Soft black window glazing caulking at classroom 194	No Asbestos Detected
6. Soft black window glazing caulking at classroom 157	No Asbestos Detected
7. Wood fire door insulation at classroom 106-A	No Asbestos Detected
8. Slate window sill for exterior window	No Asbestos Detected
9. Interior door framing caulking	No Asbestos Detected
10. Grey grout for original glazed wall tile at boy's room	No Asbestos Detected
11. Grey sealant seams of metal duct	No Asbestos Detected
12. Grey sealant seams of metal duct	No Asbestos Detected
13. Gypsum roof deck top of pressed wood deck	No Asbestos Detected
14. Joint compound	No Asbestos Detected
15. Joint compound	No Asbestos Detected
16. Joint compound	No Asbestos Detected
17. Textured joint compound	No Asbestos Detected
18. Rough ceiling plaster at basement	No Asbestos Detected
19. Rough ceiling plaster at basement	No Asbestos Detected
20. Carpet glue at classroom 171	No Asbestos Detected
21. Interior soft insulation from small metal boiler at boiler room	No Asbestos Detected
22. Interior hard insulation from small metal boiler at boiler room	No Asbestos Detected
23. Glue tab for fiberglass insulated duct at boiler room	No Asbestos Detected
24. Tank insulation at boiler room	No Asbestos Detected
25. Unknown debris on floor at basement transformer room	No Asbestos Detected
26. White/blue 12" x 12" vinyl floor tile	No Asbestos Detected
27. Mastix for white/blue 12" x 12" vinyl floor tile	No Asbestos Detected
28. White/blue 12" x 12" vinyl floor tile	No Asbestos Detected
29. Mastix for white/blue 12" x 12" vinyl floor tile	No Asbestos Detected
30. White/blue 12" x 12" vinyl floor tile	No Asbestos Detected
31. Mastix for white/blue 12" x 12" vinyl floor tile	No Asbestos Detected
32. White/blue 12" x 12" vinyl floor tile type II	No Asbestos Detected
33. Mastix for white/blue 12" x 12" vinyl floor tile type II	No Asbestos Detected
34. White/blue 12" x 12" vinyl floor tile type II	No Asbestos Detected
35. Mastix for white/blue 12" x 12" vinyl floor tile type II	No Asbestos Detected
36. Damproofing above ceiling on CMU column at classroom 151	20% Asbestos
37. Homosote panel above ceiling over window at classroom 151	No Asbestos Detected
38. Damproofing above ceiling on CMU at room 254-B	20% Asbestos
39. Damproofing/fabric above ceiling on CMU at room 254-B	20% Asbestos
40. Damproofing above ceiling on CMU column at classroom 151	20% Asbestos
41. Ceiling joint compound	No Asbestos Detected
42. Insulation in CMU at classroom 225	No Asbestos Detected
43. Exterior window framing caulking	10% Asbestos
44. Exterior window framing caulking	No Asbestos Detected
45. Exterior window framing caulking	No Asbestos Detected
46. Exterior window framing caulking	No Asbestos Detected
47. Exterior caulking in lintel	10% Asbestos
48. Exterior caulking in lintel	5% Asbestos
49. Exterior caulking under metal sill	No Asbestos Detected
50. Exterior caulking under metal sill	No Asbestos Detected
51. Unit vent grille caulking	No Asbestos Detected
52. Exterior door framing caulking	No Asbestos Detected
53. Exterior door framing caulking	No Asbestos Detected
54. Exterior door framing caulking residue	5% Asbestos
55. Exterior door framing caulking	No Asbestos Detected
56. Exterior damproofing on foundation wall	No Asbestos Detected
57. Exterior flashing protruding over foundation wall	No Asbestos Detected

Observations and Conclusions:

The condition of ACM is very important. ACM in good condition does not present a health issue unless it is disturbed. Therefore, it is not necessary to remediate ACM in good condition unless it will be disturbed through renovation, demolition, or other activity.

It appears that the school was totally renovated.

Refer to the AHERA Management Plan for conditions of ACM.

1. Dampproofing above ceiling on CMU column was found to contain asbestos.
2. Dampproofing above ceiling on CMU was found to contain asbestos.
3. Exterior window framing caulking was found to contain asbestos.
4. Exterior caulking in lintel was found to contain asbestos.
5. Exterior door framing caulking residue was found to contain asbestos.
6. Underground sewer pipes were assumed to contain asbestos.
7. Paper/mastic under former gymnasium hardwood flooring was assumed to contain asbestos.
8. Exterior dampproofing was assumed to contain asbestos. A Non-Traditional Abatement Plan would need to be prepared and submitted to the DEP for review and approval.
9. All other suspect materials were found not to contain asbestos. Hidden ACM may be found during renovation and demolition activities.

Polychlorinated Biphenyls (PCB's)-Electrical Equipment and Light Fixtures:

Observations and Conclusions

Visual inspection of various equipments such as light fixtures, thermostats, exit signs and switches was performed for the presence of PCB's and mercury. Ballasts in light fixtures were assumed not to contain PCB's since there were labels indicating that "No PCB's" was found. Tubes in light fixtures, thermostats, signs, and switches were assumed to contain mercury. It would be very costly to test those equipments and dismantling would be required to access. Therefore, the above mentioned equipments should be disposed of in an EPA approved landfill as part of the demolition project.

PCB's in Caulking:

PCB's are manmade chemicals that were widely produced and distributed across the country from the 1950s to 1977 until the production of PCB's was banned by the US Environmental Protection Agency (EPA) law which became effective in 1978. PCB's are a class of chemicals made up of more than 200 different compounds. PCB's are non-flammable, stable, and good insulators so they were widely used in a variety of products including electrical transformers and capacitors, cable and wire coverings, sealants and caulking, and household products such as television sets and fluorescent light fixtures. Because of their chemical properties, PCB's are not very soluble in water, and they do not break down easily in the environment. PCB's also do not readily evaporate into air but tend to remain as solids or thick liquids. Even though PCB's have not been produced or used in the country for more than 30 years, they are still present in the environment, in the air, soil, and water and in our food. EPA requires that all construction waste including caulking be disposed as PCB's if PCB's level exceed 50 mg/kg (ppm). An abatement plan might also be required as part of renovations.

Observations and Conclusions:

Caulking was assumed to contain PCB's.

Lead Based Paint (LBP):

Observations and Conclusions

LBP was assumed to exist on painted surfaces. A school is not considered a regulated facility. All LBP activities performed, including waste disposal, should be in accordance with applicable Federal, State, or local laws, ordinances, codes, or regulations governing evaluation and hazard reduction. In the event of discrepancies, the most protective requirements prevail. These requirements can be found in OSHA 29 CFR 1926-Construction Industry Standards, 29 CFR 1926.62-Construction Industry Lead Standards, 29 CFR 1910.1200-Hazards Communication, 40 CFR 261-EPA Regulations. According to OSHA, any amount of LBP triggers compliance.

COST ESTIMATES:

The cost includes removal and disposal of all accessible ACM, other hazardous material, and an allowance for removal of inaccessible or hidden ACM that may be found during demolition.

Location	Material	Approximate Quantity	Cost Estimate (\$)
Throughout	Miscellaneous Hazardous Materials	Unknown	50,000.00
	Tubes in Light Fixtures	Unknown	75,000.00
Former Gymnasium	Hardwood Flooring/Paper/Mastic	8,000 SF	160,000.00
Exterior	Caulking	Unknown	120,000.00
	Damproofing/Flashing	3,000 Tons ^{1,2}	900,000.00
	Transite Sewer Pipes	Unknown ¹	125,000.00
Estimated costs for NESHAP Inspection			18,000.00
Estimated costs for Design, Construction Monitoring and Air Sampling Services			172,000.00
TOTAL:			\$ 1,700,000.00

¹: Part of total demolition/New Construction.

²: Estimated.

DESCRIPTION OF SURVEY METHODS AND LABORATORY ANALYSES:

Asbestos samples were analyzed using PLM and dispersion staining techniques with EPA/600/R-93/116 method.

LIMITATIONS AND CONDITIONS:

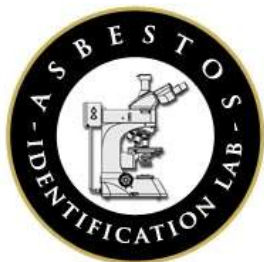
This report has been completed based on visual and physical observations made and information available at the time of the site visits, as well as an interview with the Owner's representatives. This report is intended to be used as a summary of available information on existing conditions with conclusions based on a reasonable and knowledgeable review of evidence found in accordance with normally accepted industry standards, state, and federal protocols, and within the scope and budget established by the client. Any additional data obtained by further review must be reviewed by UEC and the conclusions presented herein may be modified accordingly.

This report and attachments, prepared for the exclusive use of Owner for use in an environmental evaluation of the subject site, are an integral part of the inspections and opinions should not be formulated without reading the report in its entirety. No part of this report may be altered, used, copied, or relied upon without prior written permission from UEC, except that this report may be conveyed in its entirety to parties associated with Owner for this subject study.

Inspected By:

A handwritten signature in cursive script, reading "Leonard J. Busa". The signature is written in dark ink on a light background.

Leonard J. Busa
Asbestos Inspector
(AI-001899)



Asbestos Identification Laboratory.

165 New Boston St., Ste 227
Woburn, MA 01801
781-932-9600

Web: www.asbestosidentificationlab.com Email:
mikemanning@asbestosidentificationlab.com



Batch: 122107

Ammar Dieb
Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702

Project Information

*Cohasset MS/HS,
Cohasset,
MA*

*Method: BULK PLM ANALYSIS,
EPA/600/R-93/116*

Dear Ammar Dieb,

Asbestos Identification Laboratory has completed the analysis of the samples from your office for the above referenced project. The Analysis Method is BULK PLM ANALYSIS, EPA/600/R-93/116. The information and analysis contained in this report have been generated using the EPA /600/R-93/116 Method for the Determination of Asbestos in Bulk Building Materials. Materials or products that contain more than 1% of any kind or combination of asbestos are considered an asbestos containing building material as determined by the EPA. This Polarized Light Microscope (PLM) technique may be performed either by visual estimation or point counting. Point counting provides a determination of the area percentage of asbestos in a sample. If the asbestos is estimated to be less than 10% by visual estimation of friable material, the determination may be repeated using the point counting technique. The results of the point counting supersede visual PLM results. Results in this report only relate to the items tested. This report may not be used by the customer to claim product endorsement by NVLAP or any other U.S. Government Agency.

Laboratory results represent the analysis of samples as submitted by the customer. Information regarding sample location, description, area, volume, etc., was provided by the customer. Information provided by the customer can affect the validity of results. Asbestos Identification Laboratory is not responsible for sample collection activities or analytical method limitations. Unless notified in writing to return samples, Asbestos Identification Laboratory discards customer samples after 30 days. Samples containing subsamples or layers will be analyzed separately when applicable. Reports are kept at Asbestos Identification Laboratory for three years. All customer information will be maintained in confidentiality. This report shall not be reproduced, except in full, without the written consent of Asbestos Identification Laboratory.

- NVLAP Lab Code: 200919-0
- Massachusetts Certification License: AA000208
- State of Connecticut, Department of Public Health Approved Environmental Laboratory Registration Number: PH-0142
- State of Maine, Department of Environmental Protection Asbestos Analytical Laboratory License Number: LB-0078(Bulk) LA-0087(Air)
- State of Rhode Island and Providence Plantations. Department of Health Certification: AAL-121
- State of Vermont, Department of Health Environmental Health License AL934461

Thank you Ammar Dieb for your business.

Michael Manning
Owner/Director

Ammar Dieb
 Universal Environmental Consultants
 12 Brewster Road
 Framingham, MA 01702

Project Information

Cohasset MS/HS,
 Cohasset,
 MA

Method: BULK PLM ANALYSIS,
 EPA/600/R-93/116

FieldID LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
1 1352921	Gray Sink DP	C'm 264	gray	Cellulose 20 Non-Fibrous 80	None Detected
2 1352922	2x2 SAT	Gym Lobby	gray	Fiberglass 35 Cellulose 50 Non-Fibrous 15	None Detected
3 1352923	2x2 SAT	Rm 106-A	gray	Fiberglass 35 Cellulose 50 Non-Fibrous 15	None Detected
4 1352924	2x2 SAT	C'm 176	gray	Fiberglass 35 Cellulose 50 Non-Fibrous 15	None Detected
5 1352925	Soft Black Window Glaze (Non-Mesh)	C'm 194	black	Non-Fibrous 100	None Detected
6 1352926	Soft Black Win Gl (Square Mesh)	SW by C'm 157	black	Non-Fibrous 100	None Detected
7 1352927	Wood Fire Door Insul. (Blue Tag)	C'm 196-A	tan	Cellulose 70 Non-Fibrous 30	None Detected
8 1352928	Slate Window Sill for Exterior Window	Random	gray	Non-Fibrous 100	None Detected
9 1352929	Interior Door Frame Caulk	C'm 154 Entrance Door	tan	Non-Fibrous 100	None Detected
10 1352930	Gray Grout for Orig. White Glazed Wall Tile	Boys' Rm by Main Lobby	gray	Non-Fibrous 100	None Detected
11 1352931	Gray Sealant at Seams of Metal Door	Bsmt by Water Heater	gray	Non-Fibrous 100	None Detected
12 1352932	Gray Sealant at Seams of Metal Door	Storage by C'm 117	gray	Non-Fibrous 100	None Detected
13 1352933	Gypsum Roof Deck Top of Pressed Wood Deck	Storage by C'm 117	tan	Cellulose 20 Non-Fibrous 80	None Detected
14 1352934	Joint Compound (JC)	Hall by Main Office	white	Non-Fibrous 100	None Detected
15 1352935	JC	Hall Behind Stage	white	Non-Fibrous 100	None Detected

Ammar Dieb
Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702

Project Information

Cohasset MS/HS,
Cohasset,
MA

Method: BULK PLM ANALYSIS,
EPA/600/R-93/116

FieldID LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
17 1352937	Textured JC	Woodshop Office	white	Non-Fibrous 100	None Detected
18 1352938	Rough Ceiling Plaster (RCP)	Bsmt Mech. Areas	gray	Non-Fibrous 100	None Detected
19 1352939	RCP	Bsmt Mech. Areas	gray	Non-Fibrous 100	None Detected
20 1352940	Carpet Glue	C'rm 171	tan	Non-Fibrous 100	None Detected
21 1352941	Small Metal Boiler Soft Insulation at Interior	Boiler Room	tan	Fiberglass 55 Mineral Wool 15 Non-Fibrous 30	None Detected
22 1352942	Small Metal Boiler Hard Insul at Fire Wall	Boiler Room	gray	Fiberglass 20 Non-Fibrous 80	None Detected
23 1352943	Glue Tab for FG DI Make-Up Air	Boiler Room	tan	Cellulose 40 Non-Fibrous 60	None Detected
24 1352944	Tank Insulation	Boiler Room	gray	Fiberglass 55 Mineral Wool 15 Non-Fibrous 30	None Detected
25 1352945	Unknown Debris on Floor	Bsmt Transformer Rm	multi	Non-Fibrous 100	None Detected
26 1352946	12" VT White w/ Blue	C'rm 196 Storage	white	Non-Fibrous 100	None Detected
27 1352947	Adhesive #26	C'rm 196 Storage	tan	Non-Fibrous 100	None Detected
28 1352948	12" VT White w/ Blue	Bsmt SW by Admin Offices	white	Non-Fibrous 100	None Detected
29 1352949	Adh. #28	Bsmt SW by Admin Offices	tan	Non-Fibrous 100	None Detected
30 1352950	12" VT White w/ Blue	C'rm 263 Kiln Rm	white	Non-Fibrous 100	None Detected
31 1352951	Adh. #30	C'rm 263 Kiln Rm	tan	Non-Fibrous 100	None Detected
32 1352952	12" VT White w/ Blue-II	Coaches Rm 145	white	Non-Fibrous 100	None Detected

Sampled: August 21, 2024

Received: August 22, 2024

Analyzed: August 22, 2024

Friday 23 August 2024

Analyzed by:



Batch: 122107

Page 3 of 5

Ammar Dieb
Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702

Project Information

Cohasset MS/HS,
Cohasset,
MA

Method: BULK PLM ANALYSIS,
EPA/600/R-93/116

FieldID LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
33 1352953	Adh. #32	Coaches Rm 145	tan	Non-Fibrous 100	None Detected
34 1352954	12" VT White w/ Blue-II	Rm 161-A	white	Non-Fibrous 100	None Detected
35 1352955	12" White w/ Blue	SW by C'rm 100	white	Non-Fibrous 100	None Detected
36 1352956	Damproofing (DP) AC on CMU Column	C'rm 151	black	Non-Fibrous 80	Detected Chrysotile 20
37 1352957	Horizontal Homosote Panel AC over Window	C'rm 151	brown	Cellulose 90 Non-Fibrous 10	None Detected
38 1352958	Horiz. DP on CMU AC at Outside Wall	Rm 254-B	black	Non-Fibrous 80	Detected Chrysotile 20
39 1352959	Horiz. DP/Fabric on CM AC at Outside Wall	Rm 254-B	black	Non-Fibrous 80	Detected Chrysotile 20
40 1352960	DP AC on CMU Column	C'rm 257	black	Non-Fibrous 80	Detected Chrysotile 20
41 1352961	JC on Clg Above SAT	SW by C'rm 266	white	Non-Fibrous 100	None Detected
42 1352962	Insulation in CMU Outside Wall	C'rm 225	multi	Fiberglass 55 Cellulose 25 Non-Fibrous 20	None Detected
43 1352963	Window Frame Caulk	Exterior Main Entrance by Plaque	gray	Non-Fibrous 90	Detected Chrysotile 10
44 1352964	Win Fr	Exterior C'rm 100	gray	Non-Fibrous 100	None Detected
45 1352965	Win Fr	Exterior Auditorium	gray	Non-Fibrous 100	None Detected
46 1352966	Win Fr	Exterior Boys' Rm by C'rm 153	gray	Non-Fibrous 100	None Detected
47 1352967	Caulk in Lintel over #46	Exterior Boys' Rm by C'rm 153	gray	Non-Fibrous 90	Detected Chrysotile 10
48 1352968	Caulk in Lintel over Win	Exterior Rm 175/Guidance	gray	Non-Fibrous 95	Detected Chrysotile 5

Sampled: August 21, 2024

Received: August 22, 2024

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Friday 23 August 2024

Analyzed by:



Batch: 122107

Page 4 of 5

Ammar Dieb
Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702

Project Information

Cohasset MS/HS,
Cohasset,
MA

Method: BULK PLM ANALYSIS,
EPA/600/R-93/116

FieldID LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
49 1352969	Horiz. Caulk under Metal Sill	Exterior Courtyard w/ Green Planters	gray	Non-Fibrous 100	None Detected
50 1352970	Horiz. Caulk under Metal Sill	Exterior Courtyard w/ Wood Planters	gray	Non-Fibrous 100	None Detected
51 1352971	Pink Grill Caulk	Exterior Courtyard-Green	red	Non-Fibrous 100	None Detected
52 1352972	Door Frame Caulk	Exterior Door Adj. to Door-8	gray	Non-Fibrous 100	None Detected
53 1352973	Door Fr	Exterior Door 24-A	gray	Non-Fibrous 100	None Detected
54 1352974	Thick Residue under #53	Exterior Door 24-A	brown	Non-Fibrous 95	Detected Chrysotile 5
55 1352975	Door Fr	Exterior Courtyard-Wood	gray	Non-Fibrous 100	None Detected
56 1352976	New? DP on Foundation	Exterior Receiving	black	Non-Fibrous 100	None Detected
57 1352977	Protruding over Foundation	Exterior Receiving	black	Non-Fibrous 100	None Detected
58 1352978	Paper under Hdwd at Former (Orig.) Gym	C'm 193-Mech Rm	black	Cellulose 80 Non-Fibrous 20	None Detected

Sampled: August 21, 2024

Received: August 22, 2024

Analyzed: August 22, 2024

Friday 23 August 2024

Analyzed by:



Batch: 122107

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CHAIN OF CUSTODY

Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702
Tel: (508) 628-5486 - Fax: (508) 628-5488
adieb@uec-env.com

Town/City: Cohasset, MA Building Name: Cohasset MHS

Sample	Description of Material	Sample Location
1	Grey Sunk dp	cm 264
2	2-2 SAT	cm 100
3	2-2 SAT	cm 106-A
4	2-2 SAT	cm 121
5	soft Black window glaze (square mesh)	cm 194
6	soft Black window glaze (square mesh)	cm 157
7	wood fire door insul (Blue tag)	cm 196-A
8	slate window sill for exterior window	random
9	interior door frame cast	cm 154 entrance door
10	grey paint for dry white glazed wall like	Reps in by main lobby
11	grey sealant/cast metal door	Reps in by water heater
12	grey sealant " " "	storage by cm 117
13	Gypsum coat deck top of pressed wood deck	storage by cm 117
14	Joint Compound (JC)	hall by main office
15	JC	hall behind stage
16	JC	cm 265 a kitchen
17	Textured JC	woodshop office
18	rough ceiling plaster (RCP)	Reps in much areas
19	RCP	Reps in much areas
20	carpet glue	cm 171

Reported By: [Signature] Date: 8/21/24

Due Date: 24-Hours

Received By: [Signature] Date: 8/22/24

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CHAIN OF CUSTODY

Universal Environmental Consultants
12 Brewster Road
Fremingham, MA 01702
Tel: (508) 628-5486 - Fax: (508) 628-5488
adieb@uec-env.com

Town/City: Cohasset, MA Building Name: Cohasset 15/145

Sample	Description of Material	Sample Location
21	small metal Boiler soft insulation & insulation	Boiler Room
22	small metal Boiler hard insul & Fire wall	
23	glue tabs for FG (P) make-up air	
24	Funk insulation	
25	unknown debris on floor	Best Transformer Room
26	12" vt white w/ Blue	rm 196 storage
27	adhesive # 26	" " "
28	12" vt white w/ Blue	Best sw. by Admin Offices
29	adh # 28	" " " "
30	12" vt white w/ Blue	rm 263 K.L. Room
31	adh # 30	" " " "
32	12" vt white w/ Blue - TL	coaches rm 145
33	adh # 32	" " "
34	12" vt white w/ Blue - TL	rm 161-A
35	12" white w/ Blue	sw by rm 100
36	dampening (dp) AC on column	rm 151
37	horizontal AC panel AC over window	rm 151
38	horiz dp on cm AC outside wall	rm 254-B
39	horiz dp/fabric on cm AC @ outside wall	rm 254-B
40	dp AC on column	rm 257

Reported By: [Signature] Date: 8-21-24 Due Date: 24-Hours

Received By: _____ Date: _____

303

CHAIN OF CUSTODY

Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702
Tel: (508) 628-5486 - Fax: (508) 628-5488
adlob@uec-env.com

Town/City: Cohasset, MA Building Name: Cohasset H.S./M.S.

Sample	Description of Material	Sample Location
41	JC on cty above 507	SW by c'm 266
42	insulation in c'm outside wall	c'm 225
43	window frame caulk	main entrance by playground EXTERIOR
44	win fr	c'm 100
45	win fr	auditorium
46	win fr	Boys rm by c'm 153
47	caulk in tentel over #46	" " "
48	caulk in tentel over win	c'm 175/ Guidance
49	horiz caulk under metal sill	courtyard w/ green plaster
50	horiz caulk under metal sill	courtyard w/ wood plaster
51	pink grille caulk	courtyard - green
52	door frame caulk	door adj. to door - 8
53	door fr	door 24-A
54	thick residue under #53	door 24-A
55	door fr	courtyard - wood
56	new? dp on Foundation	receiving
57	protruding over foundation	receiving
58	paper underneath & former (orig) gym	c'm 193 - mechem

Reported By: [Signature] Date: 9/21/24

Due Date: 24-Hours

Received By: _____ Date: _____

EXISTING CONDITIONS

3.1.5.11 Phase I Traffic Impact Study

OVERVIEW

The Traffic Impact Analysis for Cohasset Middle High School was prepared by Pare Corporation, Inc. The report contains existing roadway conditions surrounding the site at 143 Pond Street in Cohasset, Massachusetts. The report includes existing conditions, site observations for morning and afternoon school dismissal, site layout and internal circulation patterns and conditions, and on-site safety observations. The traffic impact analysis also includes existing traffic volumes, safety analysis, future conditions of an 800-pupil middle/high school, build conditions, capacity analysis, mitigation, and recommendations.

The combined student population of the existing middle and high school is 757, plus 130 faculty/staff, across grades 6 through 12 with classes scheduled from 8:15 a.m. to 2:55 p.m.

Included in the traffic study are existing conditions in the vicinity of the project site, a safety analysis of the study area, an analysis of the traffic and volume based on existing, future no-build and future build conditions, and proposed mitigation measures and/or recommendations, as necessary.

The following is an excerpt from the full impact study.

CONCLUSIONS & RECOMMENDATIONS

Overall, the morning arrival period has a relatively efficient vehicle pattern. During the morning arrival period, buses use the western driveway and unload students in front of the building. Faculty/staff members also use the western driveway to park in the western and southern parking lots. Additionally, some parents are observed unloading students in front of the building despite the restricted signs. Most of the parent vehicles use the eastern driveway to unload students at the northeastern corner of the building. As parents and buses leave immediately, there is minimal congestion in the area unless there are multiple vehicles unloading students at the same time.

The afternoon arrival period follows a

similar vehicle pattern. However, as buses and parents typically arrive earlier than dismissal, congestion and queues were common at each driveway. As soon as buses arrive and park along the western driveway, it blocks any vehicles from entering and/or exiting the site, though some were observed driving on the grass or the sidewalks to do so. Many parents during the dismissal period use the eastern driveway to wait for student dismissal. Congestion starts occurring as students are dismissed and exiting parent vehicles are seen yielding to student drivers exiting from the southeastern parking lot. At its intersection with Pond Street, drivers can be observed hesitating to take a turn which aids in vehicle congestion.

In terms of parking, there seems to be sufficient parking given the number of staff/students driving to school. However, additional spaces may be required as the year progresses and more students can drive. In general, pavement markings seem to have deteriorated and/or faded in most of the lots.

Pare recommends that if possible as part of the proposed improvements, the bus loop is modified such that the buses do not restrict other site users from entering or exiting the site while the buses wait for students to be dismissed.

For a complete copy of the Traffic Impact Analysis, refer to the Appendix.

EXISTING CONDITIONS

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EXISTING CONDITIONS

3.1.5.12 Previous Reports

OVERVIEW

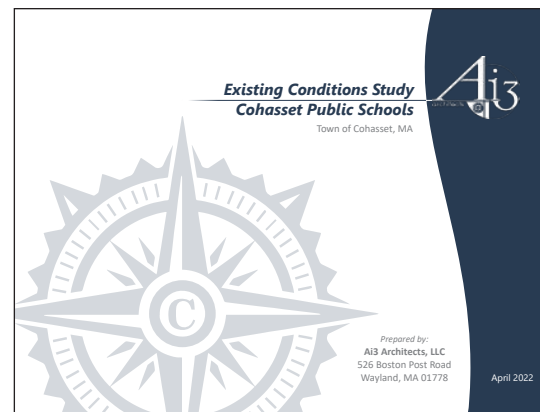
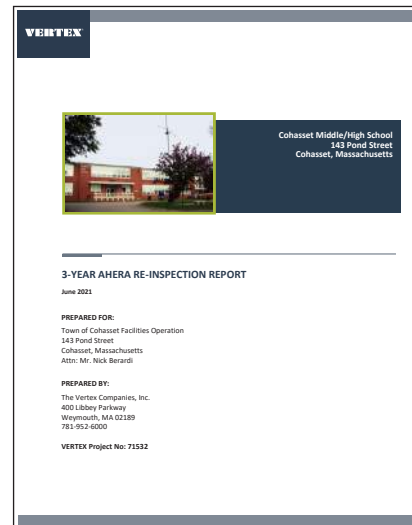
In conjunction with this Feasibility Study, prior reports pertaining to the existing conditions Cohasset Middle/High School and its site area were reviewed. These prior reports have supplemented the information in this study.

The AHERA Report of 2021 was utilized as a reference for the hazardous materials inspection completed for this Feasibility Report.

The Existing Conditions Study of 2022 evaluated all three Cohasset Public Schools in terms of both their building conditions and educational environments. The study concluded that the Middle/High school is in greatest need of improvements, particularly related to accessibility and code compliance as well as its outdated learning environment.

The Recreational Facilities Needs Assessment also from 2022 identifies all Town-owned recreation fields, outlines their typical utilization, and recommends improvements. Based on the utilization and location of the identified Town-owned fields, any site other than that of the existing Middle/High school is not likely available for a new building project.

All existing reports are available through Town channels.



EXISTING CONDITIONS

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3.1.6 // SITE DEVELOPMENT REQUIREMENTS

6

3.1.6.1 Existing Site & Utilities Narrative

OVERVIEW

The existing Cohasset Middle and High School building, constructed in 1950 and expanded in the early 2000s, is located on approximately 20.7 acres of land owned by the Town of Cohasset. The building is located at 143 Pond St in Cohasset and is accessible via two (2) two-way driveways from Pond Street. The site is furnished with three paved parking areas, paved driveways, athletic fields, landscaping surrounding the building, and sidewalk access from parking areas and Pond Street.

Natural Environment

Topography

A review of record documents shows an approximately 50-ft change in elevation from the rear of the school to the elevations in the street. The majority of the site slopes from north to south. Smaller portions of the site slope to either the east or the west.

Soils

Based on information from the NRCS, Newport silt loam is expected to be the predominant soil on the site. A well-drained soil with no evidence of high-water table is expected. Further geotechnical investigation must be performed prior to a design process.

Wetlands

Available record documents indicate that bordering vegetated wetlands are located in the southeast corner of the parcel with buffer zones extending onto the property. No site features are constructed within the wetlands, however, underground utilities, paved driveways and parking areas, portions of the athletic amenities, and incidental site grading are all located within the buffer zones.

Rare Species & Cultural Resources

Information regarding rare species was obtained from the MassGIS Rare Species and Priority Habitat data layer showing data recorded by the NHESP in the State Registry. Review of this information indicates that there are no areas of Estimated or Priority Habitat are mapped on or in the vicinity of the site.

Roadways and Parking Area Conditions

Paved surfaces throughout the site are in poor condition. Rutting, alligator cracking, and potholes are found in driveways and parking areas. There are also signs of settled in paved areas and sidewalks. Multiple manholes and catch basins show signs of settlement resulting in depressed rim elevations and pavement cracks adjacent to the structures. Sidewalks have settled at various locations throughout the site causing them to pull away from buildings and crack. Settlement of paved surfaces is an indication of poor compaction beneath the surface layer, poor sub-base material, and/or high groundwater.



One of two site entries

SITE DEVELOPMENT

Parking

During on-site investigations, parking areas were observed to be full and cars were parked in unmarked parking spaces. This condition indicated a lack of available on-site parking spaces. In an effort to provide additional on-site parking, the school has striping parking spaces in the turnaround loop at the rear of the school.

Loading Dock

The loading dock is located in the northwest portion of the building and is accessed via a 24-ft wide paved driveway. The access drive to the dock connects to the driveway at a 90-degree angle with a 30-ft radius on the north side and a lesser radius on the south side. This configuration provides inadequate access for the reverse turn movements of larger vehicles. The wooden guardrail across from the loading dock area is damaged from larger vehicles attempting to negotiate the turn movement.

Site Circulation and Access

As previously described, site access is provided via two curb cuts on Pond Street. The western curb cut provides access to the main entrance and the parking areas in front of the Middle School and is lined with angled parking spaces. The eastern curb cut provides access to the main parking area and the rear turnaround loop behind the school building.

Bus Drop-Off/Pickup

Six (6) buses are used by the school. Buses use the western curb cut during pickup and drop off. While the loop provides adequate space for the buses, bus queues impede access to the angled parking along the driveway and the parking area in front of the Middle School.

Parent Drop-off/Pickup

School Administration reports that bus use has reduced and more students are dropped off and picked up by parents. Parent drop-off and pickup occurs at the rear turnaround which is accessed by the eastern

curb cut. The driveway and loop provides inadequate queuing capacity and School Administration reports that cars queue on Pond Street from the driveway to the railroad tracks approximately 2,500-ft away.

In response to this condition, some students are dropped off on Briarwood Lane, a residential neighborhood street, and walk from the street across the athletic field to the school. The long queue lines and activity on Briarwood present vehicular and pedestrian safety issues.

Challenges with student drop-off and pickup could potentially be relieved by the addition of a loop road around the school, however, the wetlands areas limit the ability to expand at the site.

Athletic/Recreation Fields

The site includes a synthetic turf athletic field with running track and open natural grass recreation areas in the front and rear of the site. There is no ADA accessible route to the upper natural grass fields other than through the building. The upper field is holding water and has limited drainage capacity. The irrigation system is not operating correctly on the upper field leaving crop circles on the field and creating inconsistent growing patterns. There is no ADA accessible route to the lower natural grass field. The irrigation system is not operating correctly on the lower field leaving crop circles on the field and creating inconsistent growing patterns. Synthetic turf field and track have reached their expected life and need to be replaced. Accessible access to the stadium bleachers should be addressed. Replacement of the press box with ADA access should be addressed.

Landscape

Old growth trees border the site and flank the main vehicular entry. Pruning is needed at areas that overhang vehicles and pedestrian paths, as well as along the school entrances to ensure safe and secure access into the building.

SITE DEVELOPMENT

UTILITIES

The existing conditions utility information has been gathered from record plans provided by the school.

Sewer

The Middle School and High School portions of the building each have a six (6) inch sewer service. These services connect to nine (9) inch on-site sewer pipes before connecting to the nine (9) inch sewer pipe found in Pond Street. No known issues exist with the on-site sewer pipes or structures, however, an ejector station is located adjacent to the eastern driveway. Ejector stations require maintenance and repairs from qualified professionals.

Water

Water service is provided via a single 12-inch water main extending from the water line located in Pond Street. No known issues existing with the water system.

Drainage

On-site stormwater flows are captured in a closed drainage system consisting of catch basins and manholes. Stormwater is captured and directed to either a subsurface detention system in the southwest corner of the site or a discharge point in the eastern portion of the site. The subsurface system overflows to the drainage system in Pond Street and the eastern discharge point directs flows to the wetland area. Stormwater treatment is provided by Stormceptor treatment units. The existing stormwater systems were implemented per plans prepared in 2001 which is after the passing of the Wetlands Protection Act and creation of the Stormwater Management Standards, however, the record documents do not indicate compliance with applicable regulations. There are no known stormwater management issues on the property.

Gas

A gas service extending from Pond Street to the main entrance provides service to the school. There are no known exterior gas

issues.

Electric

Electric service is provided from a utility pole located in Sohier Street. There are no known exterior electrical issues.

EXISTING CONDITIONS

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3.1.6.2 Permitting Process

Cohasset Zoning Board of Appeals

Any project would be considered a public school use, which is a permitted use in the zoning district. Site Plan Approval from the Cohasset Board of Appeals may be needed for new structures. Any other petition of variances or special permits must also be filed to the Board. It is likely that new construction will have a building height that exceeds zoning requirements and therefore would require a variance. The Board of Appeals decision considers the report and review of other Boards involved in the process, namely, Board of Health, building commissioner/Inspector of Buildings, Planning Board, Superintendent of the Department of Public Works, and the Conservation Commission. Meetings of the Zoning Board of appeals are typically held on the first Tuesday of the month. A permitting process typically spans two to three months and begins in the 60% design phase.

Cohasset Building & Inspections Department

The Cohasset Building Department is responsible for reviewing and issuing all Building, Mechanical, Plumbing, Gas, and Electrical Permits. Zoning compliance and code enforcement issues are also addressed by this department. Upon substantial completion of a project, the General Contractor shall submit certification from the Professional Engineer who prepared the Final Site Plan to the Building Inspector for approval. Upon approval, the Building Inspector will issue a certificate of Occupancy.

Cohasset Conservation Commission

The Conservation Commission enforces the Massachusetts Wetlands Protection Act (WPA). The State requires permitting for work within 100-ft of bordering vegetated wetlands and salt marsh, 200-ft from a river, and bordering land subject to flooding (floodplain), all of which are present at this site. The Cohasset Conservation Commission works with various departments in Town to ensure the regulations and bylaws are upheld. A permitting process typically spans two to three months and begins during the 60% design phase.

Massachusetts Department of Environmental Protection (MassDEP)

MassDEP will review and comment on Notice of Intent applications filed with the local Conservation Commission.

Cohasset Police & Fire

Any project is subject to a plan review by the Cohasset Police and Fire Departments. Meetings with these departments shall begin in the Design Development stage of a project and continue throughout design to ensure emergency vehicle accessibility and other precautions are considered.

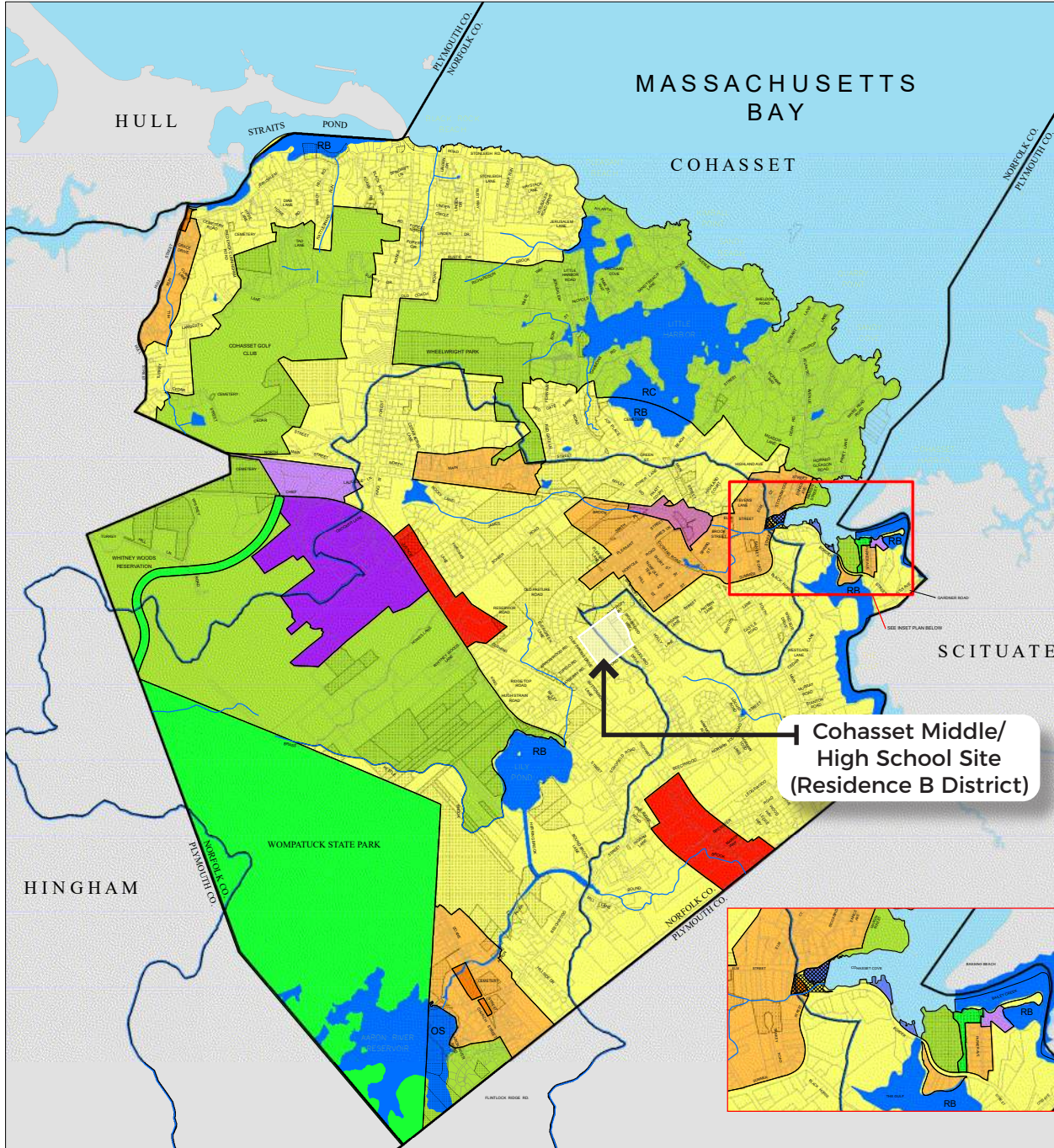
Massachusetts Environmental Policy Act (MEPA)

It is not anticipated that any proposed construction activity at the site will trigger MEPA review.

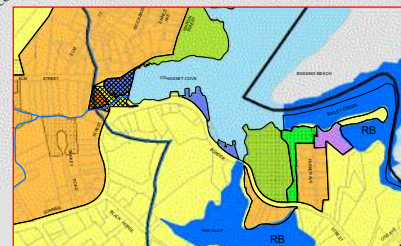
District	Max. Lot Area	Max. Lot Frontage	Max. Lot Width	Max. Front Setback	Max. Side Setback	Max. Rear Setback	Max. Height Primary	Max. Height Accessory ¹	Max. Coverage Primary + Hardscapes	Max. Floor Area Ratio
RA	18,000 ²	50	100	20	15 ³	15 ⁴	35	25	25%	.17
RB	35,000 ⁵	50	125	30	20 ⁶	20 ⁷	35	25	25%	.12
RC	60,000 ⁸	50	150	30	20 ⁹	30 ¹⁰	35	25	25%	.09
3A-C	10,000 ¹¹	50 ¹²	100 ¹³	50 ¹⁴	20 ¹⁵	20 ¹⁶	35	25	60% ¹⁷	N/A
VIL	5,000	50	50	15	10	15	35 ¹⁸	25 ¹⁹	80%	1.0 ²⁰

*Table of Dimensional Regulations
Cohasset Zoning Board of Appeals*

TOWN OF COHASSET MASSACHUSETTS ZONING DISTRICT MAP MAY 2021



**Cohasset Middle/
High School Site
(Residence B District)**



NOTES:

1. MAP PROJECTION IS NAD 83, MASSACHUSETTS STATE PLANES, MAINLAND ZONE, US FOOT.
2. CORPORATE BOUNDARIES, HYDROGRAPHY, PARCEL, & RIGHT-OF-WAY DATA DOWNLOADED FROM MASS GIS. PLEASE NOTE ONLY MAJOR HYDROGRAPHIC FEATURES ARE SHOWN.
3. STREET NAMES ARE FOR REFERENCE PURPOSES ONLY AND DO NOT REPRESENT AN OFFICIAL MAP FOR DETERMINING THE STATUS OF PUBLIC AND PRIVATE WAYS.
4. ZONING INFORMATION TAKEN FROM PLAN ENTITLED ZONING DISTRICT MAP OF THE TOWN OF COHASSET, MASSACHUSETTS, DATED MARCH 2002.
5. THE WATER RESOURCE DISTRICT, ESTABLISHED AS THE OVERLAY DISTRICT SHOWN ON THIS ZONING MAP IS BASED ON THE PRIOR OFFICIAL WATER RESOURCE DISTRICT MAP DATED MARCH 2001, WITH MINOR MODIFICATIONS TO THE DISTRICT LINE BY NORFOLK RAM GROUP, LLC ENVIRONMENTAL ENGINEERS OF PLYMOUTH, MA, TO ADJUST PORTIONS OF THE DISTRICT LINE THAT DEFINE THE LAKE POND AND AARON RIVER RESERVOIR WATERSHEDS SO AS TO BE CONSISTENT WITH THE THREE METER TOPOGRAPHIC MAPS PUBLISHED BY THE UNITED STATES GEOLOGICAL SURVEY IN 1994.
6. FOR ADDITIONAL INFORMATION REGARDING ZONE BOUNDARIES THAT DO NOT FOLLOW PHYSICAL FEATURES SUCH AS HYDROGRAPHY OR PROPERTY LINES, PLEASE REFER TO NOTES ON FILE WITH THE TOWN CLERK'S OFFICE.

REVISION	REVISION TYPE	DATE
1	ADDED 2002, 2007, AND 2011 ZONING UPDATES	8/2014
2	Revised	11/2014
3	ADDED Harbor Village Business Overlay District	4/2019
4	Zoning Reconfiguration of the Whitney Spur Rail Trail	5/2021

This is to certify that this is the zoning map of the Town of Cohasset, Massachusetts, referred to in the zoning bylaw of the Town of Cohasset, Massachusetts, which was adopted by the Town Meeting commencing, May 24, 2021.

Carol St. Pierre, CMMC - Town Clerk

Legend

- HARBOR VILLAGE BUSINESS OVERLAY DISTRICT
- TOWN OWNED PROPERTY
- HARBOR VILLAGE BUSINESS DISTRICT - 10,000 s.f. Minimum Lot Size
- VILLAGE BUSINESS DISTRICT - 5,000 s.f. Minimum Lot Size
- RESIDENCE A DISTRICT - 10,000 s.f. Minimum Lot Size
- RESIDENCE B DISTRICT - 25,000 s.f. Minimum Lot Size
- RESIDENCE C DISTRICT - 60,000 s.f. Minimum Lot Size
- DOWNTOWN BUSINESS DISTRICT - 5,000 s.f. Minimum Lot Size
- LIGHT INDUSTRIAL DISTRICT - 80,000 s.f. Minimum Lot Size
- WATERFRONT BUSINESS DISTRICT - N/A
- TECHNOLOGY BUSINESS DISTRICT - 40,000 s.f. Minimum Lot Size
- OPEN SPACE DISTRICT
- WATER BODIES (ZONED INLAND AND/OR TIDAL WATER BODIES)
- WATER RESOURCE DISTRICT

SITE DEVELOPMENT

3.1.6.3 Site Aerial Survey

SUMMARY

Ai3 Architects, LLC secured the services of Welch Associates Land Surveyors, Inc., in association with the Vertex Companies, to conduct a digital mapping survey of the Cohasset Middle High School site located on 143 Pond Street in Cohasset, Massachusetts. Surveying of the building and its materials occurred in August of 2024.

A “digital mapping survey” is a process where surveyors use electronic instruments and software to collect data about a specific area, then use that data to create a digital map, providing a precise visual representation of the terrain and features within that area, often with multiple layers of information integrated into a Geographic Information System (GIS). Additional phases of aerial mapping may be required if the Town elects to move forward with a building project.

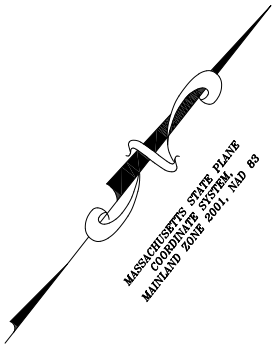
Refer to the following foldout pages for the full survey.

SITE DEVELOPMENT

Site Aerial Survey

page 1

COHASSET MIDDLE/HIGH SCHOOL
#143 POND STREET
COHASSET, MASSACHUSETTS

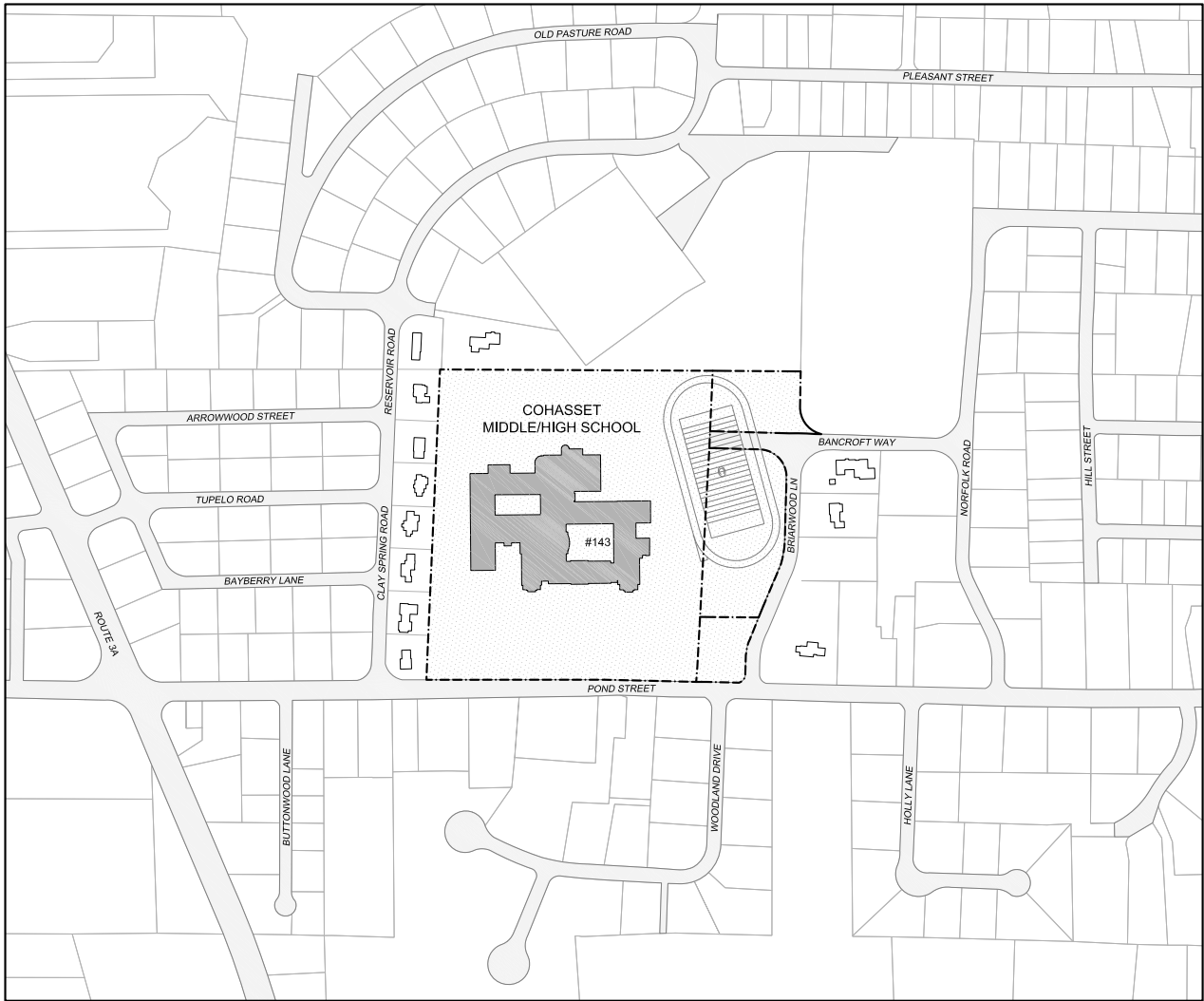


PARCEL DATA
ASSESSOR'S PARCEL ID: E7/41/001
CURRENT OWNER OF RECORD: TOWN OF COHASSET
DEED REFERENCE: BK. 689 PG. 517
PLAN REFERENCE: BK. --- PG. ---
AREA: 18 ACRES (+/-)

PARCEL DATA
ASSESSOR'S PARCEL ID: E6/38/002
CURRENT OWNER OF RECORD: TOWN OF COHASSET
DEED REFERENCE: BK. 2989 PG. 555
PLAN REFERENCE: PLAN BK. 125, PLAN NO. 348 OF 1939
AREA: 1.17 ACRES (+/-)

PARCEL DATA
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CURRENT OWNER OF RECORD: TOWN OF COHASSET
DEED REFERENCE: BK. 689 PG. 517
PLAN REFERENCE: PLAN BK. 125, PLAN NO. 348 OF 1939
AREA: 27,242 S.F. (+/-)

PARCEL DATA
ASSESSOR'S PARCEL ID: E7/38/004
CURRENT OWNER OF RECORD: TOWN OF COHASSET
DEED REFERENCE: BK. 4168 PG. 441
PLAN REFERENCE: PLAN BK. 125, PLAN NO. 348 OF 1939
AREA: 108,557 S.F. (+/-)



KEY MAP

SCALE: 1"=200'

- NOTES:**
1. THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON NAVD 88 DATUM AND WERE GENERATED VIA RTK GPS SURVEY MEASUREMENTS MADE USING LEICA GS18 RECEIVERS IN CONJUNCTION WITH THE SMARTNET NORTH AMERICA RTK NETWORK.
 2. THE COORDINATES SHOWN ON THIS SURVEY ARE BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM – MAINLAND ZONE 2001 AS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83). THE COORDINATES WERE GENERATED VIA RTK GPS SURVEY MEASUREMENTS MADE USING LEICA GS18 RECEIVERS IN CONJUNCTION WITH THE SMARTNET NORTH AMERICA RTK NETWORK.
 3. SITE IMPROVEMENTS & TOPOGRAPHY SHOWN HEREON ARE BASED ON AERIAL MAPPING (CAPTURED IN AUGUST 2024) PREPARED BY EASTERN TOPOGRAPHICS USING DIGITAL TERRAIN MODELING (DTM) METHODS WITH KLT ATLAS SOFTWARE. BUILDING OUTLINES REPRESENT PERIMETER ROOF LINES. NO FIELD EDITING OF THE AERIAL MAPPING WAS PERFORMED BY WELCH ASSOCIATES LAND SURVEYORS, INC..
 4. PROPERTY & STREET LINES SHOWN HEREON ARE TAKEN FROM MASS GIS, ARE APPROXIMATE, AND ARE SHOWN FOR REFERENCE/ORIENTATION ONLY. WELCH ASSOCIATES LAND SURVEYORS, INC. HAS NOT PERFORMED A PROPERTY LINE RETRACEMENT AS PART OF THIS SURVEY.
 5. SUBJECT PROPERTY APPEARS TO BE:
 - SUBJECT TO AN EASEMENT TO MASSACHUSETTS ELECTRIC COMPANY & VERIZON NEW ENGLAND, INC. AS DESCRIBED IN BOOK 15470 AT PAGE 593.
 6. BRIARWOOD LANE (FORMERLY KNOWN AS RESERVOIR ROAD) WAS CONVEYED TO THE TOWN OF COHASSET VIA DEED RECORDED IN BOOK 4168 AT PAGE 441. SAID LANE MAY BE SUBJECT TO RIGHTS OF OTHERS (AS DESCRIBED IN BOOK 3728 AT PAGE 265) OR IMPLIED.
 7. CIRCLED LOT NUMBERS ARE TOWN OF COHASSET ASSESSOR'S LOT IDENTIFICATION NUMBERS.
 8. UTILITY STRUCTURES & UNDERGROUND UTILITY LINES SHOWN HEREON ARE SCALED APPROXIMATELY FROM RECORD PLANS OBTAINED FROM VARIOUS SOURCES AND ARE NOT INTENDED TO REPRESENT A COMPREHENSIVE UTILITY SURVEY/COMPILATION.
 9. SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE X "OTHER AREAS", (AREA OF MINIMAL FLOOD HAZARD) AS DELINEATED ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR COMMUNITY NO. 250236 PANEL NO. 0256 F, MAP REVISED JULY 6, 2021.
 10. WETLAND & RESOURCE AREAS WERE NOT DELINEATED OR SURVEYED AS PART OF THE PREPARATION OF THIS PLAN.
 11. THIS PLAN IS COPYRIGHT PROTECTED. IT IS A VIOLATION OF COPYRIGHT LAWS TO EDIT THIS PLAN AND CONTINUE TO REPRESENT IT AS THE ORIGINAL WORK OF WELCH ASSOCIATES LAND SURVEYORS, INC.. IT IS ALSO A VIOLATION OF COPYRIGHT LAWS FOR ANYONE TO REPRESENT THIS PLAN AS THEIR OWN ORIGINAL WORK, WITH OR WITHOUT EDITING.

PROGRESS
11-14-24

DATE

PAMELA M. WELCH AS AGENT FOR WELCH ASSOCIATES LAND SURVEYORS, INC.
REGISTRATION NUMBER 36129



KEY MAP

© 2024 WELCH ASSOCIATES LAND SURVEYORS, INC.

WELCH
Associates Land
Surveyors, Inc.
218 North Main Street
West Bridgewater, MA 02379
(508) 580-4696
WWW.WELCHINC.COM



SCALE: AS NOTED

AERIAL MAPPING SURVEY
COHASSET MIDDLE/HIGH SCHOOL
#143 POND STREET
COHASSET, MASSACHUSETTS
(NORFOLK COUNTY)
Prepared for:
THE VERTEX COMPANIES, LLC

ACAD FILE: C240801AM CAD: BTC DATE: NOVEMBER 14, 2024

SHEET 1 OF 5

SITE DEVELOPMENT

Site Aerial Survey

page 2

**COHASSET
MIDDLE/HIGH SCHOOL**
#143 POND STREET

E7-41-001

MASSACHUSETTS
ELECTRIC & VERIZON
EASEMENT
BK. 15470 PG. 593

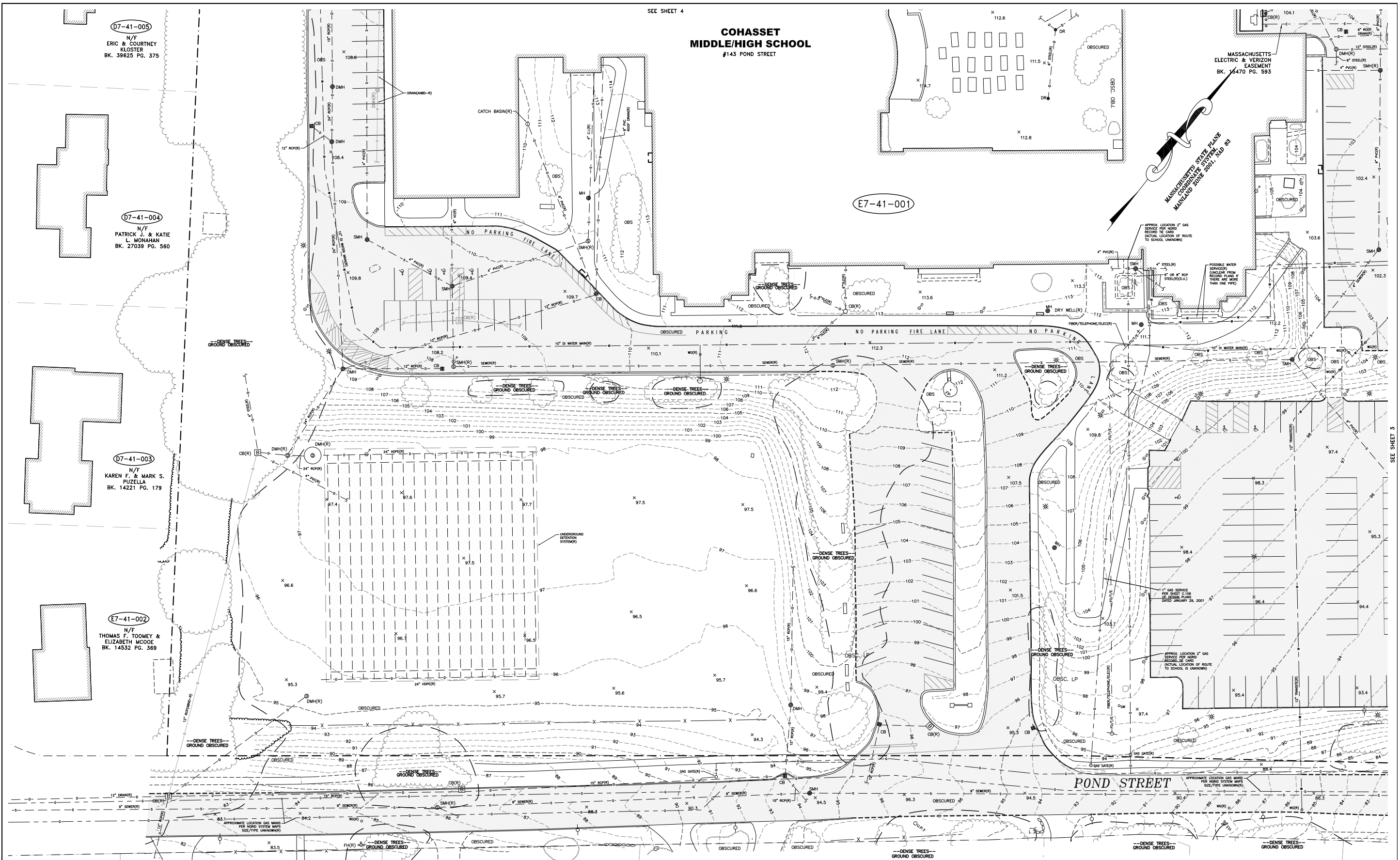
MASSACHUSETTS STATE PLANS
COORDINATE SYSTEM
MAINLAND ZONE 2011, ADD 03

07-41-005
N/F
ERIC & COURTNEY
KLOSTER
BK. 39625 PG. 375

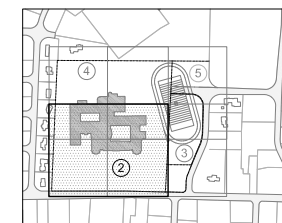
07-41-004
N/F
PATRICK J. & KATIE
L. MONAHAN
BK. 27039 PG. 560

07-41-003
N/F
KAREN F. & MARK S.
PUZELLA
BK. 14221 PG. 179

E7-41-002
N/F
THOMAS F. TOOMEY &
ELIZABETH MCOOE
BK. 14532 PG. 369

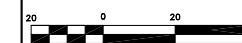


SEE SHEET 3



KEY MAP

WELCH
Associates Land
Surveyors, Inc.
218 North Main Street
West Bridgewater, MA 02379
(508) 580-4696
WWW.WELCHINC.COM



SCALE: 1"=20'

AERIAL MAPPING SURVEY
COHASSET MIDDLE/HIGH SCHOOL
#143 POND STREET
COHASSET, MASSACHUSETTS
(NORFOLK COUNTY)
Prepared for:
THE VERTEX COMPANIES, LLC
ACAD FILE: C240801AM CAD: BTC DATE: NOVEMBER 14, 2024

SHEET 2 OF 5

SITE DEVELOPMENT

Site Aerial Survey

page 3

SEE SHEET 2

SEE SHEET 5

SHEET 3 OF 5

E7-41-001

E7-38-004

E7-38-0011A

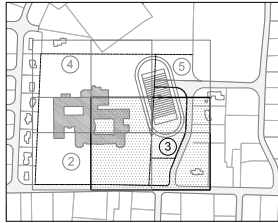
N/F
TOWN OF COHASSET
BK. 4168 PG. 441

BRIARWOOD LANE
F.K.A. RESERVOIR ROAD
(SEE NOTE 6 - 40' WIDE)

E6-38-014

E7-38-001B

N/F
LKR TRUST
BK. 41361 PG. 202



KEY MAP

WELCH
Associates Land
Surveyors, Inc.
218 North Main Street
West Bridgewater, MA 02379
(508) 580-4696
WWW.WELCHINC.COM



SCALE: 1"=20'

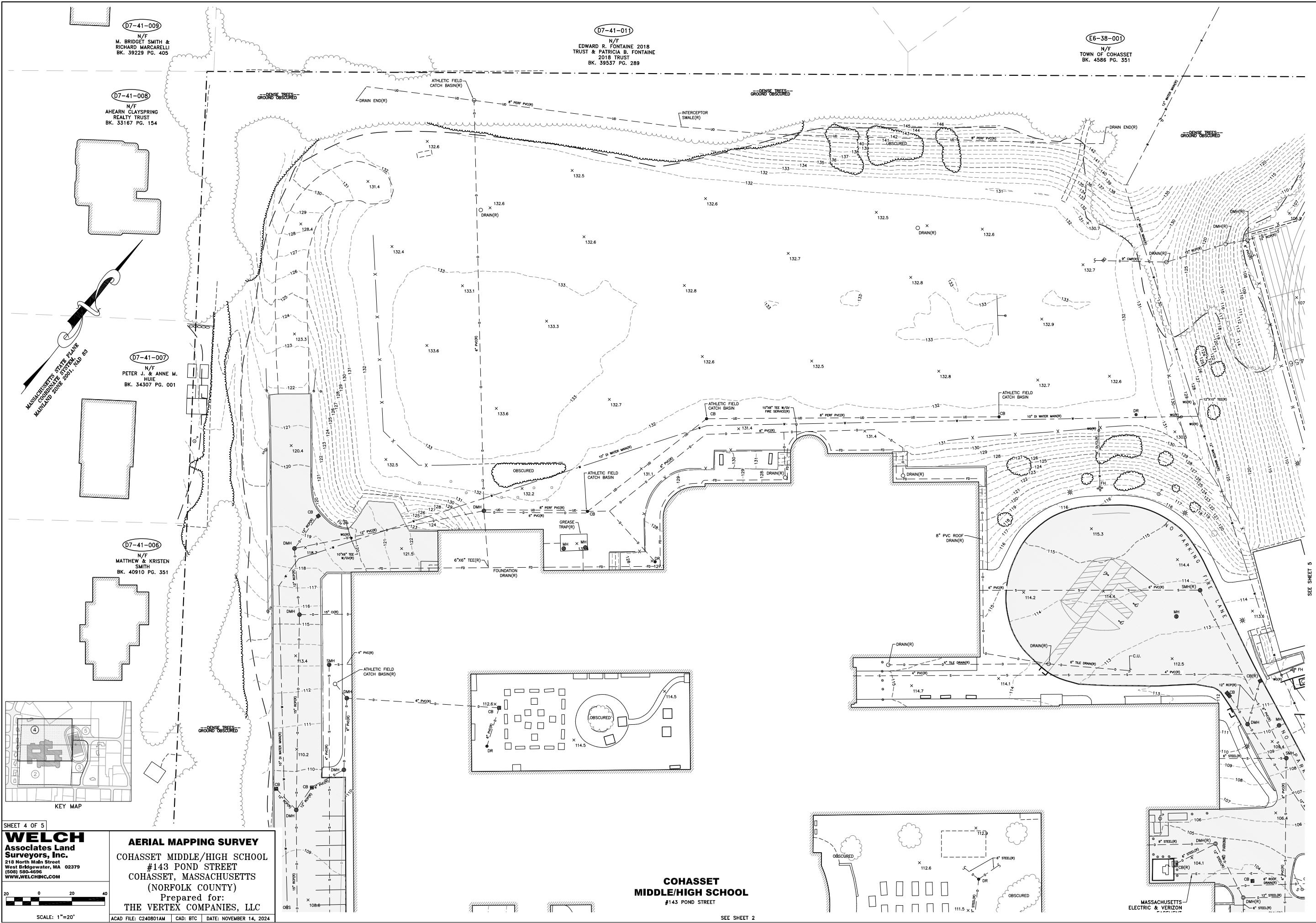
AERIAL MAPPING SURVEY
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(NORFOLK COUNTY)
Prepared for:
THE VERTEX COMPANIES, LLC

ACAD FILE: C240801AM CAD: BTC DATE: NOVEMBER 14, 2024

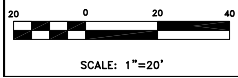
SITE DEVELOPMENT

Site Aerial Survey

page 4



SHEET 4 OF 5
WELCH
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WWW.WELCHINC.COM



AERIAL MAPPING SURVEY
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ACAD FILE: C240801AM CAD: BTC DATE: NOVEMBER 14, 2024

**COHASSET
MIDDLE/HIGH SCHOOL**
#143 POND STREET

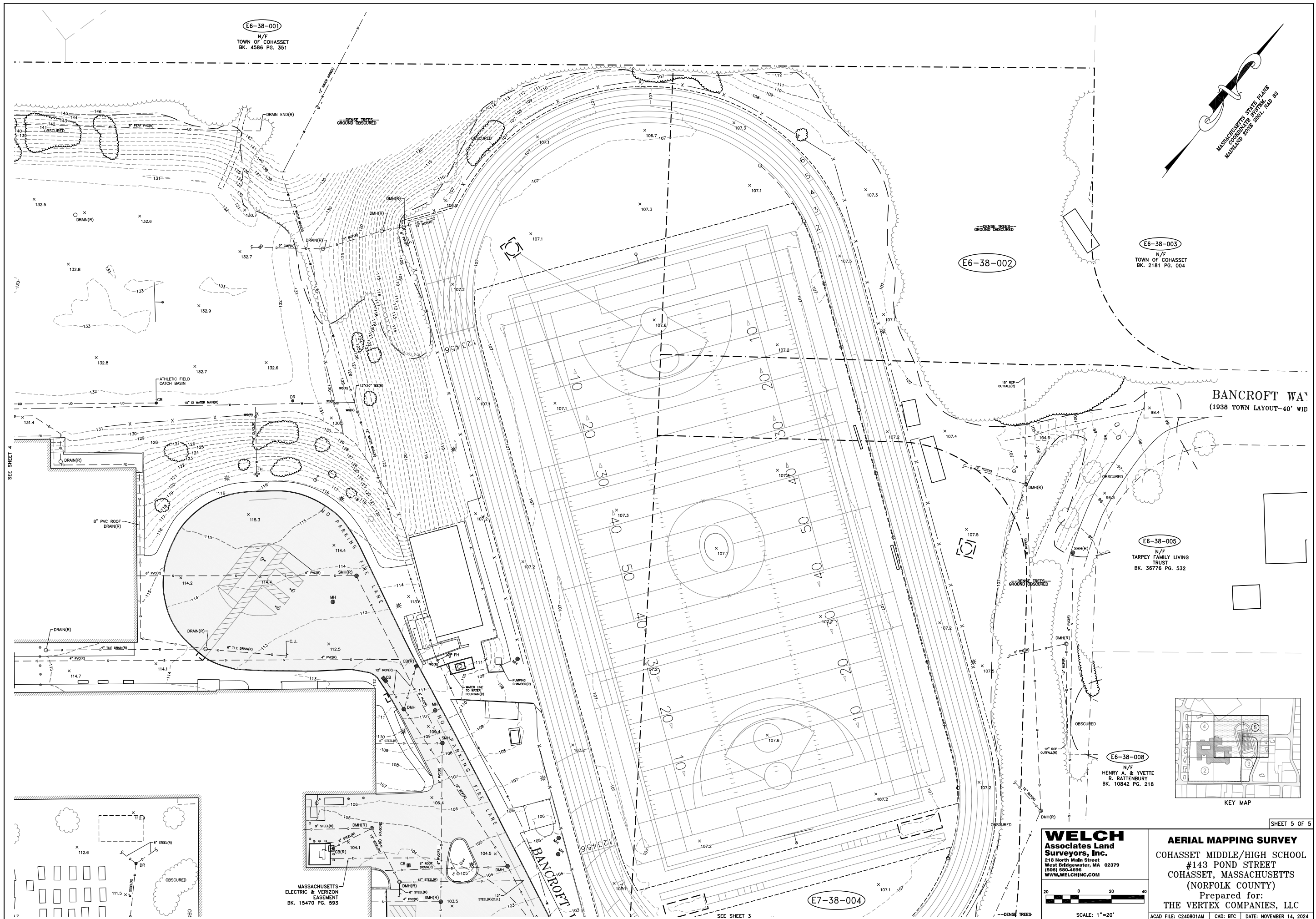
SEE SHEET 2

SEE SHEET 5

SITE DEVELOPMENT

Site Aerial Survey

page 5



SITE DEVELOPMENT

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3.1.7 // PRELIMINARY EVALUATION OF ALTERNATIVES



3.1.7.1 Analysis of Existing Policies

STUDENT/SCHOOL ASSIGNMENT

The Cohasset Regional School District consists of three buildings including two elementary schools and one middle/high school for grades 6-12. The Cohasset Public School District participates in school choice through the Interdistrict School Choice Law. Refer to the following page for an outline of the parameters of the policy.

TUITION AGREEMENTS

The Cohasset Public Schools District has tuition agreements with other districts to address special education needs of a small percentage of students. The issues outlined in the Statement of Interest, however, can not be addressed or mitigated by these agreements.

RENTAL/ACQUISITION OF EXISTING BUILDINGS

Besides the existing three school buildings within the Cohasset Public Schools District, the Town of Cohasset does not have any existing buildings with the size and land area to develop/accommodate a modern educational facility that serves the Town's middle, high, or combined populations.

PRELIMINARY ALTERNATIVES

File: JFBB

SCHOOL CHOICE

It is the policy of this School District to admit non-resident students under the terms and conditions of the Interdistrict School Choice Law (M.G.L. 76:12B) and under the following local conditions:

1. That by May 1 of every school year, the administration will determine the number of spaces in each school available to choice students.
2. That by June 1 of every school year, if consideration is being given to withdraw from the provisions of the choice law, a public meeting will be held to review this decision.
3. That resident students be given priority placement in any classes or programs within the District.
4. That the selection of non-resident students for admission be in the form of a random drawing when the number of requests exceeds the number of available spaces. There will be two drawings for this purpose. The first will take place during the last week of the current school year but no later than July 1st. The second will be conducted during the week immediately preceding the opening of the next school year and will be based on the possibility of unexpected additional openings.
5. Any student who is accepted for admission under the provisions of this policy is entitled to remain in the District until graduation from high school except if there is a lack of funding of the program.
6. The School Committee affirms its position that it shall not discriminate in the admission of any child on the basis of race, color, religion, national origin, sex, gender identity, age, sexual orientation, ancestry, athletic performance, physical handicap, special need, academic performance or proficiency in the English language.

SOURCE: MASC

LEGAL REFS.: M.G.L. 71:6; 71:6A; 76:6; 76:12; 76:12B
BESE Regulations 603 CMR 26.00

PRELIMINARY ALTERNATIVES

3.1.7.2 Alternate Site Options

TOWN-OWNED PARCELS

The 22.29-acre lot currently used for the Middle/High school is of sufficient size to house a school building, adjacent recreation spaces, and serve access/circulation needs. There is a change in elevation of $\pm 30'$ at the rear of the site and from there, another $\pm 14'$ change from the building level to the front field. This topographical change will present challenges for any building project. However, based on the information gathered by the Phase I Environmental Site Assessment, the site is acceptable for continued use and future development.

Within Cohasset overall, the Middle/High School is centrally located, however it falls within the lower half of the Town boundaries when looking at the residential areas. It is less than 1-mile walking distance to the two other Cohasset Public Schools, the Deer Hill and Osgood Schools.

There are no alternate site options that would be better suited for a new Cohasset Middle High School than the existing site. Based on the utilization and location of the Town-owned fields identified in the "Recreational Facilities Needs Assessment & Master Plan," any site other than that of the existing Middle/High school is not likely available for a new building project.

Refer to 3.1.5.2 // Property Available for Development for more information on the specific tax parcels available.

PRELIMINARY ALTERNATIVES



The existing Cohasset Middle/High School is centrally located within Cohasset and near to the other schools within the District, the Joseph Osgood School and the Deer Hill School.

PRELIMINARY ALTERNATIVES

3.1.7.3 Summary of Options

SITE ANALYSIS

All preliminary options derive from considerations identified in an initial site analysis. The following aspects of the site have helped to inform the subsequent preliminary alternatives.

Synthetic Turf Field: The existing synthetic turf field, known as Alumni Field, is heavily utilized for school and community youth sports. According to the Town of Cohasset “Recreational Facilities Needs Assessment” from March 2022, Alumni Field is used 123.5 hours per week during fall and 93.5 hours per week during spring. Given the importance of this field space within the community, the Design team was asked to investigate options that would keep Alumni Field in operation during and after construction of a building project.

Recreation Fields: In addition to the importance of Alumni Field, through visioning and community forums, the Design team was asked to investigate options that would result in as many recreational fields on campus as possible.

Topography: There are many topographical changes across the site, with an elevation as low as 91’ at the southern boundary to 132’ at the rear field before continuing to climb across the northern boundary. To balance cut-and-fill and/or avoid the need to track large volumes of soil off the site, the Design team investigated options that would make the most of the existing topography, in terms of a design’s massing and interior environment.

Site Area: The combined acreage of the site is 22.29, which is a combination of four properties owned by the Town of Cohasset. The Design team was not asked to investigate options on alternative sites and therefore all conceptual options included in this Feasibility Study are restricted to the property boundaries.

Wetland Buffer: The results of the Wetlands Delineation Report concluded that there is a red maple swamp along the east side of the site. Under the Massachusetts WPA

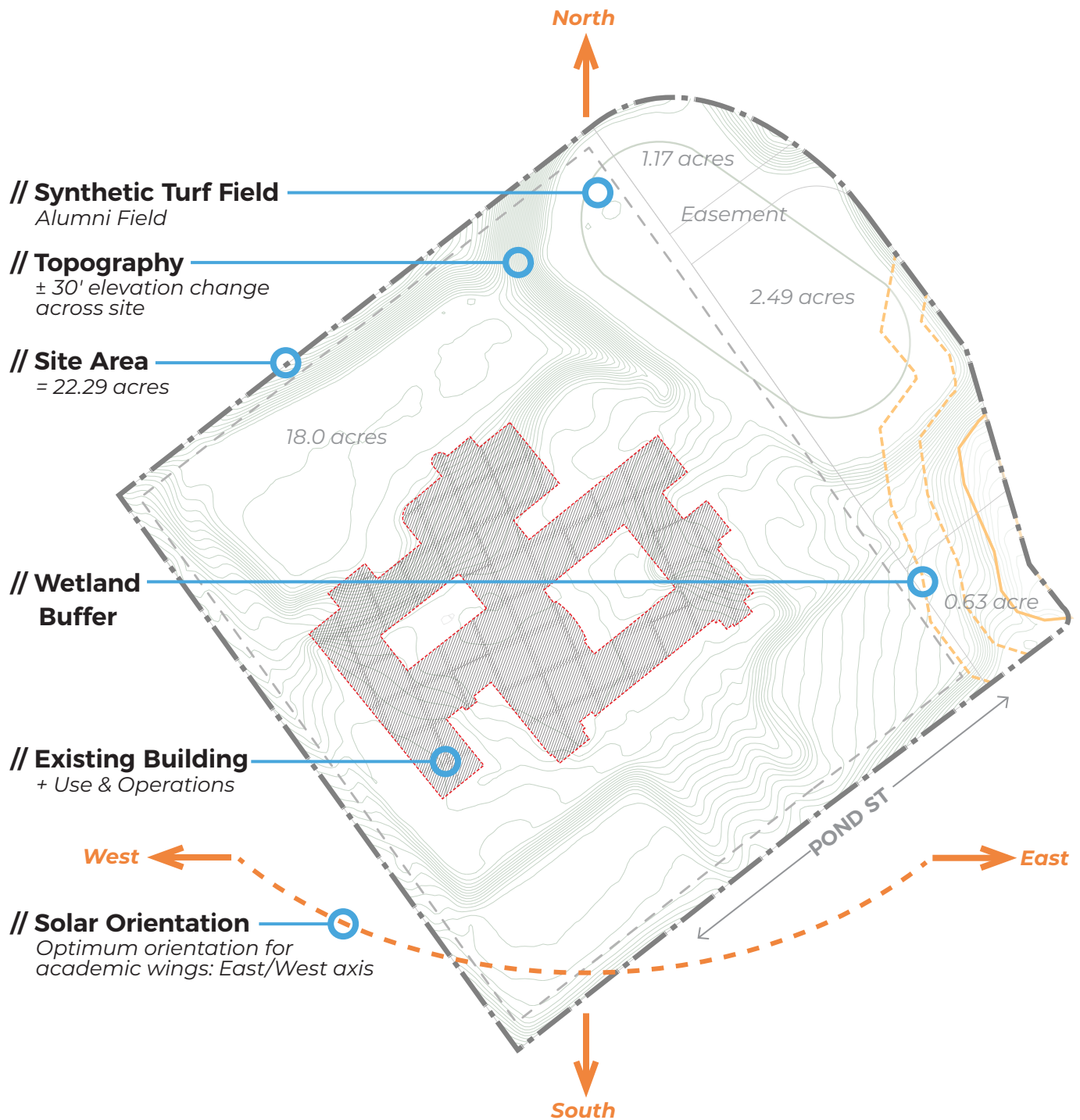
Regulations, the red maple swamp is subject to protection, therefore any proposed project would need to respect the 100-foot buffer zone associated with this resource area.

Existing Building: Due to multiple additions since 1950, the location of the existing building poses a constraint in the center of the site. The Design team was asked to develop options with a range of impact to the existing building, with the assumption that no “swing space” to move all students to would be available. Any proposed project would occur in tandem with the regularly scheduled school day. Categories of options include phased-occupied addition/renovation options, phased demo-new options, and new construction options built entirely out of the footprint of the existing.

Proximity to Abutters: The school property falls within “Residence B District” per the Town of Cohasset Zoning Map and is partially bordered by residences along Clay Spring Rd and Pond St. Some preliminary alternatives included in this study respect these residential borders while others, due to the inherent constraints of the site, locate a project along them.

Solar Orientation: Academic wings oriented on an east-west axis allow for more controlled daylight and solar heat gain during the school day. The middle school wing of the existing building is oriented on a north-south axis and, as a result, receives strong afternoon glare as well as thermal discomfort in the warmer seasons. The Design team explored academic wing configurations in pursuit of the optimum orientation, though not all follow this structure given the other constraints of the site. Any building project, however, would include a better performing thermal envelope equipped with sun shading devices for increased solar control. Consideration of solar orientation is also important for the application of a solar renewable energy system as part of any building project, in the event that Cohasset seeks to take advantage of federal and local incentive programs.

PRELIMINARY ALTERNATIVES



PRELIMINARY ALTERNATIVES

TYPES OF OPTIONS

Having established the site constraints and considerations, the conceptual options based on their possible areas for development could ultimately be sorted into three categories:

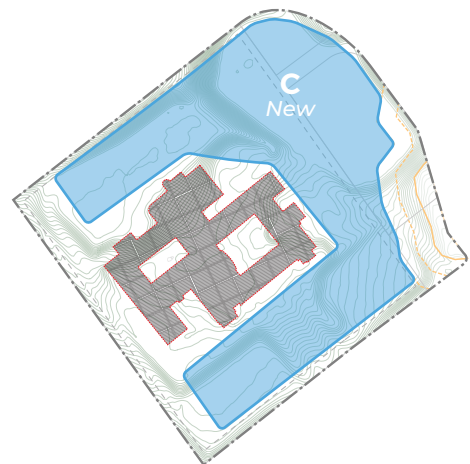
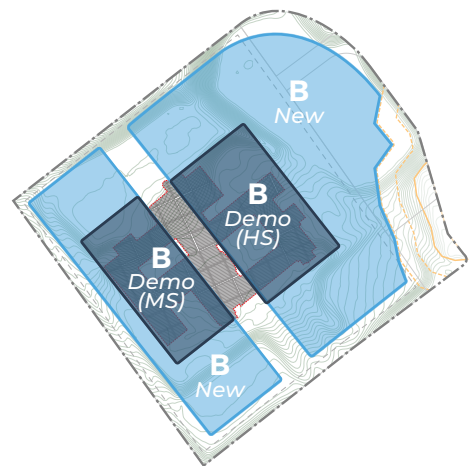
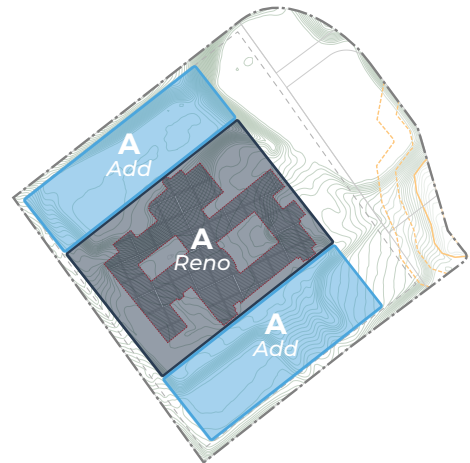
// **Type A:** Options with the prefix “A” are all addition/renovation options, where the resulting construction keeps a portion of the existing building. There are two sample options included in this Feasibility Study that fall into this category.

// **Type B:** Options with the prefix “B” are entirely new construction, but would require a phased demolition of the existing building to fit the new structure on the site. There is one sample option included in this Feasibility Study that falls into this category.

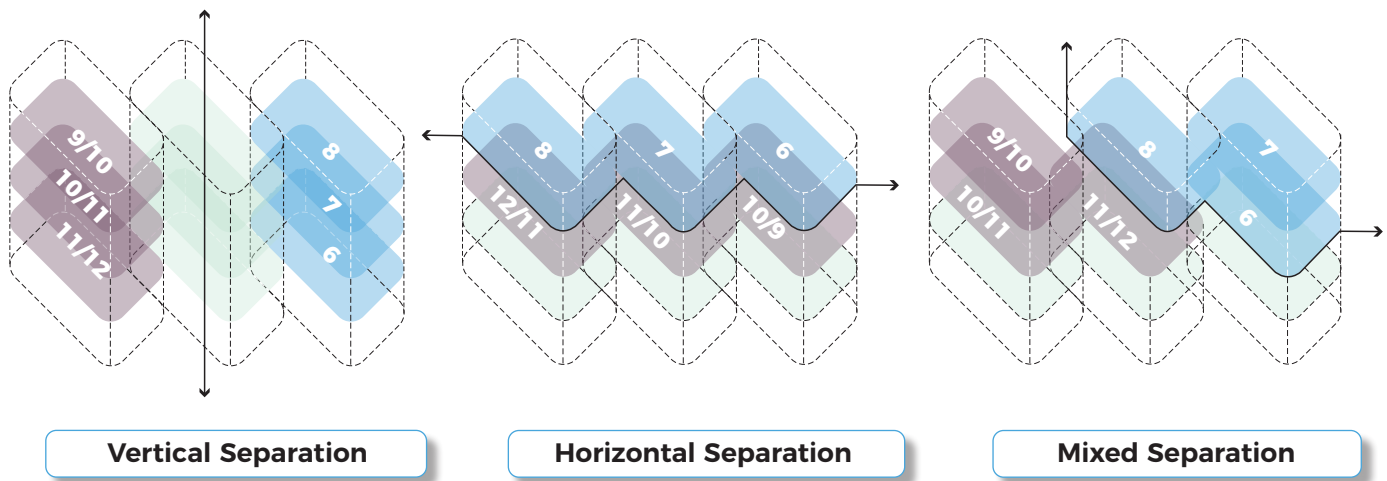
// **Type C:** Options with the prefix “C” are also entirely new construction outside of the footprint of the existing building to minimize direct interruption to the existing conditions. There are two sample options included in this Feasibility Study that fall into this category.

Additionally, as a point of comparison and as a requirement for an MSBA Feasibility Study, a code upgrade/base repair option is included:

// **Type X:** The singular option with the prefix “X” is the code upgrade/base repair option. This option excludes any addition, renovation, or new construction and serves to provide a cost basis for bringing the existing building up to current codes and standards. Option X does not address any educational space deficiencies, security system upgrades, or site work.



PRELIMINARY ALTERNATIVES



PRELIMINARY ALTERNATIVES

The six preliminary alternatives, or conceptual options, included herein are:

Option X - Code Upgrade/Base Repair to the existing building

Option A1 - Addition/Renovation that keeps the early 2000's portion of the existing and builds on the rear of the site

Option A2 - Addition/Renovation that keeps the central core, with the renovated Library Commons, and builds on the front of the site

Option B1 - Phased Demolition/New Construction that removes a segment of the existing to accommodate a new building bordering Alumni Field

Option C1 - New Construction that builds on Alumni Field

Option C2 - New Construction that builds on the rear field behind the existing

In addition to site analysis, the Design team presented the administrative working group with diagrams showing possible organizational strategies for separating the middle and high school populations, while still creating areas to come together. These strategies included; vertical separation, where grades 6-8 are on one side of the building and grades 9-12 are on the opposite side with shared resources in the middle; horizontal separation, where each "school" has its own upper floor level with the lower levels hosting the shared programs; and mixed separation, where the middle and high school grades closest in age (grades 8 and 9) are organized in the center core for a fluid transition between the two schools. The preliminary alternatives explore each of these organizational strategies, though the vertically separated options were deemed most favorable by the administrative working group.

Refer to the following for a summary of each option, including conceptual site and building plans, phasing diagrams, and preliminary cost estimates.

PRELIMINARY ALTERNATIVES



3.1.7.4 Code Upgrade/Base Repair



OPTION X - OVERVIEW

The Code Upgrade/ Base Repair Option is not intended to be a viable solution for the Town of Cohasset. It does not resolve the Facility or Educational Deficiencies within Middle/High School. It does not provide any additional or new educational space, and does not modernize any existing educational space. It does not provide new instructional technology, needed programs, expanded community resources, or many of the educational and community benefits inherent in a viable solution.

This option is intended to identify the significant expenditures required to resolve basic infrastructure, accessibility, and code compliance issues within the existing school building over the next several years. The MSBA requires that a Code Upgrade/ Base Repair option be evaluated in order to compare it to viable options which address the comprehensive needs of the district. Refer to the evaluations of existing building code compliance and accessibility included in this report.

Summary

DOES NOT ADDRESS:

- // Educational space deficiencies
- // Poor natural daylighting or indoor environmental quality
- // Poor existing organization
- // Existing site storm water drainage issues
- // Security system upgrades
- // Deficiencies in site amenities, outdoor edu. space, & playfields

CONSIDERATIONS:

- // Educational disruption during construction
- // Phased-occupied construction timeline
- // Not a long-term solution
- // Town required to fund all costs (No MSBA funding)

PRELIMINARY ALTERNATIVES

In the case of Cohasset, the significant cost of this option would be an enormous expenditure for the Town, only to address significant infrastructure, accessibility, and code compliance issues without any improvement to the educational program. Furthermore, the building would remain occupied over the course of the repairs, which could prove disruptive to the educational environment. Estimated duration of the repairs is equivalent, if not more, to the length of time required for a new construction project.

This expenditure of the Town's funds for basic repairs on a building that has proven to be a poorly organized educational facility and that is inefficient to operate, would be a poor investment and the repairs would not sustain. A more comprehensive solution that addresses all needs and includes MSBA grant reimbursement funding is the more educationally appropriate and financially responsible approach.

ACCESSIBILITY UPGRADES

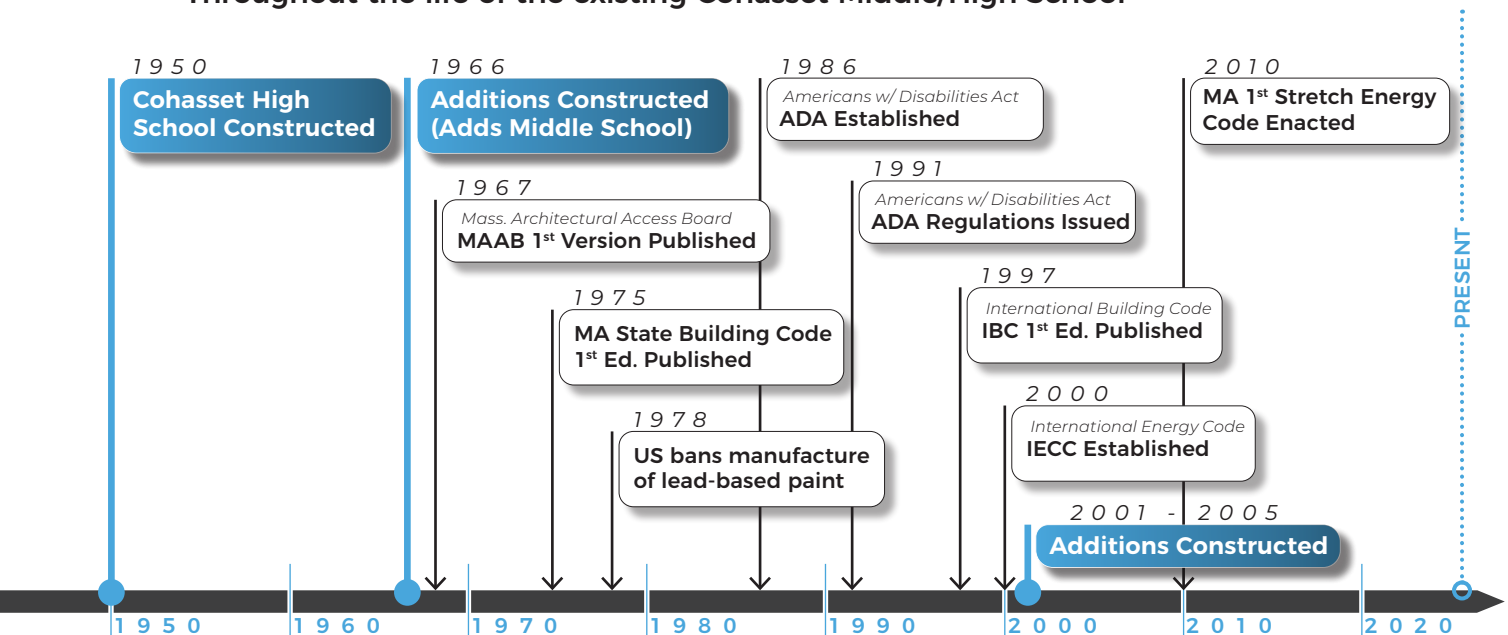
If cost of repairs is
> 30% of assessed
value in any 3-year
period

FIRE PROTECTION UPGRADES

If cost of repairs is
> 33% of assessed
value or if area is
> 7,500 sf

Evolution of Building Codes & Regulations

Throughout the life of the existing Cohasset Middle/High School



PRELIMINARY ALTERNATIVES

CAPITAL REPAIRS ANALYSIS

The 2022 Existing Conditions Study included a Capital Repairs Analysis. For the purposes of this Feasibility Study, this analysis has been replicated with the costs updated to 2025 values.

DESCRIPTION	REPAIR/ REPLACE/ INSTALL	TIME-FRAME	MAGNITUDE COST (±)	HI-RANGE COST (±)
Architecture - Interior				
Provide dehumidifiers in core academic spaces (approx. 60)	Install	1-3 years	\$400,000	\$500,000
Replace carpeting in auditorium and language labs (approx. 7,000 sf)	Replace	1-3 years	\$200,000	\$200,000
Insulate sweating pipes above ceiling so open ceiling tiles can be replaced with ACT	Install insulation + Replace ceiling tiles	1-3 years	\$50,000	\$60,000
Add waterproofing and/or insulation to foundation walls & pipes beneath auditorium	Install	1-3 years	\$200,000	\$200,000
Remove standing water from mechanical spaces & redirect runoff away from exterior	Repair	1-3 years	\$100,000	\$100,000
Replace flooring in (8) science classrooms and (2) science prep rooms	Replace	4-6 years	\$300,000	\$400,000
Provide acoustic wall treatments in (3) music classrooms & the auditorium	Install	7-10 years	\$100,000	\$200,000
Architecture - Exterior				
Replace asphalt shingles at gym roof & include ventilation (approx. 12,000 sf)	Replace	1-3 years	\$700,000	\$900,000
Repair snow guards when asphalt shingles replaced	Repair	1-3 years	\$40,000	\$50,000
Replace EPDM roofing (approx. 116,000 sf) with 6" min. insulation	Replace	1-3 years	\$7,000,000	\$8,300,000
Provide 8" min. of flashing where ext. walls intersect with low roofs (when roofs replaced)	Install	1-3 years	(included above)	(included above)
Replace windows (fogged with broken seals) & curtain wall panels (approx. 20,000 sf)	Replace	1-3 years	\$5,500,000	\$6,600,000

DESCRIPTION	REPAIR/ REPLACE/ INSTALL	TIME-FRAME	MAGNITUDE COST (±)	HI-RANGE COST (±)
Repair sealants at all fenestrations, penetrations, and openings in the exterior	Repair	1-3 years	\$100,000	\$200,000
Remove rust from lintels/steel elements and paint (approx. 1,700 linear feet)	Repair	1-3 years	\$80,000	\$100,000
Repair soffits at exterior entry canopies that are sagging	Repair	1-3 years	\$100,000	\$200,000
Provide walk pads when new roof installed	Install	4-6 years	\$30,000	\$40,000
Repoint mortar and repair control joint sealants	Repair	4-6 years	\$1,400,500	\$1,700,000
Provide insulation (3" min.) at exterior walls	Install	4-6 years	\$2,000,000	\$2,300,600
Provide roof access ladder at gym roof to replace use of lift	Install	7-10 years	\$20,000	\$30,000
Provide code compliant roof hatches	Replace	7-10 years	\$40,000	\$40,000
Civil				
Repave drive and parking surfaces (approx. 60,000 sf)	Repair	4-6 years	\$700,000	\$800,000
Mechanical				
Replace automatic controls	Replace	1-3 years	\$3,400,000	\$4,000,000
Replace roof top units, phased-out refrigerant, and air handling units	Replace	1-3 years	\$9,000,000	\$10,800,000
Boiler in fair condition; replace with high efficiency option	Replace	4-6 years	\$700,000	\$900,000
Plumbing				
Booster pump leaking and in poor condition	Replace	1-3 years	\$50,000	\$100,000
Disconnect disposal from kitchen pot sink (code violation)	Repair	1-3 years	\$20,000	\$20,000
Replace all fixtures with low-flow, high-efficiency fixtures <ul style="list-style-type: none"> • sink faucets (approx. 102) • toilet flush-valves (approx. 57) • urinal flush-valves (approx. 15) • shower heads (approx. 12) • drinking fountains (approx. 7) • custodian mop sinks (approx. 2) 	Replace	7-10 years	\$1,000,000	\$1,200,000
Electrical				
Replace kitchen receptacles with GFCI protection; currently unsafe conditions	Replace	1-3 years	\$300,000	\$300,000

DESCRIPTION	REPAIR/ REPLACE/ INSTALL	TIME-FRAME	MAGNITUDE COST (±)	HI-RANGE COST (±)
250 kW generator at end of life expectancy	Replace	4-6 years	\$400,000	\$500,000
Surge suppression for emergency panelboards	Replace - if generator replaced	4-6 years	\$100,000	\$100,000
Recommended upgrade to site lighting to meet IESNA standards (approx. 70 fixtures)	Replace	4-6 years	\$500,000	\$600,000
Mass notification system (MNS) currently does not exist, but is recommended	Install	4-6 years	\$1,400,000	\$1,700,000
Lightning protection currently does not exist, but is recommended	Install - if renovation occurs	7-10 years	\$300,000	\$400,000
Bi-directional amplifier (BDA) currently does not exist, but is recommended	Install - if renovations occur	7-10 years	\$600,000	\$800,000
Upgrade fire alarm system (currently grandfathered)	Replace - if renovations occur	7-10 years	\$2,500,000	\$3,000,000
Upgrade lighting controls (currently grandfathered)	Replace - if renovations occur	7-10 years	\$1,400,000	\$1,700,000
Technology				
Replace switches older than 7 years old (at end of life)	Replace	1-3 years	\$300,000	\$300,000
No call buttons in rooms in case of emergency (approx. 80)	Install	1-3 years	\$800,000	\$900,000
Does not include Cat6A; it is recommended to upgrade to Cat6A	Replace	4-6 years	N/A	N/A
Analog clock equipment and cabling recommended to be replaced with digital	Replace	4-6 years	\$800,000	\$1,000,000
Recommended to provide projectors in all core learning spaces (approx. 56)	Install	7-10 years	\$2,000,000	\$2,300,000
Recommended to provide voice lift systems in all core learning spaces (approx. 56)	Install	7-10 years	\$600,000	\$700,000
Total Capital Repair Cost			\$45.2 mil	\$54.2 mil

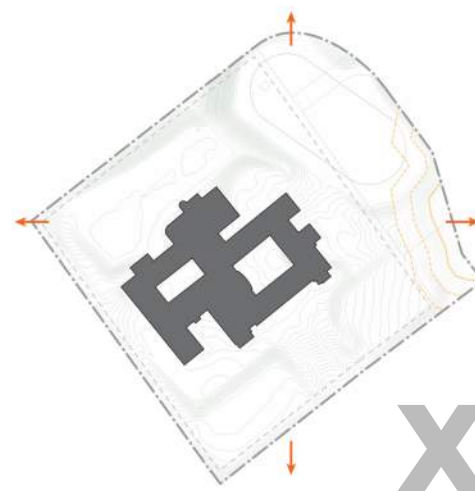
Refer to the cost estimate summary on the next page for the summation of these capital repair costs with associated soft costs and escalation projected out 36 months. It is highly likely that efforts to complete the capital repairs list would exceed a three year timeline, however, this duration serves to compare priorities by providing an order of magnitude cost per line item.

PRELIMINARY ALTERNATIVES

	Option X Code Upgrade/Base Repair ONLY
Estimated Duration	±36 months
Demolished SF (phase 1)	
Demolished SF (phase 2)	-
Renovated SF Floor 1	-
Renovated SF Floor 2	-
Total Renovated SF	-
New SF Floor 0	
New SF Floor 1	-
New SF Floor 2	-
New SF Floor 3	
New SF Floor 4	-
Total New SF	-
Total Renovated SF + New SF	229,244 (Existing SF)
Building Construction Cost	\$45.2 - \$54.2 million
Site, Building Demo, Haz. Mat., Temporary Construction	\$1.5 - \$2.5 million
Phasing, General Conditions & Requirements, Insurance, Estimating Contingency, Escalation	\$8.0 - \$10.0 million
Estimated Construction Cost	\$58.0 - \$66.0 million
Soft Costs (25%)	\$17.0 - \$19.0 million
Add for (6) Modular Classrooms	N/A
Estimated Total Project Cost	\$75.0 - \$85.0 million
<i>Increase to Est. Total Project Cost at 3% escalation per year</i>	
Est. Total Project Cost in 2029	\$82 - \$92 million
Est. Total Project Cost in 2032	\$90 - \$101 million
Est. Total Project Cost in 2035	\$98 - \$111 million

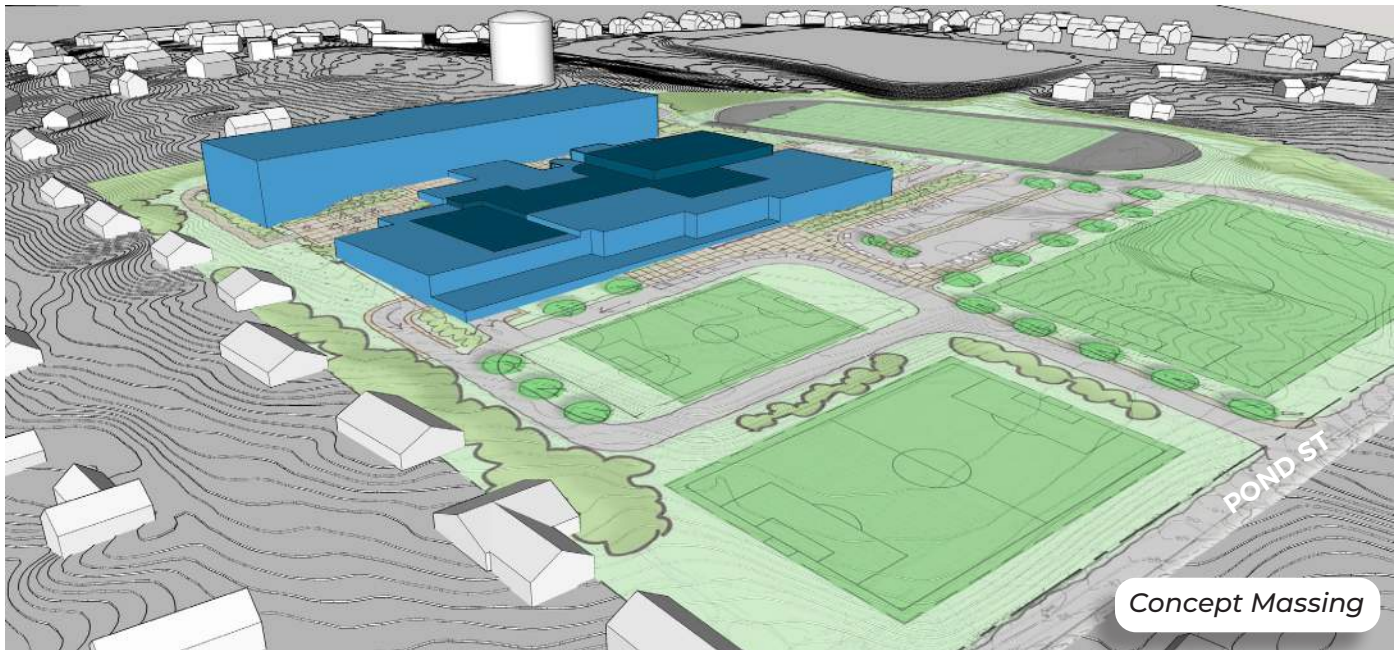
COST ESTIMATE

The preliminary estimated costs presented in this Feasibility Study are for comparison between the various options ONLY. These costs should not be represented as the final construction costs as the information they are based on is extremely preliminary and final construction costs may vary significantly from these costs once the final design has been completed.



3.1.7.5 Addition/Renovation Scheme

A1



OPTION A1 - OVERVIEW

Option A1 proposes renovating the 2001 addition and adding a 3-story academic wing at the rear of the site. It expands the under-sized dining and gym spaces and develops a new building face along Pond St. This strategy sets the building farther from the street face, allowing for more recreational fields along the front. The axis of the academic wing follows the optimal solar orientation and the location of the project preserves Alumni Field.

Access onto the site would occur from the existing curb cut, with the new performing arts center as a focal point upon approach. The main entry would be centered on the front facade and the interior organization would be axial. Contending with the various roof heights of the existing portion to remain will be challenging in both design and construction.

Due to the 2-story nature of the existing, the 3-story academic wing may look out of place by comparison; plus, its location at the rear of the site places it at a higher elevation, closest to abutters, and potentially challenging for emergency vehicles to access.

Summary

GRADE LEVELS // 6-12
ENROLLMENT // 800 students
FLOORS // 4
DEMOLISHED SF // 151,520 SF
ADD/NEW SF // 203,699 SF
RENOVATED SF // 78,192 SF
TOTAL SF // 281,891 SF
CONSTR. TYPE // Type IIB
EST. DURATION // ± 48 Months

FEATURES // Expanded auditorium
 // Expanded gym
 // Fronts on Pond St
 // Maintains existing synthetic turf field
 // Increases recreational field space

PRELIMINARY ALTERNATIVES



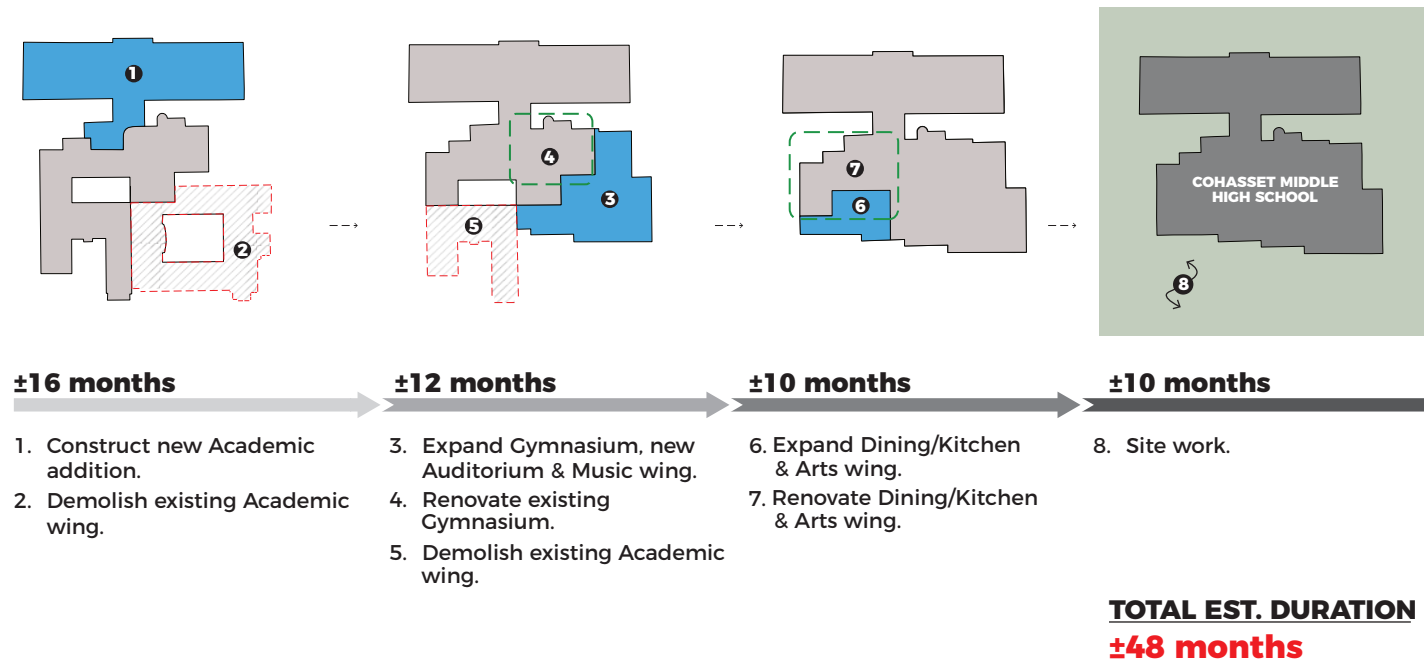
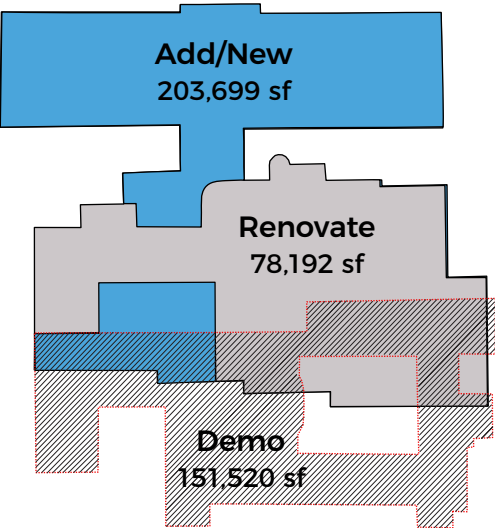
Concept Site

PRELIMINARY ALTERNATIVES

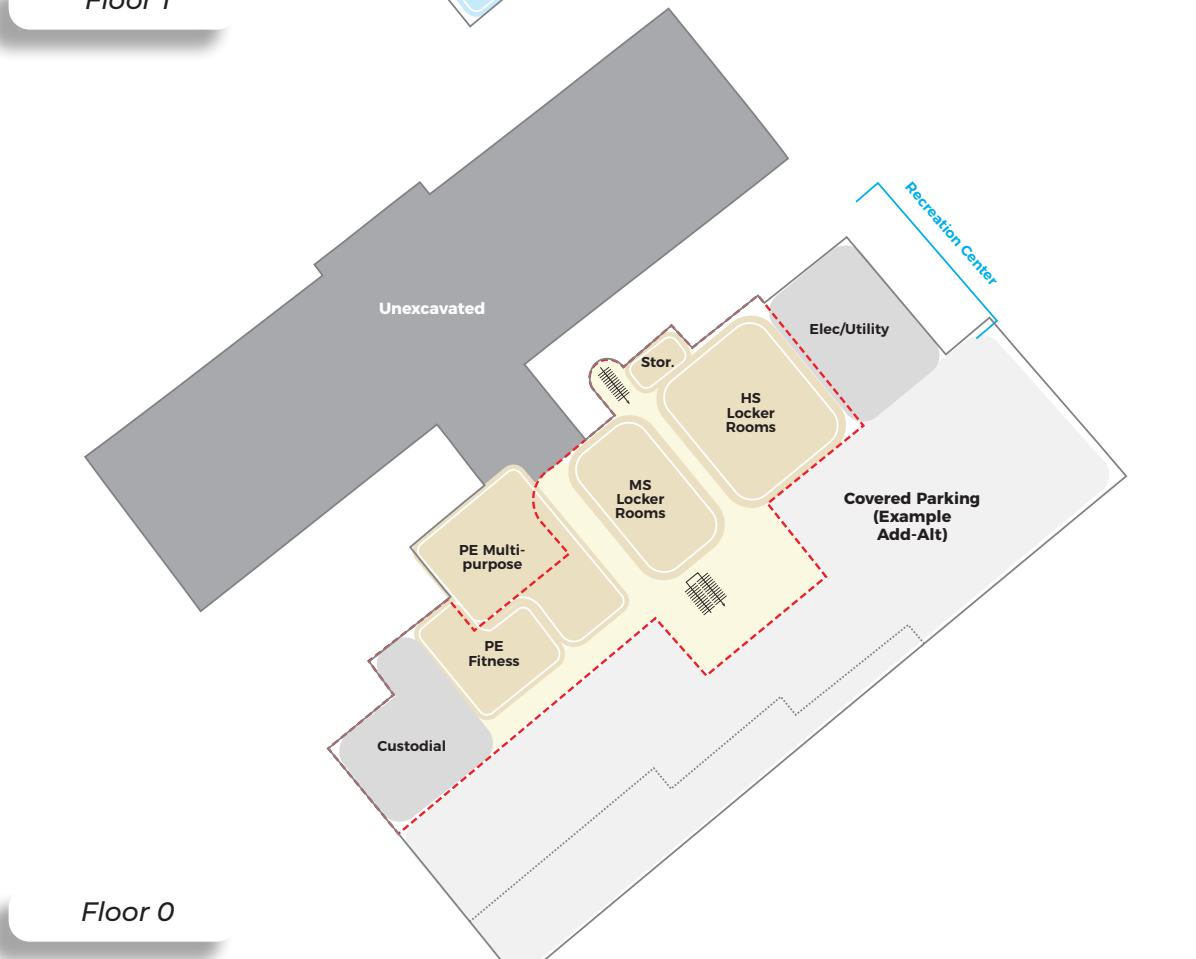
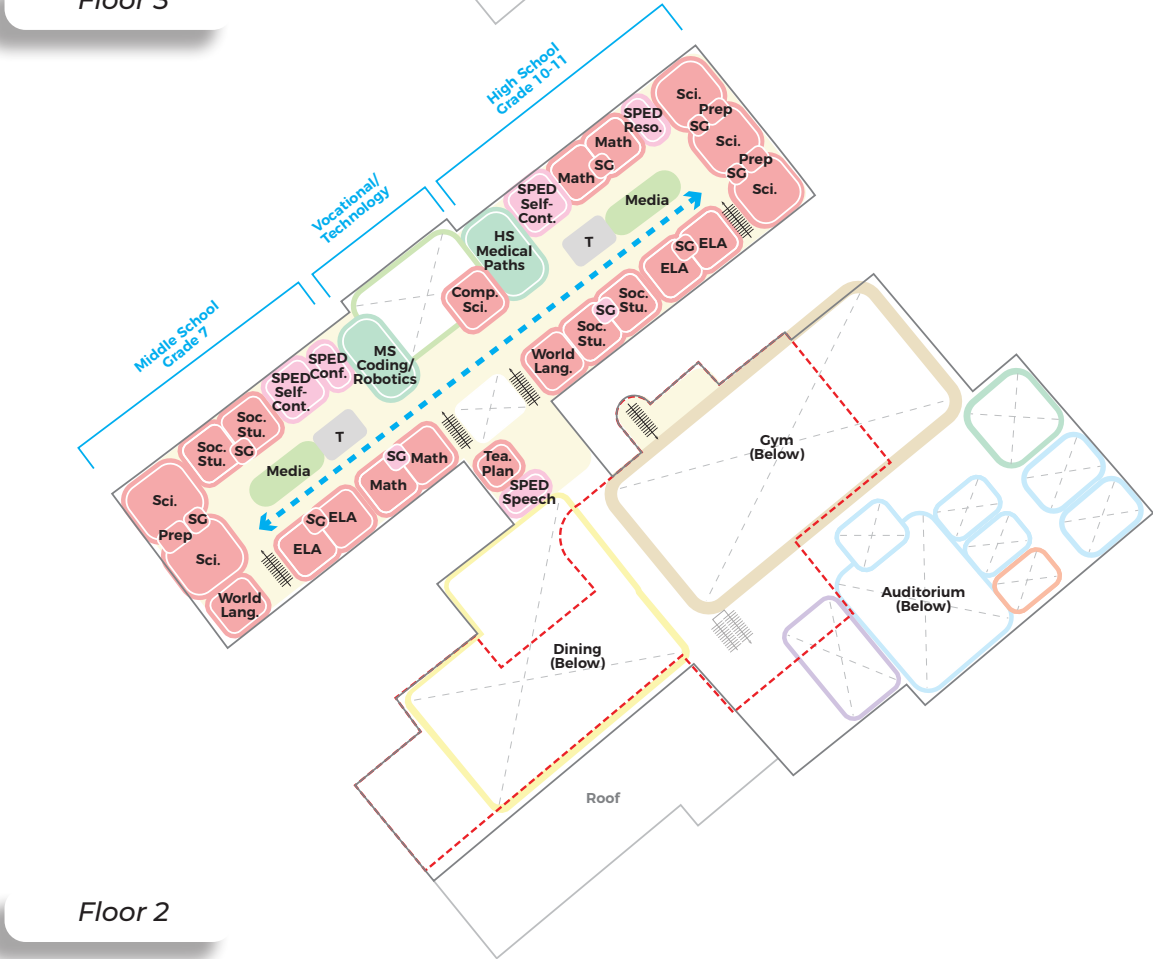
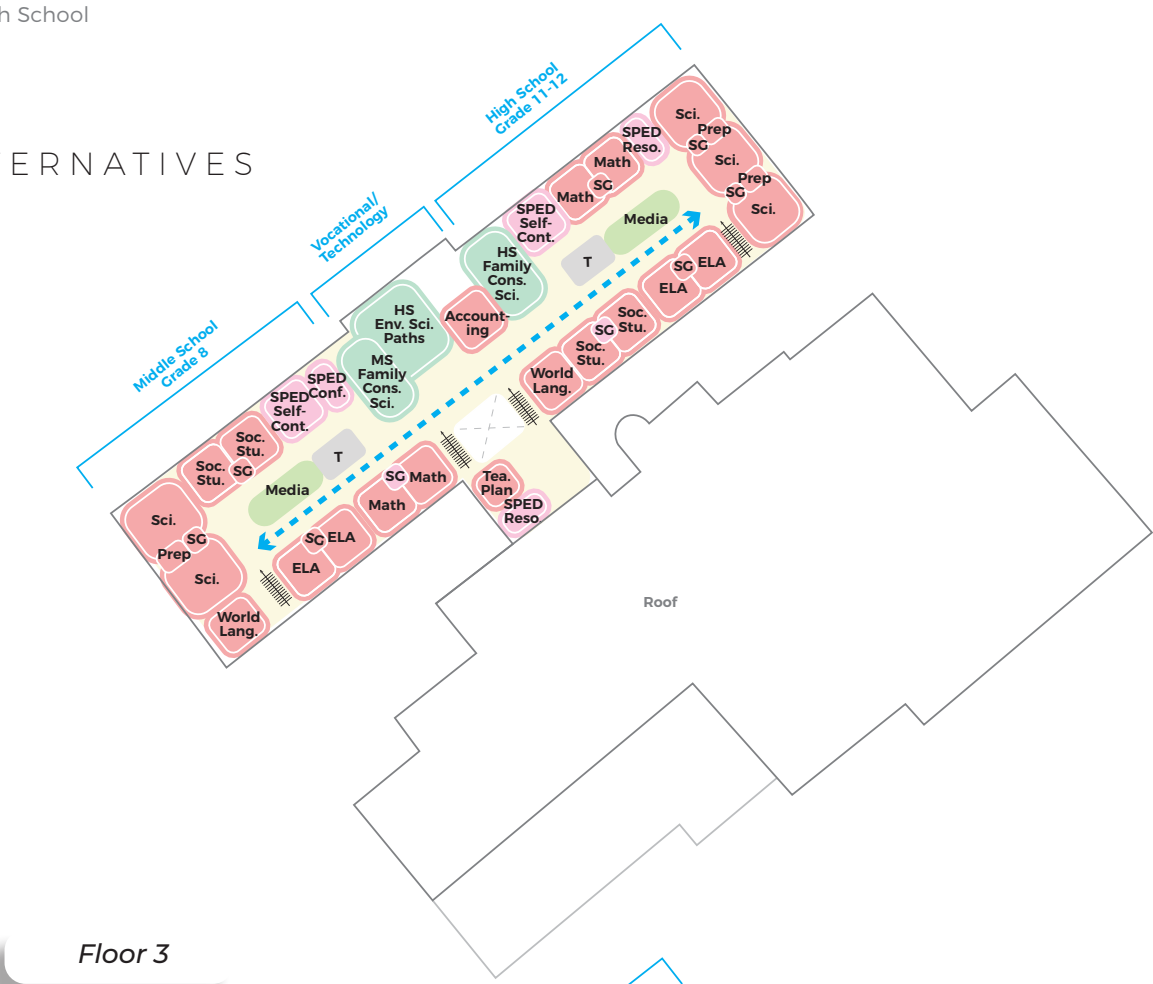
PROPOSED PHASING

The largest addition would be constructed first. Once completed, the majority of middle and high school general and special education classes would move to the new addition, allowing for demolition of the southern half of the existing building. Once demolished the additions in its place would occur in two phases, with completion of the new performing arts wing completed first. Renovation of the remainder of the existing, including the gymnasium and dining spaces, would occur last, followed by site work.

This addition/renovation option would require phased construction on the existing site while the school continues to be occupied. It would require modular classrooms and ultimately take significantly more time to complete than any of the all-new construction options.



PRELIMINARY ALTERNATIVES



PRELIMINARY ALTERNATIVES

EDUCATIONAL ENVIRONMENT

Option A1 is organized such that the lower level (floor 0) is more utilitarian, housing the existing lockers and fitness rooms. The main level (floor 1) includes the community use spaces, such as the gym, dining, and auditorium, arranged at the front of the building. The existing dining and gym would receive additions to meet the area needs identified in the space summary, while the auditorium would be relocated and completely rebuilt.

A central main entry point results in a more traditionally axial organization. Following this axis leads to the academic wing, a 3-story addition built on the rear field. The media center and vocation/technology spaces are located where the central axis bisects the

academic wing, creating a buffer between the high school side and the middle school side. The floor plans represent wider academic wings such that collaborative space or distributed media space could be integrated directly into the learning environment. This academic wing organization continues to the upper floors, with the intent to create visual and spatial connections between classrooms and floor levels.

The link between the existing, renovated portion of the building and the new addition offers opportunities for a student commons that makes use of the elevation changes across the site.

*Concept Rendering*

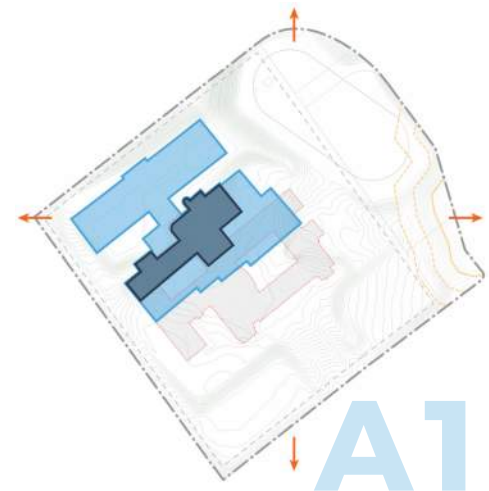
PRELIMINARY ALTERNATIVES

	Option A1 (6-12) Add/Reno (Type IIB Construction)
Estimated Duration	±48 months
Demolished SF (phase 1)	151,052
Demolished SF (phase 2)	-
Renovated SF Floor 1	39,358
Renovated SF Floor 2	38,654
Total Renovated SF	78,192
New SF Floor 0	
New SF Floor 1	103,511
New SF Floor 2	51,094
New SF Floor 3	49,094
New SF Floor 4	-
Total New SF	203,699
Total Renovated SF + New SF	281,891
Building Construction Cost	\$145 - \$150 million
Site, Building Demo, Haz. Mat., Temporary Construction	\$33.0 - \$36.0 million
Phasing, General Conditions & Requirements, Insurance, Estimating Contingency, Escalation	\$50.0 - \$60.0 million
Estimated Construction Cost	\$222 - \$236 million
Soft Costs (25%)	\$73.0 - \$79.0 million
Add for (6) Modular Classrooms	\$2.4 million
Estimated Total Project Cost	\$295 - \$315 million
<i>Increase to Est. Total Project Cost at 3% escalation per year</i>	
Est. Total Project Cost in 2029	\$322 - \$344 million
Est. Total Project Cost in 2032	\$352 - \$376 million
Est. Total Project Cost in 2035	\$385 - \$411 million

COST ESTIMATE

The preliminary estimated costs presented in this Feasibility Study are for comparison between the various options ONLY. These costs should not be represented as the final construction costs as the information they are based on is extremely preliminary and final construction costs may vary significantly from these costs once the final design has been completed.

Note: SF captured as Renovated SF Floor 1.



3.1.7.6 Addition/Renovation Scheme

A2



OPTION A2 - OVERVIEW

Option A2 involves more renovated square footage than Option A1. It proposes keeping the central corridor, library commons, music and art classrooms, gym, dining, and locker rooms. The largest addition is a 3-story academic wing along Pond St. Given the topography, the lowest level of this academic wing would be set 1-story below the main floor level of the existing. Despite this change in grade, all aspects of the project would comply with ADA standards.

Access onto the site would occur from the existing curb cut and the new main entries would be located on the eastern side of the building, flanking the current library commons. Smaller additions would be required along this face to repair where the existing high school wings were removed. Due to the 2-story nature of the current building, the additions are generally restricted to matching the height and floor levels of the existing. As a result, the footprint of this option is the most sprawling, leaving less available area for recreational fields.

Summary

GRADE LEVELS // 6-12
ENROLLMENT // 800 students
FLOORS // 3
DEMOLISHED SF // 131,590 SF
ADD/NEW SF // 186,695 SF
RENOVATED SF // 97,654 SF
TOTAL SF // 284,349 SF
CONSTR. TYPE // Type IIB
EST. DURATION // ± 48 Months

FEATURES // Expanded auditorium
 // Expanded gym
 // New 3-story academic wing
 // Maintains existing synthetic turf field

PRELIMINARY ALTERNATIVES

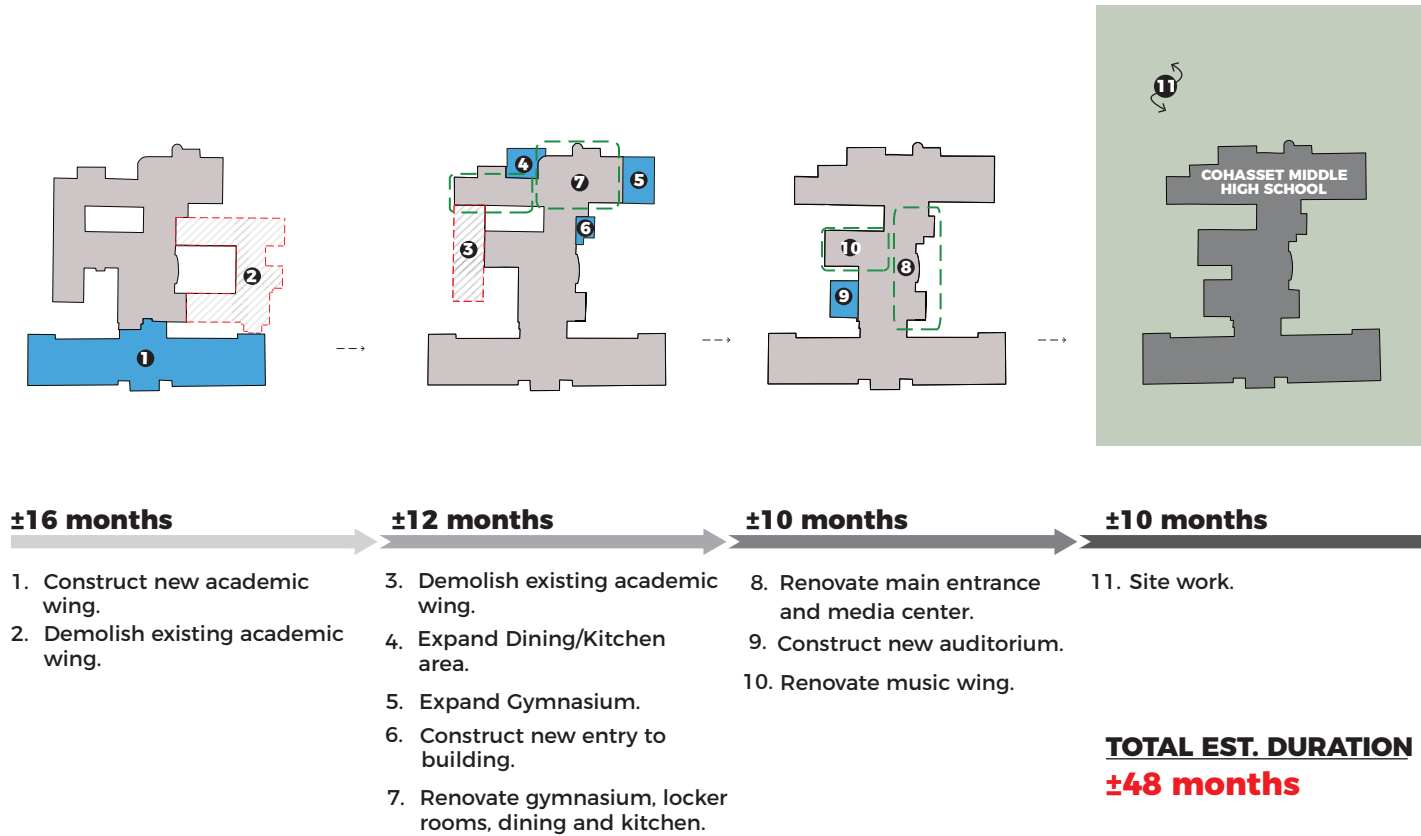
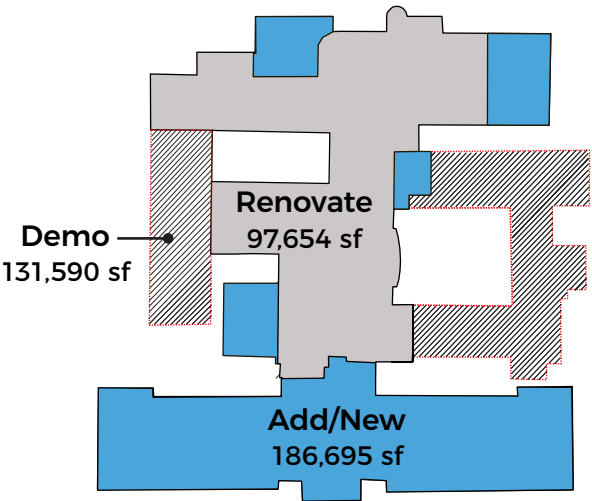


PRELIMINARY ALTERNATIVES

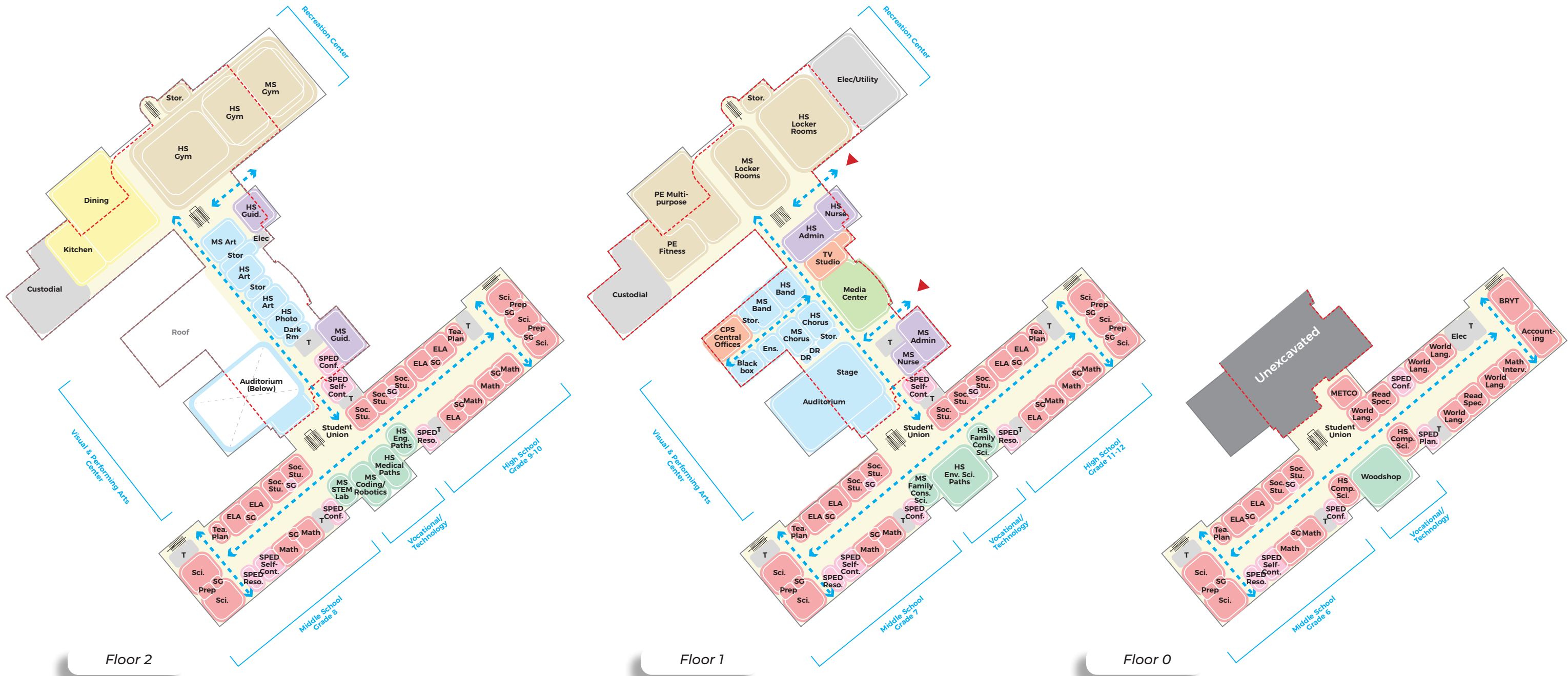
PROPOSED PHASING

The largest addition along Pond St would be constructed first. Once completed, the majority of middle and high school general and special education classes would move to the new addition, allowing for demolition of the existing middle and high school academic wings. Then, expansion of the auditorium, gym, and dining, plus reconstruction of the new building front would occur. Renovation of the remainder of the existing would happen in multiple phases so as not to limit access to the gym/dining spaces from the academic wing.

This addition/renovation option would require phased construction on the existing site while the school continues to be occupied. It would require modular classrooms and ultimately take significantly more time to complete than any of the all-new construction options.



PRELIMINARY ALTERNATIVES



PRELIMINARY ALTERNATIVES

EDUCATIONAL ENVIRONMENT

With the addition of a 3-story academic wing on the front field, the organization of Option A2 could be identified in thirds, with public community spaces on one end, private academic spaces on the opposite end, and shared community/academic spaces in the center. This barbell shape helps to regulate public vs. private access during and after the school day.

Within the renovated core, Option A2 maintains many of the existing music and arts spaces, but would require moving interior walls to meet the area needs identified in the space summary. Similarly, an addition to the existing auditorium would be necessary to meet the proposed seat count.

In this option, the vocation/technology

spaces are located where the central axis bisects the academic wing, creating a buffer between the high school side and the middle school side. This location allows for possible direct access to the outdoors for larger-scaled projects. Construction of a new academic wing allows for design freedom that directly favors the District's educational program, but any renovation work within the existing-to-remain portion may be restricted by structural or spatial constraints.

Because the first floor of the academic wing is set at a lower elevation, the link between the existing, renovated portion of the building and this new addition offers opportunities for a student commons that makes use of the elevation change, similar to Option A1.

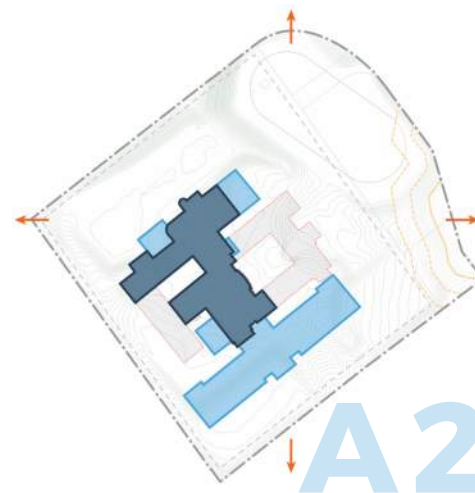
*Concept Rendering*

PRELIMINARY ALTERNATIVES

	Option A2 (6-12) Add/Reno (Type IIB Construction)
Estimated Duration	±48 months
Demolished SF (phase 1)	131,590
Demolished SF (phase 2)	-
Renovated SF Floor 1	56,357
Renovated SF Floor 2	41,297
Total Renovated SF	97,654
New SF Floor 0	
New SF Floor 1	56,008
New SF Floor 2	80,279
New SF Floor 3	50,408
New SF Floor 4	-
Total New SF	186,695
Total Renovated SF + New SF	284,349
Building Construction Cost	\$145 - \$150 million
Site, Building Demo, Haz. Mat., Temporary Construction	\$33.0 - \$36.0 million
Phasing, General Conditions & Requirements, Insurance, Estimating Contingency, Escalation	\$50.0 - \$60.0 million
Estimated Construction Cost	\$222 - \$236 million
Soft Costs (25%)	\$73.0 - \$79.0 million
Add for (6) Modular Classrooms	\$2.4 million
Estimated Total Project Cost	\$295 - \$315 million
<i>Increase to Est. Total Project Cost at 3% escalation per year</i>	
Est. Total Project Cost in 2029	\$322 - \$344 million
Est. Total Project Cost in 2032	\$352 - \$376 million
Est. Total Project Cost in 2035	\$385 - \$411 million

COST ESTIMATE

The preliminary estimated costs presented in this Feasibility Study are for comparison between the various options ONLY. These costs should not be represented as the final construction costs as the information they are based on is extremely preliminary and final construction costs may vary significantly from these costs once the final design has been completed.



3.1.7.7 New Construction Scheme

B1



OPTION B1 - OVERVIEW

Option B1 is a new construction option that conquers many of the constraints identified in the site analysis. Its orientation follows that of Alumni Field, creating opportunities for direct connection to and preservation of the stadium. The organization of its compact footprint celebrates the topographical change across the site. It maintains the same access point onto the site as the existing, while also keeping the front entries very visible from Pond St. Plus, its location maintains a healthy buffer from all abutting residential properties.

The location of the gymnasium to the north doubles as a retaining wall, integrating the building into the steep incline of the rear field. As a result, the classroom wings above the gym appear as two stories instead of four, with direct access to outdoors by way of an occupiable roof plaza.

The resulting open campus allows for the placement of more recreation fields, visual interest from many vantage points, and general administrative oversight for a safe and secure environment.

Summary

GRADE LEVELS // 6-12
ENROLLMENT // 800 students
FLOORS // Lower level + 4
DEMOLISHED SF // 229,244 SF
ADD/NEW SF // 267,053 SF
RENOVATED SF // 0 SF
TOTAL SF // 267,053 SF
CONSTR. TYPE // Type IB
EST. DURATION // ± 40 Months

FEATURES // Utilizes existing topography
 // Creates open campus
 // Maintains existing synthetic turf field
 // Performing/Visual Arts Center
 // Fitness Center

PRELIMINARY ALTERNATIVES



Concept Site

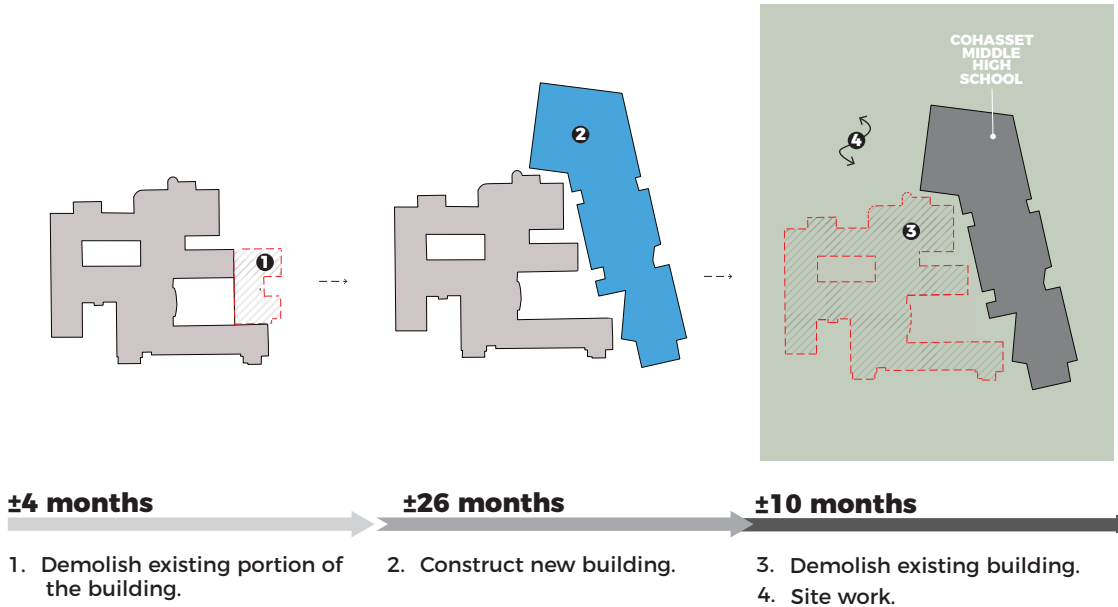
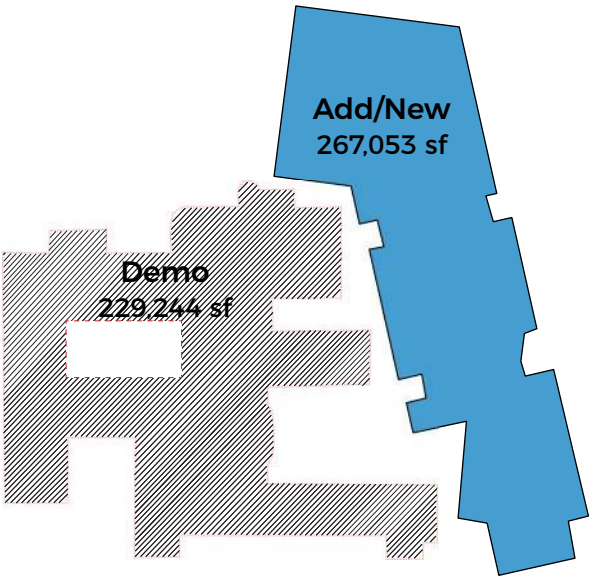
PRELIMINARY ALTERNATIVES

PROPOSED PHASING

Demolition of the existing building would need to occur in two phases, with the first phase happening immediately to allow for full construction of the all new building. Some enabling work might be necessary to move programs, like the CPS Central Offices, out of this area of the existing building.

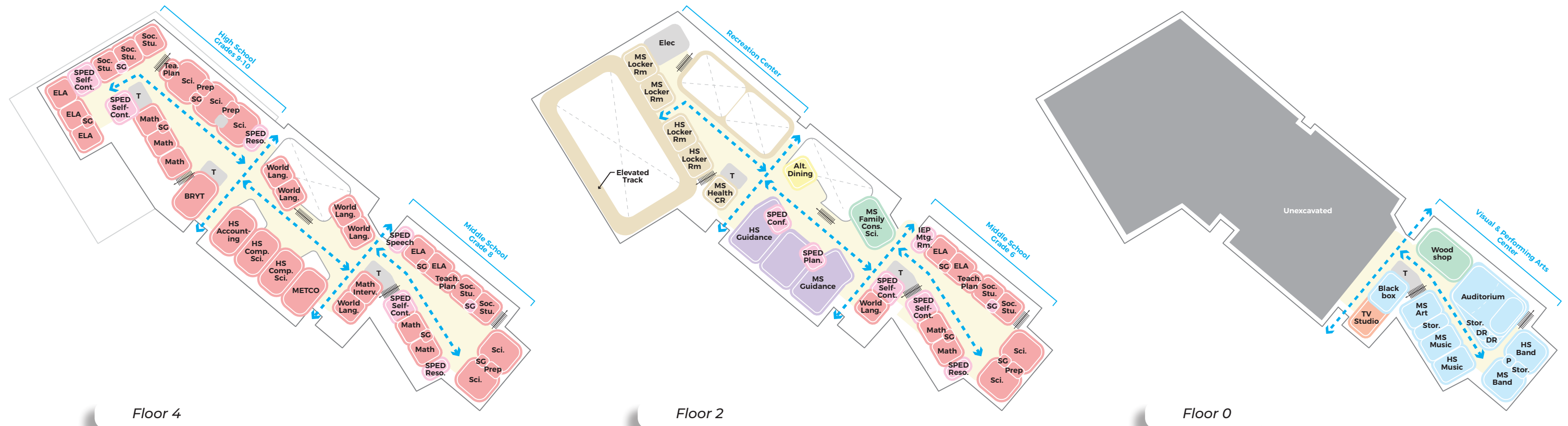
Once phase 1 demolition is completed, the new building can be constructed in its entirety. Once built, all occupants can move from the existing to the new building and phase 2 demolition can be completed. Site work would follow.

The phased demolition timeline increases the duration of this option, as compared to the other new construction options, but it would still be a shorter overall project length than either addition/renovation option.



TOTAL EST. DURATION
±40 months

PRELIMINARY ALTERNATIVES



PRELIMINARY ALTERNATIVES

EDUCATIONAL ENVIRONMENT

Option B1 is organized into thirds, with the visual/performing arts wing anchoring the southern end, the recreation center anchoring the opposite end, and a center core that includes shared academic spaces. This option places the community use spaces on the lower floors for ease of access and the general classrooms on the upper floors for a quieter and less public environment. As a bonus feature, students would have direct access from the multi-purpose and fitness rooms to Alumni Field, which would remain in place.

Educationally, the option is organized vertically, stacking grades 6-8 in a middle school wing and stacking grades 9-12 in a high school wing, creating grade-level academic neighborhoods on either end. An

“innovation wing” includes the vocations and technology labs, bridging the two schools and serving as a link for collaboration and inspiration. Small group collaboration spaces would exist between pairs of classrooms and special education would be integrated for an inclusive learning environment. Educational spaces would be layered to support visual transparencies and connections while helping to keep the footprint compact.

This new construction option is advantageous because it allows for design that directly favors the District’s educational program, and its location on the site would create more visibility across the whole campus. New recreational fields would be added and grouped to one side of the site to facilitate community use.

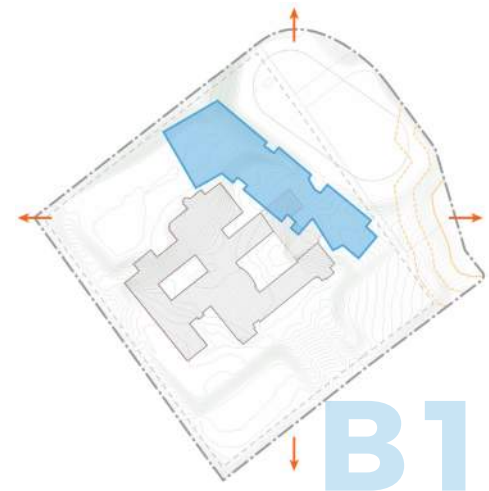
*Concept Rendering*

PRELIMINARY ALTERNATIVES

	Option B1 (6-12) Demo/New (Type IIB Construction)
Estimated Duration	±40 months
Demolished SF (phase 1)	25,256
Demolished SF (phase 2)	203,988
Renovated SF Floor 1	-
Renovated SF Floor 2	-
Total Renovated SF	-
New SF Floor 0	19,762
New SF Floor 1	68,099
New SF Floor 2	63,025
New SF Floor 3	59,019
New SF Floor 4	57,148
Total New SF	267,053
Total Renovated SF + New SF	267,053
Building Construction Cost	\$135 - \$140 million
Site, Building Demo, Haz. Mat., Temporary Construction	\$32.0 - \$35.0 million
Phasing, General Conditions & Requirements, Insurance, Estimating Contingency, Escalation	\$48.0 - \$58.0 million
Estimated Construction Cost	\$214 - \$229 million
Soft Costs (25%)	\$71.0 - \$76.0 million
Add for (6) Modular Classrooms	\$2.4 million
Estimated Total Project Cost	\$285 - \$305 million
<i>Increase to Est. Total Project Cost at 3% escalation per year</i>	
Est. Total Project Cost in 2029	\$314 - \$335 million
Est. Total Project Cost in 2032	\$343 - \$367 million
Est. Total Project Cost in 2035	\$374 - \$401 million

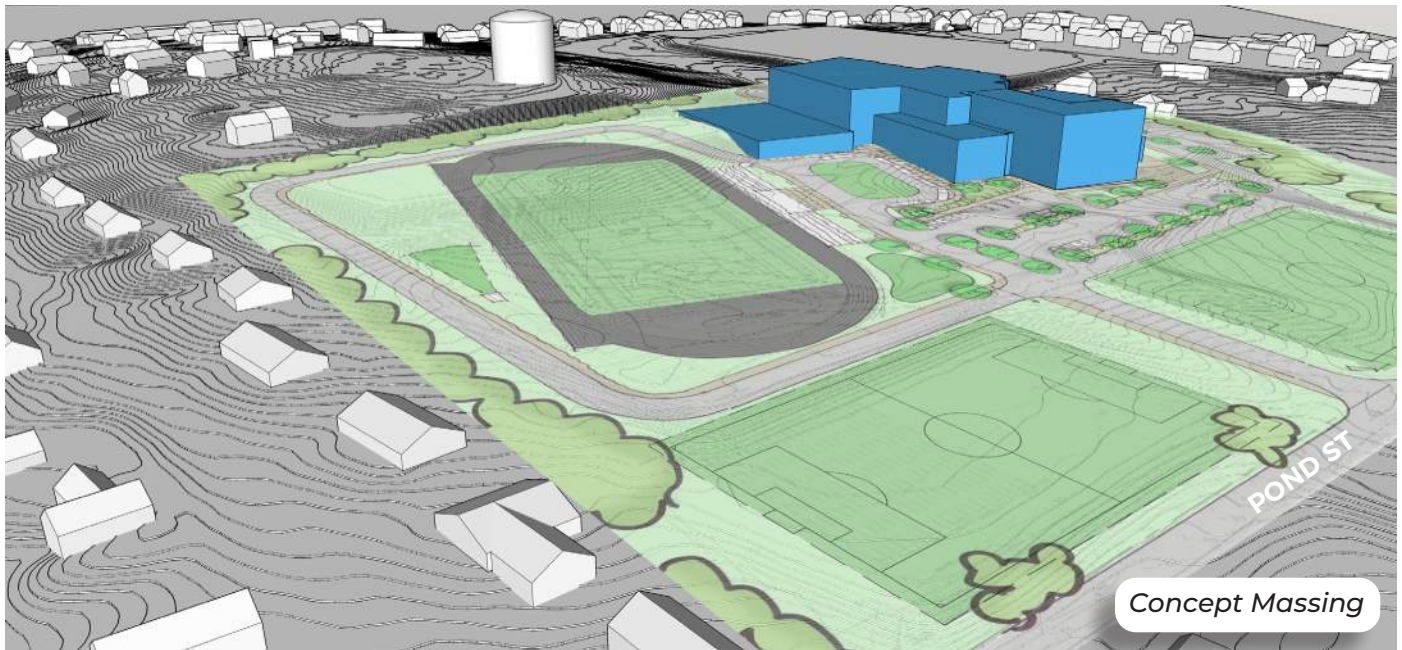
COST ESTIMATE

The preliminary estimated costs presented in this Feasibility Study are for comparison between the various options ONLY. These costs should not be represented as the final construction costs as the information they are based on is extremely preliminary and final construction costs may vary significantly from these costs once the final design has been completed.



3.1.7.8 New Construction Scheme

C1



OPTION C1 - OVERVIEW

Option C1 is the only preliminary alternative presented in this Feasibility Study that considers building on Alumni Field. Its proximity to the wetlands on site may offer educational opportunities for outdoor use and a direct connection to local ecology. This option essentially creates a “clean canvas,” where, once the existing building is demolished, there is flexibility with the design of the remaining site area.

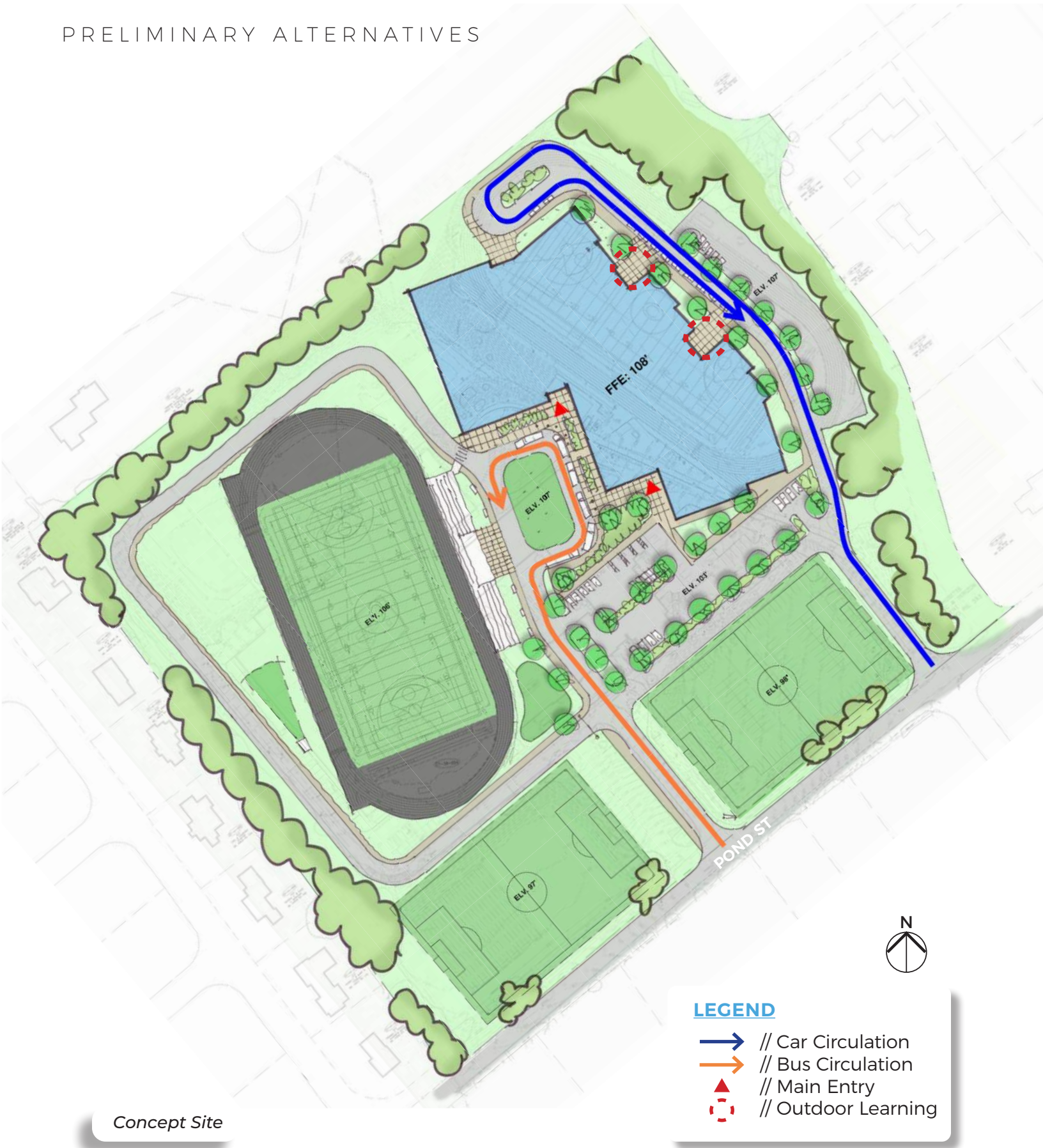
Like Option B1, the solution is compact and maintains the same access point onto the site as the existing, with a clear view of the main entries upon approach. It also maintains a healthy distance from most abutters. Community-use spaces, like the gym, auditorium, and media center would be features of the new structure while the orientation of the academic wings would put learning on display.

The resulting open campus allows for the placement of new recreation fields, visual interest from many vantage points, and general administrative oversight for safety.

Summary

GRADE LEVELS	// 6-12
ENROLLMENT	// 800 students
FLOORS	// Lower level + 4
DEMOLISHED SF	// 229,244 SF
ADD/NEW SF	// 267,053 SF
RENOVATED SF	// 0 SF
TOTAL SF	// 267,053 SF
CONSTR. TYPE	// Type IB
EST. DURATION	// ± 36 Months
FEATURES	// Creates open campus // Performing/Visual Arts Center // Fitness Center

PRELIMINARY ALTERNATIVES



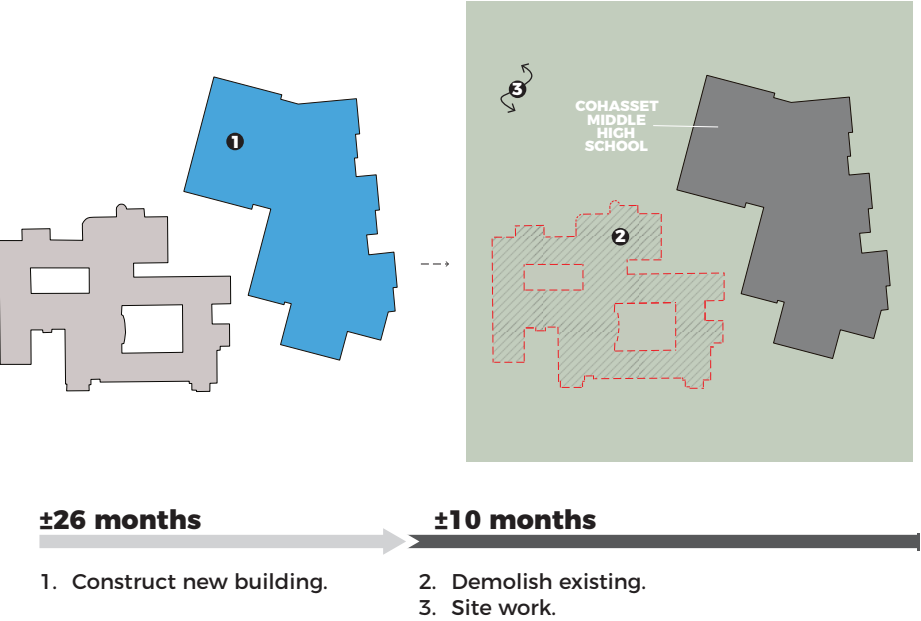
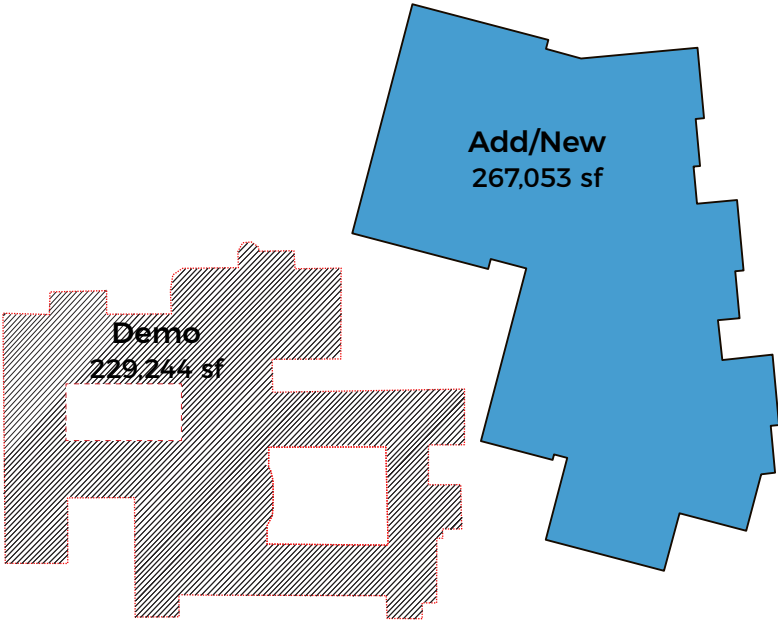
Concept Site

PRELIMINARY ALTERNATIVES

PROPOSED PHASING

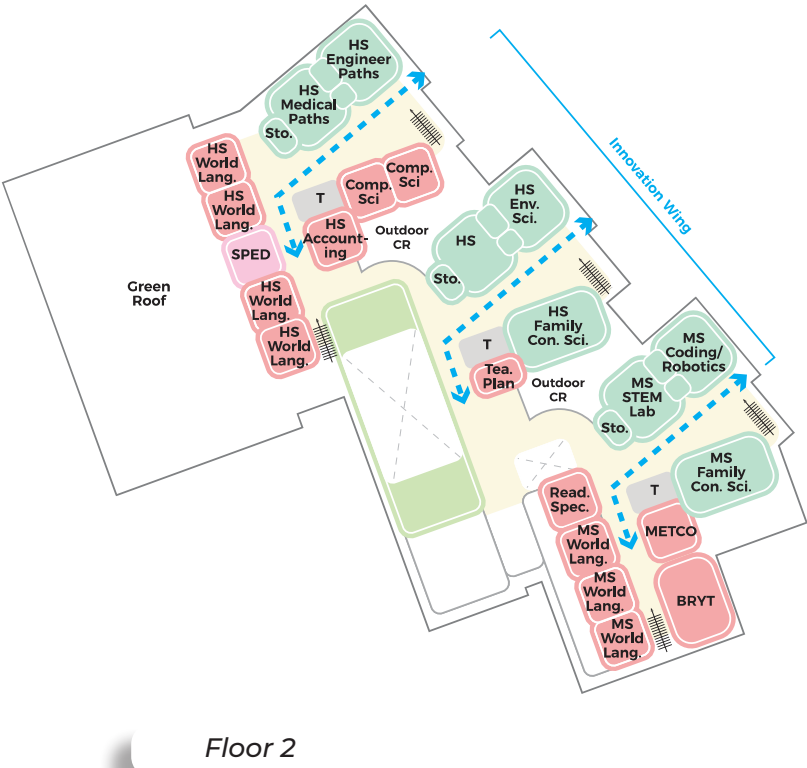
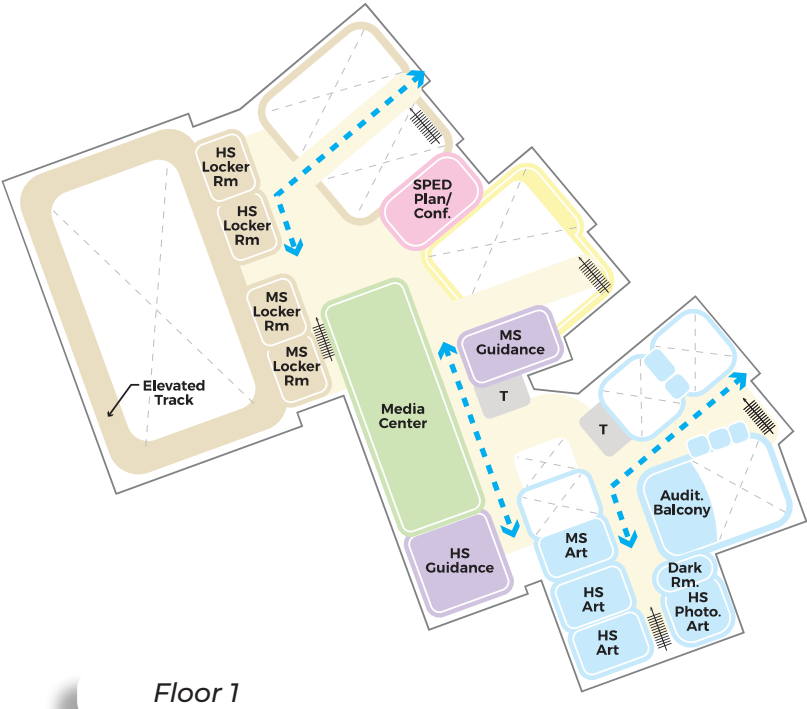
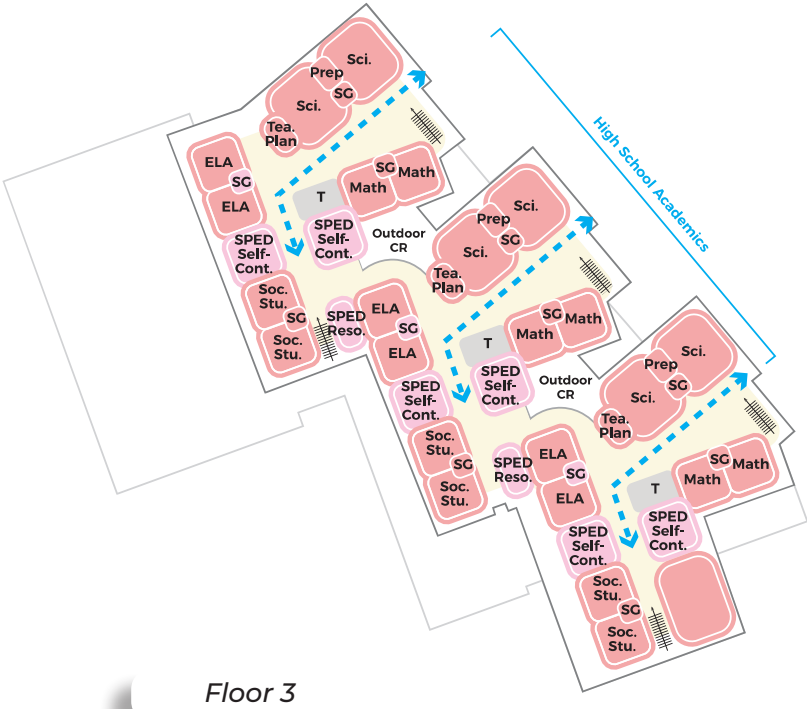
In terms of phasing, the new construction Option C1 is most efficient, as construction of the new building can occur entirely outside of the footprint of the existing. Once completed, all occupants can move into the new building, the existing building can be demolished, and the site work can commence. Given its proximity to the wetlands, care and consideration during construction will be important.

The more site area consumed by the new building creates constraints during construction for the storing of materials or contractor parking, however, phasing of a new construction project would be significantly less than any addition/renovation project. It would not require phased-occupied construction of the existing or temporary modular classrooms.



TOTAL EST. DURATION
±36 months

PRELIMINARY ALTERNATIVES



PRELIMINARY ALTERNATIVES

EDUCATIONAL ENVIRONMENT

Being entirely new construction, Option C1 explores unique academic organizational strategies. Floors 0 and 1 include all spaces that might be used by the community. The organization becomes more academic-focused on the upper floors. Floor 2 is a dedicated “innovation wing” with all vocations/technology spaces and world language classrooms for shared access for all grade levels.

The middle and high schools are separated by floor level in a horizontal nature, which offers easier departmentalization, if desired. Academic wings branch off of a main spine per floor and integrated balconies between these wings offer outdoor learning areas, even on the upper floors.

Small group collaboration spaces would exist between pairs of classrooms and special education would be integrated for an inclusive learning environment. The interior environment would strive for a collegiate-feel, offering various “hubs” and “nodes” for small group collaboration or independent explorations.

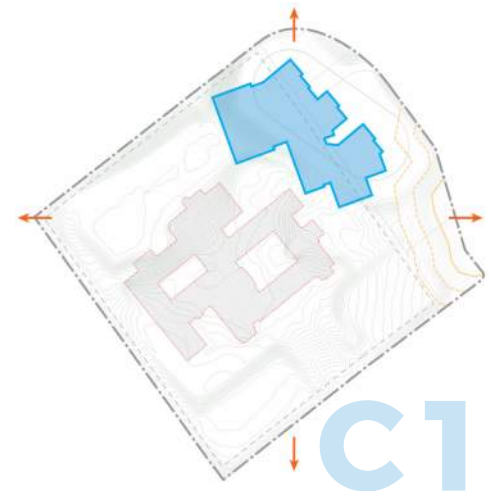
Educational spaces would be layered to support visual transparencies and connections while helping to keep the footprint compact. By building up rather than out, the overall footprint would be less sprawling than the existing building, preserving more open site space for recreation. If a project were to be built on Alumni Field, the stadium would likely need to be replicated elsewhere on the site.



	Option C1 (6-12) New Con. (Type IIB Construction)
Estimated Duration	±36 months
Demolished SF (phase 1)	229,244
Demolished SF (phase 2)	-
Renovated SF Floor 1	-
Renovated SF Floor 2	-
Total Renovated SF	-
New SF Floor 0	76,911
New SF Floor 1	53,144
New SF Floor 2	47,268
New SF Floor 3	44,865
New SF Floor 4	44,865
Total New SF	267,053
Total Renovated SF + New SF	267,053
Building Construction Cost	\$135 - \$140 million
Site, Building Demo, Haz. Mat., Temporary Construction	\$34.0 - \$37.0 million
Phasing, General Conditions & Requirements, Insurance, Estimating Contingency, Escalation	\$48.0 - \$58.0 million
Estimated Construction Cost	\$210 - \$225 million
Soft Costs (25%)	\$70.0 - \$75.0 million
Add for (6) Modular Classrooms	N/A
Estimated Total Project Cost	\$280 - \$300 million
<i>Increase to Est. Total Project Cost at 3% escalation per year</i>	
Est. Total Project Cost in 2029	\$306 - \$328 million
Est. Total Project Cost in 2032	\$334 - \$358 million
Est. Total Project Cost in 2035	\$365 - \$391 million

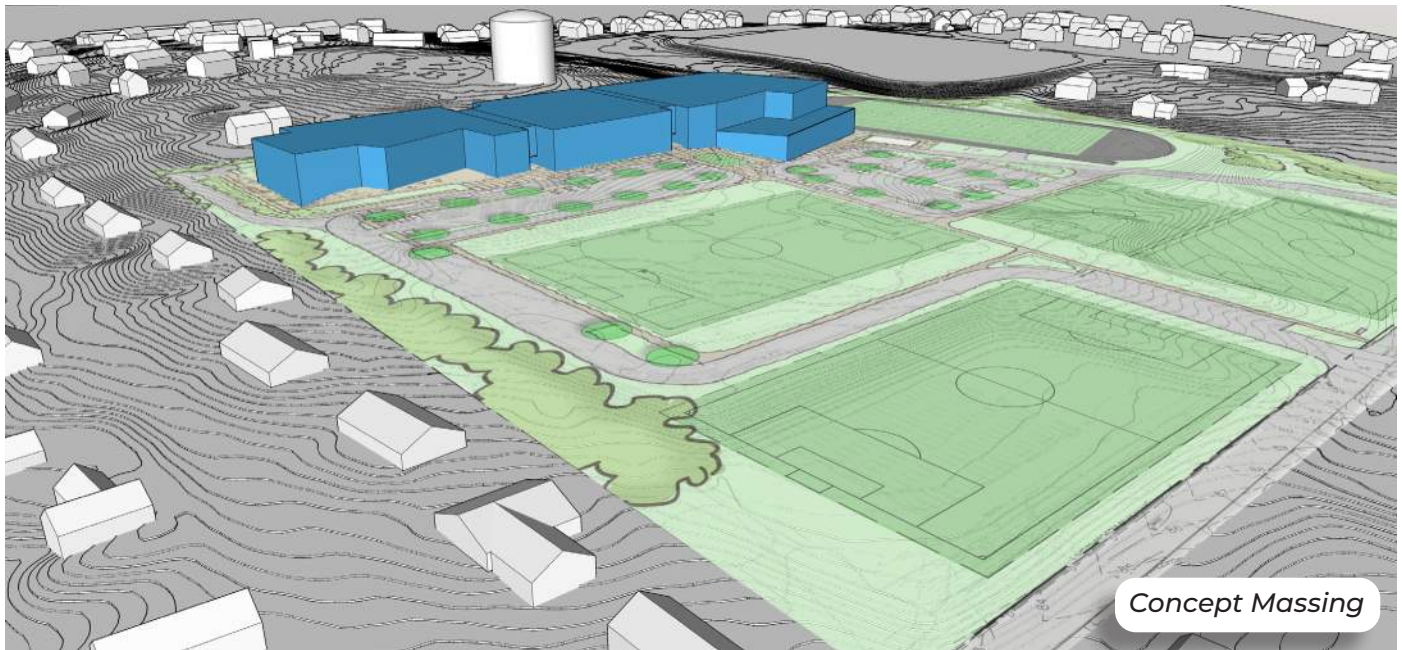
COST ESTIMATE

The preliminary estimated costs presented in this Feasibility Study are for comparison between the various options ONLY. These costs should not be represented as the final construction costs as the information they are based on is extremely preliminary and final construction costs may vary significantly from these costs once the final design has been completed.



3.1.7.9 New Construction Scheme

C2



OPTION C2 - OVERVIEW

Option C2 mirrors much of Option B1, but locates the proposed building on the rear field, instead of along Alumni Field, to avoid phased demolition of the existing. Its educational organization would also mimic B1, with the added benefit of optimally oriented academic wings. Like Option A1, however, this location places it at a higher elevation, closest to abutters, and potentially challenging for emergency vehicles to access, being tight to the property boundary. Additionally, construction of the new on the field behind the current building would likely require removal and storage of the existing soil off-site.

A building in this location would greatly open the campus for numerous recreation opportunities while preserving Alumni Field. It maintains the same access point onto the site as the existing, while continuing to front on Pond St. (from a distance), offering easy administrative oversight for safety and security. However, community-use spaces, like the auditorium and gym, would be remote from the main access points.

Summary

GRADE LEVELS // 6-12
ENROLLMENT // 800 students
FLOORS // Lower level + 4
DEMOLISHED SF // 229,244 SF
ADD/NEW SF // 267,053 SF
RENOVATED SF // 0 SF
TOTAL SF // 267,053 SF
CONSTR. TYPE // Type IB
EST. DURATION // ± 36 Months

FEATURES // Creates open campus
 // Maintains existing synthetic turf field
 // Performing/Visual Arts Center
 // Fitness Center

PRELIMINARY ALTERNATIVES



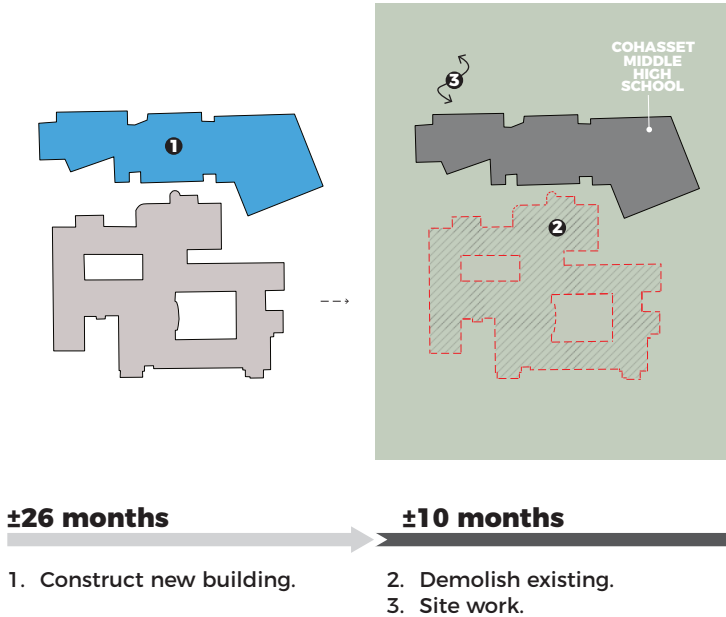
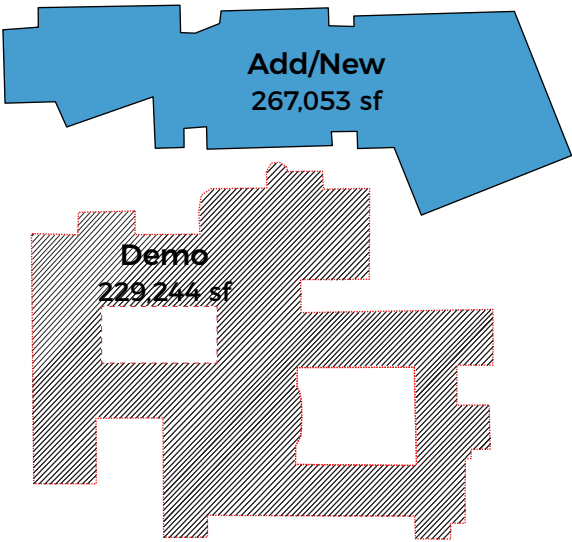
Concept Site

PRELIMINARY ALTERNATIVES

PROPOSED PHASING

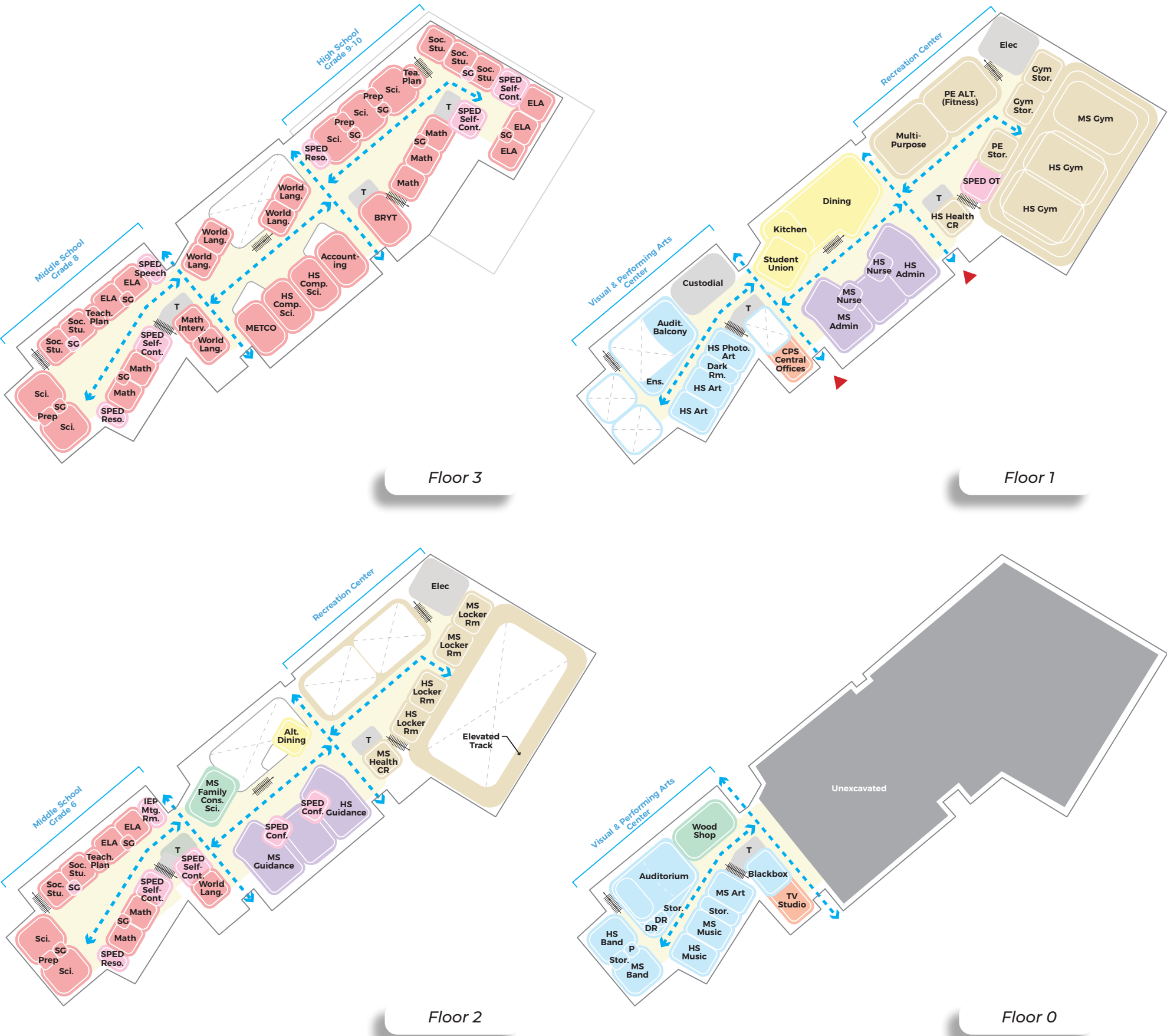
Like Option C1, the phasing of new construction Option C2 is also efficient, as construction of the new building can occur entirely outside of the footprint of the existing. However, its closer proximity to the existing compared to Option C1 may require additional phasing. Once completed, all occupants can move into the new building, the existing building can be demolished, and the site work can commence.

The more site area consumed by the new building creates constraints during construction for the storing of materials or contractor parking, however, phasing of a new construction project would be significantly less than any addition/renovation project. It would not require phased-occupied construction of the existing or temporary modular classrooms.



TOTAL EST. DURATION
±36 months

PRELIMINARY ALTERNATIVES



PRELIMINARY ALTERNATIVES

EDUCATIONAL ENVIRONMENT

Option C2 is a mirror of B1 with the visual/performing arts wing anchoring the western end, the recreation center anchoring the opposite end, and a center core that includes shared academic spaces. This option places the community use spaces on the lower floors for ease of access and the general classrooms on the upper floors for a quieter and less public environment.

Educationally, the option is organized vertically, stacking grades 6-8 in a middle school wing and stacking grades 9-12 in a high school wing, creating grade-level academic neighborhoods on either end. This strategy offers clear distinction between middle and high school zones with centralized resources for controlled interactions. An “innovation wing”

includes the vocations and technology labs, bridging the two schools and serving as a link for collaboration and inspiration. Small group collaboration spaces would exist between pairs of classrooms and special education would be integrated for an inclusive learning environment. Educational spaces would be layered to support visual transparencies and connections while helping to keep the footprint compact.

This new construction option is advantageous because it allows for design that directly favors the District’s educational program, and its location on the site would create more visibility across the whole campus. With the building at one corner of the site, there would be more available space for additional recreational fields.

*Concept Rendering*

PRELIMINARY ALTERNATIVES

	Option C2 (6-12) New Con. (Type IIB Construction)
Estimated Duration	±36 months
Demolished SF (phase 1)	229,244
Demolished SF (phase 2)	-
Renovated SF Floor 1	-
Renovated SF Floor 2	-
Total Renovated SF	-
New SF Floor 0	19,762
New SF Floor 1	68,099
New SF Floor 2	63,025
New SF Floor 3	59,019
New SF Floor 4	57,148
Total New SF	267,053
Total Renovated SF + New SF	267,053
Building Construction Cost	\$135 - \$140 million
Site, Building Demo, Haz. Mat., Temporary Construction	\$34.0 - \$37.0 million
Phasing, General Conditions & Requirements, Insurance, Estimating Contingency, Escalation	\$48.0 - \$58.0 million
Estimated Construction Cost	\$210 - \$225 million
Soft Costs (25%)	\$70.0 - \$75.0 million
Add for (6) Modular Classrooms	N/A
Estimated Total Project Cost	\$280 - \$300 million
<i>Increase to Est. Total Project Cost at 3% escalation per year</i>	
Est. Total Project Cost in 2029	\$306 - \$328 million
Est. Total Project Cost in 2032	\$334 - \$358 million
Est. Total Project Cost in 2035	\$365 - \$391 million

COST ESTIMATE

The preliminary estimated costs presented in this Feasibility Study are for comparison between the various options ONLY. These costs should not be represented as the final construction costs as the information they are based on is extremely preliminary and final construction costs may vary significantly from these costs once the final design has been completed.



PRELIMINARY ALTERNATIVES

3.1.6.10 Summary of Conceptual Cost Estimates

	Option X Code Upgrade/Base Repair ONLY	Option A1 (6-12) Add/Reno (Type IIB Construction)	Option A2 (6-12) Add/Reno (Type IIB Construction)	Option B1 (6-12) Demo/New (Type IIB Construction)	Option C1 (6-12) New Con. (Type IIB Construction)	Option C2 (6-12) New Con. (Type IIB Construction)
Estimated Duration	±36 months	±48 months	±48 months	±40 months	±36 months	±36 months
Demolished SF (phase 1)		151,052	131,590	25,256	229,244	229,244
Demolished SF (phase 2)	-	-	-	203,988	-	-
Renovated SF Floor 1	-	39,358	56,357	-	-	-
Renovated SF Floor 2	-	38,654	41,297	-	-	-
Total Renovated SF	-	78,192	97,654	-	-	-
New SF Floor 0				19,762	76,911	19,762
New SF Floor 1	-	103,511	56,008	68,099	53,144	68,099
New SF Floor 2	-	51,094	80,279	63,025	47,268	63,025
New SF Floor 3		49,094	50,408	59,019	44,865	59,019
New SF Floor 4	-	-	-	57,148	44,865	57,148
Total New SF	-	203,699	186,695	267,053	267,053	267,053
Total Renovated SF + New SF	229,244 (Existing SF)	281,891	284,349	267,053	267,053	267,053
Building Construction Cost	\$45.2 - \$54.2 million	\$145 - \$150 million	\$145 - \$150 million	\$135 - \$140 million	\$135 - \$140 million	\$135 - \$140 million
Site, Building Demo, Haz. Mat., Temporary Construction	\$1.5 - \$2.5 million	\$33.0 - \$36.0 million	\$33.0 - \$36.0 million	\$32.0 - \$35.0 million	\$34.0 - \$37.0 million	\$34.0 - \$37.0 million
Phasing, General Conditions & Requirements, Insurance, Estimating Contingency, Escalation	\$8.0 - \$10.0 million	\$50.0 - \$60.0 million	\$50.0 - \$60.0 million	\$48.0 - \$58.0 million	\$48.0 - \$58.0 million	\$48.0 - \$58.0 million
Estimated Construction Cost	\$58.0 - \$66.0 million	\$222 - \$236 million	\$222 - \$236 million	\$214 - \$229 million	\$210 - \$225 million	\$210 - \$225 million
Soft Costs (25%)	\$17.0 - \$19.0 million	\$73.0 - \$79.0 million	\$73.0 - \$79.0 million	\$71.0 - \$76.0 million	\$70.0 - \$75.0 million	\$70.0 - \$75.0 million
Add for (6) Modular Classrooms	N/A	\$2.4 million	\$2.4 million	\$2.4 million	N/A	N/A
Estimated Total Project Cost	\$75.0 - \$85.0 million	\$295 - \$315 million	\$295 - \$315 million	\$285 - \$305 million	\$280 - \$300 million	\$280 - \$300 million
Increase to Est. Total Project Cost due to 3% escalation per year delay						
Est. Total Project Cost in 2029	\$82 - \$92 million	\$322 - \$344 million	\$322 - \$344 million	\$314 - \$335 million	\$306 - \$328 million	\$306 - \$328 million
Est. Total Project Cost in 2032	\$90 - \$101 million	\$352 - \$376 million	\$352 - \$376 million	\$343 - \$367 million	\$334 - \$358 million	\$334 - \$358 million
Est. Total Project Cost in 2035	\$98 - \$111 million	\$385 - \$411 million	\$385 - \$411 million	\$374 - \$401 million	\$365 - \$391 million	\$365 - \$391 million

Notes:

1.) Estimate range is provided for comparison between the various options ONLY. They are based on preliminary information. Final construction costs may vary significantly from these once a final design has been completed.

2.) Estimates assume start of construction and approx. construction cost/sf for Summer 2026. Escalated costs are estimated at 3% per year.

3.) Cost to add a stadium replacement is approx. \$5 mil more per option.

4.) Cost to add a 50,000sf parking garage is approx. \$5 mil more per option.

5.) Cost to use CMr (ch. 149a) delivery method is approx. \$12-14 mil more per option.

5.) Estimates based on a Net Zero Ready building. Cost to add on-site renewable power are approx. \$5.5-\$7.5 mil per option, depending on the energy system.

PRELIMINARY ALTERNATIVES

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PRELIMINARY ALTERNATIVES



3.1.6.11 Recommendations for Further Work

EVALUATION MATRIX

An evaluation matrix is required as part of the MSBA's Module 3 - Preferred Schematic Report. This is a table that compares all preliminary alternatives and options on a set of criteria. The criteria is typically determined by the School Building Committee, a subset of the School Committee. Typical criteria considers the educational program, community impacts, construction schedule and phasing, sustainability, and cost - but could also include aspects specific to the Town or District, such as alleviating over crowding in the broader school district. The matrix allows for objective determination of the most practical solution.

A sample evaluation matrix with the six options presented in this Feasibility Study is shown here.

Instructions	Categories	DOES THE OPTION...	Option X Code Upgrade/ Base Repair	Option A1 Phased Add/ Reno	Option A2 Phased Add/ Reno	Option B1 Phased Demo/ New	Option C1 New Construction	Option C2 New Construction	
<p>Write in one of the following scores per option per statement:</p> <p>3 - If the option <u>best</u> describes the statement</p> <p>2 - If the option <u>somewhat</u> describes the statement</p> <p>1 - If the option <u>fails</u> to describe the statement</p> <p>A completed matrix should have all cells filled with either a 1, 2, or 3. The Preferred Option shall have the highest total score.</p>	Educational Program	01 ...provide a sufficient 21 st century educational environment for middle and high school students?							
		02 ...create the necessary adjacencies, program areas, transparency, exhibit space, and other key aspects identified during visioning?							
		03 ...allow for team teaching and collaboration?							
		04 ...include the necessary resources for special education and student support?							
		05 ...have connections to the outdoors and opportunities for outdoor learning?							
		06 ...resolve space issues and create parity across the district?							
	Community & Access	07 ...optimize community use around the site and improve access to the site?							
		08 ...optimize resources for community use within the building?							
		09 ...enhance safety and security on site?							
		10 ...improve service/delivery/custodial access & operations?							
	Construction Phasing	11 ...require phased-occupied construction?							
		12 ...minimize impact to athletic fields during construction?							
		13 ...allow for on site parking during construction?							
		14 ...include adequate space for construction staging?							
		15 ...minimize construction duration?							
	Sustainability	16 ...provide the most energy efficient solution, thus minimizing long-term operating costs?							
		17 ...provide the best opportunity for a net-zero energy building design?							
		18 ...orient academic wings in the most ideal orientation to capitalize on natural daylight?							
	Cost	19 ...maximize the available MSBA grant reimbursement funding?							
		20 ...maximize utility rebates & incentives?							
		21 ...satisfy the educational program and spatial requirements cost effectively (no excess)?							
		22 ...avoid the need to fund a future middle school building project, in other words, satisfy the need for 50+ years?							
		23 ...provide the highest potential success at both the Town Meeting vote & ballot vote?							
Total Score									

PRELIMINARY ALTERNATIVES

CONCLUSION

This Feasibility Study and Conceptual Design Report serves to provide Cohasset Public Schools and the Cohasset community with the following:

- // A clearer understanding of the existing site, building conditions, and constraints.
- // The aspects of a code upgrade and base repair required to bring the existing building up to compliance with today's codes and standards.
- // An improved comprehension of the educational vision and the District's future direction.
- // A better grasp of the development options and opportunities available for the existing middle/high school site, including the length of time associated with each category of project.
- // An enhanced awareness of the current school construction market and associated data.

In addition to being a place for learning, the Cohasset Middle/High School building and site are heavily used by the community on a regular basis, including weekends. Though the Facilities Department consistently maintains the school for operation, bringing the existing building up to code alone would be a significant financial investment for the Town, without addressing the educational vision of the District. A project that considers the needs of the school community will, by extension, serve the broader community by providing resources, gathering and event spaces, and recreational areas that are highly desirable for public use.

To stay informed regarding the developments of a future Cohasset Middle/High School building project, please visit the Cohasset Public Schools District website:

<https://www.cohassetk12.org/>



During Visioning Session 2 in October 2024, participants considered how the developmental traits of middle and high school students may inform the built environment they learn in.

APPENDICES



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APPENDICES

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A Statement of Interest

1

DRAFT SOI - Cohasset Middle-High School

Massachusetts School Building Authority

School District Cohasset

District Contact Patrick Sullivan, Ed.D., Superintendent of Schools TEL: (781) 383-6111

Name of School Cohasset Middle-High

Submission Date 03/01/2022

Note:

The hard copy of this SOI will be hand delivered to the MSBA office.

The following Priorities have been included in the Statement of Interest:

1. Replacement or renovation of a building which is structurally unsound or otherwise in a condition seriously jeopardizing the health and safety of school children, where no alternative exists.
2. ☒ **Elimination of existing severe overcrowding.**
3. Prevention of the loss of accreditation.
4. Prevention of severe overcrowding expected to result from increased enrollments.
5. ☒ **Replacement, renovation, or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility.**
6. Short term enrollment growth.
7. ☒ **Replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements.**
8. Transition from court-ordered and approved racial balance school districts to walk-to, so-called, or other school districts.

SOI Vote Requirement

I acknowledge that I have reviewed the MSBA's vote requirements for submitting an SOI which are set forth in the Vote Tab of this SOI. I understand that the MSBA requires votes from specific parties/governing bodies, in a specific format using the language provided by the MSBA. Further, I understand that the MSBA requires certified and signed vote documentation to be submitted with the SOI. I acknowledge that my SOI will not be considered complete and, therefore, will not be reviewed by the MSBA unless the required accompanying vote documentation is submitted to the satisfaction of the MSBA.

Potential Project Scope:	Potential New School
Is this SOI the District Priority SOI?	YES
School name of the District Priority SOI:	Cohasset Middle-High School
Is this part of a larger facilities plan?	YES

If “YES”, please provide the following:

Facilities Plan Date:	April 2022
Planning Firm:	Ai3 Architects, LLC

The following facilities planning report(s) have been completed within the past twenty years:

1. Ai3 Architects, LLC’s “Cohasset Public Schools Existing Conditions Study” dated April 2022

Please provide an overview of the plan including as much detail as necessary to describe the plan, its goals and how the school facility that is the subject of this SOI fits into that plan:

Beginning in January of 2022, the Town of Cohasset requested the services of Ai3 Architects, LLC, and its consultants to assess the existing conditions of its three (3) public school facilities. The study aimed to collect information that would support submission of a Statement of Interest (SOI) to the Massachusetts School Building Authority (MSBA). Demographic and population trends in the Town, site conditions, structural integrity and state of building systems, and overall program distribution per building were all contributing research factors; the results of which were included in the study.

After reviewing the enrollment projections supplied by the District, existing school environments, existing building conditions, current educational philosophies, and the concerns of the School Facilities Committee, School Committee, and community at large, the following conclusions were established regarding the highest priorities facing the Cohasset Public Schools:

First priority for the School Facilities Committee and School Committee as per the most recent Cohasset Facilities Assessment Report, “The most significant educational facility challenge facing the Cohasset Public School system is the lack of an appropriate 21st Century middle school environment. The lack of appropriately-sized classrooms and educational support spaces, combined with aged building systems and components, creates a challenging environment that is grossly insufficient when compared to surrounding Districts.

The School Committee concluded that middle and high school educational environments have changed dramatically over the past seven decades (since the original building was designed and constructed – as a High School, not a co-located middle high school), as educators and parents realize that young middle school adolescents are not simply older elementary school students nor younger high school students, but that there are dramatic changes that occur during this time of life requiring a radically different and unique approach to education. This approach includes the need for accommodating special instructional, curricular, and administrative changes in ways that education takes place for kids in early adolescence. Among those changes were the establishment of a unique and separate middle school. Previously, the

middle school functioned under a “Junior High” model, with little consideration given to the individual needs of students who are middle school age. The New England League of Middle Schools (NELMS) report (2017) indicated the following needs for curricular changes:

1. Create opportunities for staff to work together on developing an interdisciplinary curriculum and assessment opportunities that maintain the rigor of strong literacy and math skills incorporated with relevant and meaningful social studies, health, and science topics, enhanced by the excellent art, music, and technology opportunities available to CMS students.
2. Consider Student-led Conferences to help students articulate their learning.
3. Create a curriculum that places a greater emphasis on the emotional and physical well-being of all students which would mean, for example, incorporating some kind of advisory class and/or physical education or wellness class into each and every trimester.
4. Implement a plan to find more ways to meet the needs of Tier II students
5. Provide band and chorus all year
6. More projects that include critical thinking or practical application of standards (Cohasset NELMS Executive Summary, 2017).

Also within the NELMS Report were recommendations regarding instructional needs at Cohasset Middle School:

1. More project based learning
2. Expand lessons to incorporate UDL
3. Learning objectives posted in all classrooms
4. Provide common planning time to develop inter-disciplinary units
5. Connect specialists with academic content
6. Increase the common planning time amongst teachers and liaisons of sped students
7. Need to find more ways to meet need of Tier II students
8. Create more co-teaching classes. This would allow for more intense and individualized instruction in the general education setting increasing access to the general education curriculum while decreasing stigma for students with special needs (Cohasset NELMS Executive Summary, 2017).

The Visiting Team (VT) made suggestions regarding the school environment, and how this environment can be improved to meet the need of middle school aged students:

1. The VT suggests that the connections that students make with teachers and other peers could be strengthened by implementing an advisory program.
2. Consider finding more ways to celebrate student achievement and promote a sense of fun.
3. Discuss strategies to lessen the sense of stress that students feel regarding achievement, grades, and workload.
4. Create more of a middle school culture & identity that separates students from feeling/appearing as though they are a younger version of the high school.
5. Create more time for specials such as band and chorus to meet on a yearly basis and create a full-year sense of belonging to the performing ensembles (Cohasset NELMS Executive Summary, 2017).

There were also recommendations regarding ways the middle school can involve parents / guardians and the community:

1. Explore ways to conference with parents that are not at the expense of Common Planning Time and without reducing the quality of parent-teacher communication.
2. Explore ways to nurture the high expectations for personal growth and development of students alongside academic achievement in the community.
3. Assess the desired outcomes and effectiveness of Teacher Student Time (TST) and explore ways to maximize its potential as a time for social-emotional learning.
4. Continue to find and take advantage of opportunities to integrate the Cohasset community's vocational expertise into the instruction at CMS.
5. Identify further opportunities to bring parent and community volunteers into CMS.
6. Investigate the possibility of using sports programs and opportunities to help develop a distinct Identity for the Middle School (Cohasset NELMS Executive Summary, 2017).

The ways we utilize current staff and build capacity for future staffing was also considered:

1. The VT recommends an increase of staff in the guidance department to increase availability for students.
2. Because ESPs spend their entire day working with students, CMS would benefit from finding time for ESP staff members to meet with the special education teachers. In addition, providing laptops/devices for ESPs to use throughout the day would aid in availability to online IEPs.
3. As CMS looks to grow into a traditional middle level school, professional development would be needed to support faculty and staff in that process.
4. Continue to find ways to celebrate the success and importance of middle level educators in a different manner than the high school educators (Cohasset NELMS Executive Summary, 2017).

Finally, the VT made recommendations regarding ways Cohasset Middle School could govern democratically and become a unique and separated school from Cohasset High School:

1. There is a need for an Action Planning Team with broad-based representation comprised of faculty, staff, parents, students, and community representatives to analyze the results of the self-study and this report. This team should develop action plans to prioritize and implement recommendations as well as establishing benchmarks to measure progress and identify areas of responsibility. This action plan team will promote student learning and an atmosphere of participation, responsibility and ownership. The team should be an on going group which meets regularly to continue to discuss and help implement best middle school practices and investigate professional development opportunities for staff. The Steering (Self-Study) Committee already in place should be empowered to continue their good work.
2. Investigate and implement ways to widely celebrate the existing areas of success at CMS.
3. While there is a strong sense of caring for and dedication to students, CMS faculty, staff, students and community should identify a vision and their mission statement to accurately reflect their middle school learning community.
4. Most middle schools use an advisory group as a leadership council in their buildings. CMS should establish a collaborative leadership group to enrich opportunities to engage in the decision-making process at CMS.
5. Communication is one key to success. CMS should assess its current processes and establish clear, concise and consistent practices to provide accurate timely information to its constituent groups.

6. CMS should Investigate the feasibility of creating the position of Middle School Principal and consider an administrative coach/mentor to formalize the Implementation of middle level structure and practice.
7. CMS must take advantage of the creative potential of faculty and staff and work to provide opportunities, which will enhance a sense of respect for all, and a strong learning community (Cohasset NELMS Executive Summary, 2017).

The efficacy of many of these recommendations, including the implementation of a flexible interdisciplinary curriculum that encourages active and personalized learning, which is often project-based in nature, pivot on having appropriate facilities and sufficient resources. Newly created middle schools are designed to support these changes, and these updated designs have proven beneficial to the support of teaching, learning, socialization, and student confidence. These supportive middle school environments include small and large group study and instruction spaces, larger flexible classrooms, smaller academic neighborhoods, project-based learning laboratories, student socialization areas, and many other critical components and spaces. Students in these environments have the opportunity to work in small groups, perform different learning tasks, and learn from their collaborations. Students in these environments integrate real-world problems and projects into their daily academic learning, and they often collaborate with other students and present their ideas and concepts to their peers. The current program was “shoe-horned” into an existing, antiquated facility. The described activities are greatly restricted in older facilities with undersized, inflexible classrooms with no small or large group support spaces and no project labs.

Despite the best efforts by faculty and staff to offer a modern middle and high school education within the confines of the existing facility, the Cohasset Middle High School facility does not represent a 21st Century middle and high school learning environment. The original building was designed over 70 years ago, and multiple smaller additions constructed since are all based on long-outdated principles and concepts. Its educational deficiencies are fully detailed in the April 2022 Cohasset Public Schools Existing Conditions Study, as well as the numerous physical challenges created by its dated building systems and components.

Subsequent to reviewing and discussing all of the physical and educational deficiencies contained within this report, the Cohasset Facilities Committee, Cohasset School Committee, and Select Board were unanimous in their desire to recommend that the Town act immediately to address the co-located middle high school. The Committees voted to recommend that the Town consider moving forward immediately with the necessary steps to have the co-located middle high school project submitted SOI to the Massachusetts School Building Authority (MSBA) for consideration of grant funding. The details of the exact proposed project at the middle-high school (renovation, expansion, or new school construction) will ultimately be developed through a lengthy and detailed process as prescribed by MSBA guidelines.

On April 13, 2022 the Cohasset School Committee voted to submit a SOI for the Cohasset Middle High School to the MSBA.

Please provide the current student to teacher ratios at the school facility that is the subject of this SOI:

12 students per teacher

Does the District have a Master Educational Plan that includes facility goals for this building and all school buildings in District? YES

The 2022 Cohasset Public Schools Existing Conditions Study listed below includes facility goals for this building and all buildings in the District.

Does the District have related report(s)/document(s) that detail its facilities, student configurations at each facility, and District operational budget information, both current and proposed?

YES

If "YES", please provide title, author, and date of report in area below.

Title: Cohasset Public Schools Existing Conditions Study

Author: Ai3 Architects, LLC

Date of Report: April 2022

Please include a hard copy of these report(s)/document(s) with your hard copy Statement of Interest submittal.

Is there overcrowding at the school facility? YES

If "YES", please describe in detail, including specific examples of the overcrowding.

The majority of the general academic classrooms reside in the original 1950 building and 1966 additions. Teaching and learning and educational space standards have evolved significantly over the last 70 years. As a result, there are numerous educational deficiencies associated with overcrowding in the existing Cohasset middle high school building. The following is a sampling of spaces and conditions concerning overcrowding:

1. Undersized general education classroom spaces
2. Undersized auditorium and performance space
3. Undersized dining and food service space
4. Undersized music classrooms
5. Undersized and a lack of vocational and technology space
6. Undersized and a lack of special education resource and support space
7. Lack of student project innovation labs and collaboration space
8. Lack of teacher collaboration and planning space
9. Lack of small group learning spaces for core academic areas
10. Lack of middle school administrative and guidance support space
11. Lack of conference and meeting spaces

The Undersized General Education Classrooms:

Over ninety percent of classroom and lab instruction at Cohasset High School occurs in the original 1950 building within spaces that are grossly undersized and which lack appropriate space for teaching and learning. Many academic classrooms are between 600 and 700 square feet (sf) and must accommodate 20-24 students. These classrooms should be a minimum of 825sf and preferably be 850-900sf in order to allow teachers to implement hands-on learning opportunities and project based instruction. Classroom projects require students to collaborate

in groups and to have opportunities to present their work to other students on a daily basis. Instead, classroom space limitations require students to sit in rows in an industrial revolution model identical to classroom instruction of the 19th Century. Teachers fully understand the importance of developing a facilitative and flexible learning environment, but are restricted by the limited amount of classroom space.

Lack of space restricts pedagogy to “stand and deliver” format with little opportunity for flexible groupings, project-based collaborations, and seminar formats. Students are relegated to the hallways for collaboration, as the size of the classroom spaces are insufficient to accommodate collaboration. As we plan and organize around our existing spaces to reach full utilization, we are forced to erode our district's goals of “providing an optimal teaching and learning environment.”

The Undersized Auditorium and Performance Space:

The lack of adequate performance space in our middle and high school has a significant impact on music, drama, and performance-based education. Having an undersized auditorium, which is shared by two schools, limits opportunities for music and arts scheduling, offerings, and enrichment. These lack of opportunities impact our entire arts program, PK-12, as we lack the space to adequately enhance and progress our music and arts programs at the middle and high school level. The grossly undersized auditorium does not allow for all-town concerts, performances, and recitals. Most importantly, the lack of performance and practice spaces impacts our ability to offer a comprehensive music program. The impact of this is that fewer students are moving on to post-high school arts and music study than those students in surrounding Districts. Our rehearsal and practice space is non-existent outside of the auditorium, which greatly limits multiple disciplines in the arts taking place simultaneously. In terms of the arts, the undersized auditorium and performance spaces limit our ability to reach the district goal of “empowering students to realize continuous personal growth and achievement.”

The Undersized Dining and Food Service Space:

The sole student dining space, with a size of 4,850 sf, is shared for all grades (6-12) across three seatings. This is nearly 20% smaller than MSBA guidelines and leaves lunch periods crowded. One-third of the gymnasium has been set up to accommodate the overspill of students during lunch periods, and the lobby is permitted for seniors to dine to alleviate the strain. There are no alternative dining options for students who may need relief from the crowdedness. To make matters worse, the kitchen is less than 850 sf, nearly one-third of the size outlined in the MSBA guidelines. Though included within the 2001 addition, the kitchen is not sized or programmed to accommodate modern food service.

Due to these limitations, we must either expand the lunch time period to accommodate four seatings (which significantly compromises program offerings) or overcrowd the cafeteria during three lunch periods. Our current approach is to keep the necessary flexibility in educational program offerings and overcrowd the cafeteria during three lunch seatings. The administration has allowed seniors to use the upper level of the athletic lobby as a “Senior Cafe” to alleviate the congestion. Our undersized dining and food service space also limits the use of the space for educational purposes. The lack of flexibility does not allow for any consumer based education. The undersized dining and food service spaces also create safety concerns due to the overcrowding and the difficulty to adequately supervise the many students congregating during the lunches.

The Undersized Music Classrooms:

Similar to the impact of the undersized auditorium, the undersized music classrooms negatively impact the ability to offer comprehensive electives. Essentially, the choral classroom, like all classrooms at the middle-high school where music instruction takes place, is a general-ed classroom converted to house music instruction. The rooms lack the appropriate acoustics and lack the spacing to create flexibility in learning. These limitations impact scheduling and depth of offerings. Currently, Drama is only offered after school, which limits the program to two (2) productions per year. This after-school program is now challenged, limited by the absence of any set storage space or set construction space, as the small stage in the auditorium is utilized by other programs.

The Undersized and Lack of Vocational and Technology Space:

The 2,030 sf high school woodshop is the only career-oriented program available. The existing space is not suited to act as anything other than a woodshop, which is limiting to the educational program, and furthermore lacks the proper ventilation system to fully function. There are no spaces to support programs more aligned to the locale, such as marine biology or coastal engineering. At the high school and middle school level, the lack of vocational and technology spaces have a detrimental effect on learning. At this moment, we are unable to offer the range of courses needed to adhere to the MassCore College Career and Technical Education Framework. When compared to neighboring Districts, which offer such diverse classes as marine fabrication and advanced culinary, Cohasset students are at a distinct disadvantage. As a result, fewer students than neighboring towns leave Cohasset High School pursuing vocational opportunities.

At the middle school, there is only one dedicated technology space, which is a repurposed general education classroom for use as a Science, Technology, Engineering, and Mathematics (STEM) space. This classroom is insufficient for the project-based approach that is required for effective STEM education to take place. As a result, there is not currently an identified pathway PK-12 in STEM education or in technology. Recently, an investment has been made in creating this pathway, as the District has hired Technology Instructional Specialists and has created classes in Coding, Robotics, and Video Gaming. However, there are no adequate spaces to house these important offerings.

The Undersized and Lack of Special Education Resource and Support Space:

The limited classroom size also prohibits the necessary and required integration of special education students into the regular academic environment. Special education students that should be nicely integrated into an appropriately sized general education classroom sometimes struggle to find adequate space to seamlessly integrate into the undersized classrooms. This compromises the kind of productive integration that could occur if our classrooms were all appropriately sized and small group instruction spaces placed adjacent to and accessible from the classroom. Our one sub-separate special education program does not have an adequate space to accommodate the needs of the individuals in the program.

The Lack of Student Project Innovation Labs and Collaboration Space:

We currently lack innovation labs and collaborative spaces in our middle and high school. The insufficient spaces are an impediment to students utilizing a higher level of thinking to solve complex problems. We currently have only one center for student collaboration, which is shared

by the middle and high school, and which doubles as our library. Due to the small classrooms, most collaboration is relegated to the hallways, which lack sufficient collaboration areas and furniture. The lack of collaborative spaces is an impediment to promoting students' social and interpersonal skills with their peers. Having sufficient collaboration centers would maximize this opportunity for our students.

The Lack of Teacher Collaboration and Planning Space:

There is one (1) room available for teacher planning at the high school level and one (1) for the middle school, 500 sf on average. Neither of these rooms, however, is solely dedicated for teacher planning purposes and may be utilized by guidance, special education, or administrative staff for individual meetings with students or parents at any given time throughout the school day. These break rooms lack collaborative furniture and technology, and double as dining areas for the staff. The small and cramped spaces utilized for collaboration at each school limit productivity and creative thought.

The Lack of Small Group Planning Spaces for Core Academic Areas

There are no rooms to accommodate small groups. Students gather on the floor in corridors to work collaboratively. All of our classroom spaces lack spaces for small group planning. This has had an impact on many of our academic disciplines. Science lab schedules have been constantly modified over the past several years, as a result of the limited number of appropriately sized science/lab classrooms and the limited lab facilities within those classrooms. The unfortunate result is that students have less time than desired in lab instruction. None of the science classrooms are appropriately sized to support both classroom and lab instruction, and the requirement of these spaces to operate in either one mode or the other greatly limits the desired classroom and lab time for learning. Science labs are located in the 1950 building (middle school) and (high school) and remain in their original size and configuration. Science safety standards have advanced significantly since 1950 and research suggests that overcrowding in science classrooms is the number one concern among high school science teachers. Research also supports a statistically significant correlation between space per student and the frequency of incidents and accidents in the science classroom. Students conducting science activities often work with equipment and chemicals/biologicals/physicals that pose safety risks, especially if not handled properly. Handling science equipment and chemicals safely requires sufficient individual work space. Inadequate science equipment and facilities also contribute to safety concerns, and these classrooms were not constructed with appropriate space to accommodate many modern safety amenities, and lack appropriate clearances for student movement. The International Building Code (IBC) requires that educational science laboratories have a minimum of 50 sf net per person. The MSBA standards require an allotment of 60 net sf per student in science laboratory environments. Current science labs at Cohasset Middle High School have less than 40 sf per student, creating an unacceptable and overcrowded condition during laboratory practice.

Our Video & TV Production and Advanced Video & TV production courses share space in the building with the Cohasset Community Television (143TV Cohasset). This arrangement provides excellent instructional support to our students and provides them with access to advanced equipment and techniques. However, there isn't sufficient classroom space within the building to accommodate this program. As a result, the students complete their production time and their

classroom time in the shared Community Access Center production studio, with the studio providing a poor option during classroom instruction.

The lack of space impacts other academic disciplines. Although we do have an adequately sized gymnasium, our exercise room and all purpose sports areas are undersized and lack the flexibility to accommodate our academic programming. Our art spaces are also undersized and lack natural light in some areas. We utilize our courtyards for outdoor learning, but there is little to no incorporation of indoor to outdoor learning possible due to the layout of the school.

The Lack of Middle School Administrative and Guidance Support Space:

The lack of middle school administrative and guidance support space impacts the interaction of support staff / leadership and students. The middle school has created a makeshift office to serve this function; however, the space is cramped and lacks the tools (lighting, space, flexible furniture) to create conditions that support the social-emotional needs of the student body.

The Lack of Conference and Meeting Space:

There are essentially no spaces sufficient at the middle school for having a productive conference or meeting, and only one space at the high school that could be used for this purpose. The lack of these spaces impact our goals of “cultivating an environment of open communication, engagement, and collaborative learning opportunities among home, school, and community.”

Has the district had any recent teacher layoffs or reductions?

NO

If "YES", how many teaching positions were affected?

At which schools in the district?

Please describe the types of teacher positions that were eliminated (e.g., art, math, science, physical education, etc.).

Has the district had any recent staff layoffs or reductions?

NO

If "YES", how many staff positions were affected?

At which schools in the district?

Please describe the types of staff positions that were eliminated (e.g., guidance, administrative, maintenance, etc.).

Please provide a description of the program modifications as a consequence of these teacher and/or staff reductions, including the impact on district class sizes and curriculum.

Does Not Apply

Please provide a detailed description of your most recent budget approval process including a description of any budget reductions and the impact of those reductions on the district's school facilities, class sizes, and educational program.

The Fiscal Year 2023 budget was prepared using a highly collaborative process that identified school and District priorities for improvement of student outcomes and aligned resources to District and school goals. Those goals include providing safe and supportive environments and adequate facilities to support student learning and high quality instructional strategies. A concerted effort has been made to ensure that school department requests respect the fiscal position of our community. The majority of additional staffing requests were offset by reductions in areas less aligned to District and school priorities. Factors driving the FY'23 budget process included the Cohasset Public Schools Strategic Plan, which lists "Teaching and Learning," "Social and Emotional Wellness," "Resources," and "Communication and Engagement" as strategic objectives. One of our primary efforts is to improve and enhance inclusionary practice through expansion of co-teaching. Doing so requires adequate classroom space and flexibility to allow for small group instruction and effective grouping of students. Currently, we face classroom size constraints at Cohasset Middle High School.

The FY23 Budget Process began in October of 2022 with each building and department submitting its budget requests to the Director of Finance and Operations and Superintendent. Between October and February, a series of iterative discussions with District and school leadership led to the prioritization of budget requests based on District and school improvement goals and Strategic Plan. This led to the development of a preliminary budget, which was presented to the Budget and Finance Subcommittee of the Cohasset School Committee during the month of February with a meeting and vote on the FY'23 Budget by the full School Committee on March 30th. Following their approval, the budget will then be presented at Town Meeting in May with a vote on the final budget to occur in June, 2022.

General Description

BRIEF BUILDING HISTORY: Please provide a detailed description of when the original building was built, and the date(s) and project scopes(s) of any additions and renovations (maximum of 5000 characters).

The original Cohasset High School was first constructed in 1950 and was 100,261sf, serving as the only public high school in Cohasset. At that time, it was considered a junior/senior high school and built to accommodate grades 7-12. In 1997, the sixth grade moved up to the junior/senior high school, which became Cohasset Middle-High School. The original building was a low-rise brick structure, typical of post-war American school architecture, and included a central main entrance with a symmetrical façade that wrapped a courtyard. The building has undergone a series of modifications since its original construction.

The first series of additions were constructed in 1966 and included a new classroom wing, library, gym, kitchen extension, and study area. The floor level of the new classroom wing was set a half-story lower than the existing floor level. The 1966 additions added 53,118sf to the original building, resulting in a total building gross square footage of 153,379sf.

In 2001, the second series of additions were constructed. This involved demolishing the library and gym additions of 1966, and instead building a larger gym with locker rooms in the rear of the school. Science classrooms were added onto the 1966 classroom wing and the resulting mass created a second enclosed courtyard. Additionally, a new library was built within the

original courtyard. The 2001 additions added 92,560sf to the building, and the demolition of the 1966 additions removed 17,102sf, resulting in a total building gross square footage of 228,837sf, which is where the building stands today.

Other than orienting the original construction parallel to Pond Street, orientation in relation to daylighting was not taken into consideration when additions were constructed.

The current 72-year-old building is a sprawling footprint with a mix of masses. Differing roof levels make maintaining the roofs challenging, and differing floor levels make universal access impossible. Lack of orientation has caused uncomfortable interior environments and disorientation for those unfamiliar with the layout. The result is an inefficient and unorganized “Frankenstein” building, as coined by students and staff.

TOTAL BUILDING SQUARE FOOTAGE: Please provide the original building square footage PLUS the square footage of any additions.

1950 Academic building: 100,261sf

1966 Addition of classroom space, library, gym, kitchen space, and study area: 53,118sf

2001 Addition of gym space with locker rooms, science classrooms, and library: 92,560sf

2001 Demolition of 1966 library and gym additions: -17,102sf

Total Building Square Footage: 228,837sf

SITE DESCRIPTION: Please provide a detailed description of the current site and any known existing conditions that would impact a potential project at the site. Please note whether there are any other buildings, public or private, that share this current site with the school facility. What is the use(s) of this building(s)? (maximum of 5000 characters).

The existing Cohasset Middle-High School building is located on approximately 20.7 acres of land owned by the Town of Cohasset and located at 143 Pond Street. The building is accessible via two two-way driveways from Pond Street. The site is furnished with three paved parking areas, paved driveways, athletic fields, landscaping surrounding the building, and sidewalk access from parking areas and Pond Street.

Accessibility issues are common throughout the site, including access to the school. The building and recreation spaces should be universally accessible. These routes would have been in place prior to ADA standards, and are not yet critical, but upgrading is necessary to avoid hazardous conditions for visitors.

Grading and drainage are also issues impacting the functionality of the site. Stairs/walks leading to athletic fields are settling, creating a location for water infiltration. Playfields are often oversaturated and unusable throughout the year. The synthetic turf field is compacted and showing signs of fiber failure and therefore requires replacement.

There are a number of trees/shrubs that pose a potential hazard and should be pruned or removed.

High walls that hide the main entrance to high school create a visual security concern.

Access to and from the site is currently the biggest hurdle to achieve a functional site. Circulation is tight and does not circle the entire school, making access from one side of the site to the other challenging. Drop-off locations are distant from main entries. Queue length for parent drop-off/pick-up is insufficient; vehicles queue for long distances along Pond Street. Drop-off/pick-up ingress and egress occur through the same curb cut; access to the main parking area is also through this curb cut.

Parking, specifically an inadequate amount of parking spaces, is also a major challenge on site. Currently, there is no on-site school bus parking available within the District at any of our school facilities.

The location of the building in relation to the site is not ideal for functional access. Site constraints such as wetlands make extension of parking or circulation areas difficult.

Paved surfaces are in poor condition throughout the site. Multiple manholes and catch basins show signs of settling, resulting in depressed rim and pavement cracks around structures.

Loading dock is difficult to access for larger vehicles. Guardrail across from the loading dock is damaged.

ADDRESS OF FACILITY: Please type address, including number, street name and city/town, if available, or describe the location of the site. (Maximum of 300 characters)

143 Pond Street, Cohasset, MA 02025

BUILDING ENVELOPE: Please provide a detailed description of the building envelope, types of construction materials used, and any known problems or existing conditions (maximum of 5000 characters).

Cohasset Middle-High School is essentially a one- and two-story structure with a partial basement and several subterranean utility tunnels below the first-floor slab on grade.

The existing school is a complex of connected one- and two-story steel, concrete, and masonry structures with two interior courtyards. The partial basement and majority of the first floor is a concrete slab on grade. There is a large unexcavated crawl space below the Auditorium structure. The supported slab over the basement and the crawl space are reinforced concrete slab supported on reinforced concrete walls and interior concrete and steel beams and columns.

The second floor of the original structure is likely concrete slabs supported on steel beams, columns, and masonry bearing walls. The second floor of the 2001 additions are concrete slabs on a metal deck supported on steel beams and columns. The roof structure of the 2001 addition is metal roof deck supported on steel framing and long span open web steel joists.

The original structure is performing satisfactorily for its age. There are some cracks in the interior masonry walls, as well as cracks and spalls in the slab on grade at a few locations. There are water stains in the ceilings at the upper level, which indicates signs of leaks from the roof. Standing water can be seen in portions of the basement and signs of previous flooding are also visible. The flooding may be due to a combination of a high water table and surface runoff from the outside, since portions of the basement are at the exterior grade level.

Additionally, some of the masonry walls in the original structure were clipped to the structure, but numerous masonry walls did not appear to be clipped to the structure. All the masonry walls that were constructed in 2001 are connected to the structure, per the details in the 2001 design drawings.

Most of the exterior façade appeared to be in good repair except for a few cracks at various locations. Rust is on exterior painted lintels above the exterior windows and doors, which has led to some displacement and cracks in the masonry. There is caulking failure in the control joints of the masonry at some locations, mainly due to the age of the joints and the caulking. Areas of the façade have been repaired in the past. Bricks in the façade have been cracked and displaced. No apparent signs of foundation settlement were observed.

The exterior wall is primarily brick, but of different compositions, depending on the year of construction. The 2001 additions were constructed with a brick veneer cavity system on CMU back-up. In this system, an air gap between the face brick and insulation helps to allow moisture absorbed through the brick to evaporate or weep out before entering the building. A vapor barrier was provided on the warm side of the insulation, which is the correct method to accommodate Cohasset's coastal, New England climate. Other than maintenance typical of an exterior brick wall system, like replacing seals around openings, removing stains, and repointing every twenty years, the 2001 brick wall system is in acceptable condition.

The original brick wall system does not include a cavity to drain excess moisture or continuous insulation for thermal control. It is assumed that the 1950 system includes a waterproof membrane between the brick and CMU back-up, as shown in the 1966 construction documents. This composition is problematic. Without continuous insulation, the exterior wall will feel cold. When warm, moist air comes into contact with the cold surface (exterior masonry), the excess moisture in the air condenses because cold air can't hold as much moisture as the warmer surrounding air. The waterproof membrane does not allow moisture to weep from the inside out, so instead, it condenses, making the interior environment feel damp or staining/warping finishes.

The evaluation of the interior of the building reported issues with high humidity and condensation build-up, especially in the high school classrooms, which are located in the original construction portion. Based on the composition of the exterior wall, coupled with other means that allow moisture in (like holes, broken or cracked seals, and missing mortar), it is not surprising that the interior has incurred moisture problems. Given the age of the original building, too, these issues have been allowed to permeate under the surface for many years.

The gym addition includes translucent panels, which are constructed very similarly to windows. The 2001 addition/renovations have installed aluminum-framed, double-pane, insulated glass windows, which are durable and energy efficient.

Most of the exterior painted doors appeared to be chipping, and the overhead doors aren't entirely operable. Doors are also missing seals and weatherstripping.

The roofs of all areas of Cohasset Middle-High School are adhered EPDM, with the exception of the north-most area, which additionally includes a 1:1 sloped parapet with asphalt shingles. All EPDM roofs were installed during the 2001 addition projects, with the asphalt roof being part of the gymnasium addition in the same year. There is not adequate ventilation for the asphalt roof; instead, moss can be seen growing on the shingles, which indicates moisture infiltration underneath that propagated. The 2001 EPDM roofs only included one layer of 3-inch insulation; this, combined with the black color of the EPDM roofs, are most likely contributing to the heat

gain felt in the interior that is exacerbated during warmer temperatures. There are over 20 different roof transitions on the existing building.

Has there been a Major Repair or Replacement of the EXTERIOR WALLS?

YES

Year of Last Major Repair or Replacement:(YYYY) 2021

Description of Last Major Repair or Replacement:

Significant ongoing repairs include mortar repointing and exterior brick sealing. In 2021, a large portion of the middle school academic wing exterior wall was reconstructed due to water infiltration and the resultant deterioration of the existing masonry ties.

Each summer, repointing, masonry flashing repair, waterproofing, and sealing repairs occur on the building's exterior facade. This does not represent a permanent solution, but a continual routine of maintenance and sealing in order to try to keep as much moisture out of the building as possible.

Roof Section All

Is the District seeking replacement of the Roof Section? YES

Area of Section (square feet) 128,000

Type of ROOF (e.g., PVC, EPDM, Shingle, Slate, Tar & Gravel, Other (please describe)

Ethylene Propylene Diene Monomer (EPDM) (116,000s f) and Asphalt Shingles (12,000 sf)

Age of Section (number of years since the Roof was installed or replaced)

21

Description of repairs, if applicable, in the last three years. Include year of repair:

The entire EPDM roof was replaced in 2001. In 2014 we began making repairs to seams and flashing areas where leaking was occurring. If the roof is to provide significant years of service a complete removal (down to structural substrate) and replacement will be required. The roof is inspected annually and roof drains cleared two times per year and as needed.

Window Section All

Is the District seeking replacement of the Windows Section?

YES

Windows in Section (count) 297 sections

Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))

Most areas of the original 1950's building include strip windows with a larger fixed upper sash and a smaller lower awning window. The 1966 and 2001 additions include punched windows with a similar configuration. In some cases, the awning is mirrored on the top and a fixed window on the bottom. These windows are insulated utilizing older ½" insulated glazing technology and are over 20 years old. In the gymnasium, "Kalwall" system was installed. In many cases, seals have failed and internal air space is filled with moisture and condensation.

Exterior cold air can be felt penetrating around the glass perimeter. The seals, perimeter sealant, and all gaskets are in deteriorated condition. Rubber and vinyl seals are rotted. In many cases, the window systems are leaking and drafty.

Age of Section (number of years since the Windows were installed or replaced)

21

Description of repairs, if applicable, in the last three years. Include year of repair:

Many doors and windows have been replaced over the years. Various glass repair and replacement due to breakage. The storefront windows in athletics offices and 2nd floor corridor were replaced. If the building is going to continue to serve the District, a complete window replacement is in order. The majority of the windows are at least 21 years old.

MECHANICAL and ELECTRICAL SYSTEMS: Please provide a detailed description of the current mechanical and electrical systems and any known problems or existing conditions (maximum of 5000 characters).

The current HVAC equipment is operational but at the end of its service stage. Some components of the current system are no longer manufactured. Water heaters, water piping, and gas system are in acceptable condition. Booster pump and kitchen waste systems are either in poor condition or require code compliance. The building is 100% sprinklered.

The building is heated by three gas-fired cast iron section boilers. The cast iron boilers were manufactured by the Smith model 28A. Each boiler has a max input of 4,517 MBH with an output of 3,098 MBH. The boilers are equipped with Power Flame Burners model C3-G-25HBS-14. The boilers are showing their age, being located in a damp and wet environment. The boilers appear to be operating as intended but are inefficient compared to today's high efficiency options. The boilers are 20 years old and are nearing the end of their service life. The boilers provide hot water for heating to the building, which is pumped by a set of pumps. The set is arranged in a primary/stand-by configuration located in the boiler room. It appears that the motors on both pumps are original and are not invert rated. Variable frequency drivers were added to control pump operation, but over time the non-invert-rated motors will fail prematurely. Overall, the pumps appear to be in fair condition, but they have outlived their useful service life. Combustion air for the boilers is provided by a wall louver with high and low openings. The openings are fitted with motorized dampers.

The automatic temperature control system is a combination of Niagara Controls and Delta Controls. The system is a direct digital control (DDC). The Delta controls are the original controls system but due to the age of the system have become difficult to maintain and repair. End devices are obsolete and difficult to find if needed for repairs. Niagara Controls was added over the Delta Control system and only control large pieces of equipment such as the RTUs and H&Vs. Work arounds have been implemented to allow the system to work and maintain space comfort. The work-arounds are more manual than automatic. The full control system needs to be replaced to get optimal operation out of the HVAC equipment.

Classrooms are heated and ventilated by classroom unit ventilators (UV). There is a combination of vertical cabinet and horizontal ceiling hung type. Outside air is supplied to the unit ventilators via wall louvers located below the windows or through roof hoods. Each unit ventilator has hot water coil, filters, outside/return air dampers and supply fans. Valves and damper actuators are DDC. The classroom unit ventilators were manufactured by America Air

Filter (AAF). The units appear to be in good working order but are nearing the end of their useful service life.

There are a few classroom unit ventilators that were fitted with DX coil for cooling. The UV is paired with a remote air-cooled condenser. The condensers are beginning to fail. The condensers utilize R-22, which has been phased out of manufacturing. The school has elected to abandon the R-22 condensers and add ductless split units in their place.

General exhaust for the classrooms is provided by a low wall exhaust grille located in each room.

The gymnasium is heated and ventilated by two gas fired roof mounted units manufactured by Reznor. A galvanized ductwork distribution system is used to distribute supply areas throughout the gymnasium. The H&V units appear to be in rough shape but in good working order; however, the units are nearing the end of their useful service life.

The gas meter is located at the front of the school building. There are pressure regulators for 2 psi system to the building. The main distribution through the building is 2 psi with local regulators set for 7" wc that services the water heaters, science rooms, and kitchen. The boilers and roof tops are fed with 2 psi gas. The emergency generator is a dedicated 3 inch gas feed at 2 psi.

The switchboard is fed by the electric utility co. transformer via underground conduit/cabling. The switchboard rated at 2500 amps, 277/480 volt, three phase, four wire has a 2500 amp main switch and feeds panelboards and transformers located in the Main Electric Room, and throughout the building. K-rated transformers feed computer panelboards which have integral surge protection. The distribution sections of the switchboard are made up of circuit breakers. The normal power distribution is as manufactured by Cutler-Hammer. The normal power system appears to be in fair condition.

The building has a permanent 277/480 volt, three phase, four wire, 250 kW natural gas generator as manufactured by Kohler which is located within a weatherproof enclosure as located on the site. A temporary generator is sitting on the site and is temporarily connected to the building automatic transfer switches, as the permanent generator is in need of repairs.

The fire alarm system appears to be in fair condition but does not meet current Codes.

The interior lighting consists of a mix of fluorescent and LED lighting fixtures. Fluorescent lighting fixtures have been replaced with LED type with integral occupancy sensors in common areas and they are still in the process of upgrading fluorescent lighting fixtures in other areas with LED type. Exit signs provide for direction to paths of egress.

Lighting consists of wall mounted and pole mounted LED site lighting fixtures. The site is not sufficiently illuminated. As such, exterior lighting levels would not appear to meet IESNA Standards.

The building does not have a lightning protection system.

The building does not appear to have a bi-directional amplifier system.

The building does not have a Mass Notification System.

Boiler Section 1**Is the District seeking replacement of the Boiler?** YES**Is there more than one boiler room in the School?** 4 Boilers**What percentage of the School is heated by the Boiler?** 80%**Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)**

natural gas, The buildings hot water System Boiler was replaced in 2019

Age of Boiler (number of years since the Boiler was installed or replaced)

20 years old. There are 3 main boilers; new 2001 Building Heating System

Description of repairs, if applicable, in the last three years. Include year of repair:

Burners are maintained and tuned annually. An upgrade to the rooftop units and temperature control system was completed in 2019; however, the age of the remaining components of the heating system throughout the building has made the controls only minimally effective. Summer maintenance is performed annually on all safety controls.

Has there been a Major Repair or Replacement of the HVAC SYSTEM?

YES

Year of Last Major Repair or Replacement: (YYYY) 2014 - 2015

All heating system electrical motors replaced and VFD's installed including boilers and rooftop units

Description of Last Major Repair or Replacement

Motor upgrades have been made in some air handling units. Variable drive controls were installed on all motors. Automatic Temperature control systems were retrofitted throughout the building but have been only minimally effective, due to the age of the remaining heating components and distribution throughout the building.

Has there been a Major Repair or Replacement of the ELECTRICAL SERVICES AND DISTRIBUTION SYSTEM? NO**Year of Last Major Repair or Replacement:(YYYY)** 2014**Description of Last Major Repair or Replacement:**

BUILDING INTERIOR: Please provide a detailed description of the current building interior including a description of the flooring systems, finishes, ceilings, lighting, etc. (maximum of 5000 characters).

Most of the flooring throughout is white vinyl composition tile (VCT), which is prevalent in all core classrooms and corridors. Additionally, there is navy-colored rubber flooring with a raised profile on stairs and ramps. Broadloom carpet exists in the administration spaces, media center, language labs, and auditorium. The auditorium vestibule is the only location with terrazzo flooring.

The corridors are painted CMU block, either with an additional glazed-tile wainscot (primarily in the high school wings), or scored (primarily in the middle school wings). Classroom walls are primarily CMU, as well. Conduits and receptacles for electrical and plumbing are surface-mounted on classroom walls. Some locations include 6-inch diameter pipes along the surface of walls or conduit runs from floor to ceiling that aren't surface-mounted at all, but instead are found in the middle of a classroom. Lockers line

the walls of main academic wings, though the high school stopped assigning lockers to students due to a lack of interest and the maintenance required to fix them throughout the school year.

2x2 acoustic ceiling tiles (ACT) are common in almost all spaces within the school, which over time tend to sag within their grids. Replacement of stained tiles from leaks above is a common maintenance practice throughout the building.

Overall the flooring, walls, and ceilings are in acceptable condition, with some exceptions. Thermal control and humidification are ongoing issues; interior finishes have deformed from failed adhesives after existing in an overly humid environment for years. Moisture, that has infiltrated from failures in the exterior envelope, has caused a dampness and odor in spaces with carpeting, such as the auditorium and language labs. The Facilities Department regularly has to replace stained ceiling tiles as a result of leaks.

PROGRAMS and OPERATIONS: Please provide a detailed description of the current programs offered and grades served, and indicate whether there are program components that cannot be offered due to facility constraints, operational constraints, etc. (maximum of 5000 characters).

Cohasset co-located Middle High School houses grades 6-12. The high school offers a rigorous academic program with graduation requirements that include four years of English, four courses in Math; Science, and Social Studies; three courses in World Language; three quarters of physical education/wellness and two quarters of health education; and three courses in visual and performing arts. The inadequate size of the building and classrooms adversely impacts course offerings causing the high school to offer some courses that are typically a full year in ½ a year. The small room sizes in many of the high school areas do not adequately accommodate over 20 students in a classroom.

In addition, the current layout of small classrooms stacked along corridors inhibits the best practices of collaboration and planning for project-based interdisciplinary learning opportunities in both the middle and high school. Undersized classrooms do not allow contemporary pedagogical objectives of student-centered classrooms with a variety of seating configurations. In order to prepare students for successful adulthood in the 21st Century, educational classroom environments must work to engage all learning types in a blended learning environment where students have opportunities to learn in multiple styles but are also guided by teachers in completing self-directed inquiry and investigation through research and hands-on activities. Unfortunately, current classroom space limitations require students to sit in tightly packed rows in an industrial revolution model identical to classroom instruction of the 19th Century. Teachers who are highly trained and motivated to facilitate varying and flexible learning styles and strategies are restricted to the long outdated educational practices of the 19th Century by the limited and overcrowded classroom space.

Science rooms are small and outdated with a lack of space for inquiry-based learning. Teachers often need to rely on non-hands on types of activities due to lack of space for students to work. Students have little room to move around and are often relegated to lab tables without the benefit of the opportunity to experiment and learn because the space is too tight for both students and materials.

The undersized auditorium and performance space directly impacts teachers ability to have students learn and grow as musicians and performers. Limited space prevents larger group performances as well as multiple interdisciplinary learning opportunities. Both the middle and the high school share the auditorium space, which causes scheduling issues and does not allow for grade appropriate learning nor collaborative opportunities for students to learn from each other. The choral classroom is small which limits the number of students that can participate in choral courses.

The high school is limited in its offering of vocational and technology courses, due to the undersized classrooms. Currently, there is one (1) course offered in woodworking with no other option for additional woodworking courses, marine fabrication, or other vocational opportunities. In addition, the technology spaces are small and limited, which prevents courses from being offered in robotics, videography, and does not allow for the school to take advantage of the town's 143 TV studio. A larger space would allow the school to grow its own TV station and subsequent course.

Special Education resources and support rooms are located within spaces that do not meet the required 75-100sf per student. Many of these students have social and emotional needs and can be easily distracted. Placing them in more restrictive spatial environments provides an additional challenge to their instruction. Additionally, the small general classroom sizes prohibit the necessary and required integration of special education students into the general academic environment. Special education students who should be seamlessly integrated into an appropriately sized general education classroom sometimes struggle to find adequate space to seamlessly integrate into the undersized classrooms. This compromises the kind of productive integration that could occur if our classrooms were all appropriately sized. In an appropriately sized classroom, students would often be reconfigured into groups and special education students could be integrated into their peer groups, working collaboratively with fellow students. However, the small post-industrial revolution styled classrooms require that students be configured in tightly assembled rows with narrow spaces in-between. When high needs students are integrated into the classroom they generally have to find a location along the edge or in the front of the classroom. This is less than ideal integration. Additionally, the number of students who can be integrated is restricted by available classroom space.

The building lacks areas for small group instruction which negatively impacts the teaching and learning for those that need that accommodation, as well as, limiting the creation of opportunities for small group learning and collaboration in general. Small group learning is an integral part of teaching and learning and the students lose out due to the lack of small group space.

The lack of labs and innovation and collaboration spaces cause our students to miss out on fundamental learning opportunities. Students are seen out in the hallways sitting on the floor collaborating. Hallways are distracting spaces with a lack of seating and proper tables and other furniture that is needed to make collaboration and innovation possible. Hallways are a poor substitute for labs and specially designed innovation and collaborative spaces.

Teaming is an essential component of middle school education; yet, the lack of team space at Cohasset Middle School makes it impossible to fully realize this valuable social and academic construct. The NELMS report (2017) cited the need to create strong teams at the middle school as a paramount improvement measure in order to facilitate an independent and autonomous school environment for Cohasset Middle School. There are currently no collaborative spaces

within the middle school that foster the opportunity for group collaboration, presentation, or learning.

CORE EDUCATIONAL SPACES: Please provide a detailed description of the Core Educational Spaces within the facility, a description of the number and sizes (in square feet) of classrooms, a description of science rooms/labs including ages and most recent updates, a description of the cafeteria, gym and/or auditorium and a description of the media center/library (maximum of 5000 characters).

General Academic Classrooms:

The 21 high school classrooms, each only 670 sf on average, are located within the original academic building from 1950. These classrooms are significantly below MSBA guidelines for size, made worse by the number of desks required in each.

Located an inaccessible half-story lower within the 1966 addition are the 16 middle school classrooms, each 800 sf on average. Given the lack of support space, multiple classrooms intended for general instruction have been repurposed into guidance or special education rooms, reducing the quantity of classrooms necessary to accommodate student enrollment.

Science Classrooms:

Also located within the 1950's construction are six (6) high school science classrooms, each only 1,040 sf on average. Their size is nearly one-third smaller than MSBA guidelines recommend. The classrooms include islands of fixed casework that further reduce the functionality of the rooms, and their configurations are obsolete for the curriculum. Science prep rooms are not directly accessible from all science classrooms.

There are four (4) classrooms dedicated to middle school science that were built as part of the 2001 additions, each only 900 sf on average. Not only are these rooms also one-third smaller than MSBA guidelines recommend, they lack amenities, safety features, and even windows to the exterior. The isolated location of the science classrooms within the building does not allow for the type of grade-level team teaching desired by the middle school teaching staff. There is one (1) former classroom that has been converted to a STEM room, but at 962 sf, this is insufficient to act as a project-based learning lab and lacks any amenities that would set it apart from a general classroom.

Teacher Planning:

There is one (1) room available for teacher planning at the high school level and one (1) for the middle school, 500 sf on average. Neither of these rooms, however, is solely dedicated for teacher planning purposes and may be utilized by guidance, special education, or administrative staff for individual meetings with students or parents at any given time throughout the school day.

Small Group Seminar:

There are no rooms to accommodate small groups. Students gather on the floor in corridors to work collaboratively.

Student Dining:

The sole student dining space, with a size of 4,850 sf, is shared for all grades (6-12) across three seatings. This is nearly 20% smaller than MSBA guidelines and leaves lunch periods crowded. One-third of the gymnasium has been set up to accommodate the overspill of students during lunch periods and the lobby is permitted for seniors to dine to alleviate the strain. There are no alternative dining options for students who may need relief from the crowdedness. To make matters worse, the kitchen is less than 850 sf, nearly one-third of the size outlined in the MSBA guidelines. Though included within the 2001 addition, the kitchen is not sized or programmed to accommodate modern food service.

Vocations:

The 2,030 sf high school woodshop is the only career-oriented program available. The existing space is not suited to act as anything other than a woodshop, which is limiting to the educational program, and furthermore lacks the proper ventilation system to fully function. There are no spaces to support programs more aligned to the locale, such as marine biology or coastal engineering.

CAPACITY and UTILIZATION: Please provide a detailed description of the current capacity and utilization of the school facility. If the school is overcrowded, please describe steps taken by the administration to address capacity issues. Please also describe in detail any spaces that have been converted from their intended use to be used as classroom space (maximum of 5000 characters).

The original 1950's building and 1966 addition was designed as a high school. The middle school moved into the current co-located middle high school building from another location when the Deerhill Elementary School (currently utilized for grades 3-5) and Osgood Elementary School (currently utilized for grades PK-2) were constructed.

Currently, most high school academic classrooms are at least 25% over capacity and the middle school academic classrooms are at least 15% over capacity based on their size and generally accepted guidelines (including MSBA guidelines) and standards for available space per student. Classrooms that are sized to accommodate 18-20 students are crowded, in some cases, with 22-28 students. High School science classrooms and middle school science classrooms and labs are even more overcrowded (approx. 30% over capacity), as spaces which can safely accommodate 15 students in a lab environment are crowded with 20+ students. In addition, half the middle school science classrooms are located internally, without exterior windows and natural daylighting.

Capacity for small group instruction, resource, testing, counseling, and conferences falls well short of demand.

MAINTENANCE and CAPITAL REPAIR: Please provide a detailed description of the district's current maintenance practices, its capital repair program, and the maintenance program in place at the facility that is the subject of this SOI. Please include specific examples of capital repair projects undertaken in the past, including any override or debt exclusion votes that were necessary (maximum of 5000 characters).

Cohasset Public School (CPS) employees perform maintenance and cleaning. CPS has a web-based work order program that is the responsibility of the facilities department and/or building senior custodian to ensure that work orders are requested. Preventive maintenance is performed regularly on all systems and inspections (elevator, fire suppression systems, boilers, etc.) at their required frequencies. Each summer the building undergoes a complete and thorough cleaning. This cleaning includes, but is not limited to, stripping and waxing of floors, washing walls, extracting carpets, washing furniture and white board, etc. In 2021, Cohasset Middle and High School, as well as other school buildings in Cohasset, received a number of energy efficiency upgrades.

2020:

- Middle School Entrance Security Update / Office entrance window replaced with Bank Teller Bullet Proof Glass window with drop off slot. Associated construction took place, including trim painting.
- Middle School Entrance addition of third inside door and side light set, including a security door, push bar, and hardware with an electric striker. Associated construction, trim, floor work, and painting took place.
- Middle School Entrance Security Upgrade / Technology Upgrades / Facilities working with IT Department & vendors installed several requested security enhancements to the entrance space, including before mentioned electric striker device, a second FOB reader for the inside entrance way, wall mounted shelf for new Lobby Guard, and an electrical support and wiring for devices and security camera at second door
- Painting throughout hallways of entire middle school, including replacement of cove base.

2021 - 2022:

- Replacement of lighting throughout the building...move to energy efficient lighting

Priority 2

Question 1: Please describe the existing conditions that constitute severe overcrowding.

Much of the below summary can be found in the above response to the SOI question regarding overcrowding at Cohasset Middle High School and the description of the conditions that constitute overcrowding. The above response is repeated below.

The Undersized General Education Classrooms:

Over ninety percent of classroom and lab instruction at Cohasset High School occurs in the original 1950 building within spaces that are grossly undersized and which lack appropriate space for teaching and learning. Many academic classrooms are between 600 and 700 square feet (sf) and must accommodate 20-24 students. These classrooms should be a minimum of 825sf and preferably be 850-900sf in order to allow teachers to implement hands-on learning opportunities and project based instruction. Classroom projects require students to collaborate in groups and to have opportunities to present their work to other students on a daily basis. Instead, classroom space limitations require students to sit in rows in an industrial revolution model identical to classroom instruction of the 19th Century. Teachers fully understand the

importance of developing a facilitative and flexible learning environment, but are restricted by the limited amount of classroom space.

Lack of space restricts pedagogy to “stand and deliver” format with little opportunity for flexible groupings, project-based collaborations, and seminar formats. Students are relegated to the hallways for collaboration, as the size of the classroom spaces are insufficient to accommodate collaboration. As we plan and organize around our existing spaces to reach full utilization, we are forced to erode our district's goals of “providing an optimal teaching and learning environment.”

The Undersized Auditorium and Performance Space:

The lack of adequate performance space in our middle and high school has a significant impact on music, drama, and performance-based education. Having an undersized auditorium, which is shared by two schools, limits opportunities for music and arts scheduling, offerings, and enrichment. These lack of opportunities impact our entire arts program, PK-12, as we lack the space to adequately enhance and progress our music and arts programs at the middle and high school level. The grossly undersized auditorium does not allow for all-town concerts, performances, and recitals. Most importantly, the lack of performance and practice spaces impacts our ability to offer a comprehensive music program. The impact of this is that fewer students are moving on to post-high school arts and music study than those students in surrounding Districts. Our rehearsal and practice space is non-existent outside of the auditorium, which greatly limits multiple disciplines in the arts taking place simultaneously. In terms of the arts, the undersized auditorium and performance spaces limit our ability to reach the district goal of “empowering students to realize continuous personal growth and achievement.”

The Undersized Dining and Food Service Space:

The sole student dining space, with a size of 4,850 sf, is shared for all grades (6-12) across three seatings. This is nearly 20% smaller than MSBA guidelines and leaves lunch periods crowded. One-third of the gymnasium has been set up to accommodate the overspill of students during lunch periods, and the lobby is permitted for seniors to dine to alleviate the strain. There are no alternative dining options for students who may need relief from the crowdedness. To make matters worse, the kitchen is less than 850 sf, nearly one-third of the size outlined in the MSBA guidelines. Though included within the 2001 addition, the kitchen is not sized or programmed to accommodate modern food service.

Due to these limitations, we must either expand the lunch time period to accommodate four seatings (which significantly compromises program offerings) or overcrowd the cafeteria during three lunch periods. Our current approach is to keep the necessary flexibility in educational program offerings and overcrowd the cafeteria during three lunch seatings. The administration has allowed seniors to use the upper level of the athletic lobby as a “Senior Cafe” to alleviate the congestion. Our undersized dining and food service space also limits the use of the space for educational purposes. The lack of flexibility does not allow for any consumer based education. The undersized dining and food service spaces also create safety concerns due to the overcrowding and the difficulty to adequately supervise the many students congregating during the lunches.

The Undersized Music Classrooms:

Similar to the impact of the undersized auditorium, the undersized music classrooms negatively impact the ability to offer comprehensive electives. Essentially, the choral classroom, like all classrooms at the middle-high school where music instruction takes place, is a general-ed classroom converted to house music instruction. The rooms lack the appropriate acoustics and lack the spacing to create flexibility in learning. These limitations impact scheduling and depth of offerings. Currently, Drama is only offered after school, which limits the program to two (2) productions per year. This after-school program is now challenged, limited by the absence of any set storage space or set construction space, as the small stage in the auditorium is utilized by other programs.

The Undersized and Lack of Vocational and Technology Space:

The 2,030 sf high school woodshop is the only career-oriented program available. The existing space is not suited to act as anything other than a woodshop, which is limiting to the educational program, and furthermore lacks the proper ventilation system to fully function. There are no spaces to support programs more aligned to the locale, such as marine biology or coastal engineering. At the high school and middle school level, the lack of vocational and technology spaces have a detrimental effect on learning. At this moment, we are unable to offer the range of courses needed to adhere to the MassCore College Career and Technical Education Framework. When compared to neighboring Districts, which offer such diverse classes as marine fabrication and advanced culinary, Cohasset students are at a distinct disadvantage. As a result, fewer students than neighboring towns leave Cohasset High School pursuing vocational opportunities.

At the middle school, there is only one dedicated technology space, which is a repurposed general education classroom for use as a Science, Technology, Engineering, and Mathematics (STEM) space. This classroom is insufficient for the project-based approach that is required for effective STEM education to take place. As a result, there is not currently an identified pathway PK-12 in STEM education or in technology. Recently, an investment has been made in creating this pathway, as the District has hired Technology Instructional Specialists and has created classes in Coding, Robotics, and Video Gaming. However, there are no adequate spaces to house these important offerings.

The Undersized and Lack of Special Education Resource and Support Space:

The limited classroom size also prohibits the necessary and required integration of special education students into the regular academic environment. Special education students that should be nicely integrated into an appropriately sized general education classroom sometimes struggle to find adequate space to seamlessly integrate into the undersized classrooms. This compromises the kind of productive integration that could occur if our classrooms were all appropriately sized and small group instruction spaces placed adjacent to and accessible from the classroom. Our one sub-separate special education program does not have an adequate space to accommodate the needs of the individuals in the program.

The Lack of Student Project Innovation Labs and Collaboration Space:

We currently lack innovation labs and collaborative spaces in our middle and high school. The insufficient spaces are an impediment to students utilizing a higher level of thinking to solve complex problems. We currently have only one center for student collaboration, which is shared by the middle and high school, and which doubles as our library. Due to the small classrooms, most collaboration is relegated to the hallways, which lack sufficient collaboration areas and

furniture. The lack of collaborative spaces is an impediment to promoting students' social and interpersonal skills with their peers. Having sufficient collaboration centers would maximize this opportunity for our students.

The Lack of Teacher Collaboration and Planning Space:

There is one (1) room available for teacher planning at the high school level and one (1) for the middle school, 500 sf on average. Neither of these rooms, however, is solely dedicated for teacher planning purposes and may be utilized by guidance, special education, or administrative staff for individual meetings with students or parents at any given time throughout the school day. These break rooms lack collaborative furniture and technology, and double as dining areas for the staff. The small and cramped spaces utilized for collaboration at each school limit productivity and creative thought.

The Lack of Small Group Planning Spaces for Core Academic Areas

There are no rooms to accommodate small groups. Students gather on the floor in corridors to work collaboratively. All of our classroom spaces lack spaces for small group planning. This has had an impact on many of our academic disciplines. Science lab schedules have been constantly modified over the past several years, as a result of the limited number of appropriately sized science/lab classrooms and the limited lab facilities within those classrooms. The unfortunate result is that students have less time than desired in lab instruction. None of the science classrooms are appropriately sized to support both classroom and lab instruction, and the requirement of these spaces to operate in either one mode or the other greatly limits the desired classroom and lab time for learning. Science labs are located in the 1950 building (middle school) and (high school) and remain in their original size and configuration. Science safety standards have advanced significantly since 1950 and research suggests that overcrowding in science classrooms is the number one concern among high school science teachers. Research also supports a statistically significant correlation between space per student and the frequency of incidents and accidents in the science classroom. Students conducting science activities often work with equipment and chemicals/biologicals/physicals that pose safety risks, especially if not handled properly. Handling science equipment and chemicals safely requires sufficient individual work space. Inadequate science equipment and facilities also contribute to safety concerns, and these classrooms were not constructed with appropriate space to accommodate many modern safety amenities, and lack appropriate clearances for student movement. The International Building Code (IBC) requires that educational science laboratories have a minimum of 50 sf net per person. The MSBA standards require an allotment of 60 net sf per student in science laboratory environments. Current science labs at Cohasset Middle High School have less than 40 sf per student, creating an unacceptable and overcrowded condition during laboratory practice.

Our Video & TV Production and Advanced Video & TV production courses share space in the building with the Cohasset Community Television (143TV Cohasset). This arrangement provides excellent instructional support to our students and provides them with access to advanced equipment and techniques. However, there isn't sufficient classroom space within the building to accommodate this program. As a result, the students complete their production time and their classroom time in the shared Community Access Center production studio, with the studio providing a poor option during classroom instruction.

The lack of space impacts other academic disciplines. Although we do have an adequately sized gymnasium, our exercise room and all purpose sports areas are undersized and lack the flexibility to accommodate our academic programming. Our art spaces are also undersized and lack natural light in some areas. We utilize our courtyards for outdoor learning, but there is little to no incorporation of indoor to outdoor learning possible due to the layout of the school.

The Lack of Middle School Administrative and Guidance Support Space:

The lack of middle school administrative and guidance support space impacts the interaction of support staff / leadership and students. The middle school has created a makeshift office to serve this function; however, the space is cramped and lacks the tools (lighting, space, flexible furniture) to create conditions that support the social-emotional needs of the student body.

The Lack of Conference and Meeting Space:

There are essentially no spaces sufficient at the middle school for having a productive conference or meeting, and only one space at the high school that could be used for this purpose. The lack of these spaces impact our goals of “cultivating an environment of open communication, engagement, and collaborative learning opportunities among home, school, and community.”

Priority 2

Question 2: Please describe the measures the School District has taken to mitigate the problem(s) described above.

Measures Taken to Mitigate The Undersized General Education Classrooms:

The undersized general education classrooms pose a significant impediment to flexible and collaborative learning. Administrators have attempted to schedule larger classes in particular rooms that have the greatest sf, as a great majority of the classrooms cannot successfully fit full class loads. Cohasset High School has created ½ year and ¼ year courses to reduce the numbers of students who need to take a course at a given time. We have removed a lot of flexible seating options, which are so valuable to Universal Design for Learning (UDL), in order to fit the necessary number of students in classrooms. Collaboration often takes place in hallways, or in our Learning Commons, which is shared by the middle and high school, and which, due to popular demand, is often unavailable.

Measures Taken to MitigateThe Undersized Auditorium and Performance Space:

Students often utilize general education classrooms and the hallway outside of the auditorium for practice space. When the weather is agreeable, classes often take place outside in the front lawn or football stadium. We have reduced the amount of performances PK-12, and we have settled for more local performances, which do not highlight the progression of learning throughout the grade spans. Drama is an after school program only.

Measures Taken to MitigateThe Undersized Music Classrooms:

Students often utilize general education classrooms and the hallway outside of the auditorium for classroom space. When the weather is agreeable, classes often take place outside in the front lawn or football stadium.

Measures Taken to MitigateThe Undersized and Lack of Vocational and Technology Space:

Unfortunately, we do not currently have the offerings, due to insufficient space. However, as we are moving forward to create these offerings, we will have to limit the enrollment in these classes, and we will have to create spaces that are insufficient to meet the curricular needs of the course.

Measures Taken to MitigateThe Undersized and Lack of Special Education Resource and Support Space:

We have converted general education classrooms into small special education centers. We often employ the use of temporary walls / dividers. Administrators are creative in the scheduling of special education students to prevent overcrowding and to meet the accommodations and modifications present in each student's Individual Education Program (IEP).

Measures Taken to MitigateThe Lack of Student Project Innovation Labs and Collaboration Space:

Unfortunately, we do not currently have the offerings, due to insufficient space. However, as we are moving forward to create these offerings, we will have to limit the enrollment in these classes, and we will have to create spaces that are insufficient to meet the curricular needs of the course.

Measures Taken to MitigateThe Lack of Teacher Collaboration and Planning Space:

Educators must utilize open classrooms, which places a strain on scheduling and further exacerbates the shortage of student collaboration areas. Staff rely on break rooms in which to collaborate. This is inefficient, as these spaces are also needed for administrative meetings and faculty dining.

Measures Taken to MitigateThe Lack of Small Group Planning Spaces for Core Academic Areas

Educators must utilize open classrooms, which places a strain on scheduling and further exacerbates the shortage of student collaboration areas. Staff rely on break rooms in which to collaborate. This is inefficient, as these spaces are also needed for administrative meetings and faculty dining.

Measures Taken to MitigateThe Lack of Middle School Administrative and Guidance Support Space:

Administrators must utilize open classrooms, which places a strain on scheduling and further exacerbates the shortage of student collaboration areas. Staff rely on break rooms in which to collaborate. This is inefficient, as these spaces are also needed for faculty meetings and faculty dining.

Measures Taken to Mitigate The Lack of Conference and Meeting Space:

Educators and administrators must utilize open classrooms, which places a strain on scheduling and further exacerbates the shortage of student collaboration areas. Staff rely on break rooms in which to collaborate. This is inefficient, as these spaces are also needed for administrative / faculty meetings and faculty dining.

Question 3: Please provide a detailed explanation of the impact of the problem described in this priority on your district's educational program. Please include specific examples of how the problem prevents the district from delivering the educational program it is required to deliver and how students and/or teachers are directly affected by the problem identified.

Impact of The Undersized General Education Classrooms:

The lack of appropriate sized spaces causes an extreme lack of flexibility in pedagogy. There is not the space available for flexible groupings, seminars, small group instruction, presentations, project-based learning, or hands-on experiences. The small classrooms impact enrollment capacities, limiting opportunities for students to experience some valuable courses.

Impact of The Undersized Auditorium and Performance Space:

As is the case with our small general education classrooms, the lack of appropriate sized spaces causes an extreme lack of flexibility in pedagogy. There is not the space available for flexible groupings, seminars, small group instruction, presentations, project-based learning, or hands-on experiences. The small classrooms impact enrollment capacities, limiting opportunities for students to experience some valuable courses. The small performance spaces restrict opportunities for students to progress in their music and drama learning. Performances are limited, and the entire scope and sequence of the arts program PK-12 is negatively impacted, as spotlights on vertical learning are non-existent.

Impact of The Undersized Music Classrooms:

The lack of appropriate sized spaces causes an extreme lack of flexibility in pedagogy. There is not the space available for flexible groupings, seminars, small group instruction, presentations, project-based learning, or hands-on experiences. The small classrooms impact enrollment capacities, limiting opportunities for students to experience some valuable courses. Inadequate classroom technology and space inhibit the progression of the arts for our students.

Impact of The Undersized and Lack of Vocational and Technology Space:

The lack of appropriate sized spaces causes an extreme lack of flexibility in pedagogy. There is not the space available for flexible groupings, seminars, small group instruction, presentations, project-based learning, or hands-on experiences. The small classrooms impact enrollment capacities, limiting opportunities for students to experience some valuable courses. Inadequate classroom technology and space inhibit the progression of technology education for our students.

Impact of The Undersized and Lack of Special Education Resource and Support Space:

We have converted general education classrooms into small special education centers. We often employ the use of temporary walls / dividers. Administrators are creative in the scheduling of special education students to prevent overcrowding and to meet the accommodations and modifications present in each student's Individual Education Program (IEP). These efforts are inadequate to fully facilitate the needs of our students requiring specially designed instruction.

Impact of The Lack of Student Project Innovation Labs and Collaboration Space:

The lack of appropriate sized spaces causes an extreme lack of flexibility in pedagogy. There is not the space available for flexible groupings, seminars, small group instruction, presentations, project-based learning, or hands-on experiences. The small classrooms impact enrollment capacities, limiting opportunities for students to experience some valuable courses. Inadequate classroom technology and space inhibit the progression of science education for our students. Students often have to utilize the hallways for collaboration.

Impact of The Lack of Teacher Collaboration and Planning Space:

Educators must utilize open classrooms, which places a strain on scheduling and further exacerbates the shortage of student collaboration areas. Staff rely on break rooms in which to collaborate. This is inefficient, as these spaces are also needed for administrative meetings and faculty dining.

Impact of The Lack of Small Group Planning Spaces for Core Academic Areas

Educators must utilize open classrooms, which places a strain on scheduling and further exacerbates the shortage of student collaboration areas. Staff rely on break rooms in which to collaborate. This is inefficient, as these spaces are also needed for administrative meetings and faculty dining. Because there are no small group planning spaces for students, there is an impact on the efficacy of supervision for students.

Impact of The Lack of Middle School Administrative and Guidance Support Space:

Administrators must utilize open classrooms, which places a strain on scheduling and further exacerbates the shortage of student collaboration areas. Staff rely on break rooms in which to collaborate. This is inefficient, as these spaces are also needed for faculty meetings and faculty dining.

Impact of The Lack of Conference and Meeting Space:

Educators and administrators must utilize open classrooms, which places a strain on scheduling and further exacerbates the shortage of student collaboration areas. Staff rely on break rooms in which to collaborate. This is inefficient, as these spaces are also needed for administrative / faculty meetings and faculty dining.

Please also provide the following:

Cafeteria Seating Capacity: 323

Number of lunch seatings per day: 3

Are modular units currently present on-site and being used for classroom space?:
NO

If "YES", indicate the number of years that the modular units have been in use:

Number of Modular Units:

Classroom count in Modular Units:

Seating Capacity of Modular classrooms:

What was the original anticipated useful life in years of the modular units when they were installed?:

Have non-traditional classroom spaces been converted to be used for classroom space?:
YES

If "YES", indicate the number of non-traditional classroom spaces in use:

18

Please provide a description of each non-traditional classroom space, its originally-intended use and how it is currently used (maximum of 1000 characters).:

Middle School:

Teachers' room in middle school to a nurses' office / clinic

Middle school classroom converted into school guidance counselor's office

Middle school conference room converted into middle school school psychologist office

Middle school storage closet converted into testing center for school psychologist

Classrooms utilized for speech and language and reading specialist office space

Occupational therapist at middle school shares a space with special education teacher

Middle school wellness teachers combine into one classroom

General education classroom converted into STEM room

Computer lab converted into robotics / technology support area

General education classroom converted into middle school art room

High School:

Converted a conference room into a classroom

Social Emotional Support Room created out of a computer lab space

Open space outside of cafeteria utilized for a math classroom

Technology Support placed in classroom / office space

Classroom converted into science lab

Computer lab converted into special education space

Store room converted into Food Service Director's Office

Lower lobby under gymnasium / cafeteria utilized as wellness classroom

Please explain any recent changes to the district's educational program, school assignment policies, grade configurations, class size policy, school closures, changes in administrative space, or any other changes that impact the district's enrollment capacity (maximum of 5000 characters).:

A prominent shift in configuration was to create a unique and autonomous middle school, separate from Cohasset High School. The results of the NELMS study (2017) yielded the recommendations that Cohasset Middle School invest in teams at all grade levels. This required staffing to be focused on the middle school, which had previously been shared with the high school. As such, a separate Cohasset Middle School principal and assistant principal were hired in 2019 - 2020. We have also created a separate office staff, school guidance counselor, school adjustment counselor, school psychologist, reading specialist, math specialist, and instructional technology specialist for the middle school. These hires have helped to create a much improved middle school, but the programming associated with these hires has put a further strain on already limited instructional and support spaces.

What are the district's current class size policies (maximum of 500 characters)?:

Our current contractual class size maximums are as follows:

PK -2: 23
 3 - 5: 26
 6 - 12 Academic: 26
 6 - 12 Non-Academic Electives: 32
 6 - 12 Lab and STEM: 24

Question 1: Please provide a detailed description of the issues surrounding the school facility systems (e.g., roof, windows, boilers, HVAC system, and/or electrical service and distribution system) that you are indicating require repair or replacement. Please describe all deficiencies to all systems in sufficient detail to explain the problem.

Exterior Building Envelope (Exterior Walls, Roof, and window systems):

The current Cohasset Middle High School was constructed as part of three different construction projects, the original building in 1950, and renovation additions in 1966 and 2001. The projects resulted in multiple "appendages" connecting to the original 1950 construction. The building also includes 17 different roof elevations, creating a complex series of exterior wall and roof conditions. The majority of the building was constructed prior to the current understanding of the importance of building insulation and an appropriately designed building envelope. There is no insulation in the majority of the exterior walls and very limited insulation in roof areas.

The existing EPDM membrane roofing system is over 20 years old and was installed over an older roofing system and is leaking at various locations. Existing EPDM material is deteriorating; standing water occurs in many locations; seams are failing and cracking, thru-wall flashing failing, and sealants in poor condition; and roof access ladders are not code compliant.

The exterior windows are over 20 years old and are at the end of their useful life. Seals are failing, creating a "fog" between the glazing units; flashing is deteriorating and sealant is failing.

Mechanical System:

The current HVAC equipment is operational, but at the end of service life. Many components of the current system are no longer manufactured; therefore, the replacement of individual parts is not recommended. The entire system should be upgraded to meet current efficiency standards and achieve better heating, cooling, and humidity control.

The Automatic Temperature Controls system is obsolete. End devices are failing and, due to the age of the system, are difficult to find replacement parts. The system is manual control to maintain occupant comfort. With the system in a manual operation, energy consumption tends to be higher vs automatic system.

The boilers are operational and in fair to poor condition and inefficient compared to today's High Efficiency options.

Unit ventilators are at the end of their service life. The inefficiency, age, and condition create an acoustically poor teaching and learning environment in many existing classrooms.

RTU, H&V, and Condenser are nearing the end of the service life. RTU and Condensers utilizing R-22 will become hard and more costly to repair. R-22 was phased out of manufacturing in 2010.

Electrical:

- A temporary generator is sitting on the site and is temporarily connected to the building automatic transfer switches, as the permanent generator is in need of repairs. The permanent generator is natural gas fired which, according to the National Electrical Code, cannot serve emergency loads, as natural gas is considered to be an interruptible fuel source. A new diesel fuel generator with a sound attenuated, weatherproof enclosure is recommended to comply with the National Electrical Code.
- Emergency and optional standby panelboards are required to be protected by surge suppressors. Surge suppressors should be provided for emergency and optional standby panelboards.
- The building utilizes horn/strobes for notification; therefore, it does not comply with the International Building Code (IBC), as speaker/strobes are required to provide voice evacuation throughout the building.
- A new fire alarm system is recommended for the building, which would include voice evacuation as required by the International Building Code.
- Exterior lighting levels do not appear to meet IESNA Standards. LED site lighting should be added to supplement existing lighting to comply with IESNA Standards.
- The current building switching does not meet the International Energy Conservation Code as it is Auto-On. Manual-On is required in most areas, except in Corridors, Stairs, and Toilet rooms. Automatic daylight harvesting is required as per the International Energy Conservation Code. The lighting control system should be replaced with new to comply with the International Energy Conservation Code.
- Receptacles in the Kitchen require GFCI protection where equipment plugs in via cord and plug and is either 125-250 volt single phase 150 volts or less to ground 50 amps or less, or 208 volt three phase 100 amps or less as per National Electrical Code. Receptacles in the Kitchen should be replaced with new ones as required by the National Electrical Code.
- A lightning protection system is recommended, which would include air terminals on the roof with downlead conductors to ground and surge protection.
- A bi-directional amplifier system is required unless testing proves that Police and Fire Department radios have required signal levels as dictated by the IBC. A bi-directional amplifier system would include an amplifier and cabling above ceilings.
- A Mass Notification System is highly recommended for Schools. A Mass Notification System would consist of control panels, info alarm graphic annunciators and controllers, addressable speakers, and amber lens strobes.

Technology:

- Switches that are older than seven (7) years old are at end of life condition and should be replaced.
- Network cabling does not include Cat6A and should therefore be upgraded.
- Phone cabling is up to 20 years old and does not include Cat6A; should be upgraded.
- PA System equipment needs zone boards.
- There are no call buttons in rooms in case of emergency.
- Portions of the PA system with old cabling have volume issues and zone issues.
- Master clock equipment and cabling is in poor condition and causes sync issues.
- Clocks are all analog throughout, making repairs problematic and time consuming; should upgrade to digital clocks throughout.
- There is currently only one (1) wireless cable per device; a minimum of four (4) cables are provided for new projects; should upgrade to greater capacity cabling.
- There are very few projectors in use; projectors should be provided in learning spaces in order to benefit from increased capability.
- There are no voice lift systems in use; should be added in learning spaces to aid the hearing impaired.

Plumbing:

- Upgrade plumbing fixtures to high-efficiency sensor type. This will result in significant water/ sewer savings.
- Booster pump is leaking and in poor condition.

Priority 5

Question 2: Please describe the measures the district has already taken to mitigate the problem/issues described in Question 1 above.

Large scale maintenance and upgrades of school department facilities is supported through the town's capital maintenance plan. This five-year plan is updated each year with significant input from the school department and is prioritized for critical projects.

For example, the District continually repoints the existing exterior brick masonry. The District recently replaced a portion of the exterior brick wall at the middle school classroom wing that was constructed in 1966. The wall was in danger of separating from the back-up masonry and falling, due to the deterioration of existing masonry ties and the construction's inability to handle water infiltration.

In an attempt to mitigate constant water infiltration, the District regularly patches, seals, and repairs issues with the existing EPDM roofing system, wall transition flashings, and sealants. As mentioned previously, the existing roof includes over 17 roof elevation changes and transitions.

The District routinely monitors existing conditions at the exterior envelope, frequently replacing window screens, filling cracks in the exterior walls, repointing existing masonry, parging and patching foundation walls, and replacing sealants. Despite this effort, insects, crickets, bees, and birds are routinely found within the building.

While preventive maintenance is completed on a regular schedule, the age of the building creates more issues than can be addressed through this preventive maintenance schedule.

Many major systems (HVAC, plumbing, roof, windows, electrical) at the middle high school facility remain in need of major upgrades or complete replacement. The existing 1950 academic building has many physical constraints which have prohibited its reconfiguration and the District has been hesitant (recently) to invest major funding in a building which may never be able to meet the 21st Century educational program needs of the middle or high school.

Priority 5

Question 3: Please provide a detailed explanation of the impact of the problem/issues described in Question 1 above on your district's educational program. Please include specific examples of how the problem prevents the district from delivering the educational program it is required to deliver and how students and/or teachers are directly affected by the problem identified.

Much of the core academic instruction occurs in the circa 1950 original building and 1966 additions.

Extremely uneven heating in a building with uninsulated exterior walls affects student learning. The temperature reaches 80 degrees in some rooms and simultaneously falls to below 50 degrees in other rooms. Many windows do not open and many of these spaces rely on the windows for fresh air ventilation.

Original plumbing distribution systems and hot water heating systems in the 1950 building and the 1966 addition fail routinely, and result in leaks in classrooms and hallways. Leaks in classrooms can displace an entire classroom, and leaks in hallways create unsafe conditions.

The accessibility issues associated with the multiple level changes within the building and the use of a single, intermittently functioning elevator located in the middle school academic wing, requires a person with disabilities to navigate a circuitous path from the middle school entrance to the academic wing.

Science classrooms and labs have aging plumbing, electrical, and gas systems; many of which are no longer functioning properly. Classrooms and laboratories are in serious need of upgrading in order to provide appropriate electrical and technology amenities.

Priority 5

Question 4: Please describe how addressing the school facility systems you identified in Question 1 above will extend the useful life of the facility that is the subject of this SOI and how it will improve your district's educational program.

With its 70-year-old original architectural structure and subsequent additions, the Cohasset Middle High School has many challenges which would prohibit it from being a viable school for 21st Century education to middle and high school students. Suggestions from the "Cohasset Public School Existing Conditions Study" conducted in 2022, indicate that some building challenges could be mitigated through comprehensive renovation, but also indicate that there may be many inherent compromises in the reuse of the existing 1950 academic building and subsequent additions. Undersized general education classrooms, undersized and outdated science labs, lack of small group learning spaces for core academic areas, lack of special education resource and support space, undersized auditorium and performance space, lack of student project innovation labs and collaboration space, lack of teacher collaboration and

planning space, lack of adequate vocational and technology space - are some of the items that cannot be rectified. A comprehensive feasibility study to determine the fate of the co-located middle high school building is in order, as a major comprehensive renovation/expansion project or a complete replacement building appears to be the only way to remedy the core infrastructure constraints within this facility.

Please also provide the following:

Have the systems identified above been examined by an engineer or other trained building professional?:

YES

If "YES", please provide the name of the individual and his/her professional affiliation (maximum of 250 characters):

2022 Cohasset Public Schools Existing Conditions Study

The date of the inspection: April 2022

A summary of the findings (maximum of 5000 characters):

See attached 2022 Cohasset Public Schools Existing Conditions Study

Priority 7

Question 1: Please provide a detailed description of the programs not currently available due to facility constraints, the state or local requirement for such programs, and the facility limitations precluding the programs from being offered.

Cohasset Middle High School is an inclusive, supportive, and safe learning environment committed to excellence and growth. In our recent Cohasset Public Schools Strategic Plan, 2021 - 2024, we articulate our core values as:

Placing Students First:

- Create and maintain an environment that places students first and is focused on the whole student

Continuous Personal Growth and Achievement:

- Encourage students to achieve their full potential socially, emotionally, and academically.
- Empower student to embody equity, cultural responsiveness, inclusivity, empathy, and global citizenship.
- Support students in developing agency (to act independently and make their own free choices) with an innovative and creative mindset.

Creating an Optimum Teaching & Learning Environment:

- Provide personalized learning experiences that foster student voice, advocacy, and real world application
- Create a safe, compassionate, and empathetic learning environment to ensure every

student feels included, valued, and respected in the school

Strong School - Community Engagement:

- Cultivate an environment of open communication, engagement, and collaborative learning opportunities among home, school and community

Utilization of Resources to Support the Teaching, Learning, & Leading:

- Support optimal teaching, learning, and leading through responsible funding that provides academic excellence, appropriate staffing, state of the art facilities, and quality instructional material.

Our current learning and supportive spaces at the middle and high school do not properly support our core values. As we seek to place students first, to foster student personal growth and achievement, to create an optimal teaching and learning environment, to build strong community engagement, and to provide resources to support the teaching, learning, and leading, we must have a school facility that can support our mission. Our community values experiential, collaborative, active learning that is rigorous and relevant, and fosters creative, responsible contributors to a global society.

We see the need to establish a therapeutic program throughout our District. We believe that keeping students in their hometown middle and high school is not only less expensive than utilizing special education outplacements, but is also in many of our students' best interest in terms of their sense of community, opportunity to be included in activities and clubs and also an easy transition to less intensive programming as the students gain skills and strategies for inclusion into the mainstream classrooms for even part of their day. We lack these programs throughout the building.

Conferencing space is limited to one (1) space at the middle and high school. Team meetings that need to be held to manage the special education students' educational programs in accordance with all special education rules and regulations are often held in open classrooms when the one conference room is unavailable. It is very difficult to find confidential and adequate space for these meetings in the building. This also impacts counseling sessions and our Bridge to Resiliency in Youth Transitioning (BRYT) program at the middle and high school.

A good number of our students receive counseling as part of their educational program. Our counseling spaces are inadequate and perhaps some of the most tired and dreary of any spaces in the building. Much of our counseling at the middle school level takes place in classrooms due to the lack of office space available for our counselors.

There are many areas of the building which do not meet Americans with Disabilities (ADA) federal regulations and/or Massachusetts Access Board requirements. The numerous additions and the original 1950 building result in several level changes within the building. Additionally, door openings and access areas within the building have never been reconfigured to comply with current standards, as the building's physical structure prohibits these alterations. Door hardware and access to plumbing fixtures is non-compliant.

Science labs lack accessible lab stations, and they are small and inadequately equipped to adequately service any of our students. The department and the district have done their best to address this insufficiency by applying for various equipment and technology grants. Science is a discipline whereby students learn best through laboratory experimentation and hands-on activities. Due to the small size of our science labs and the large numbers of students that we

move through our science classes there is less opportunity for each individual student to personally engage in those activities, since it is necessary in almost all cases, to limit the amount of time students have access to lab stations. Contributing to the spatial challenge is the fact that spaces never intended for lab use have been retrofitted to become science labs.

The lack of adequate performance space in our middle and high school has a significant impact on music, drama, and performance-based education. Having an undersized auditorium, which is shared by two schools, limits opportunities for music and arts scheduling, offerings, and enrichment. These lack of opportunities impact our entire arts program, PK-12, as we lack the space to adequately enhance and progress our music and arts programs at the middle and high school level. The grossly undersized auditorium does not allow for all-town concerts, performances, and recitals. Most importantly, the lack of performance and practice spaces impacts our ability to offer a comprehensive music program. The impact of this is that fewer students are moving on to post-high school arts and music study than those students in surrounding Districts. Our rehearsal and practice space is non-existent outside of the auditorium, which greatly limits multiple disciplines in the arts taking place simultaneously. In terms of the arts, the undersized auditorium and performance spaces limit our ability to reach the district goal of “empowering students to realize continuous personal growth and achievement.”

Similar to the impact of the undersized auditorium, the undersized music classrooms negatively impact the ability to offer comprehensive electives. Essentially, the choral classroom, like all classrooms at the middle-high school where music instruction takes place, is a general-ed classroom converted to house music instruction. The rooms lack the appropriate acoustics and lack the spacing to create flexibility in learning. These limitations impact scheduling and depth of offerings. Currently, Drama is only offered after school, which limits the program to two (2) productions per year. This after-school program is now challenged, limited by the absence of any set storage space or set construction space, as the small stage in the auditorium is utilized by other programs.

The 2,030 sf high school woodshop is the only career-oriented program available. The existing space is not suited to act as anything other than a woodshop, which is limiting to the educational program, and furthermore lacks the proper ventilation system to fully function. There are no spaces to support programs more aligned to the locale, such as marine biology or coastal engineering. At the high school and middle school level, the lack of vocational and technology spaces have a detrimental effect on learning. At this moment, we are unable to offer the range of courses needed to adhere to the MassCore College Career and Technical Education Framework. When compared to neighboring Districts, which offer such diverse classes as marine fabrication and advanced culinary, Cohasset students are at a distinct disadvantage. As a result, fewer students than neighboring towns leave Cohasset High School pursuing vocational opportunities.

At the middle school, there is only one dedicated technology space, which is a repurposed general education classroom for use as a Science, Technology, Engineering, and Mathematics (STEM) space. This classroom is insufficient for the project-based approach that is required for effective STEM education to take place. As a result, there is not currently an identified pathway PK-12 in STEM education or in technology. Recently, an investment has been made in creating this pathway, as the District has hired Technology Instructional Specialists and has created classes in Coding, Robotics, and Video Gaming. However, there are no adequate spaces to house these important offerings.

Many of the existing classrooms are old, inflexible and in many cases too small to handle the enrollment (e.g., English and History classrooms that typically accommodate 20-21 students now handle between 28 and 29 students; A single elevator serves the entire Middle School building and those who utilize this elevator must travel a great distance to enter the academic areas.

Priority 7

Question 2: Please describe the measures the district has taken or is planning to take in the immediate future to mitigate the problem(s) described above.

The district has used every available space in the existing Cohasset Middle High School building throughout the day for educational purposes. The district has moved classrooms as necessary to accommodate specific student needs. This is challenging and the result often involves many compromises.

The hallway is often used for small group instruction, with students sitting on the floor in front of banks of metal lockers.

Students use the upper athletic entrance lobby for a general education classroom a portion of the day and a senior dining area in the middle of the day, due to the lack of student dining space for both the middle school and high school.

We have converted regular classrooms to science classrooms, but they lack the necessary lab amenities.

We have completed numerous capital improvement projects to alter and improve spaces, as detailed Priority 5 above.

Priority 7

Question 3: Please provide a detailed explanation of the impact of the problem described in this priority on your district's educational program. Please include specific examples of how the problem prevents the district from delivering the educational program it is required to deliver and how students and/or teachers are directly affected by the problem identified.

Many of our general education classrooms are undersized, ill equipped for the academic discipline taking place, or have been converted into classrooms because of lack of existent instructional space. This is problematic, as we cannot provide an optimal teaching and learning environment for our students in the current classroom configuration at the middle and high school. For example, currently, the only STEM (Science, Technology, Engineering, and Math) space is a converted general education classroom at the middle school. There are no STEM or STEAM spaces that exist at the high school level. To offer a STEM or robotics or engineering technology program would require the elimination of another elective program. The only Industrial Arts room for either the middle school or the high school is a single, undersized space located in the high school. There is no industrial arts or similar spaces in the middle school.

Enriching electives provide an opportunity to spark an interest or to more fully engage students in the learning environment. Accessing such engagement through students' interests and/or strengths, improves the experience and dedication of students to take responsibility for their

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overall learning. We currently cannot offer electives, such as culinary offerings, Marine Fabrication or boat building, due to lack of appropriate space for the instruction.

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B Geotechnical Investigation



**FEASIBILITY PHASE GEOTECHNICAL REPORT
PROPOSED COHASSET MIDDLE/HIGH SCHOOL
COHASSET, MASSACHUSETTS**

LGCI Project No. 2429

September 19, 2024

Prepared for:

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**FEASIBILITY PHASE GEOTECHNICAL REPORT
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**Feasibility Phase Geotechnical Report
Proposed Cohasset Middle/High School
Cohasset, Massachusetts
LGCI Project No. 2429**

1. PROJECT INFORMATION

1.1 Project Authorization

This feasibility phase geotechnical report presents the results of the subsurface explorations, and a geotechnical evaluation performed by Lahlaf Geotechnical Consulting, Inc. (LGCI) for the proposed Cohasset Middle/High School in Cohasset, Massachusetts. We performed our services in general accordance with our proposal No. 24072-Rev. 1 dated July 24, 2024. Our services were approved by Mr. Troy Randall of Ai3 Architects, LLC (Ai3) in an e-mail dated July 24, 2024.

1.2 Purpose and Scope of Services

The purpose of our feasibility phase geotechnical services was to perform preliminary subsurface explorations at the site of the proposed middle/high school, and to provide preliminary foundation design and construction recommendations. LGCI performed the following services:

- Coordinated our exploration locations with Ai3 and with the Cohasset Middle/High School staff.
- Marked the exploration locations at the site and notified the Town of Cohasset or utility clearance.
- Engaged a drilling subcontractor for two (2) days to advance six (6) soil borings at the site. Our drilling subcontractor installed one (1) groundwater observation well in one (1) of the soil borings.
- Provided an LGCI geotechnical field representative at the site to coordinate and observe the borings, describe the soil samples, and prepare field logs.
- Submitted four (4) soil samples collected from the borings for laboratory testing.
- Prepared this feasibility phase geotechnical report containing the results of our subsurface explorations and our recommendations for foundation design and construction.

Our scope does not include preparing specifications, reviewing contract documents, and consulting with Ai3. LGCI would be pleased to perform these services when needed. Recommendations for stormwater management, erosion control, pavement design, site specific seismic and liquefaction analyses, pile analysis and design, slope stability analyses, FEMA 100-year flood elevation, historic uses of site, contaminated soil and groundwater treatment and disposal requirements and techniques, and cost or quantity estimates are not included in our scope of work.



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LGCI's scope of services does not include an environmental assessment for the presence or absence of wetlands or analytical testing for hazardous or toxic materials in the soil, surface water, groundwater, or air, on or below or around this site, or mold in the soil or in any structure at the site. Any statements regarding odors, colors, or unusual or suspicious items or conditions are strictly for the information of the client.

1.3 Site Description

Our understanding of the site is based on our field observations, our discussions with Ai3, and on the following document:

- Drawing C.105 titled: "Additions & Alterations to the Cohasset Middle/High School, Cohasset, Massachusetts, Overall Grading Plan," (Grading Plan) prepared by BSC Group, dated January 29, 2001, and provided to LGCI by Ai3 via e-mail on August 7, 2024.

The site is located at 143 Pond Street in Cohasset, Massachusetts as shown in Figure 1. The site is bordered by Clay Spring Road and Reservoir Road on the western side, by Pond Street on the southern side, by private properties on the eastern side, and by wooded land on the northern side. The site is occupied by the existing two-story school building, athletic fields on the northern and southern sides of the existing school, paved parking lots on the southern side, by a driveway on the western side, and by the access driveway and a football field on the eastern side.

Based on the Grading Plan, the grades at the site generally range between El. 80 feet and 155 feet, generally rising in a northerly direction.

1.4 Project Description

Our understanding of the proposed construction is based on our discussions with Ai3, and the document listed in Section 1.3.

We understand that at this time, the layout, size, and location of the proposed construction have not been established, and that the options of either new building additions or a new school are both being considered.

1.5 Elevation Datum

We understand that the elevations provided in the Existing Conditions Plan are in reference to the North American Vertical Datum of 1988 (NAVD 88).



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2. SITE AND SUBSURFACE CONDITIONS

2.1 Surficial Geology

LGCI reviewed a surficial geologic map titled: “Surficial Materials Map of the Cohasset Quadrangle, Massachusetts,” prepared by Stone, B.D., Stone, J.R., and DiGiacomo-Cohen, M.L., Scientific Investigation Map 3402, Quadrangle 151 – Cohasset, 2018.

The Surficial Geological Map indicates that the native soils in the general vicinity of the site consist of stratified glacial deposits and alluvium in valleys.

The thick till is described as a non-sorted, non-stratified matrix of sand, some silt, and little clay that contains scattered pebble, cobble, and boulder clasts. Thick till is generally more than 10 to 15 feet thick and mostly in drumlin landforms in which the thickness exceeds 100 feet.

The Surficial Geological Map of the site is shown in Figure 2.

2.2 LGCI’s Explorations

2.2.1 General

LGCI coordinated our exploration locations with Ai3 and the school staff, and we marked the exploration locations in the field. LGCI notified the Town of Cohasset for utility clearance prior to starting our explorations at the site.

Unless notified otherwise, we will dispose of the soil samples obtained during our explorations after three (3) months.

2.2.2 LGCI’s Soil Borings

LGCI engaged Soil X, Corp. (Soil X) of Leominster, Massachusetts to advance six (6) soil borings (B-1, B-2, B-3-OW, and B-4 to B-6) at the site on August 23 and 26, 2024. The borings were advanced with a Diedrich D-70 Turbo ATV tracked drill rig using 4-¼-inch inner-diameter hollow stem auger drilling techniques. The borings extended to depths ranging between 11.5 and 21.0 feet beneath the ground surface. Upon completion, the boreholes were backfilled with drill cuttings, sand, and bentonite (as noted on the boring logs). The pavement was restored with asphalt cold patch. Soil X installed one (1) groundwater observation well in boring B-3-OW.

Soil X performed Standard Penetration Tests (SPT) and obtained split spoon samples with an automatic hammer at typical depth intervals of 2 feet or 5 feet as noted on the boring logs in general accordance with ASTM D-1586.

An LGCI geotechnical field representative observed and logged the borings in the field.



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2.2.3 Exploration Logs and Locations

The boring locations are shown in Figure 3. Appendix A contains LGCI's boring logs and Table 1 includes a summary of LGCI's boring logs.

2.3 Subsurface Conditions

The subsurface description in this report is based on a limited number of borings and is intended to highlight the major soil strata encountered during our explorations. The subsurface conditions are known only at the actual boring locations. Variations may occur and should be expected between boring locations. The boring logs represent conditions that we observed at the time of our explorations and were edited, as appropriate, based on the results of the laboratory test data and inspection of the soil samples in the laboratory. The strata boundaries shown in our boring logs are based on our interpretations and the actual transitions may be gradual. Graphic soil symbols are for illustration only.

The soil strata encountered in LGCI's borings were as follows, starting at the ground surface.

Topsoil – A layer of surficial organic topsoil was encountered at the ground surface in all borings except B-1 and B-3-OW. The thickness of the topsoil ranged between 0.3 feet and 0.8 feet.

Asphalt – A layer of surficial asphalt was encountered at the ground surface in borings B-1 and B-3-OW. The thickness of the asphalt was 0.3 feet.

Fill – A layer of fill was encountered beneath the topsoil or asphalt in all borings and extended to depths ranging between 2.0 and 4.5 feet beneath the ground surface. Please note that the transition between the existing fill and the underlying sand and gravel layer was difficult to distinguish in boring B-1 and the fill may extend to a depth of 6.5 feet beneath the ground surface. The samples in this layer were mostly described as silty sand. One (1) sample was described as poorly graded sand, and one (1) sample was described as poorly graded gravel. The fines content in the fill ranged between 5 and 30 percent, and the gravel content ranged between 0 and 25 percent. When described as a gravel, the sand content ranged between 35 and 40 percent. Two (2) samples in the fill contained traces of organic soil, one (1) sample contained traces of roots, and one (1) sample contained traces of asphalt.

The SPT N-values in this layer ranged between 9 blows per foot (bpf) and refusal, with most values lower than 45 bpf, indicating loose to dense material. Please note that the high SPT N-values recorded in the fill may be due to obstructions such as cobbles and boulders present in the fill and may not represent the true density of the fill.

Sand and Gravel – A layer of sand and gravel was encountered beneath the fill in all borings, and extended to the termination depths of all borings, except in boring B-3-OW, where the sand and gravel layer extended to a depth of 9 feet beneath the ground surface. The samples in this layer were mostly described as silty sand. One (1) sample in the sand and gravel was described as silty gravel. The fines content in this layer ranged between 0 and 45 percent, and the gravel content



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ranged between 0 and 40 percent. When described as gravel, the sand content ranged between 25 and 30 percent. Three (3) samples in the sand and gravel contained traces of weathered rock.

The SPT N-values in this layer ranged between 7 bpf and refusal, with most values greater than 12 bpf, indicating mostly medium dense to very dense material. Please note that the high SPT N-values in the sand and gravel may be due to obstructions such as cobbles and boulders in the sand and gravel and may not represent the true density of the sand and gravel.

Weathered Rock – A layer of weathered rock was encountered beneath the sand and gravel and extended to the termination depth in boring B-3-OW. The samples in this layer were described as silty sand. The fines content in this layer ranged between 20 and 35 percent, and the gravel content ranged between 20 and 25 percent.

The SPT N-values in this layer ranged between 64 bpf and refusal, indicating very dense material. Please note that the high SPT N-values in the weathered rock may be due to obstructions such as cobbles and boulders in the weathered rock and may not represent the true density of the weathered rock.

2.4 Groundwater

Groundwater was encountered in borings B-2 and B-6 at depths of 14 and 19 feet beneath the ground surface, respectively, as shown in Table 1 and in the boring logs. The groundwater level was not encountered in the groundwater observation well installed in boring B-3-OW on August 23, 2024, the day of installation. On August 26, 2024, groundwater was measured at a depth of 19.8 feet, corresponding to El. 83.2 feet, in groundwater observation well B-3-OW.

The groundwater information reported in our boring logs is based on observations made during or shortly after the completion of drilling. Therefore, the reported groundwater levels in our boring logs may not represent the actual groundwater conditions, as additional time may be required for the groundwater levels to stabilize. The groundwater information presented in this report only represents the conditions encountered at the time and location of the explorations. Seasonal fluctuation should be anticipated.

2.5 Laboratory Test Data

LGCI submitted four (4) soil samples collected from the borings for grain-size analysis. The results of the grain-size analyses are provided in the test data sheets included in Appendix B and are summarized in the table below:

<i>Grain-Size Analysis Test Results</i>						
Boring No.	Sample No.	Stratum	Sample Depth (ft.)	Percent Gravel	Percent Sand	Percent Fines
B-2	S2	Fill	2.0 – 4.0	24.5	54.8	20.7
B-3-OW	S4	Weathered Rock	9.0 – 11.0	23.9	42.4	33.7
B-4	S1 Bot. 18"	Fill	0.0 – 2.0	14.0	55.9	30.1
B-5	S2	Sand and Gravel	2.0 – 4.0	15.5	40.1	44.4



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3. EVALUATION AND RECOMMENDATIONS

3.1 General

Based on our understanding of the proposed construction, our observation of our borings, and the results of our laboratory testing, there are a few issues that we would like to highlight for consideration and discussion.

3.1.1 Asphalt, Surficial Topsoil, and Existing Fill

- Asphalt, surficial topsoil, and existing fill were encountered in the borings. These materials are not suitable to support foundations.
- The asphalt and topsoil should be removed from within the entire construction area, including the proposed building's footprint and the proposed driveways.
- The existing fill was observed to be variable in composition and density. In addition, the existing fill contained traces of roots and asphalt. Existing fill that was not placed with strict moisture, density, and gradation control presents risk of unpredictable settlement that may result in poor performance of floor slabs and foundations. Due to these risks, the existing fill should be entirely removed from within the proposed building's footprint and should be replaced with Structural Fill. We anticipate that the removal will extend up to depths of about 4.5 feet. The removal may extend to greater depths at locations not explored by LGCI or where the native sand and gravel was reworked. Laterally, the removal should extend beyond the proposed building's footprint a distance equal to the distance between the bottom of the proposed footings and the top of the native sand and gravel, or 5 feet, whichever is greater.
- The subgrade of footings should be prepared in accordance with the recommendations in Section 4.1.
- Within paved areas, the existing fill should be removed to the top of the native sand and gravel or to a depth of 18 inches beneath the bottom of the proposed pavement, whichever occurs first. Where organic soil is exposed, the organic soil should be removed. Where existing fill is exposed, the existing fill deeper than 18 inches beneath the bottom of the proposed pavement can remain in place provided these materials are firm and unyielding following proofrolling as described in Section 4.1.

3.1.2 Shallow Footings and Slabs-on-Grade

Based on the results of the borings, the subsurface conditions are suitable to support shallow spread and continuous footings bearing on Structural Fill placed directly on top of the sand and gravel layer after entirely removing the asphalt, topsoil, and the existing fill. The proposed slab may be designed as a slab-on-grade. Our recommendation for net allowable bearing capacity in the sand and gravel is presented in Section 3.2.1. Our recommendations



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for slabs-on-grade are presented in Section 3.3.1. Our recommendations for lateral pressures for the proposed basement walls and other retaining walls, if any, are presented in Section 3.5. Section 4.1 provides recommendations for preparation of subgrades.

3.1.3 Silt Content

The onsite soils are silty. Silty soils are susceptible to moisture and will become soft when wet. The contractor should take necessary measures to protect the site's soils from exposure to moisture.

3.1.4 Additional Explorations

We recommend engaging LGCI to perform additional explorations at the site after the proposed size, layout, and location of the proposed building or additions are established. The additional explorations should include borings, test pits, and at least one (1) additional groundwater observation well.

3.2 Foundation Recommendations

3.2.1 Footing Design

- We recommend entirely removing the asphalt, surficial topsoil, and the existing fill from within the proposed building footprint as described in Section 3.1.1.
- We recommend supporting the proposed building on spread footings bearing on Structural Fill placed directly on the native sand and gravel.
- We recommend designing the proposed footings using a net allowable bearing pressure of 5 kips per square foot (ksf). We recommend that the footings bear a minimum of 6 inches of Structural Fill placed directly on top of the native sand and gravel or on weathered rock. The Structural Fill should extend at least 1 foot laterally beyond the limits of the footings.
- Footing subgrades should be prepared in accordance with the recommendations in Section 4.1.
- Foundations should be designed in accordance with The Commonwealth of Massachusetts State Building Code 780 CMR, Ninth Edition (MSBC 9th Edition).
- Exterior footings and footings in unheated areas should be placed at a minimum depth of 3 feet 4 inches below the final exterior grade to provide adequate frost protection. Interior footings in heated areas may be designed and constructed at a minimum depth of 2 feet below finished floor grades.



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- Wall footings should be designed and constructed with continuous, longitudinal steel reinforcement for greater bending strength to span across small areas of loose or soft soils that may go undetected during construction.
- A representative of LGCI should be engaged to observe that the subgrade has been prepared in accordance with our recommendations.

3.2.2 Settlement Estimates

Based on our experience with similar soils and designs using a net allowable bearing pressure of 5 ksf, we anticipate that the total settlement will be approximately 1 inch, and that the differential settlement of the footings will be 3/4 inch or less over a distance of 25 feet. We believe that total and differential settlements of this magnitude are tolerable for a similar structure. However, the tolerance of the proposed structure to the predicted total and differential settlements should be assessed by the structural engineer.

3.3 Concrete Slab Considerations

3.3.1 Slabs-on-Grade

- Floor slabs should be constructed as slabs-on-grade bearing on a minimum of 12 inches of Structural Fill placed directly on top of the sand and gravel. The subgrade of the slabs should be prepared as described in Section 4.1.
- To reduce the potential for dampness in the proposed floor slab, the project architect may consider placing a vapor barrier beneath the floor slab. The vapor barrier should be protected from puncture during the placement of the proposed slab reinforcement.
- For the design of the floor slab bearing on the materials described above, we recommend using a modulus of subgrade reaction, k_{s1} , of 100 tons per cubic foot (tcf). Please note that the values of k_{s1} are for a 1 x 1 square foot area. These values should be adjusted for larger areas using the following expression:

$$\text{Modulus of Subgrade Reaction } (k_s) = k_{s1} * \left(\frac{B+1}{2B} \right)^2$$

where:

k_s = Coefficient of vertical subgrade reaction for loaded area;

k_{s1} = Coefficient of vertical subgrade reaction for a 1 x 1 square foot area; and

B = Width of area loaded, in feet.



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Please note that cracking of slabs-on-grade can occur as a result of heaving or compression of the underlying soil, but also as a result of concrete curing stresses. To reduce the potential for cracking, the precautions listed below should be closely followed during the construction of all slabs-on-grade:

- Construction joints should be provided between the floor slab and the walls and columns in accordance with the American Concrete Institute (ACI) requirements, or other applicable code.
- The backfill in interior utility trenches should be properly compacted.
- In order for the movement of exterior slabs not to be transmitted to foundations or superstructures, exterior slabs, such as approach slabs and sidewalks, should be isolated from the superstructure.

3.3.2 Under-slab Drains and Waterproofing

Assuming that the proposed building will be designed with a finished floor elevation (FFE) that matches the existing grade and based on the preliminary subsurface data, we believe that an under-slab drainage system is not required under the proposed building's slab.

The proposed elevator pit, if any, or other structure that extends beneath the FFE, should be designed to be waterproof.

3.4 Seismic Design

Based on the SPT N-values from the borings, we estimate that the seismic criteria for the site are as follows:

• Site Class:	D
• Spectral Response Acceleration at short period (S_s):	0.211g
• Spectral Response Acceleration at 1 sec. (S_1):	0.067g
• Site Coefficient F_a (Table 1613.5.3(1)):	1.6
• Site Coefficient F_v (Table 1613.5.3(2)):	2.4
• Adjusted spectral response S_{MS} :	0.338g
• Adjusted spectral response S_{M1} :	0.161g

Based on the SPT data from the borings, the site soils are not susceptible to liquefaction.

3.5 Lateral Pressures for Wall Design

3.5.1 Lateral Earth Pressures

Lateral earth pressures for the design of below-grade walls, and site retaining walls, if any, are provided below.



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Coefficient of Active Earth Pressure, K_A :	0.31
Coefficient of At-Rest Earth Pressure, K_o :	0.47
Coefficient of Passive Earth Pressure, K_p :	3.25
Total Unit Weight γ :	125 pcf

Note: The values in the table are based on a friction angle for the backfill of 32 degrees and neglecting friction between the backfill and the wall. The design active and passive coefficients are based on horizontal surfaces (non-sloping backfill) on both the active and passive sides, and on a vertical wall face.

- Exterior walls of below-ground spaces and other retaining walls braced at the top to restrain movement/rotation, should be designed using the “at-rest” pressure coefficient.
- We recommend placing free-draining material within the 3 feet immediately behind retaining walls.
- We recommend providing weep holes at the bottom of site retaining walls, including temporary SOE systems, to promote drainage where possible. Alternatively, a pipe should be placed at the base of the wall to collect the water. Groundwater collected by the wall drains should be discharged into a lower area if gravity flow is possible.
- Passive earth pressures should only be used at the toe of the wall where special measures or provisions are taken to prevent the disturbance or future removal of the soil on the passive side of the wall, or in areas where the wall design includes a key. In any case, the passive pressures should be neglected in the top 4 feet.
- Where a permanent vertical uniform load will be applied to the active side immediately adjacent to the wall, a horizontal surcharge load equal to half of the uniform vertical load should be applied over the height of the wall. At a minimum, a temporary lateral construction surcharge load of 100 pounds per square foot (psf) should be applied uniformly over the height of the wall.
- We recommend using an ultimate friction factor of 0.5 between the sand and gravel and the bottom of the wall. Below-grade walls should be designed for minimum factors of safety of 1.5 for sliding and 2.0 for overturning.

3.5.2 Perimeter Drains

Assuming that the proposed building will not have below-grade spaces, perimeter drains are not required. LGCI will revise this recommendation, if needed, after the proposed FFE is established and additional groundwater data is available.

3.6 Parking Lots, Driveways, and Sidewalks

3.6.1 General



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The subsurface conditions encountered at the site are generally suitable to support the proposed driveways, parking lots, and sidewalks after preparation of the subgrade as described in Section 4.1.

- We recommend entirely removing the topsoil and the asphalt from within the footprint of the proposed driveways and parking lots.
- The existing fill should be improved in accordance with the recommendations in Section 4.1.
- Cobbles and boulders should be removed to at least 18 inches below the bottom of the pavement.

3.6.2 Sidewalks

- Sidewalks should be placed on a minimum of 12 inches of Structural Fill with less than 5 percent fines.
- To reduce the potential for heave caused by surface water penetrating under the sidewalk, the joints between sidewalk concrete sections should be sealed with a waterproof compound. The sidewalks should be sloped away from the building or other vertical surfaces to promote the flow of water. To the extent possible, roof leaders should not discharge onto sidewalk surfaces.

3.6.3 Pavement Sections

A typical, minimum, standard-duty pavement section that could be used for parking areas is as follows:

1.5" Asphalt "Top Course"
2.0" Asphalt "Base Course"
8" Processed Gravel for Sub-Base (MassDOT M1.03.1)

A typical, minimum, heavy-duty pavement section that could be used for areas of heavy truck traffic is as follows:

2.0" Asphalt "Top Course"
2.5" Asphalt "Base Course"
12" Processed Gravel for Sub-Base (MassDOT M1.03.1)

The pavement sections shown above represent minimum thicknesses representative of typical local construction practices for similar use. Periodic maintenance should be anticipated.



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Pavement material types and construction procedures should conform to specifications of the “Standard Specifications for Highways and Bridges,” prepared by the Commonwealth of Massachusetts Department of Transportation dated 2023.

Areas to receive relatively highly concentrated, sustained loads such as dumpsters, loading areas, and storage bins are typically installed over a rigid pavement section to distribute concentrated loads and reduce the possibility of high stress concentrations on the subgrade. Typical rigid pavement sections consist of 6 inches of concrete placed over a minimum of 12 inches of subbase material.

3.7 Underground Utilities

Boulders at the bottom of utility trenches should be removed to at least 12 inches below the pipe invert and the resulting excavation should be backfilled with suitable backfill. Utilities should be placed on suitable bedding material in accordance with the manufacturer’s recommendations. “Cushion” material should be placed, by hand, above the utility pipe in maximum 6-inch lifts. The lift should be compacted by hand to avoid damage to the utility. Where the bedding/cushion material consists of crushed stone, it should be wrapped in a geotextile fabric.

Compaction of fill in utility trenches should be in accordance with our recommendations in Section 4.3. To reduce the potential for damage to utilities, placement and compaction of fill immediately above the utilities should be performed in accordance with the manufacturer’s recommendations.



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4. CONSTRUCTION CONSIDERATIONS

4.1 Subgrade Preparation

- Asphalt, topsoil, organic materials, existing fill, abandoned utilities, buried foundations, and other below-ground structures should be entirely removed from within the footprints of the proposed buildings and site structures, including site retaining walls, and exterior stairs, if any, before the start of foundation work.
- Tree stumps, root balls, and roots larger than ½ inch in diameter should be removed and the cavities filled with suitable material and compacted per Section 4.3 of this report.
- Cobbles and boulders should be removed at least 6 inches from beneath footings and 18 inches beneath the bottom of slabs and paved areas. The resulting excavations should be backfilled with compacted Structural Fill under the building and with Ordinary Fill under the subbase of paved areas.
- The bottom of the excavation resulting from the removal of the existing fill or native soil should be compacted with a dynamic vibratory compactor imparting a minimum of 40 kips of force to the subgrade.
- The base of the footing excavations in granular soil should be compacted with a dynamic vibratory compactor weighing at least 200 pounds and imparting a minimum of 4 kips of force to the subgrade.
- Due to the silty nature of the native soil, we recommend placing at least 6 inches of Structural fill beneath the footings.
- After the surficial materials are removed to a depth of 18 inches within the proposed paved areas and walkways in accordance with the recommendations in Section 3.1, the exposed existing fill deeper than 18 inches beneath the bottom of the proposed pavement should be improved by compacting the exposed surface with at least six (6) passes of a vibratory roller compactor imparting a dynamic effort of at least 40 kips. Where soft zones of soil are observed, the soft soil should be removed, and the grade should be restored using Ordinary Fill to the bottom of the proposed subbase layer. If pumping of the existing fill deeper than 18 inches beneath the bottom of the proposed pavement is observed, the soft and/or pumping material should be removed and replaced.
- Materials that become soft as result of exposure to surface runoff or as a result of inadequate groundwater control should be removed and replaced with suitable material.
- Fill placed within the footprint of the proposed buildings should meet the gradation and compaction requirements of Structural Fill, shown in Section 4.3.1.



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- Fill placed under the subbase of paved areas should meet the gradation and compaction requirements of Ordinary Fill, shown in Section 4.3.2.
- Fill placed in the top 12 inches beneath sidewalks should consist of Structural Fill with less than 5 percent fines.
- Loose or soft soils identified during the compaction of the footing or floor slab subgrades should be excavated to a suitable bearing stratum, as determined by the representative of LGCI. Grades should be restored by backfilling with Structural Fill or crushed stone.
- When crushed stone is required in the drawings or is used for the convenience of the contractor, it should be wrapped in a geotextile fabric for separation except where introduction of the geotextile fabric promotes sliding. A geotextile fabric should not be placed between the bottoms of the footings and the crushed stone.
- An LGCI representative should observe the exposed subgrades prior to fill and concrete placement to verify that the exposed bearing materials are suitable for the design soil bearing pressure. If soft or loose pockets are encountered in the footing excavations, the soft or loose materials should be removed and the bottom of the footing should be placed at a lower elevation on firm soil, or the resulting excavation should be backfilled with Structural Fill, or crushed stone wrapped in a filter fabric.

4.2 Subgrade Protection

The onsite fill and native sand and gravel are frost susceptible. If construction takes place during freezing weather, special measures should be taken to prevent the subgrade from freezing. Such measures should include the use of heat blankets or excavating the final 6 inches of soil just before pouring the concrete. Footings should be backfilled as soon as possible after footing construction. Soil used as backfill should be free of frozen material, as should the ground on which it is placed. Filling operations should be halted during freezing weather.

Materials with high fines contents are typically difficult to handle when wet, as they are sensitive to moisture content variations. Subgrade support capacities may deteriorate when such soils become wet and/or disturbed. The contractor should keep exposed subgrades properly drained and free of ponded water. Subgrades should be protected from machine and foot traffic to reduce disturbance.

4.3 Fill Materials

Structural Fill and Ordinary Fill should consist of inert, hard, durable sand and gravel free from organic matter, clay, surface coatings, and deleterious materials, and should conform to the gradation requirements shown below.



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4.3.1 Structural Fill

The Structural Fill should have a plasticity index of less than 6 and should meet the gradation requirements shown below. Structural Fill should be compacted in maximum 9-inch loose lifts to at least 95 percent of the Modified Proctor maximum dry density (ASTM D1557), with moisture content within ± 2 percentage points of the optimum moisture content.

Sieve Size Percent	Passing by Weight
3 inches	100
1 ½ inch	80-100
½ inch	50-100
No. 4	30-85
No. 20	15-60
No. 60	5-35
No. 200*	0-10

* 0 – 5 for the top 12 inches under sidewalks, exterior slabs, pads, and walkways

4.3.2 Ordinary Fill

Ordinary Fill should have a plasticity index of less than 6 and should meet the gradation requirements shown below. Ordinary Fill should be compacted in maximum 9-inch loose lifts to at least 95 percent of the Modified Proctor maximum dry density (ASTM D1557), with moisture contents within ± 2 percentage points of the optimum moisture content.

Sieve Size Percent	Passing by Weight
6 inches	100
1 inch	50-100
No. 4	20-100
No. 20	10-70
No. 60	5-45
No. 200	0-20

4.4 Reuse of Onsite Materials

Based on our field observations and the results of the grain-size analyses, the onsite fill and the native sand and gravel are too silty and are not suitable for reuse as backfill. These materials may be amended and used as used as Ordinary Fill.

The contractor should avoid mixing the reusable soils with fine-grained and/or organic soils. The soils to be reused should be excavated and stockpiled separately for compliance testing. Soils with 20 percent or greater fines contents are generally very sensitive to moisture content variations and are susceptible to frost. Such soils are very difficult to compact at moisture contents that are much higher or much lower than the optimum moisture content determined



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from the laboratory compaction test. Therefore, strict moisture control should be implemented during the compaction of onsite soils with fines contents of 20 percent or greater. The contractor should be prepared to remove and replace such soils if pumping occurs.

Materials to be used as fill should first be tested for compliance with the applicable gradation specifications.

4.5 Groundwater Control Procedures

Based on the groundwater levels measured in our borings, we do not anticipate that major groundwater control procedures will be needed during construction. We anticipate that filtered sump pumps installed in a series of sump pump pits located at least 3 feet below the bottom of planned excavations may be sufficient to handle groundwater and surface runoff that may enter the excavation during wet weather. The contractor should be prepared to use multiple sump pumps to maintain dry excavation during the removal of the existing fill.

The contractor should be permitted to employ whatever commonly accepted means and practices are necessary to maintain the groundwater level below the bottom of the excavation and to maintain a dry excavation during wet weather. Groundwater levels should be maintained at a minimum of 1 foot below the bottom of the excavations during construction. The placement of reinforcing steel or concrete in standing water should not be permitted.

To reduce the potential for sinkholes developing over sump pump pits after the sump pumps are removed, the crushed stone placed in the sump pump pits should be wrapped in a geotextile fabric. Alternatively, the crushed stone should be entirely removed after the sump pump is no longer in use, and the sump pump pit should be restored with suitable backfill.

4.6 Temporary Excavations

All excavations to receive human traffic should be constructed in accordance with OSHA guidelines.

The site soil should generally be considered Type “C” and should have a maximum allowable slope of 1.5 Horizontal to 1 Vertical (1.5H:1V) for excavations less than 20 feet deep. Deeper excavations, if needed, should have shoring designed by a professional engineer.

The contractor is solely responsible for designing and constructing stable, temporary excavations and should shore, slope, or bench the sides of the excavations as required to maintain the stability of the excavation sides and bottom.



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5. RECOMMENDATIONS FOR FUTURE WORK

We recommend engaging LGCI to perform the following services:

- Perform additional explorations during the schematic design (SD) or design development (DD) phases and update our geotechnical report.
- Prepare Earth Moving Specifications and review the geotechnical aspect of contract drawings.
- Review contractor submittals and Request for Information (RFIs);
- Provide a field representative during construction to observe the removal of the unsuitable soil, and to observe the subgrade of footings and slabs.



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6. REPORT LIMITATIONS

Our analyses and recommendations are based on project information provided to us at the time of this report. If changes to the type, size, and location of the proposed structures or to the site grading are made, the recommendations contained in this report shall not be considered valid unless the changes are reviewed, and the conclusions and recommendations modified in writing by LGCI. LGCI cannot accept responsibility for designs based on our recommendations unless we are engaged to review the final plans and specifications to determine whether any changes in the project affect the validity of our recommendations, and whether our recommendations have been properly implemented in the design.

It is not part of our scope to perform a more detailed site history; therefore, we have not explored or researched the locations of buried utilities or other structures in the area of the proposed construction. Our scope did not include environmental services or services related to moisture, mold, or other biological contaminants in or around the site.

The recommendations in this report are based in part on the data obtained from the subsurface explorations. The nature and extent of variations between explorations may not become evident until construction. If variations from anticipated conditions are encountered, it may be necessary to revise the recommendations in this report. We cannot accept responsibility for designs based on recommendations in this report unless we are engaged to 1) make site visits during construction to check that the subsurface conditions exposed during construction are in general conformance with our design assumptions and 2) ascertain that, in general, the work is being performed in compliance with the contract documents.

Our report has been prepared in accordance with generally accepted engineering practices and in accordance with the terms and conditions set forth in our agreement. No other warranty, expressed or implied, is made. This report has been prepared for the exclusive use of Ai3 Architects, LLC for the Proposed Cohasset Middle/High School in Cohasset, Massachusetts as conceived at this time.



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7. REFERENCES

In addition to the references included in the text of the report, we used the following references:

Rhode Island State Building Code (Feb. 2022), comprised of the International Building Code of 2018 (IBC-2018) and RI amendments.

The Department of Labor, Occupational Safety and Health Administration (1989), "Occupational Safety and Health Standards - Excavations; Final Rule," 20 CFR Part 1926, Subpart P.

USGS East Greenwich, RI topographic map from <http://mapserver.mytopo.com>.



Table 1 - Summary of LGCI's Borings
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Boring No.	Ground Surface Elevation (ft.) ¹	Groundwater ² Depth / El. (ft.)	Bottom of Topsoil / Asphalt Depth / El. (ft.)	Bottom of Fill / Depth / El. (ft.)	Bottom of Sand and Gravel Depth / El. (ft.)	Bottom of Weathered Rock Depth / El. (ft.)	Bottom of Boring Depth / El. (ft.)
B-1	96.0	- / -	0.3 / 95.7	4.3 / 91.7	15.6 ³ / 80.4	- / -	15.6 / 80.4
B-2	106.0	14.0 / 92.0	0.4 / 105.6	4.5 / 101.5	21.0 ⁴ / 85.0	- / -	21.0 / 85.0
B-3-OW	103.0	- / -	0.3 / 102.7	2.0 / 101.0	9.0 / 94.0	21.0 ⁵ / 82.0	21.0 / 82.0
B-4	131.0	- / -	0.5 / 130.5	4.0 ⁵ / 127.0	11.5 ³ / 119.5	- / -	11.5 / 119.5
B-5	132.0	- / -	0.3 / 131.7	2.0 / 130.0	19.8 ⁴ / 112.2	- / -	19.8 / 112.2
B-6	97.0	19.0 / 78.0	0.8 / 96.2	4.5 / 92.5	19.4 ⁴ / 77.6	- / -	19.4 / 77.6

1. The ground surface elevation was interpolated to the nearest foot from drawing C.105 titled: "Additions & Alterations to the Cohasset Middle/High School, Cohasset, Massachusetts, Overall Grading Plan," prepared by BSC Group, and provided to LGCI by Ai3 via e-mail on August 7, 2024.

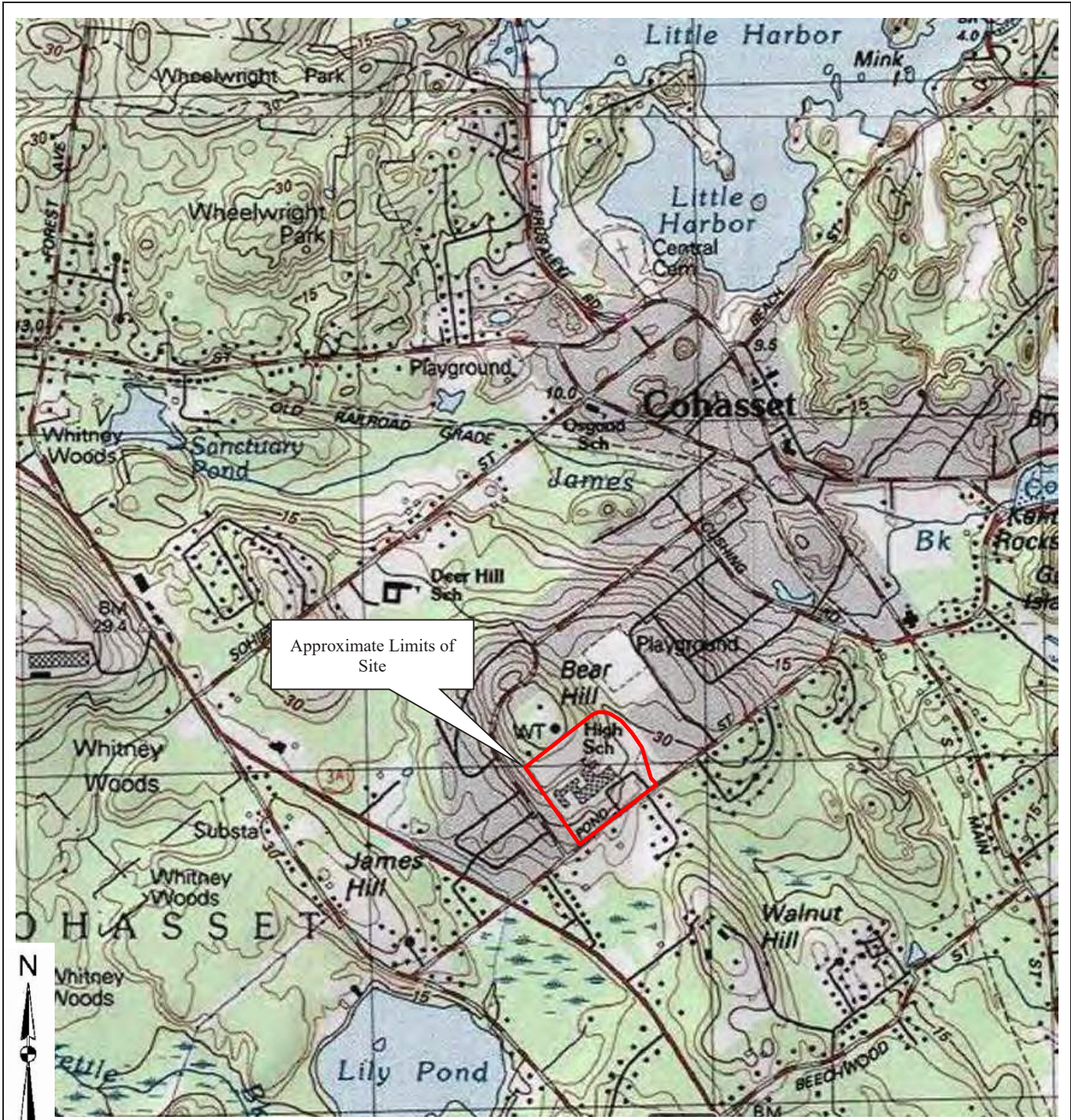
2. Groundwater was measured during drilling, at the end of drilling, after drilling, or based on sample moisture, whichever is shallower.

3. Boring terminated with auger refusal on possible rock or large boulder in the sand and gravel layer.

4. Boring terminated in the sand and gravel layer.

5. Boring terminated in the weathered rock layer.


6. "-" means the groundwater or layer was not encountered.

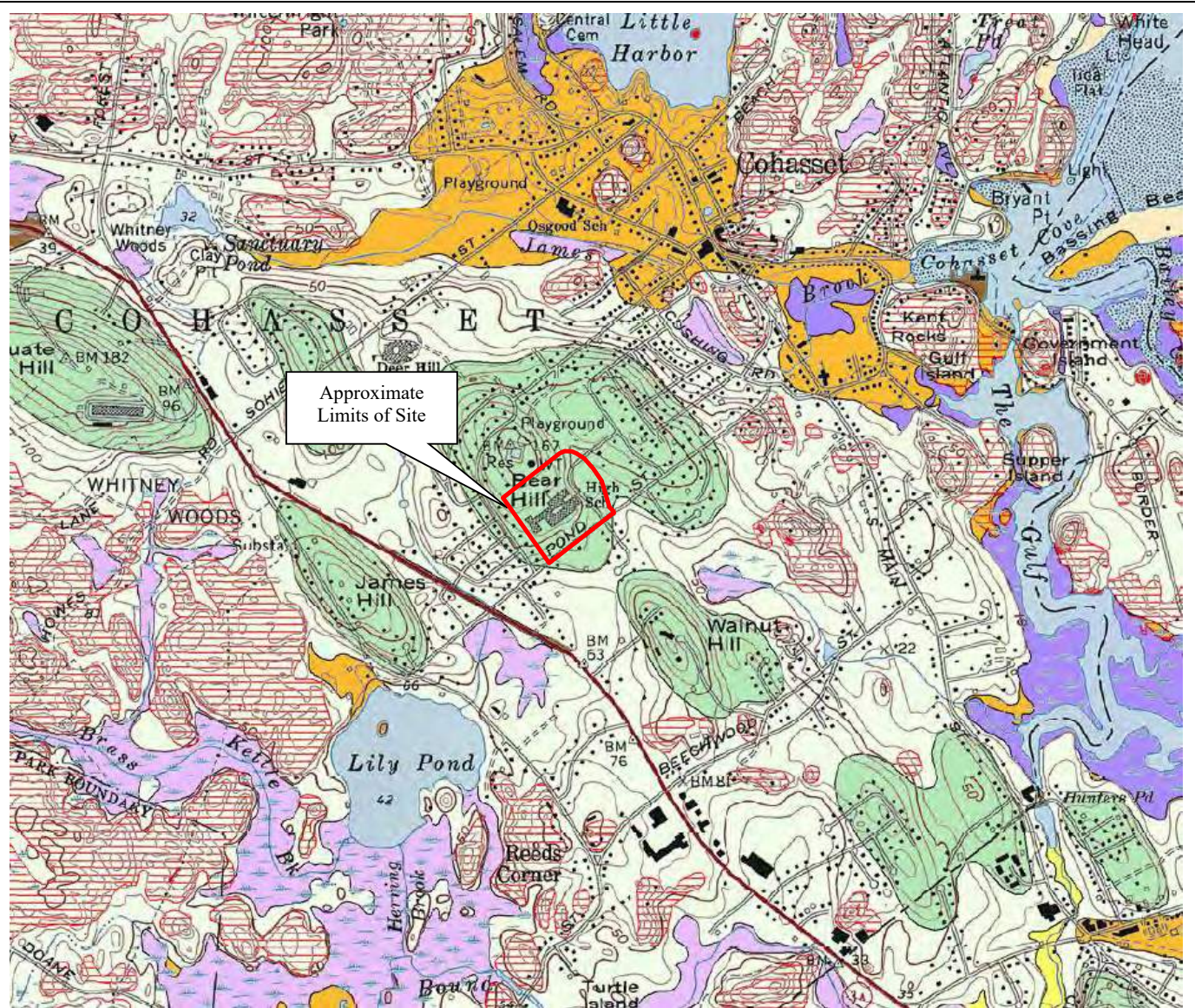


Contour Intervals: 3 meters

0.2 mi


Note: Figure based on USA Topo Maps of Cohasset, MA ngmdb.usgs.gov/topoview/viewer

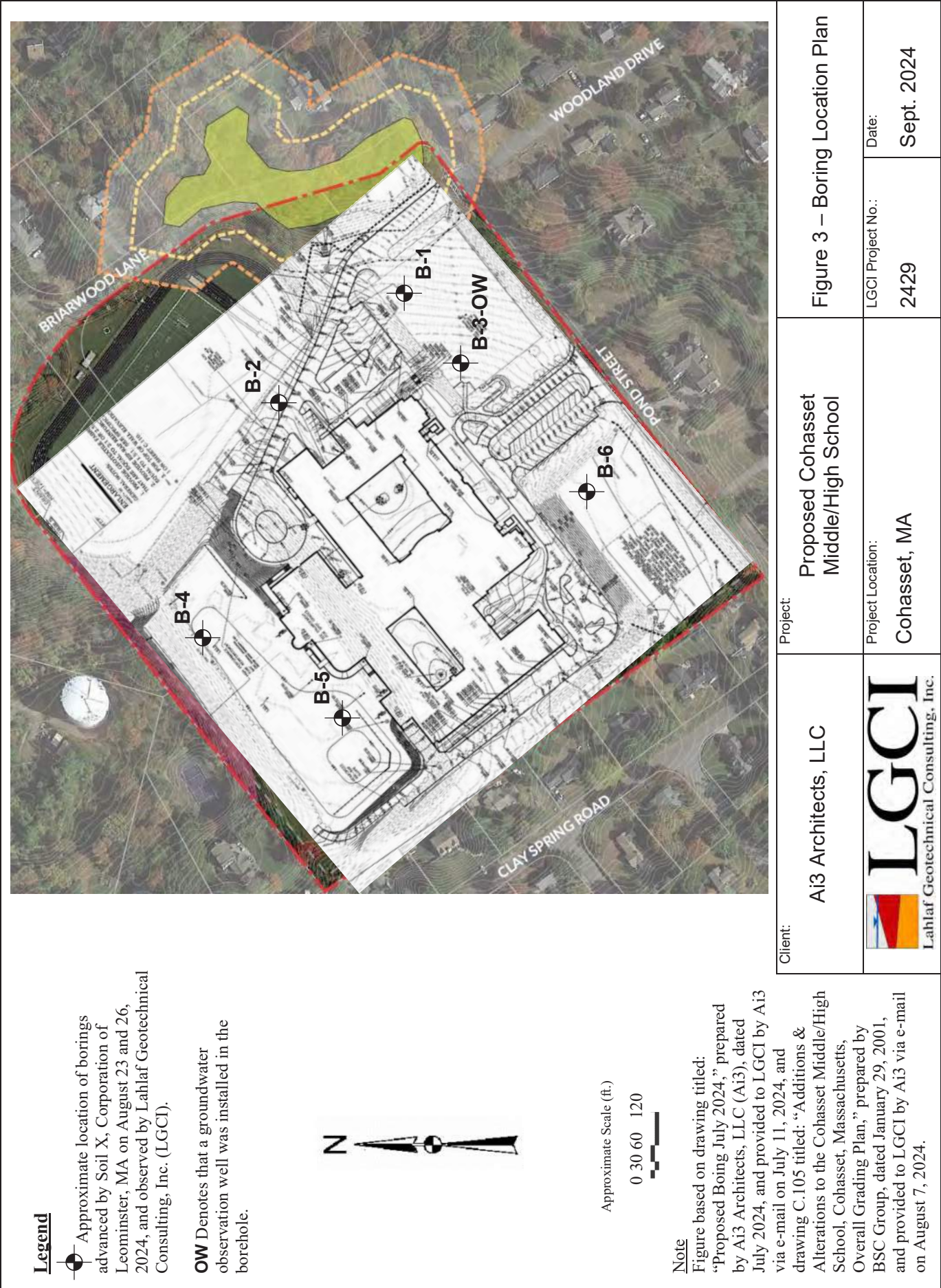
Client: Ai3 Architects, LLC	Project: Proposed Cohasset Middle/High School	Figure 1 – Site Location Map	
 LGCI Lahlaf Geotechnical Consulting, Inc.	Project Location: Cohasset, MA	LGCI Project No.: 2429	Date: Sept. 2024



Thick till—Nonsorted, nonstratified matrix of sand, some silt, and little clay containing scattered pebbles, cobbles, and boulders in the shallow subsurface; at greater depths consists of compact, nonsorted matrix of silt, very fine sand, and some clay containing scattered small gravel clasts. Mapped in areas where till is greater than 10 to 15 ft thick, mostly in drumlin landforms in which till thickness commonly exceeds 100 ft (maximum recorded thickness is 230 ft). Although upper till of late Wisconsinan age is the surface deposit, lower till of probable Illinoian age constitutes the bulk of the material in thick-till areas. Lower till is moderately to very compact and is commonly finer grained and less stony than upper till. An oxidized zone, the lower part of a soil profile formed during a period of interglacial weathering, is generally present in the upper part of the lower till. This zone commonly shows closely spaced joints that are stained with iron and manganese oxides

Note: Figure based on map titled: “Surficial Materials Map of the Cohasset Quadrangle, Massachusetts,” prepared by Stone, B.D., Stone, J.R., and DiGiacomo-Cohen, M.L., Scientific Investigation Map 3402 , Quadrangle 151 – Cohasset, 2018.

Client: Ai3 Architects, LLC	Project: Proposed Cohasset Middle/High School	Figure 2 – Surficial Geologic Map	
 LGCI Lahlaf Geotechnical Consulting, Inc.	Project Location: Cohasset, MA	LGCI Project No.: 2429	Date: Sept. 2024



Appendix A – LGCI’s Boring Logs

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PROJECT NAME: Proposed Cohasset Middle/High School

PROJECT LOCATION: Cohasset, MA

DRILLING SUBCONTRACTOR: Soil X, Corp.

DRILLING FOREMAN: Edwin Fajardo

DRILLING METHOD: Hollow Stem Auger (4-1/4" I.D.)

DRILL RIG TYPE/MODEL: Diedrich D-70 Turbo ATV

HAMMER TYPE: Automatic

HAMMER WEIGHT: 140 lb. **HAMMER DROP:** 30 in.

SPLIT SPOON DIA.: 1.375 in. I.D., 2 in. O.D.

CORE BARREL SIZE: NA

OTHER: -

LOGGED BY: JKW / LC **CHECKED BY:** NP

GENERAL NOTES:

1. The ground surface elevation was interpolated to the nearest foot from drawing C.105 titled: "Additions & Alterations to the Cohasset Middle/High School, Cohasset, Massachusetts, Overall Grading Plan," prepared by BSC Group, and provided to LGCI by Ai3 via e-mail on August 7, 2024.



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CLIENT: <u>Ai3 Architects, LLC</u> LGCI PROJECT NUMBER: <u>2429</u>	PROJECT NAME: <u>Proposed Cohasset Middle/High School</u> PROJECT LOCATION: <u>Cohasset, MA</u>
DATE STARTED: <u>8/23/24</u> DATE COMPLETED: <u>8/23/24</u> BORING LOCATION: <u>South of existing football field</u> COORDINATES: <u>NA</u> SURFACE EI.: <u>106 ft. NAVD88 (see note 1)</u> TOTAL DEPTH: <u>21 ft.</u> WEATHER: <u>70's / Sunny</u> GROUNDWATER LEVELS: ▽ DURING DRILLING: <u>14.0 ft. / El. 92.0 ft. Based on sample moisture</u> ▼ AT END OF DRILLING: <u>NE</u> ▽ OTHER: <u>-</u>	DRILLING SUBCONTRACTOR: <u>Soil X, Corp.</u> DRILLING FOREMAN: <u>Edwin Fajardo</u> DRILLING METHOD: <u>Hollow Stem Auger (4-1/4" I.D.)</u> DRILL RIG TYPE/MODEL: <u>Diedrich D-70 Turbo ATV</u> HAMMER TYPE: <u>Automatic</u> HAMMER WEIGHT: <u>140 lb.</u> HAMMER DROP: <u>30 in.</u> SPLIT SPOON DIA.: <u>1.375 in. I.D., 2 in. O.D.</u> CORE BARREL SIZE: <u>NA</u> LOGGED BY: <u>JKW / LC</u> CHECKED BY: <u>NP</u>

Depth (ft.)	El. (ft.)	Sample Interval (ft.)	Sample Number	Blow Counts (N Value)	Pen./Rec. (in.)	Remark	Strata	Material Description
	105.0	0	S1	8-21-23-17 (44)	24/22		Topsoil	S1 - Top 5": Topsoil
		2	S2	16-12-8-7 (20)	24/10		Fill	Bot. 17": Silty SAND with Gravel (SM), fine to medium, 15-20% fines, 15-20% subangular gravel, light brown, moist
		4	S3	10-8-5-9 (13)	24/11			S2 - Silty SAND with Gravel (SM), fine to coarse, ~20% fines, ~25% fine subangular gravel, light brown, moist
5	100.0	6	S4	18-21-18-18 (39)	24/24			S3 - Top 6": Silty SAND (SM), fine to medium, 15-20% fines, 0-5% fine subrounded gravel, trace of roots, dark brown, moist
		8						Bot. 5": Poorly Graded SAND (SP), fine to medium, 0-5% fines, 0-5% fine subrounded gravel, tan, moist
		9	S5	20-20-21-21 (41)	24/15			S4 - Silty SAND with Gravel (SM), fine to medium, trace coarse, 20-25% fines, 20-25% fine to coarse subangular gravel, light brown, moist
10	95.0	11						S5 - Similar to S4
		14	S6	10-8-82 (90)	18/17			REMARK 1: HSA grinding at depth of 12 feet beneath the ground surface, and drill cuttings consisted mostly of gravel.
15	90.0	15.5						▽ S6 - Silty SAND (SM), fine to medium, 20-25% fines, 5-10% fine subangular gravel, trace of weathered rock, light brown, wet
		19	S7	27-28-45-42 (73)	24/22			S7 - Similar to S6, 10-15% fine to coarse subangular gravel
20	85.0	21						Bottom of borehole at 21.0 feet. Backfilled borehole with drill cuttings.
25								

GENERAL NOTES:

- The ground surface elevation was interpolated to the nearest foot from drawing C.105 titled: "Additions & Alterations to the Cohasset Middle/High School, Cohasset, Massachusetts, Overall Grading Plan," prepared by BSC Group, and provided to LGCI by Ai3 via e-mail on August 7, 2024.

**BORING LOG****B-3-OW**

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CLIENT: Ai3 Architects, LLC**PROJECT NAME:** Proposed Cohasset Middle/High School**LGCI PROJECT NUMBER:** 2429**PROJECT LOCATION:** Cohasset, MA**DATE STARTED:** 8/23/24 **DATE COMPLETED:** 8/23/24**DRILLING SUBCONTRACTOR:** Soil X, Corp.**BORING LOCATION:** Near SE corner of existing school**DRILLING FOREMAN:** Edwin Fajardo**COORDINATES:** NA**DRILLING METHOD:** Hollow Stem Auger (4-1/4" I.D.)**SURFACE EI.:** 103 ft. NAVD88 (see note 1) **TOTAL DEPTH:** 21 ft.**DRILL RIG TYPE/MODEL:** Diedrich D-70 Turbo ATV**WEATHER:** 70's / Sunny**HAMMER TYPE:** Automatic**GROUNDWATER LEVELS:****HAMMER WEIGHT:** 140 lb. **HAMMER DROP:** 30 in.▼ **DURING DRILLING:** NE**SPLIT SPOON DIA.:** 1.375 in. I.D., 2 in. O.D.▼ **AT END OF DRILLING:** NE**CORE BARREL SIZE:** NA▼ **OTHER:** -**LOGGED BY:** JKW / LC **CHECKED BY:** NP

Depth (ft.)	EI. (ft.)	Sample Interval (ft.)	Sample Number	Blow Counts (N Value)	Pen./Rec. (in.)	Remark	Strata	Material Description
0.3			G1		3/3		Asphalt	G1 - Asphalt
0.9			S1	56-57/1" (57/1")	7/7		Fill	S1 - Poorly Graded SAND with Gravel (SP-SM), fine to medium, 5-10% fines, 15-20% fine subangular gravel, trace of asphalt, light brown, moist
2.3			S2	11-89/3" (89/3")	9/9			REMARK 1: SS refusal at depth of 1 feet beneath the ground surface on possible boulder.
3.1								S2 - Silty SAND with Gravel (SM), fine to medium, 15-20% fines, 10-15% fine to coarse subangular gravel, light brown, moist
4.3			S3	4-2-5-30 (7)	24/14		Sand and Gravel	REMARK 2: HSA grinding and refusal at depth of 4 feet beneath the ground surface on possible boulder. Offset boring to 4' x 5' from original location and began sampling 4 feet beneath the ground surface.
6.3								S3 - Similar to S2, 15-20% fine to coarse subangular gravel, trace of weathered rock
9.0			S4	48-65-40/3" (105/9")	15/12			S4 - Silty SAND with Gravel (SM), fine to medium, 30-35% fines, 20-25% fine to coarse subangular gravel, light brown to grey, moist
10.3								
14.0			S5	33-55-62/4" (117/10")	16/16		Weathered Rock	S5 - Silty SAND with Gravel (SM), fine to medium, 20-25% fines, 20-25% fine to coarse subangular gravel, light brown, moist (possible weathered rock)
15.3								
19.0			S6	25-21-43-65 (64)	24/23			S6 - Similar to S5
21.0								Bottom of borehole at 21.0 feet. Backfilled borehole with drill cuttings, sand, and bentonite. Groundwater observational well installed in borehole.

GENERAL NOTES:

- The ground surface elevation was interpolated to the nearest foot from drawing C.105 titled: "Additions & Alterations to the Cohasset Middle/High School, Cohasset, Massachusetts, Overall Grading Plan," prepared by BSC Group, and provided to LGCI by Ai3 via e-mail on August 7, 2024.



BORING LOG

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CLIENT: <u>Ai3 Architects, LLC</u> LGCI PROJECT NUMBER: <u>2429</u> DATE STARTED: <u>8/26/24</u> DATE COMPLETED: <u>8/26/24</u> BORING LOCATION: <u>North of existing school</u> COORDINATES: <u>NA</u> SURFACE EI.: <u>131 ft. NAVD88 (see note 1)</u> TOTAL DEPTH: <u>11.5 ft.</u> WEATHER: <u>70's / Sunny</u> GROUNDWATER LEVELS: <input type="checkbox"/> DURING DRILLING: <u>NE</u> <input checked="" type="checkbox"/> AT END OF DRILLING: <u>NE</u> <input checked="" type="checkbox"/> OTHER: <u>-</u>	PROJECT NAME: <u>Proposed Cohasset Middle/High School</u> PROJECT LOCATION: <u>Cohasset, MA</u> DRILLING SUBCONTRACTOR: <u>Soil X, Corp.</u> DRILLING FOREMAN: <u>Edwin Fajardo</u> DRILLING METHOD: <u>Hollow Stem Auger (4-1/4" I.D.)</u> DRILL RIG TYPE/MODEL: <u>Diedrich D-70 Turbo ATV</u> HAMMER TYPE: <u>Automatic</u> HAMMER WEIGHT: <u>140 lb.</u> HAMMER DROP: <u>30 in.</u> SPLIT SPOON DIA.: <u>1.375 in. I.D., 2 in. O.D.</u> CORE BARREL SIZE: <u>NA</u> LOGGED BY: <u>BH</u> CHECKED BY: <u>NP</u>
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Depth (ft.)	El. (ft.)	Sample Interval (ft.)	Sample Number	Blow Counts (N Value)	Pen./Rec. (in.)	Remark	Strata	Depth El. (ft.)	Material Description
	130.0	0	S1	8-17-27-26 (44)	24/24		Topsoil	0.5	S1 - Top 6": Topsoil
		2	S2	19-11-90/5" (101/11")	17/10		Fill	130.5	Bot. 18": Silty SAND (SM), fine to coarse, ~30% fines, 10-15% fine to coarse subangular gravel, brown to dark brown, moist (appears reworked)
		3.4							
		4	S3	17-95/4" (95/4")	10/10			4.0	REMARK 1: Drill chattering between depths of 4 to 11.5 feet beneath the ground surface on possible boulders / cobbles.
5		4.8						127.0	S3 - Silty SAND with Gravel (SM), fine to medium, 20-25% fines, 35-40% fine to coarse subangular gravel, brown, moist
	125.0						Sand and Gravel		
		9	S4	20-23-30-46 (53)	24/20				S4 - Silty SAND with Gravel (SM), fine to medium, 25-30% fines, 20-25% fine to coarse subangular gravel, grey, moist
10		11						11.5	REMARK 2: Auger refusal at depth of 11.5 feet beneath the ground surface on possible large boulder.
	120.0								Bottom of borehole at 11.5 feet. Backfilled borehole with drill cuttings.
15									
	115.0								
20									
	110.0								
25									

GENERAL NOTES:

- The ground surface elevation was interpolated to the nearest foot from drawing C.105 titled: "Additions & Alterations to the Cohasset Middle/High School, Cohasset, Massachusetts, Overall Grading Plan," prepared by BSC Group, and provided to LGCI by Ai3 via e-mail on August 7, 2024.

 BORING LOG		B-5 PAGE 1 OF 1
CLIENT: <u>Ai3 Architects, LLC</u>		PROJECT NAME: <u>Proposed Cohasset Middle/High School</u>
LGCI PROJECT NUMBER: <u>2429</u>		PROJECT LOCATION: <u>Cohasset, MA</u>
DATE STARTED: <u>8/26/24</u> DATE COMPLETED: <u>8/26/24</u>		DRILLING SUBCONTRACTOR: <u>Soil X, Corp.</u>
BORING LOCATION: <u>NW of existing school</u>		DRILLING FOREMAN: <u>Edwin Fajardo</u>
COORDINATES: <u>NA</u>		DRILLING METHOD: <u>Hollow Stem Auger (4-1/4" I.D.)</u>
SURFACE EL.: <u>132 ft. NAVD88 (see note 1)</u> TOTAL DEPTH: <u>19.8 ft.</u>		DRILL RIG TYPE/MODEL: <u>Diedrich D-70 Turbo ATV</u>
WEATHER: <u>70's / Cloudy</u>		HAMMER TYPE: <u>Automatic</u>
GROUNDWATER LEVELS:		HAMMER WEIGHT: <u>140 lb.</u> HAMMER DROP: <u>30 in.</u>
▽ DURING DRILLING: <u>NE</u>		SPLIT SPOON DIA.: <u>1.375 in. I.D., 2 in. O.D.</u>
▼ AT END OF DRILLING: <u>NE</u>		CORE BARREL SIZE: <u>NA</u>
▽ OTHER: <u>-</u>		LOGGED BY: <u>BH</u> CHECKED BY: <u>NP</u>

Depth (ft.)	El. (ft.)	Sample Interval (ft.)	Sample Number	Blow Counts (N Value)	Pen./Rec. (in.)	Remark	Strata	Material Description
		0					Topsoil	S1 - Top 3": Topsoil
	130.0	2	S1	7-19-26-36 (45)	24/16		Fill	Bot. 13": Silty SAND with Gravel (SM), fine to medium, 20-25% fines, 15-20% fine to coarse subangular gravel, light brown, moist (appears reworked)
			S2	45-34-27-28 (61)	24/24			S2 - Silty SAND with Gravel (SM), fine to coarse, ~45% fines, ~15% fine subangular gravel, light brown, moist
	5		S3	26-26-30-25 (56)	24/18			S3 - Silty SAND (SM), fine to medium, trace coarse, 15-20% fines, ~10% fine to coarse subangular gravel, brown to grey, moist
	125.0		S4	11-10-11-12 (21)	24/22			S4 - Silty SAND with Gravel (SM), fine to coarse, 25-30% fines, 10-15% fine to coarse subangular gravel, light brown, moist
	10							
	120.0							
	15	14.3	S5	101/3"	3/1			S5 - Silty SAND with Gravel (SM), fine to coarse, ~45% fines, ~15% fine subangular gravel, light brown, moist
	115.0							
	20	19.8	S6	14-87/4" (87/4")	10/10			S6 - Silty SAND with Gravel (SM), fine to medium, 20-25% fines, 15-20% fine to coarse subangular gravel, brown, moist
								Bottom of borehole at 19.8 feet. Backfilled borehole with drill cuttings.
	110.0							
25								

GENERAL NOTES:
 1. The ground surface elevation was interpolated to the nearest foot from drawing C.105 titled: "Additions & Alterations to the Cohasset Middle/High School, Cohasset, Massachusetts, Overall Grading Plan," prepared by BSC Group, and provided to LGCI by Ai3 via e-mail on August 7, 2024.



BORING LOG

B-6

PAGE 1 OF 1

CLIENT: Ai3 Architects, LLC

PROJECT NAME: Proposed Cohasset Middle/High School

LGCI PROJECT NUMBER: 2429

PROJECT LOCATION: Cohasset, MA

DATE STARTED: 8/26/24 DATE COMPLETED: 8/26/24

BORING LOCATION: South of the existing school

COORDINATES: NA

SURFACE EI.: 97 ft. NAVD88 (see note 1) TOTAL DEPTH: 19.4 ft.

WEATHER: 70's / Sunny

GROUNDWATER LEVELS:

☐ DURING DRILLING: 19.0 ft. / El. 78.0 ft. Based on sample moisture

☒ AT END OF DRILLING: 19.5 ft. / El. 77.5 ft.

☒ OTHER: -

DRILLING SUBCONTRACTOR: Soil X, Corp.

DRILLING FOREMAN: Edwin Fajardo

DRILLING METHOD: Hollow Stem Auger (4-1/4" I.D.)

DRILL RIG TYPE/MODEL: Diedrich D-70 Turbo ATV

HAMMER TYPE: Automatic

HAMMER WEIGHT: 140 lb. HAMMER DROP: 30 in.

SPLIT SPOON DIA.: 1.375 in. I.D., 2 in. O.D.

CORE BARREL SIZE: NA

LOGGED BY: BH

CHECKED BY: NP

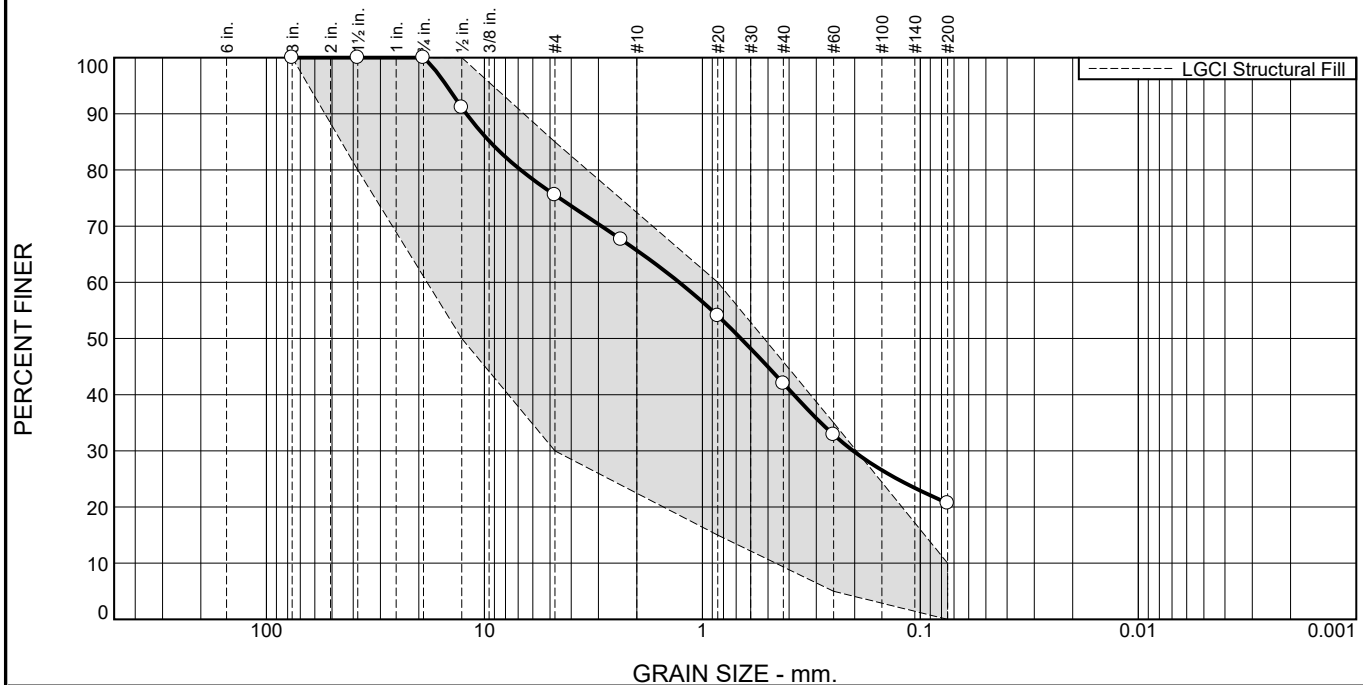
Depth (ft.)	EI. (ft.)	Sample Interval (ft.)	Sample Number	Blow Counts (N Value)	Pen./Rec. (in.)	Remark	Strata	Material Description
0							Topsoil	S1 - Top 9": Topsoil
95.0		2	S1	3-4-5-5 (9)	24/17		Fill	Bot. 8": Silty SAND with Gravel (SM), fine to coarse, 15-20% fines, 15-20% fine to coarse subangular gravel, trace of organic soil, light brown, moist S2 - Similar to S1 Bot. 8", no organic soil
5		4	S2	8-10-5-3 (15)	24/8			S3 - Top 6": Similar to S1 Bot. 8"
90.0		6	S3	2-3-12-37 (15)	24/13			Bot. 7": Silty SAND with Gravel (SM), fine to medium, 15-20% fines, ~20% fine to coarse subangular gravel, brown, moist S4 - Similar to S3 Bot. 7", light brown
10		8	S4	52-28-25-19 (53)	24/16			
10.8		9	S5	12-12-22-80/4" (34)	22/15			S5 - Silty SAND with Gravel (SM), fine to medium, 20-25% fines, ~15% fine to coarse subangular gravel, brown, moist
85.0		14	S6	26-32-34-70/4" (66)	22/13		Sand and Gravel	S6 - Silty SAND with Gravel (SM), fine to coarse, 25-30% fines, 20-25% fine to coarse subangular gravel, brown to grey, moist
15		19.4	S7	100/5"	5/1			S7 - Silty GRAVEL with Sand (GM), fine to coarse, subangular, 35-40% fines, 25-30% fine to coarse sand, brown, wet (possible drill cuttings) Bottom of borehole at 19.4 feet. Backfilled borehole with drill cuttings.
80.0								
75.0								
25								

GENERAL NOTES:

- The ground surface elevation was interpolated to the nearest foot from drawing C.105 titled: "Additions & Alterations to the Cohasset Middle/High School, Cohasset, Massachusetts, Overall Grading Plan," prepared by BSC Group, and provided to LGCI by Ai3 via e-mail on August 7, 2024.

Appendix B – Laboratory Test Results

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	24.5	9.8	23.7	21.3	20.7	

TEST RESULTS			
Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
3"	100.0	100.0	X
1.5"	100.0	80.0 - 100.0	
0.75"	100.0		
0.5"	91.1	50.0 - 100.0	
#4	75.5	30.0 - 85.0	
#8	67.6		
#20	54.0	15.0 - 60.0	
#40	42.0		
#60	32.9	5.0 - 35.0	
#200	20.7	0.0 - 10.0	

* LGCI Structural Fill

Material Description

ASTM (D 2488) Classification: Silty SAND with Gravel (SM), fine to coarse, 20% fines, 25% fine subangular gravel, light brown

Atterberg Limits (ASTM D 4318)

PL= LL= PI=

Classification

USCS (D 2487)= AASHTO (M 145)=

Coefficients

D₉₀= 12.0967 D₈₅= 9.4202 D₆₀= 1.2769
 D₅₀= 0.6657 D₃₀= 0.2033 D₁₅=
 D₁₀= C_u= C_c=

Remarks

Fill

Date Received: 8/23/24 Date Tested: 9/5/24

Tested By: SG/AE

Checked By: SG

Location: B-2

Sample Number: S2

Depth: 2.0'-4.0'

Date Sampled: 8/23/24



LGCI

Lahlaf Geotechnical Consulting, Inc.

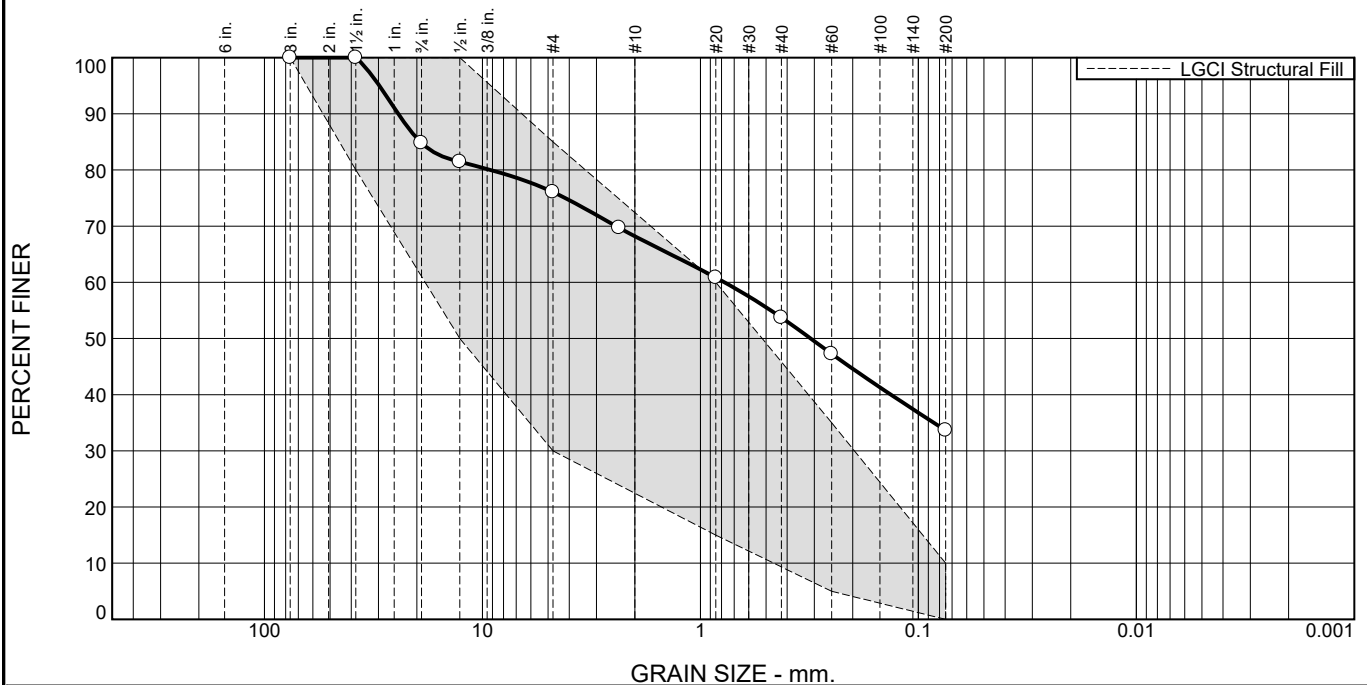
Client: Ai3 Architects LLC

Project: Proposed Cohasset Middle/High School

Project No: 2429

Figure

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	15.2	8.7	7.9	14.5	20.0	33.7	

TEST RESULTS			
Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
3"	100.0	100.0	
1.5"	100.0	80.0 - 100.0	
0.75"	84.8		
0.5"	81.5	50.0 - 100.0	
#4	76.1	30.0 - 85.0	
#8	69.7		
#20	60.8	15.0 - 60.0	X
#40	53.7		
#60	47.3	5.0 - 35.0	X
#200	33.7	0.0 - 10.0	X

* LGCI Structural Fill

Material Description

ASTM (D 2488) Classification: Silty SAND with Gravel (SM), fine to coarse, 30-35% fines, 20-25% fine to coarse subangular gravel, trace of weathered rock, light brown

Atterberg Limits (ASTM D 4318)

PL=

LL=

PI=

Classification

USCS (D 2487)=

AASHTO (M 145)=

Coefficients

D₉₀= 24.3409

D₈₅= 19.2742

D₆₀= 0.7758

D₅₀= 0.3121

D₃₀=

D₁₅=

D₁₀=

C_u=

C_c=

Remarks

Weathered Rock

Date Received: 8/23/24

Date Tested: 9/5/24

Tested By: SG/AE

Checked By: SG

Location: B-3-OW
Sample Number: S4

Depth: 9.0'-11.0'

Date Sampled: 8/23/24



LGCI

Lahlaf Geotechnical Consulting, Inc.

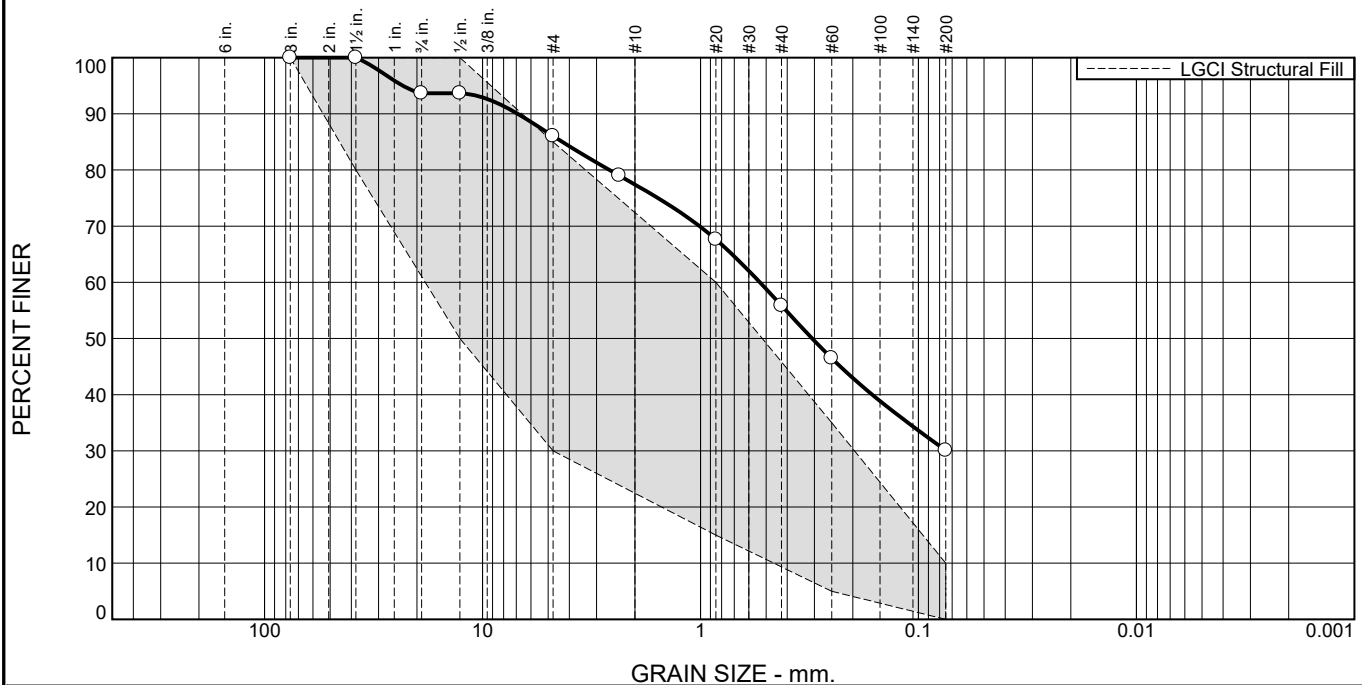
Client: Ai3 Architects LLC

Project: Proposed Cohasset Middle/High School

Project No: 2429

Figure

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	6.3	7.7	8.6	21.5	25.8	30.1	

TEST RESULTS			
Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
3"	100.0	100.0	
1.5"	100.0	80.0 - 100.0	
0.75"	93.7		
0.5"	93.7	50.0 - 100.0	
#4	86.0	30.0 - 85.0	X
#8	79.0		
#20	67.6	15.0 - 60.0	X
#40	55.9		
#60	46.5	5.0 - 35.0	X
#200	30.1	0.0 - 10.0	X

* LGCI Structural Fill

Material Description

ASTM (D 2488) Classification: Silty SAND (SM), fine to coarse, 30% fines, 10-15% fine to coarse subangular gravel, brown-to-dark brown

Atterberg Limits (ASTM D 4318)

PL= LL= PI=

Classification

USCS (D 2487)= AASHTO (M 145)=

Coefficients

D₉₀= 6.8984 D₈₅= 4.3040 D₆₀= 0.5343
D₅₀= 0.3073 D₃₀= D₁₅=
D₁₀= C_u= C_c=

Remarks

Fill

Date Received: 08/23/24 Date Tested: 9/5/24

Tested By: SG/AE

Checked By: SG

Location: B-4

Sample Number: S1 Bot. 18"

Depth: 0.0'-2.0'

Date Sampled: 08/23/24



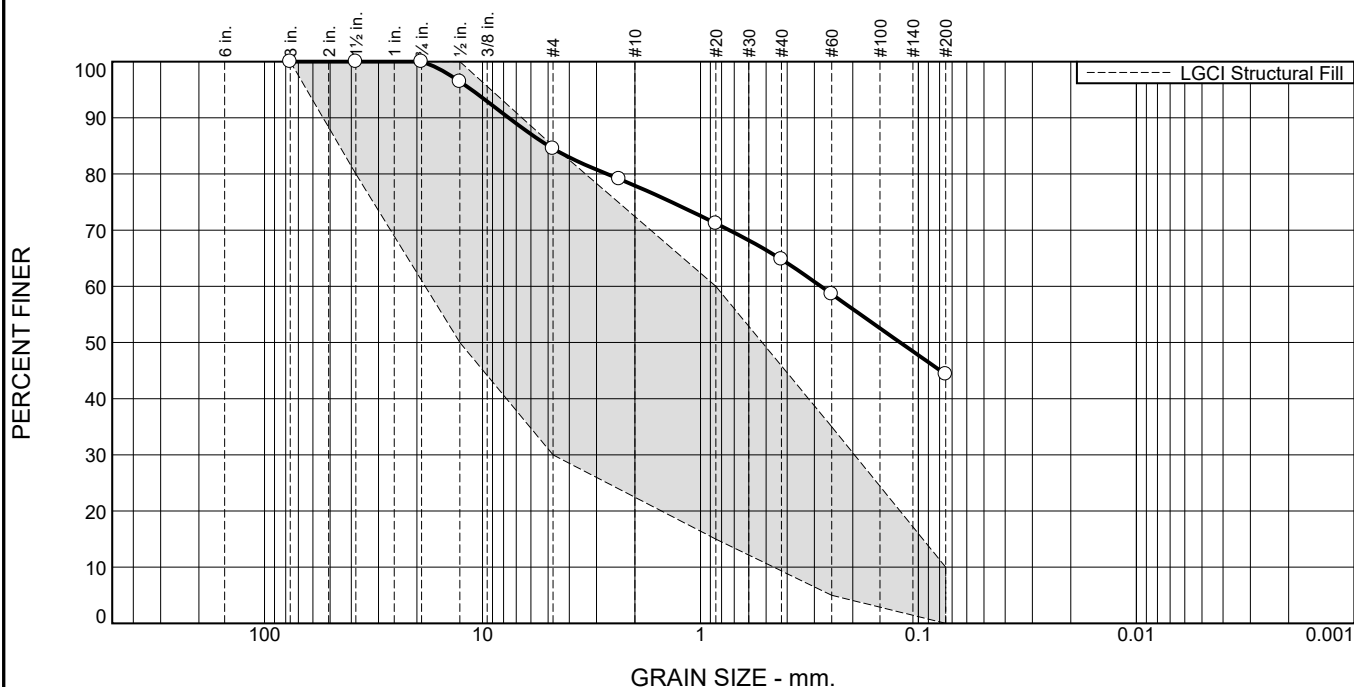
Client: Ai3 Architects LLC

Project: Proposed Cohasset Middle/High School

Project No: 2429

Figure

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	15.5	6.6	13.1	20.4	44.4	

TEST RESULTS			
Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
3"	100.0	100.0	
1.5"	100.0	80.0 - 100.0	
0.75"	100.0		
0.5"	96.4	50.0 - 100.0	
#4	84.5	30.0 - 85.0	
#8	79.1		
#20	71.2	15.0 - 60.0	X
#40	64.8		
#60	58.6	5.0 - 35.0	X
#200	44.4	0.0 - 10.0	X

	* LGCI Structural Fill
--	------------------------

Material Description

ASTM (D 2488) Classification: Silty SAND with Gravel (SM), fine to coarse, 45% fines, 15% fine subangular gravel, light brown

Atterberg Limits (ASTM D 4318)

PL=

$$LL =$$

PI=

Classification

USCS (D 2487)=

AASHTO (M 145)=

Coefficients

D90= 7.5827

D₈₅= 4.9731

D₆₀= 0.2802

$$D_{50} = 0.1212$$

D₃₀=

D₁₅=

$$D_{10} =$$
$$C_u =$$
$$C \equiv C$$

Remarks

Sand and Gravel

Date Received: 8/23/24

Date Tested: 9/5/24

Tested By: SG/AE

Checked By: SG



LGCI

Lahlaf Geotechnical Consulting, Inc.

Client: Ai3 Architects LLC

Project: Proposed Cohasset Middle/High School

Project No: 2429

Figure

APPENDICES

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C Wetlands Delineation Report



GANEY SCIENCE

WETLAND DELINEATION REPORT

143 Pond St., Cohasset, Massachusetts 02830

Project No. 2422115

Prepared for:

VERTEX

Weymouth, Massachusetts



WETLAND DELINEATION REPORT

September 2024





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Acronyms and Abbreviations

BVW	Bordering Vegetated Wetland
CCC	Cohasset Conservation Commission
CFR	Code of Federal Regulations
CWA	U.S. Clean Water Act
DEP	Massachusetts Department of Environmental Protection
FAC	Facultative Plants
FACU	Facultative Upland Plants
FACW	Facultative Wetland Plants
MassGIS	Massachusetts Geographic Information Systems
msl	mean sea level
NCNE	USACE Northcentral and Northeast Region
NRCS	U.S. Natural Resources Conservation Service
NWI	National Wetland Inventory
NWPL	National Wetland Plant List
NWS	National Weather Service
NOI	Notice of Intent
OBL	Obligate Wetland Plants
OOC	Order of Conditions
OHW	ordinary high water mark
ROW	Right-of-way
RDA	Request for Determination of Applicability
UPL	Upland Plants
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
WPA	Massachusetts Wetlands Protection Act



Executive Summary

This report presents the results of a delineation effort that was conducted to determine the extent of freshwater wetlands and waterbodies on the Cohasset Middle/High School property at 143 Pond Street in Cohasset, Norfolk County, Massachusetts, (the “Project Site”). Ganey Science conducted the field work on August 15, 2024. A brief discussion as to whether any of the delineated wetland resources would likely be federally regulated under Section 404 of the Clean Water Act as Waters of the United States; state regulated under the Commonwealth of Massachusetts Wetlands Protection Act (WPA) and associated Regulations, or locally regulated under the Town of Cohasset Wetland Protection Bylaw and associated Regulations, is included herein.

The Project Site is occupied by a public middle/high school, consisting of a single building and associated accessory facilities, including a football stadium and additional athletic fields, parking lots, and internal roads. Undeveloped portions of the Site consist primarily of a narrow band of forest along the eastern property line. A manmade drainage channel conveys stormwater from the developed portion of the site offsite, through a wetland, and under Pond Street via a culvert near the southeastern corner of the Project Site.

As part of the field delineation, the existing landforms, as well as associated vegetation, hydrology, and soil conditions, were studied to identify areas that would likely contain wetlands/waters and or aquatic habitats at the site. Potential jurisdictional wetland areas were identified on field maps and compared to available aerial photography, previous jurisdictional delineations, and topographical maps.

One palustrine wetland (WL-A) was identified by visual examination, consisting of a red maple swamp located in the southeastern section of the Project Site on Assessor's Plats E7-38-004 and E7-37-014. This wetland is hydrologically connected via the drainage channel to an offsite wetland located approximately 600 feet to the southeast. The approximate location and extent of jurisdictional wetlands/waters as well as other relevant data were transferred onto a 1"= 100' scale aerial photograph of the Project Site (report Figure 5).

Under the Massachusetts WPA Regulations, the red maple swamp and the banks and land within the portion of the drainage channel within the red maple swamp are Areas Subject to Protection (Resource Areas) by the WPA and Cohasset Bylaw. A 100-foot Buffer Zone is associated with these Resource Areas; the Cohasset Regulations divide the Buffer Zone into a 50-foot Inner Buffer Zone and a 50-foot Outer Buffer Zone.

With limited exceptions, any activity within a Resource Area or Buffer Zone requires filing a Notice of Intent (NOI) with the Cohasset Conservation Commission, and any activity within a Buffer Zone requires filing a NOI or Request for Determination of Applicability to determine whether the activity is subject to the WPA and/or Cohasset Bylaw.



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1.0 INTRODUCTION

1.1 SCOPE

Ganey Science investigated the geographic extent of areas potentially subject to U.S. Army Corps of Engineers (USACE) jurisdiction under Section 404 of the U.S. Clean Water Act (CWA), wetlands and other waters, and/or state-regulated under the Massachusetts Wetland Protection Act (WPA), General Law Part I, Title XIX, Chapter 131, Section 40 and the associated WPA Regulations (310 CMR 10.00), and/or locally regulated under the Town of Cohasset Wetland Protection Bylaw (Town of Cohasset General Bylaws Part II, Chapter 260, the “Cohasset Bylaw”) and associated Cohasset Wetlands Regulations (the “Cohasset Regulations”).

On August 15, 2024, a field delineation was conducted at the Cohasset Middle/High School for the purpose of identifying existing environmental conditions and the extent of USACE, Massachusetts Department of Environmental Protection (DEP), and Town of Cohasset jurisdiction on the approximately 18-acre Project Site. Visual observations were made during the investigation as to the presence or absence of indicators of wetland soil, vegetation, and hydrological conditions. The boundaries of all potential wetland/water features observed were further defined in accordance with the USACE regulations and the required methodology described in the 1987 USACE Wetlands Delineation Manual (1987 Manual).

1.2 LOCATION

The Project Site consists of a public school property consisting of four parcels, Cohasset Assessors Map Parcel IDs E7-41-001, E7-38-002, E7-38-004, and E7-38-014, and an undeveloped portion of the Bancroft Way right-of-way (ROW), located at 143 Pond Street in Cohasset, Norfolk County, Massachusetts (Project Site). The Project Site is located within the U.S. Geological Survey (USGS) Cohasset, Massachusetts, 7.5-minute quadrangle (USGS, 2024). Figure 1 depicts the regional location of the Study Area, and Figure 2 shows the Study Area tax lot boundaries (site plan).

1.3 PROJECT SITE DESCRIPTION

The Project Site is located north of Pond Street, which forms the southern boundary, extending from approximately 175 feet east of Clay Spring Road to just east of Woodland Drive. The main access point to the Project Site is a driveway located opposite of Woodland Drive that extends northwesterly to a cul-de-sac located at the northeastern corner of the school building. The Project Site area consists primarily of single-family residential development and undeveloped land. The Cohasset Water Department’s Bear Hill Tank, part of the public water supply system, is located to the north, and the Cohasset Recreation Department’s Miliken-Bancroft Field is located to the northeast. The Project Site is occupied



by the Cohasset Middle/High School and associated facilities, including a football stadium, athletic fields, parking lots, internal circulatory roadways, and landscaped areas.

The undeveloped portions of the site consist primarily of narrow strips of forested land around portions of the north, west, and east property boundaries. A portion of this forested area is a red maple swamp located in the southeastern corner of the Site, east of the main driveway and between Pond Street and the Bancroft Way ROW. The Project Site is located on the southern slope of Bear Hill, with topography sloping down from approximately 150 feet above mean sea level (msl) along the northern property boundary to approximately 90 feet above msl along Pond Street. The red maple swamp is located at a low point between 70-80 feet above msl in the southeastern corner of the Project Site. The Project Site topography appeared to have been influenced by grading for construction of the school building in the late 1950s.



2.0 REGULATORY BACKGROUND

The extent or boundary of wetland habitats was further defined using the 1987 Manual, routine on-site wetland determination protocol currently in use by the USACE, the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast (NCNE) Region (Version 2.0; 2012), and in accordance with the Massachusetts Freshwater Wetlands Rules, 250-RICR-150-15-3.

2.1 MASSACHUSETTS DEFINITION OF WETLANDS/WATERS

Areas Subject to Protection under the WPA include any bank, freshwater wetland, coastal wetland, beach, dune, flat, marsh, or swamp bordering on the ocean or any estuary, creek, river, stream, pond, or lake; land under any of these waterbodies; land subject to tidal action, coastal storm flowage, or flooding, and the Riverfront area (land within 200 feet of a river or perennial stream).

The WPA defines freshwater wetlands and swamps based on hydrology and hydrophytes/hydrophytic vegetation. The WPA Regulations define streams as bodies of running water that move in a definite channel due to a hydraulic gradient and which flow within, into, or out of an Area Subject to Protection. Intermittent streams are considered streams except for portions upgradient of freshwater wetlands.

2.2 USACE DEFINITION OF WETLANDS/WATERS

Pursuant to the 1987 USACE Manual, key criteria for determining the presence of wetlands are:

- The presence of inundated or saturated soil conditions resulting from permanent or periodic inundation by ground water or surface water; and
- A prevalence of vegetation typically adapted for life in saturated soil conditions (hydrophytic vegetation).

Explicit in the definition is the consideration of three environmental parameters: hydrology, soil, and vegetation. Positive wetland indicators of all three parameters are normally present in wetlands. The assessment of all three parameters enhances the technical accuracy, consistency, and credibility of wetland determination and is required per the 1987 USACE Manual.

Aquatic habitats, other than wetlands, that are considered to be Waters of the United States were also investigated as part of this study. Their landward extent was defined following the definitions provided in the USACE regulations [33 Code of Federal Regulations (CFR) §328.4(a)(b) and (c)]:



(a) Territorial Seas. The limit of jurisdiction in the territorial seas is measured from the baseline in a seaward direction, a distance of three nautical miles.

(b) Tidal Waters of the United States. The landward limits of jurisdiction in tidal waters:

(1) Extends to the high tide line, or

(2) When adjacent non-tidal Waters of the United States are present, the jurisdiction extends to the limits identified in (c) below.

(c) Non-Tidal Waters of the United States. The limits of jurisdiction in non-tidal waters:

(1) In the absence of adjacent wetlands, the jurisdiction extends to the ordinary high water mark (OHW), or

(2) When adjacent wetlands are present, the jurisdiction extends beyond the OHW mark to the limit of the adjacent wetlands.

(3) When the water of the United States consists only of wetlands, the jurisdiction extends to the limit of the wetlands.

Some tributary waters and their impoundments are under the regulatory jurisdiction of the USACE and extend to the OHW mark on opposing channel banks. Tributary waters include rivers, streams, and seasonal drainage channels. The OHW mark is typically indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of the soil, destruction of vegetation, exposed roots on the bank, deposition of leaf litter and other debris materials or lower limit of moss growth on channel banks.

Areas meeting the regulatory definition of “Waters of the United States” (jurisdictional waters) are subject to the jurisdiction of the USACE. The USACE, under provisions of Section 404 of the CWA (1972), has jurisdiction over “Waters of the U.S.” These waters include (33 CFR, Part 328, Section 328.3):

- All waters currently used, used in the past, or potentially used for interstate or foreign commerce, including all waters subject to the ebb and flow of the tide (waters used for commerce), territorial seas, and interstate waters and impoundments of these waters;
- Tributaries of waters used for commerce and territorial seas that are relatively permanent, standing or continuously flowing bodies of water and impoundments of these waters;
- Wetlands adjacent to waters used for commerce and wetlands that are adjacent to and have a continuous connection to territorial seas and interstate waters; and
- Interstate lakes and ponds that are relatively permanent, standing, or continuously flowing bodies of water with a continuous surface connection to waters used for commerce or interstate waters.



Areas not considered to be jurisdictional waters include waste treatment systems; prior converted cropland; ditches excavated wholly in and draining only dry land without a relatively permanent flow of water; artificially-irrigated areas; artificial lakes or ponds used for purposes such as irrigation, stock watering, settling basins, and rice growing; artificial water bodies such as swimming pools, reflecting pools, and small ornamental bodies of water; and swales and erosional features characterized by low volume, infrequent, or short duration flow (33 CFR, Part 328).

2.3 USACE WETLANDS INDICATOR CLASSIFICATIONS

The three environmental parameters usually present in wetlands are specific hydrology, soil, and vegetation conditions that are used as wetland indicators in the USACE classifications. Positive wetland indicators of all three parameters usually are present in wetlands. Details on the indicator conditions for these three parameters are described as follows.

2.3.1 Vegetation Indicators

The USACE has administrative responsibility for the National Wetland Plant List (NWPL). Scientific names and wetland indicator statuses for vegetation conform to those listed in NWPL, 2020 Wetland Ratings, version 3.5 (USACE, 2022). The indicator statuses specific to the NCNE Region as defined by the USACE apply to the Project Site. The official definitions for wetland indicator statuses are as follows and in Table 2-1:

OBL (Obligate Wetland Plants) - Almost always occur in wetlands. With few exceptions, these plants (herbaceous or woody) are found in standing water or seasonally saturated soils (14 or more consecutive days) near the surface.

FACW (Facultative Wetland Plants) - Usually occur in wetlands, but may occur in non-wetlands. These plants predominately occur with hydric soils, often in geomorphic settings where water saturates the soils or floods the soil surface at least seasonally.

FAC (Facultative Plants) - Occur in wetlands and non-wetlands. These plants can grow in hydric, mesic, or xeric habitats. The occurrence of these plants in different habitats represents responses to a variety of environmental variables other than just hydrology, such as shade tolerance, soil pH, and elevation, and they have a wide tolerance of soil moisture conditions.

FACU (Facultative Upland Plants) - Usually occur in non-wetlands, but may occur in wetlands. These plants predominately occur on drier or more mesic sites in geomorphic settings where water rarely saturates the soils or floods the soil surface seasonally.

UPL (Upland Plants) - Almost never occur in wetlands. These plants occupy mesic to xeric non-wetland habitats. They almost never occur in standing water or saturated soils. Typical growth forms include herbaceous, shrubs, woody vines, and trees.



NC (Not Classified) – Plants that have not been classified.

It is important to note that although there is a high probability that one would expect to find obligate, facultative wet, and facultative plants growing in wetlands, there is also a possibility that the obligate, facultative wet, and facultative species will occur in areas that do not exhibit wetland soil and/or wetland hydrology conditions.

Vascular plants that are not listed in the NCNE Region section of the NWPL take on their indicator status as listed in an adjacent region. Such species that are not listed in an adjacent region, or not in any region and therefore not included on the NWPL, are assigned the indicator status of UPL.

Table 2-1. Wetland Plant Indicator Status Categories

Indicator Category	Symbol	Ecological Description
obligate wetland plants	OBL	almost always occur in wetlands
facultative wetland plants	FACW	usually occur in wetlands, but may occur in non-wetlands
facultative plants	FAC	occur in wetlands and non-wetlands
facultative upland plants	FACU	usually occur in non-wetlands, but may occur in wetlands
upland plants	UPL	almost never occur in wetlands

Source: Based upon revised information contained in USACE 2022 The National Wetland Plant List Indicator Rating Definitions

2.3.2 Hydrology Indicators

The 1987 Manual states that the diagnostic environmental characteristics indicative of wetland hydrology conditions are: “the area is inundated either permanently or periodically at mean water depths less than or equal to 6.6 feet, or the soil is saturated to the surface at some time during the growing season of the prevalent vegetation.” According to the Manual, indicators of hydrologic conditions that occur in wetlands may include features in Table 2-2.

Table 2-2. Hydrology Indicators

Primary Indicators	Secondary Indicators
Inundation, Saturation	Oxidized Rhizospheres Associated with Living Roots
Watermarks	Water-Stained Leaves
Drift Lines	FAC-Neutral Test
Water-Borne Sediment Deposits	Local Soil Survey Data
Drainage Patterns Within Wetlands (With Caution)	

The USACE Memorandum - Subject: Clarification and Interpretation of the 1987 Manual, dated June 8, 1992, provides further clarification that:



“Areas which are seasonally inundated and/or saturated to the surface for a consecutive number of days for more than 12.5 percent of the growing season are wetlands, provided the soil and vegetation parameters are met. Areas wet between 5 percent and 12.5 percent of the growing season in most years may or may not be wetlands. Areas saturated to the surface for less than 5 percent of the growing season are non-wetlands. Wetland hydrology exists if field indicators are present as described herein and in the enclosed data sheet.”

2.3.3 Soils Indicators

The USACE 1987 Manual states that the diagnostic environmental characteristics indicative of wetland soil conditions are met where “soils are present and have been classified as hydric, or they possess characteristics that are associated with reducing soil conditions.” A hydric soil is one that is formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, July 13, 1994).



3.0 METHODOLOGY

Ganey Science completed a field delineation of the undeveloped, northern and eastern portions of the Project Site on August 15, 2024. Weather conditions at the time of the field delineation were sunny and clear, with a temperature of approximately 80 degrees Fahrenheit. Winds were generally calm. Precipitation amounts during 2024 have been above-average according to National Weather Service (NWS) data (NWS, 2024). The existing landforms, as well as associated vegetation, hydrology, and soil conditions, were studied to identify areas that would likely contain wetlands/waters and or aquatic habitats at the site. Potential jurisdictional areas were identified on field maps and compared to available aerial photography, previous jurisdictional delineations, and topographical maps.

3.1 BACKGROUND RESEARCH

Prior to completing site surveys for this report, site maps and aerial photographs of the Project area were obtained from several sources and reviewed. This information was used in association with detailed delineation surveys to determine the extent and boundaries of wetland features. Resource materials used for the site analysis were as follows:

- Massachusetts Bureau of Geographic Information (MassGIS);
- United States Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI);
- U.S. Natural Resources Conservation Service (NRCS) Web Soil Survey; and
- NRCS Topographic Maps.

The NWI mapping (Figure 3) shows an isolated wetland in the eastern portion of the Study Area located north of Pond Street, east of the main driveway, and south of the football stadium. This wetland extends over the eastern portions of E7-38-004 and E7-37-014, a paper road located east of these parcels, and two privately owned parcels to the east of the paper road. The wetland is approximately one acre in size and is classified as a Palustrine Forested Broad-Leaved Deciduous, Seasonally Saturated (PFO1E) wetland.

Soil types across the Project Site are mapped by the NRCS as shown in Figure 4. That map does not show any hydric soils at or near the project site; the majority of site soils are mapped as Urban land, with the remainder, including the area mapped as wetland by the NWI, mapped as Newport Silt Loam.

Previously permitted work at the site includes the Athletic Field Renovation Project, Final Order of Condition (OOC) dated April 5, 2009 (DEP File # SE 13-974) and Alterations and Additions to the Cohasset Middle/High School, Final OOC dated January 25, 2001 (DEP File # SE 13-570).



3.2 FIELD DATA COLLECTION

The purpose of this investigation was to identify and delineate potential jurisdictional waters, including wetlands. Surveys were conducted within and adjacent to the identified jurisdictional boundaries. The Project Site was examined for topographic features, drainages, alterations to site hydrology and areas of recent disturbance. All identifiable vascular plant species at the time of the survey were recorded and identified. The habitat types occurring on the Project Site were characterized according to pre-established categories. The final classification and characterization of the habitat types found on the Project Site were based on field observations.

Sampling plots were established at one representative wetland and one non-wetland point. Per the NCNE Supplement, hydrophytic vegetation communities were determined to be present when:

- All dominant species across all strata are rated as obligate (OBL) wetland plants or facultative wetland (FACW) plants (Indicator 1).
- The result of the dominance test is greater than 50% (Indicator 2).
- The prevalence index is less than or equal to 3.0 (Indicator 3).
- The plant community passes either the dominance test or the prevalence index after reconsideration of the indicator status of certain plant species that exhibit morphological adaptations for life in wetlands (Indicator 4).

After plant communities and soils were identified, the presence, potential presence, or absence of wetland hydrology was determined for the final definition of the upland and wetland boundaries, and the boundaries of the single identified wetland were marked with sequentially numbered flags WL-1 through WL-8.

Global positioning system coordinates of wetland flags WL-1 and WL-8 and the centroid of the wetland (WET-1) and upland (UPL-1) sampling plots location were recorded in the field using a Trimble® GEO 7X provided by U.S. Environmental Rental Corporation. Wetland flags and sampling plot locations are shown on Figure 5.



4.0 TECHNICAL FINDINGS

The following discussion reports the vegetation, hydrology, and soil conditions observed at the Project Site during the course of the investigation. One palustrine wetland (WL-A) was identified by visual examination, a red maple swamp located in the eastern section of the Project Site. The approximate location and extent of jurisdictional wetlands/waters as well as other relevant data were transferred onto a 1"= 100' scale aerial photograph of the Project Site (Figure 5). Information obtained at the sample point locations was recorded on modified USACE data sheets included in Appendix A. Representative photographs of the Study Area can be viewed in Appendix B.

4.1 VEGETATION CONDITIONS

The Study Area lies within the Southern New England Coastal Plains and Hills ecological region (U.S. Environmental Protection Agency, 2009). The final classification and characterization of the habitat types of the Study Area were based on field observations made during the preliminary jurisdictional determination.

Three primary plant communities occur within the Study Area:

- Red maple swamp;
- Ruderal forest; and
- Artificial landscape.

These communities are described in the following sections. A list of vascular plant species observed during the September 15, 2024, field delineation, along with their wetland indicator status, is provided in Appendix A.

4.1.1 Red Maple Swamp

The red maple swamp occurs in the southeastern portion of the Project Site. This community is strongly dominated by red maple (*Acer rubrum*, FAC) with cooccurrence of a variable mixture of tree species; the understory is often dense and well-developed but can be variable; the herbaceous layer is highly variable, but ferns are usually abundant. At the Project Site tree species present in addition to red maple swamp include white oak (*Quercus bicolor*, FACW) and white ash (*Fraxinus americana*); shrubs including southern arrowwood (*Viburnum dentatum*, FAC) and northern spicebush (*Lindera benzoin*, FACW); herbs including royal fern (*Osmunda regalis*, FACW), sensitive fern (*Onoclea sensibilis*, FACW), and spotted touch-me-not (*Impatiens capensis*, FACW); and vines including round-leaved greenbrier (*Smilax rotundifolia*, FAC) and English ivy (*Hedera helix*, FACU).

4.1.2 Ruderal Forest

A narrow strip of ruderal/disturbed forest lies east of the main access road to the Project Site adjacent to the red maple swamp and drainage channel; additional areas of this habitat are



located northeast of the football stadium and along the north and west property boundaries. Ruderal Forest vegetation shows evidence of former heavy human disturbance with vegetation comprised of both native and nonnative species. Ruderal Forest at the Project Site is characterized by trees including red maple, Norway maple (*Acer platanoides*, UPL), white ash (*Fraxinus americana*, FACU), and staghorn sumac (*Rhus typhina*, NC); shrubs including multiflora rose (*Rosa multiflora*, FACU), Japanese honeysuckle (*Lonicera japonica*, FACU), and autumn olive (*Elaeagnus umbellata*, NC); herbs including various goldenrods (*Solidago sp.*, FAC-FACU), and bittersweet nightshade (*Solanum dulcamara*, FAC); and vines including round-leafed greenbriar and English ivy. A significant percentage of plant species in this habitat at the Project Site are non-native or invasive.

4.1.3 Artificial Landscape

Most of the vegetated area at the Project Site consists of maintained turf grass, including lawn and athletic fields to the north and the south of the school building and the football stadium. Ornamental landscape trees and shrubs are scattered around the perimeter of parking lots and internal driveways.

4.2 HYDROLOGY CONDITIONS

The Study Area is located within the South Coastal Watershed (MassGIS, 2024). The western portion of the site is within the watershed of Lily Pond, a public surface water supply. After plant communities and soils were identified, the presence, potential presence, or absence of wetland hydrology was determined for the final definition of the upland and wetland boundaries. Indicators of wetland hydrology include those shown in Table 2-2.

Hydrologic inputs onto the Study Area include direct precipitation and sheetflow and channelized runoff from surrounding uplands and hardscape surfaces associated with the school (e.g., school building, parking lots, and internal roadways). Drainage from the school is conveyed via a manmade drainage channel from an outfall just east of the main driveway easterly through turfgrass into the red maple swamp and then southeasterly until discharging via a culvert under Pond Street. This culvert daylights approximately 600 feet to the southeast in the vicinity of an area mapped as PFO1 by the NWI.

4.3 SOIL CONDITIONS

The United States Department of Agriculture (USDA) NRCS (formerly the Soil Conservation Service) mapped two soil types within the Study Area: Udorthents-Urban Land and Newport silt loam (NRCS 2024). A detailed map of these soils for the Study Area is provided as Figure 4. The soils mapped included the following types:

602: Urban Land - This map unit is comprised of 99 percent Urban land (excavated and filled land) and 1 percent rock outcrops. These soils are not classified as hydric soils.



325: Newport Silt Loam, 3 to 25 percent slopes – The Newport Series consists of well-drained loam soils formed in lodgement till derived mainly from dark sandstone, conglomerate, argillite, and phyllite. The soils are very deep to bedrock and moderately deep to a densic contact. They are nearly level through moderately steep soils on till plains, low ridges, hills, and drumlins. Saturated hydraulic conductivity is moderately high or high in the surface layer and subsoil and low or moderately high in the dense substratum. These soils are not classified as hydric.

Table 4-1 provides the soil unit name, hydric soil determination name, and landform type where it occurs. Hydric soils are defined by the National Technical Committee for Hydric Soils as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anoxic conditions in the upper part.

Table 4-1. Project Site Soils List

Map Unit Name	Hydric Soil (Yes/No)	Landform Type
Newport Silt Loam, 3 to 24 percent slopes	No	Drumlin
Urban Land	No	-

Two test borings were dug to a depth of 2 feet below the ground surface utilizing a hand auger to delineate upland/wetland boundaries of the single mapped Palustrine Forested Wetland (WL-A) located in the eastern portion of the Project Site. The upland consists of a clear fill area adjacent to school facilities. Soil collected from a test boring in the upland area was dry and consisted of light brown, silty, fine to coarse sand with some gravel and vegetative material (grass roots). The soil in this sample was consistent with the Urban Land mapped in the area.

Soil collected from the wetland area was saturated and consisted of dark gray sandy silt with some vegetative materials (roots and twigs). Although this sample was typical of surface soils in a wetland, no hydric soil features were observed. The soil in this sample was consistent with the Newport Silty Loam mapped in the area.



5.0 AREAS POTENTIALLY SUBJECT TO REGULATION

Based on information obtained during the August 15, 2024, field delineation, it was determined that one freshwater wetland occurs within the Project Site: WL-A, a PFO1 wetland that extends across the eastern boundary of the Project Site. In addition, a manmade drainage channel east of the main driveway to the school facility intermittently conveys stormwater through WL-A into a culvert under Pond Street (Figure 5).

5.1 UNITED STATES CLEAN WATER ACT

The artificial, intermittent drainage channel does not meet the definition of a Water of the United States; it and the adjacent WL-A are therefore not jurisdictional under the CWA.

5.2 MASSACHUSETTS WETLAND PROTECTION ACT

The portion of the artificial drainage channel located within WL-A meets the definition of a stream under the Massachusetts Regulations. WL-A is, therefore, a swamp bordering on a stream and is considered a bordering vegetated wetland (BVW). The banks and land under the water of streams and BVWs are jurisdictional Resource Areas under the WPA; the area within 100-feet of these features is jurisdictional under the WPA. The Buffer Zone on the Project Site consists primarily of ruderal forest characterized by non-native species, artificially landscaped areas, and impervious driveway and parking area as shown on Figure 5.

A NOI must be filed with the Cohasset Conservation Commission (CCC) for proposed activities within Resource Areas, with the exception of activities conducted to maintain, repair, or replace certain public utilities. A NOI or Request for Determination of Applicability (RDA) must be filed with the CCC for proposed activities within the Buffer Zone unless exempted as a minor activity by the WPA.

DEP has recently proposed revisions to its WPA regulations under which the portion of the drainage channel in WL-A would likely be considered a “Stormwater Control Measure” rather than a stream; if this change is implemented, neither the banks or land under the drainage channel would be a jurisdictional Resource Area, and therefore neither would WL-A as it would not be considered a BVW. The public comment period for the proposed revisions closed on April 30, 2024; no information is currently available on when or if the proposed revisions will be implemented.

5.3 COHASSET WETLAND BYLAW

Under the Cohasset Wetland Bylaw, jurisdictional Resource Areas generally mirror those of the Massachusetts WPA with three additional resource Areas: isolated land subject to flooding, isolated vegetated wetlands, and vernal pools. WL-A and the banks and land under the water of the portion of the drainage channel within WL-A are jurisdictional Resource



Areas under the Cohasset Regulations; all three resource areas have a 100-foot Buffer Zone, which is divided into a 50-foot Inner Buffer Zone and a 50-foot Outer Buffer Zone.

A NOI must be filed with the CCC for proposed activities within Resource Areas; a NOI or RDA must be filed with the CCC for proposed activities within the Buffer Zone. Alterations within the Inner Buffer Zone are prohibited; however, the CCC may grant a waiver or variance upon a clear showing that the activity will not have an adverse impact to the Resource Area or protected interests. The CCC may require revegetation of disturbed portions of the Inner Buffer with native vegetation.

If the proposed revisions to the Massachusetts WPA are enacted WL-A would be considered an isolated vegetated wetland and therefore still be a Resource Area; however, there would be no associated 100-foot Buffer Zone.





6.0 CONCLUSIONS

The wetland delineation was limited to delineation of the freshwater wetland edge located on the Project Site for potential expanded development of the school facilities. Results of the field delineation conducted on August 15, 2024, identified the presence of two potentially jurisdictional wetland features: a palustrine forested wetland (WL-A) and an artificial drainage channel.

The hydrophytic vegetative community delineated with mapped points WL-1 through WL-8 (Figure 5) clearly exhibits characteristics of a red maple swamp. Wetland delineation forms are provided as Attachment A. This wetland extends offsite and is approximately one acre in total area. An artificial drainage channel conveys intermittent stormwater flows into and through WL-A. Flows exit WL-A via a channel under Pond Street. This drainage channel is not federally jurisdictional; however, the banks and land under water of the portion located within WL-A as well as WL-A itself are jurisdictional Resource Areas under both the Massachusetts WPA and the Cohasset Bylaw. The associated 100-foot Buffer Zone is also subject to state and local jurisdiction.

Any proposed activities within Resource Areas that will result in their alteration require filing a NOI with the CCC. Any proposed activities within the Buffer Zone require filing a NOI or RDA with the CCC. Alterations within the 50-foot Inner Buffer Zone of these Resource Areas are not permitted under the Cohasset Regulations without a waiver or variance from the CCC grants a waiver or variance. Disturbed Inner Buffer Zones may be required to be revegetated with native plants.



7.0 REFERENCES

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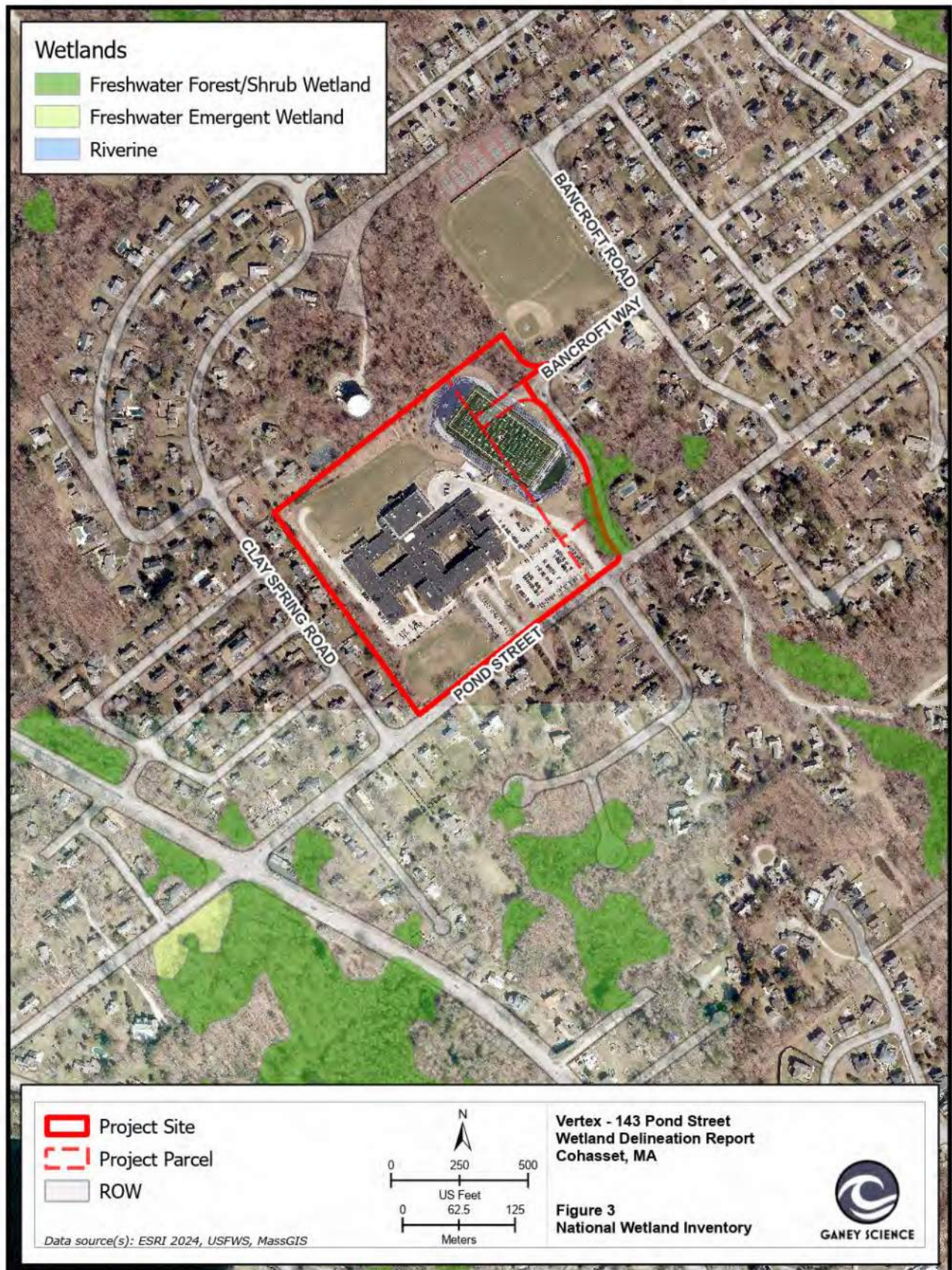


Figures

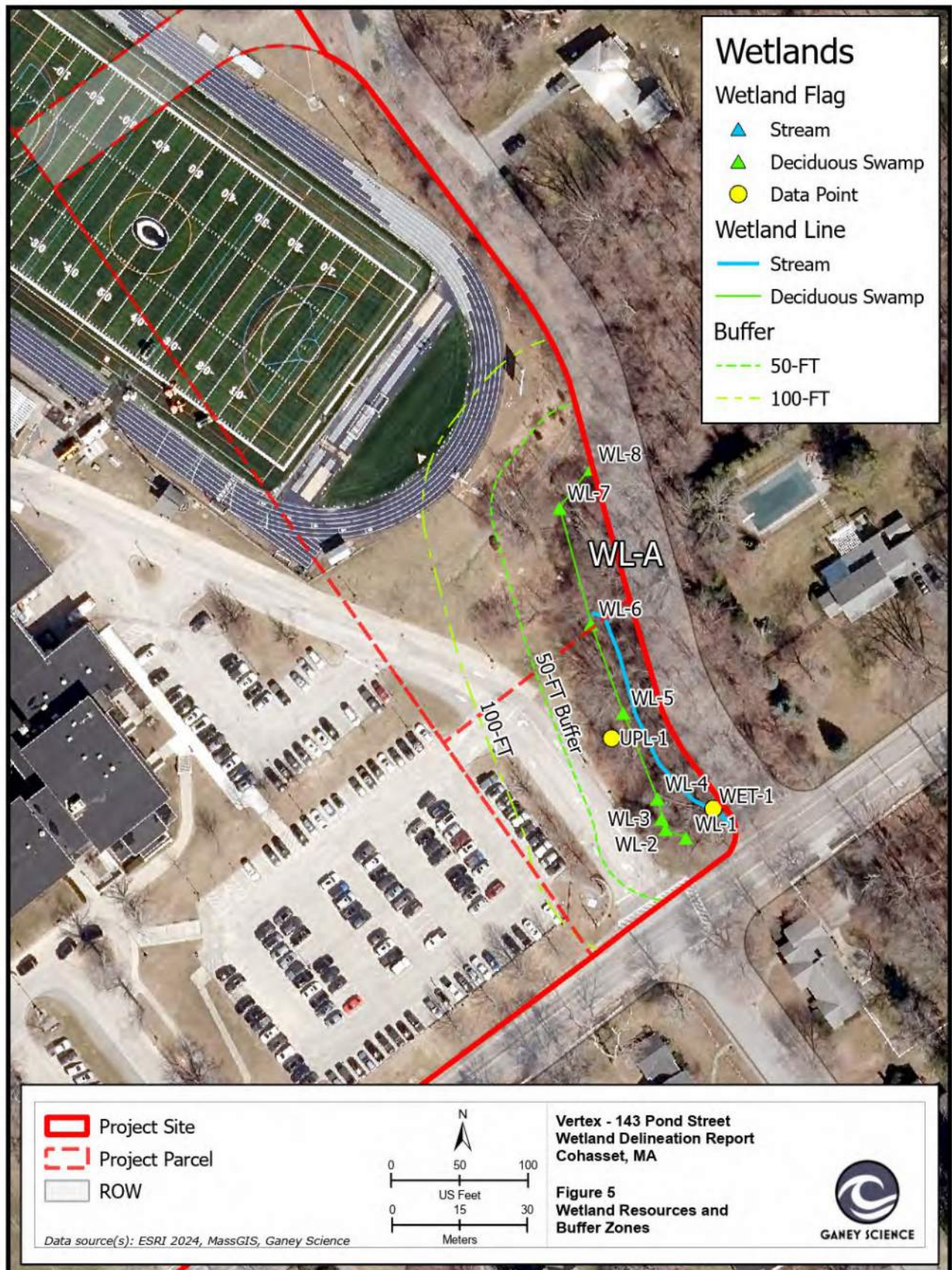














Appendix A USACE Data Sheets



WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Cohasset Middle School City/County: Cohasset Sampling Date: 8/15/2024
Applicant/Owner: Town of Cohasset State: MA Sampling Point: UPL-1
Investigator(s): S. Hogan, D. Ganey Section, Township, Range: N/A
Landform (hillside, terrace, etc.): hillside Local relief (concave, convex, none): _____ Slope (%): _____
Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 42.232539 Long: -70.8073356 Datum: NAD83
Soil Map Unit Name: Urban Land NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No _____ (If no, explain in Remarks.)
Are Vegetation x, Soil x, or Hydrology x significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____ No <u>x</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>x</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present?	Yes _____ No <u>x</u>	
Wetland Hydrology Present?	Yes _____ No <u>x</u>	
Remarks: (Explain alternative procedures here or in a separate report.)		

HYDROLOGY

Wetland Hydrology Indicators:		<u>Secondary Indicators (minimum of two required)</u>
<u>Primary Indicators (minimum of one is required; check all that apply)</u>		
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Moss Trim Lines (B16)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		<input type="checkbox"/> Microtopographic Relief (D4)
		<input type="checkbox"/> FAC-Neutral Test (D5)
Field Observations:		Wetland Hydrology Present? Yes _____ No _____
Surface Water Present? Yes _____ No <u>x</u> Depth (inches): _____	Water Table Present? Yes _____ No _____ Depth (inches): _____	
Saturation Present? Yes _____ No _____ Depth (inches): _____	(includes capillary fringe)	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

VEGETATION – Use scientific names of plants.Sampling Point: UPL-1

<u>Tree Stratum</u> (Plot size: <u>30 FT</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Acer platanoides</u>	<u>30</u>	<u>Yes</u>	<u>UPL</u>
2. <u>Fraxinus americana</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	<u>40</u> = Total Cover		

<u>Sapling/Shrub Stratum</u> (Plot size: <u>15 FT</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Rosa multiflora</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>
2. <u>Berberis thunbergii</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>
3. <u>Prunus serotina</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>
4. <u>Lonicera japonica</u>	<u>5</u>	<u>No</u>	<u>FACU</u>
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	<u>50</u> = Total Cover		

<u>Herb Stratum</u> (Plot size: <u>5 FT</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Solidago ruposa</u>	<u>80</u>	<u>Yes</u>	<u>FACU</u>
2. <u>Rumex crispus</u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
	<u>100</u> = Total Cover		

<u>Woody Vine Stratum</u> (Plot size: <u>30 FT</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Smilax rotundifolia</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>
2. <u>Hedera helix</u>	<u>15</u>	<u>Yes</u>	<u>FACU</u>
3. _____	_____	_____	_____
4. _____	_____	_____	_____
	<u>20</u> = Total Cover		

Remarks: (Include photo numbers here or on a separate sheet.)

Dominance Test worksheet:

Number of Dominant Species That Are
OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species
Across All Strata: 9 (B)

Percent of Dominant Species That Are
OBL, FACW, or FAC: 22.2% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>25</u>	x 3 = <u>75</u>
FACU species <u>155</u>	x 4 = <u>620</u>
UPL species <u>30</u>	x 5 = <u>150</u>
Column Totals: <u>210</u> (A)	<u>845</u> (B)
Prevalence Index = B/A = <u>4.02</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

 2 - Dominance Test is >50%

 3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes No x

SOIL

Sampling Point: UPL-1

[illegible]

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Cohasset Middle School City/County: Cohasset Sampling Date: 8/15/2024
 Applicant/Owner: Town of Cohasset State: MA Sampling Point: WET-1
 Investigator(s): S. Hogan and D. Ganey Section, Township, Range: N/A
 Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%):
 Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 42.23247 Long: -70.80718 Datum: NAD83
 Soil Map Unit Name: Newport Silt Loam NWI classification: PFO1
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u> Hydric Soil Present? Yes <u> </u> No <u>x</u> Wetland Hydrology Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>x</u> No <u> </u> If yes, optional Wetland Site ID: <u> </u>
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <input checked="" type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input checked="" type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		<u>Secondary Indicators (minimum of two required)</u> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input type="checkbox"/> FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes <u>x</u> No <u> </u> Depth (inches): <u> </u> Water Table Present? Yes <u> </u> No <u>x</u> Depth (inches): <u> </u> Saturation Present? Yes <u>x</u> No <u> </u> Depth (inches): <u> </u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: Remarks:		

SOIL

Sampling Point: WET-1

[illegible]

VEGETATION – Use scientific names of plants.Sampling Point: WET-1

<u>Tree Stratum</u> (Plot size: <u>30 FT</u>)		Absolute % Cover	Dominant Species?	Indicator Status
1.	<u>Acer rubrum</u>	<u>80</u>	<u>Yes</u>	<u>FAC</u>
2.	<u>Quercus bicolor</u>	<u>5</u>	<u>No</u>	<u>FACW</u>
3.				
4.				
5.				
6.				
7.				
		<u>85</u> = Total Cover		
<u>Sapling/Shrub Stratum</u> (Plot size: <u>15 FT</u>)				
1.	<u>Viburnum dentatum</u>	<u>40</u>	<u>Yes</u>	<u>FAC</u>
2.	<u>Lindera benzoin</u>	<u>15</u>	<u>Yes</u>	<u>FAC</u>
3.				
4.				
5.				
6.				
7.				
		<u>55</u> = Total Cover		
<u>Herb Stratum</u> (Plot size: <u>5 FT</u>)				
1.	<u>Osmunda spectabilis</u>	<u>60</u>	<u>Yes</u>	<u>OBL</u>
2.	<u>Impatiens capensis</u>	<u>5</u>	<u>No</u>	<u>FACW</u>
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
		<u>65</u> = Total Cover		
<u>Woody Vine Stratum</u> (Plot size: <u>30 FT</u>)				
1.	<u>Smilax rotundifolia</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>
2.	<u>Hedera helix</u>	<u>5</u>	<u>Yes</u>	<u>FACU</u>
3.				
4.				
		<u>10</u> = Total Cover		

Remarks: (Include photo numbers here or on a separate sheet.)

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 83.3% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>60</u>	x 1 = <u>60</u>
FACW species <u>10</u>	x 2 = <u>20</u>
FAC species <u>140</u>	x 3 = <u>420</u>
FACU species <u>5</u>	x 4 = <u>20</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>215</u> (A)	<u>520</u> (B)
Prevalence Index = B/A = <u>2.42</u>	

Hydrophytic Vegetation Indicators:

1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

3 - Prevalence Index is ≤3.0¹

4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No



Appendix B Site Photographs

143 Pond Street Wetland Delineation Report, Cohasset, MA



Photo 1 – View southwest along Pond Street, culvert in WL-A at right.



Photo 2 – View south along main driveway to school; Ruderal forest at left,

143 Pond Street Wetland Delineation Report, Cohasset, MA



Photo 3 – View east from driveway into ruderal forest.



Photo 4 – Ruderal forest.

143 Pond Street Wetland Delineation Report, Cohasset, MA



Photo 5 – View south of drainage channel towards culvert at Pond Street.

143 Pond Street Wetland Delineation Report, Cohasset, MA



Photo 6 – Herbaceous vegetation in WL-A.

143 Pond Street Wetland Delineation Report, Cohasset, MA



Photo 7 – Understory vegetation in WL-A.

143 Pond Street Wetland Delineation Report, Cohasset, MA

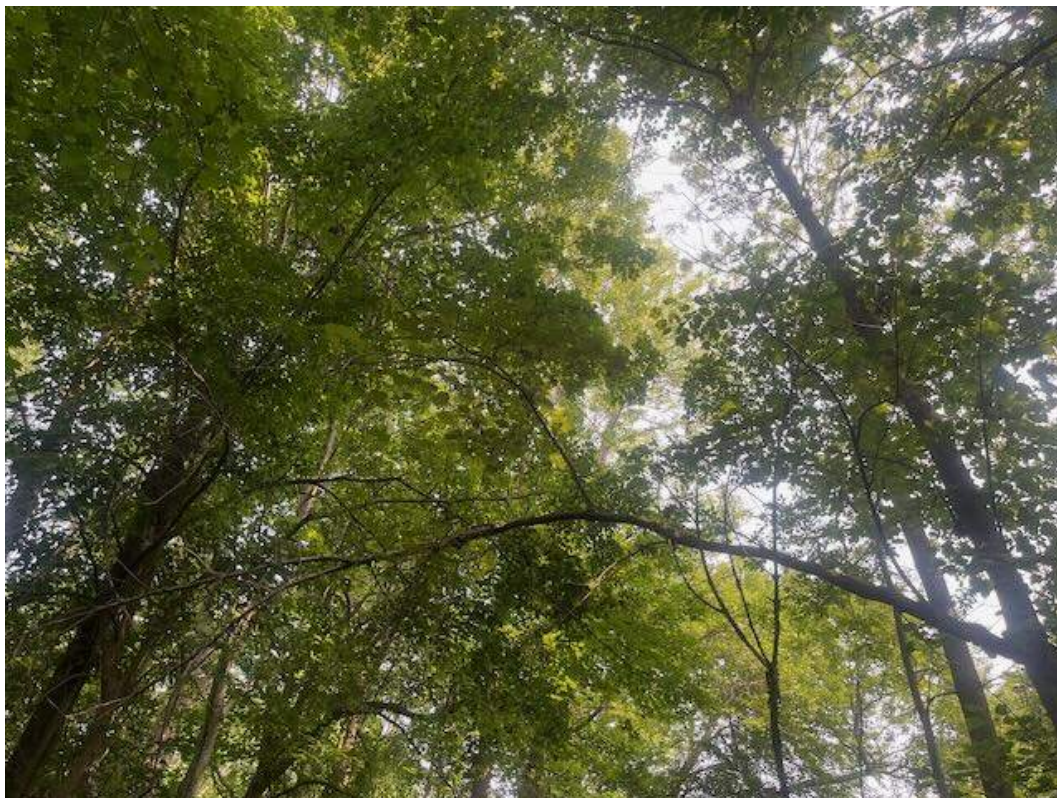


Photo 8 – Tree canopy in WL-A.

D Phase I Environmental Site Assessment

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Cohasset Middle and High School

143 Pond Street

Cohasset, Massachusetts 02025



October 16, 2024

PREPARED FOR:

Traverse Landscape Architects
150 Chestnut Street, 4th Floor
Providence, RI 02903

PREPARED BY:

The Vertex Companies, LLC
400 Libbey Parkway
Weymouth, MA 02189
PHONE: 888-298-5162



October 16, 2024

Traverse Landscape Architects
150 Chestnut Street, 4th Floor
Providence, RI 02903
Attn: Ms. Kris M. Bradner, PLA, Principal

RE: Phase I Environmental Site Assessment
Cohasset Middle and High School
143 Pond Street
Cohasset, Massachusetts 02025
VERTEX Project No. 77273

Dear Ms. Bradner:

The Vertex Companies, LLC (VERTEX) is pleased to submit this Phase I Environmental Site Assessment (ESA) report for the above referenced property (the subject property). The purpose of this assessment was to identify Recognized Environmental Conditions (RECs) in connection with the subject property. A REC is defined as "(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." It does not include *de minimis* conditions that generally do 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.

Our work was conducted in general conformance with proposal P.6413.24, dated July 1, 2024, authorized on August 9, 2024, and in accordance with the general provisions of the E 1527-21 American Society for Testing and Materials (ASTM) document entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" for commercial real estate as well as the U.S. Environmental Protection Agency's (USEPA) All Appropriate Inquiries (AAI) Final Rule of November 1, 2005, as amended December 15, 2022. As this report is being prepared following the USEPA's addition of perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) to the list of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)-defined hazardous substances, effective July 8, 2024, PFOS and PFOA have been included in VERTEX's analysis of hazardous substances. To the best of our knowledge, this Phase I ESA report is true and accurate.

THE VERTEX COMPANIES, LLC
400 LIBBEY PARKWAY
WEYMOUTH, MA 02189

BETTERING OUTCOMES | VERTEXENG.COM

888.298.5162

Cohasset Middle and High School

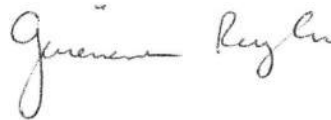
Please do not hesitate to contact us at your convenience should you have any questions or comments regarding this report or our recommendations. It has been a pleasure working with you on this project.

Sincerely,

The Vertex Companies, LLC

A handwritten signature in black ink that reads "Nicollette Lynch".

Nicollette Bethoney
Project Manager

A handwritten signature in black ink that reads "Genevieve Reynolds".

Genevieve Reynolds
Technical Director - Due Diligence

Cohasset Middle and High School

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Cohasset Middle and High School

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

**Cohasset Middle and High School
143 Pond Street
Cohasset, Massachusetts 02025
VERTEX Project No. 98915**

1.0 SUMMARY

On August 9, 2024, The Vertex Companies, LLC (VERTEX) was contracted by Traverse Landscape Architects to conduct a Phase I Environmental Site Assessment (ESA) of Cohasset Middle and High School, located at 143 Pond Street, Cohasset, Massachusetts (subject property). According to the Cohasset Assessor, the subject property consists of three contiguous parcels totaling approximately 21.115-acres identified as Map E7 Block 41 Lot 1 and Map E7 Block 38 Lots 4 and 14. The subject property is improved with an approximately 205,836 square-foot, two-story school constructed in 1950 and currently is occupied by Cohasset Middle and High School. According to the Norfolk Registry of Deeds, the subject property currently is owned by the Town of Cohasset.

The purpose of this assessment was to identify Recognized Environmental Conditions (RECs) including controlled RECs (CRECs) and historical RECs (HRECs) in connection with the subject property. The following provides a summary of VERTEX's findings and conclusions. This executive summary does not contain all of the information that is included within the full report. As such, it is recommended that this report be read in its entirety in order to obtain an adequate understanding of the subject property and the information provided, and to ensure that any decisions or actions resulting from the use of this report are taken based upon a complete understanding of conditions at the subject property and at surrounding properties. Data gaps and limitations are documented in Section 8.0 of this report, and the scope of work is included in Section 11.0 of this report.



Cohasset Middle and High School

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1.1 ASTM Findings and Opinions

- Based on review of available historical information, a small structure was developed on-site during the 1930s and early 1940s. By 1947, the former structure was demolished. The subject property remained undeveloped until the construction of the original portion of the school in 1950. Additions were made to the school in the late 1950s, 1960s, and early 2000s. The subject property building currently is occupied by Cohasset Middle and High School. No RECs were identified in connection with the historical use of the subject property.
- The subject property address (143 Pond Street) is listed in the Underground Storage Tank (UST) database as Cohasset Jr/Sr High School with UST Facility ID #40121. Two 5,000-gallon gasoline USTs and one 2,000-gallon diesel UST were registered at the subject property. According to the Massachusetts Department of Environmental Protection (MassDEP) online portal, all three USTs were removed on May 24, 1995. Additional records were reviewed pertaining to the USTs at the Cohasset Fire Department. A Notification for UST registration form, dated July 19, 1991, registered the 2,000-gallon and two 5,000-gallon USTs. VERTEX reviewed tank testing results for the two 5,000-gallon USTs from 1988, 1991, 1993, and 1994. The records list both diesel and gasoline for the two USTs. Permits for the removal of the two 5,000-gallon USTs and tank disposal receipts were on-file at the Cohasset Fire Department. Records indicate the USTs were intact; however, odors were identified. Notes within the Cohasset Fire Department records, written by Brad Stewart with the MassDEP, indicated the MassDEP approved the removal of up to 100 yards of contaminated soils, a Notice of Responsibility was being sent to the Town of Cohasset, and a release tracking number (RTN) was assigned to the release (3-12506). However, no records were available pertaining to the release on the MassDEP portal. According to the portal, the RTN does not exist. Based on the reported contamination and lack of records pertaining to the cleanup, the two former on-site 5,000-gallon USTs are considered a REC. Based on the lack of documentation pertaining

Cohasset Middle and High School

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to the removal and closure of the 2,000-gallon diesel UST, the potential for impacts to soil and groundwater is considered a REC.

- The subject property address (143 Pond Street) is listed in the State Hazardous Waste Site (SHWS) database with RTN 4-3002328 (previously recorded as 3-0002328). VERTEX reviewed records for the subject property at the Cohasset Fire Department and the MassDEP Online Portal. According to the tank disposal receipt, the 15,000-gallon #4 fuel oil UST was removed from the subject property on November 2, 1994. A release was originally reported from the UST in November 1987. On November 23, 1987, #4 fuel oil was observed in the catch basin located approximately 15 feet from the UST. The catch basin was immediately plugged and the soils around the catch basin and UST piping were excavated. The UST and piping passed follow-up testing in December 1987. Soil borings and groundwater monitoring wells were installed in December 1987. Additional sampling was conducted in August 1996. Concentrations of total petroleum hydrocarbons (TPH) were not detected in soil or groundwater above regulatory standards. A Class A-2 Response Action Outcome (RAO) Statement was submitted to the MassDEP in January 1997. Based on regulatory closure, the on-site release case and associated 15,000-gallon #4 fuel oil UST are considered an HREC.
- A permit for the installation of a 12,000-gallon #2 fuel oil UST at the subject property dated October 1994 was on-file with the Cohasset Fire Department. According to the permit, the double walled UST was for on-site consumption and was installed with cathodic protection. A tank disposal receipt for the UST was on file at the Cohasset Fire Department, dated October 10, 2001. Based on the construction, short duration of use, and removal of the former UST, the former 12,000-gallon #2 fuel oil UST is not considered a REC. However, the potential for residual impacts to soil cannot be ruled out.
- Additional records reviewed at the Cohasset Fire Department included Permit Nos. 430 and 431 for two 10,000-gallon fuel oil USTs, issued on January 24, 1952. Tank tightness



Cohasset Middle and High School

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testing results were on-file for a 10,000-gallon UST, dated December 11, 1990. Permits for the removal of two USTs dated July 7 and 8, 1992, were on-file. However, the records did not indicate the size or contents of the two USTs. Based on the lack of documentation pertaining to the removal and closure of the two 10,000-gallon fuel oil USTs, the potential for impacts to soil and groundwater is considered a REC.

- The subject property is located in an area with residential properties. It appears that Pond Street was constructed southeast of the subject property prior to 1888. A reservoir was developed to the northwest of the subject property by 1936. Residences were developed to the southwest and southeast of the subject property by 1952. Miliken Field was developed to the north of the subject property by 1952. Residential development expanded to the adjacent northeast of the subject property by 1960. By 1969, the current water tower was constructed to the northwest of the subject property. The reservoir to the northwest was demolished by 1978. No environmental concerns were identified with respect to current or historical use of adjoining properties.
- VERTEX conducted a regulatory review that included a search of state and federal regulatory databases to identify environmental concerns for the subject property and surrounding properties. Several facilities were identified within the ASTM search distances of the subject property. Based on distance, apparent gradient relationship, regulatory status, and/or other facility-specific characteristics, no RECs in connection with the subject property were identified with respect to these facilities.

1.2 Conclusions and Environmental Professional Opinions

VERTEX has performed a Phase I ESA in conformance with the scope and limitations of ASTM E 1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, of Cohasset Middle and High School, located at 143 Pond Street, Cohasset, Massachusetts. Any exceptions to, or deletions from, this practice are described in Section 8.0 of

Cohasset Middle and High School

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this report. This assessment has revealed no recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the subject property, except for the following:

- Based on the reported contamination and lack of records pertaining to the cleanup, the two former on-site 5,000-gallon USTs are considered a REC.
- Based on the lack of documentation pertaining to the removal and closure of the 2,000-gallon diesel UST and the two 10,000-gallon fuel oil USTs, the potential for impacts to soil and groundwater is considered a REC.
- Based on regulatory closure, the on-site release case and associated 15,000-gallon #4 fuel oil UST are considered an HREC.

Cohasset Middle and High School

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2.0 SUBJECT PROPERTY AND VICINITY CHARACTERISTICS

2.1 Subject Property Description

The subject property is located at 143 Pond Street, Cohasset, Norfolk County, Massachusetts. According to the Cohasset Assessor, the subject property consists of three contiguous parcels of land totaling approximately 21.115-acres identified as Map E7 Block 41 Lot 1 and Map E7 Block 38 Lots 4 and 14. According to the Norfolk Registry of Deeds, the subject property currently is owned by the Town of Cohasset. The subject property is located along the northwest side of Pond Street. The subject property location is shown on Figure 1 - Locus Map.

2.2 Subject Property Improvements

The subject property is improved with an approximately 205,836 square-foot, two-story school constructed in 1950. Additions were made to the building in the late 1950s, 1960s, and early 2000s. The building is situated atop a basement foundation and includes classrooms, offices, a cafeteria, library, gymnasium, restrooms, storage space, and mechanical and utility spaces.

Exterior areas on-site consist of asphalt-paved parking lots and driveways, athletic fields, and interior courtyards.

For a layout of the subject property, please refer to Figure 2 - Schematic. Photographic documentation of the subject property and surrounding areas is presented in Appendix A.

2.3 Tenant Operations

The subject property currently is occupied by Cohasset Middle and High School. A grease trap was observed at the northwestern exterior of the school, adjacent to the kitchen. An interior aboveground grease trap was also observed in the kitchen. The subject property contact did not

Cohasset Middle and High School

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know the exact size of the grease traps, which are reportedly serviced annually. Two neutralization tanks were observed within the school associated with the laboratories. The tanks are serviced every other year by Hadley Plumbing. Additional hazardous substances and other petroleum products observed at the subject property were limited to chemicals in the science laboratories and household-grade janitorial cleaning supplies, as well as various maintenance supplies. The products were observed to be properly stored in designated areas throughout the school. No evidence of associated staining or releases was identified. The subject property also generates small quantities of biohazardous waste associated with the nurse's office. Biohazardous waste is collected in designated receptacles, which are serviced on a routine basis. No RECs or environmental concerns were identified with respect to current operations.

2.4 Current Uses of Adjoining Properties

The subject property was observed to be in a residential area. Adjoining properties were observed (from the subject property or from public access areas) for signs of RECs and their potential to pose an environmental concern to the subject property. The uses and features of adjoining properties are described in the following table. Per ASTM 1527-21, adjoining properties are identified as those for which the "border [...] is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the subject property but for a street, road, or other public thoroughfare separating them." The locations of these properties relative to the subject property are depicted on Figure 2 – Schematic.

NEARBY/ADJOINING PROPERTY SUMMARY		
DIRECTION	PROPERTY USE	CONCERNS
North	Milliken Field	None
Northeast	Single-family residences	None
Southeast	Pond Street, beyond which are single-family residences	None
Southwest	Single-family residences	None
Northwest	Water tower and undeveloped wooded land	None

Cohasset Middle and High School

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2.5 Physical Setting Source(s)

Physical setting sources specified below were reviewed to provide information about the geology and hydrogeology of the subject property.

2.5.1 Topography

A review of the 2021 United States Geological Survey (USGS) Topographic Quadrangle Map of Cohasset, Massachusetts indicates that the surface elevation of the subject property is approximately 90 to 140 feet above mean sea level. The topography of the subject property and in the surrounding area slopes gently to the southeast.

2.5.2 Surface Water

No naturally-occurring surface water bodies were observed on the subject property. The closest surface water to the subject property is Lily Pond, located approximately 1,900 feet southwest of the subject property.

Based on review of the United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) Map and MassMapper, an area of freshwater forested/shrub wetland habitat is located on the eastern undeveloped portion of the subject property. Wetlands mitigation and compliance with applicable Conservation Commission requirements should be managed during the proposed subject property construction activities.

2.5.3 Geologic Conditions

According to the United States Department of Agriculture (USDA) Web Soil Survey, soils at the subject property consist primarily of Urban land and Newport silt loams. Urban Land soils are those which have been so altered by human activities that the soil has lost its original

Cohasset Middle and High School

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characteristics and is thus unidentifiable. Newport soils are classified as well drained with slow infiltration rates. Bedrock outcrops were not observed during the subject property reconnaissance.

2.5.4 Groundwater

Based on surface topography and nearby surface water, groundwater flow direction is estimated to be to the southwest. Groundwater depth is anticipated to be less than 25 feet below ground surface (bgs). Actual local groundwater flow direction can be influenced by factors such as local surface topography, underground structures, seasonal fluctuations, soil and bedrock geology, and production wells, none of which were considered during this study.

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3.0 USER-PROVIDED INFORMATION

VERTEX requested the following information concerning the subject property from Traverse Landscape Architects (User). A User Questionnaire was forwarded to the designated Client contact. The information requested in the User Questionnaire is intended to assist in gathering information that may be material to identifying RECs in connection with the subject property. Information requested included:

- An evaluation of the presence of environmental cleanup liens for the subject property;
- Activity and use limitations (AULs) such as engineering controls (e.g., slurry walls, caps) and land use restrictions or institutional controls (e.g., deed restrictions, covenants) that may be in place for the subject property;
- Specialized knowledge that includes personal knowledge or experience related to the subject property or nearby properties based on professional experience or knowledge of the subject property;
- Fair market value (FMV) to evaluate whether the purchase price of any parcel was significantly below FMV;
- Obvious indicators that involve past or present spills, stains, releases, cleanups on or near the subject property;
- Common knowledge about use of specific chemicals, possible contamination, or past use of the subject property and surrounding area; and
- Reason for performing the ESA.

Ms. Kris M. Bradner, a representative of Traverse Landscape Architects, stated that the work was being conducted as part of due diligence activities in connection with the planned construction activities at the subject property, and arranged for subject property access. VERTEX was not provided with a completed User questionnaire. VERTEX did not receive land title records from the User. The User did not provide information relative to AULs or environmental liens at the

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subject property. No other responsive information regarding the subject property was provided by the User.

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4.0 INTERVIEWS

VERTEX conducted interviews regarding the subject property history and the current operations with the following individuals:

INTERVIEWS	
NAME/TITLE/COMPANY	INFORMATION PROVIDED
Mr. Nick Berardi, Facilities Director with Cohasset School District	Provided information regarding the subject property history and operations. Escorted VERTEX during the subject property visit and answered questions regarding subject property operations.
Municipal Officials	Provided municipal information.

Information obtained from these interviews is discussed in relevant sections of this report. Please refer to Section 6.3 for a summary of information obtained from municipal inquiries.

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5.0 HISTORICAL RECORDS REVIEW

Past land uses for the subject property and adjoining properties were assessed to identify historical practices or conditions that may have impacted the subject property. This was accomplished by reviewing historical information from several sources including but not limited to an interview with subject property representative(s) if available, review of available previous environmental reports and ownership records, and review of historical information obtained from regulatory sources, aerial photographs, city directories, and historical maps.

5.1 Historical Subject Property Use Summary

Based on review of available historical information, a small structure was developed on-site during the 1930s and early 1940s. By 1947, the former structure was demolished. The subject property remained undeveloped until the construction of the original portion of the school in 1950. Additions were made to the school in the late 1950s, 1960s, and early 2000s. The subject property building currently is occupied by Cohasset Middle and High School. No RECs were identified in connection with the historical use of the subject property.

5.2 Historical Adjoining Properties Use Summary

The subject property is located in an area with residential properties. It appears that Pond Street was constructed southeast of the subject property prior to 1888. A reservoir was developed to the northwest of the subject property by 1936. Residences were developed to the southwest and southeast of the subject property by 1952. Milliken Field was developed to the north of the subject property by 1952. Residential development expanded to the adjacent northeast of the subject property by 1960. By 1969, the current water tower was constructed to the northwest of the subject property. The reservoir to the northwest was demolished by 1978. No environmental concerns were identified with respect to current or historical use of adjoining properties.

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5.3 Previous Environmental Reports

VERTEX was not provided with previous environmental reports for review.

5.4 Prior Ownership

VERTEX obtained subject property ownership information from the Norfolk Registry of Deeds. The subject property currently is owned by the Town of Cohasset. Available ownership information for this property is summarized below.

OWNERSHIP RECORDS REVIEW				
GRANTOR	GRANTEE	DOCUMENT TYPE	BOOK/PAGE	DATE
Martin and Anna Guida	Town of Cohasset	Deed E7-38-14	4183/184	7/31/1964
Margaret A. Kline	Town of Cohasset	Deed E7-38-4	4168/441	6/10/1964
Benjamin F. Shattuck	Town of Cohasset	Deed E7-41-001	689/517	3/21/1893

Prior owners of the subject property were not available to be interviewed.

5.5 City Directories

VERTEX reviewed historical city directory information for the subject property and adjoining properties as provided by Environmental Data Resources, Inc. (EDR). Excerpts from the city directory report are included in Appendix C. A summary of listings is presented below.

CITY DIRECTORY REVIEW			
YEAR	SUMMARY (ON-SITE)	SUMMARY (OFF-SITE ADJOINING)	CONCERNS
1968	Cohasset High School, Town & Health Guidance, Deer HI Shl Hlth, Cohasset Sup of Sh, Cohasset Civil Dfns	Surrounding properties were identified as individual persons, indicative of residential properties.	None
1971	Cohasset School Department, Cohasset Civil Dfns, Cohasset High School, Town & Health Guidance, Deer HI Shl Hlth	Surrounding properties were identified as individual persons, indicative of residential properties.	None

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CITY DIRECTORY REVIEW			
YEAR	SUMMARY (ON-SITE)	SUMMARY (OFF-SITE ADJOINING)	CONCERNS
1975	Cohasset School Department, Cohasset High School, Town Health & Guidance, Deet HI Shl Hlth	Surrounding properties were identified as individual persons, indicative of residential properties.	None
1984	Cohasset School Superintendent, Cohasset Bus Office, Cohasset Administration, Town Athletic Director, Cohasset Guidance	180: A Rik Tinory Production, Old Boston Records Other surrounding properties were identified as individual persons, indicative of residential properties.	None
1989	Town of Cohasset School Department, Athletic Department, Guidance, Metco, Special Education	100: Impact Realty Inc. 111: Carlisle Capital 180: A Rik Tinory Production Other surrounding properties were identified as individual persons, indicative of residential properties.	None
1992	Town of Cohasset School Department, South Shore Educational Collaborative	111: Carlisle Capital Corp. 180: A Rik Tinory Production Other surrounding properties were identified as individual persons, indicative of residential properties.	None
1995	Cohasset Education Foundation, Town of Cohasset School Department, South Shore Educational Collaborative	111: Carlisle Capital Corp. 180: A Rik Tinory Production Other surrounding properties were identified as individual persons, indicative of residential properties.	None
2000	South Shore Educational Collaborative, Town of Cohasset School Department	111: Carlisle Capital Corp. Other surrounding properties were identified as individual persons, indicative of residential properties.	None
2005	Cohasset Public Schools	111: Cohasset Capital Corp. 163: Straight Line Communications Other surrounding properties were identified as individual persons, indicative of residential properties.	None
2010	Cohasset Jr & Sr High School, Cohasset School Superintendent, Cohasset Special Education	142: American Building Restoration 180: A Rik Tinory Production Other surrounding properties were identified as individual persons, indicative of residential properties.	None
2014	Community Cohasset, Town of Cohasset	180: A Rik Tinory Production Other surrounding properties were identified as individual persons, indicative of residential properties.	None
2017	Town of Cohasset	180: A Rik Tinory Production	None
2020	Cohasset Community TV Inc., Cohasset Jr & Sr High School, Cohasset School Superintendent	100: RJK Management Systems 180: A Rik Tinory Production Other surrounding properties were identified as individual persons, indicative of residential properties.	None

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The review of city directories did not identify RECs in connection with the subject property.

5.6 Aerial Photography

VERTEX reviewed aerial photographs including the subject property and adjoining properties. Copies of the aerial photographs are included in Appendix D. A summary of information obtained from the review is provided in the table below.

AERIAL PHOTOGRAPHY REVIEW			
YEAR	SUMMARY (ON-SITE)	SUMMARY (OFF-SITE ADJOINING)	CONCERNS
1952 1957	The subject property is developed with a portion of the current school.	Residences are developed to the southwest and southeast. A reservoir is developed to the northwest. An athletic field is developed to the north. Other surrounding areas are wooded.	None
1960	An addition has been made to the school.	Residences are developed to the northeast, southwest, and southeast. A reservoir is developed to the northwest. An athletic field is developed to the north. Other surrounding areas are wooded.	None
1969 1970 1978 1986 1995	The subject property is developed with a portion of the current school.	Surrounding areas are developed residentially. An athletic field is developed to the north. A water tower is developed to the northwest.	None
2006 2010 2014 2018	The subject property is developed with current improvements.	Surrounding areas are developed residentially. An athletic field is developed to the north. A water tower is developed to the northwest.	None

The review of historical aerial photographs did not identify environmental concerns in connection with the subject property.

5.7 Topographic Maps

VERTEX reviewed historical topographic maps including the subject property and surrounding areas. Copies of the topographic maps are included in Appendix E. A summary of information obtained from the review is provided in the table below.

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TOPOGRAPHIC MAP REVIEW			
YEAR	SUMMARY (ON-SITE)	SUMMARY (OFF-SITE ADJOINING)	CONCERNS
1888 1893 1915 1920	The subject property is depicted as undeveloped.	Surrounding areas are depicted as undeveloped. Pond Street is depicted to the southeast.	None
1936 1941	A small structure is depicted on-site.	A reservoir is depicted to the northwest. Structures are depicted to southeast across Pond Street. Other surrounding areas are depicted as undeveloped.	None
1947	The subject property is depicted as undeveloped.	A reservoir is depicted to the northwest. Structures are depicted to southeast across Pond Street. Other surrounding areas are depicted as undeveloped.	None
1961	A high school is depicted on-site.	A reservoir is depicted to the northwest. Structures are depicted to the northeast, southeast, and southwest. Pond Street is depicted to the southeast.	None
1974	A high school is depicted on-site.	A water tower and reservoir are depicted to the northwest. A playground is depicted to the north. Areas to the northwest, northeast, and southwest are depicted with multiple structures. Pond Street is depicted to the southeast.	None
1984	A high school is depicted on-site.	Water towers are depicted to the northwest. A playground is depicted to the north. Areas to the northeast and southwest are shaded, indicating dense development. Multiple structures are depicted to the southeast across Pond Street.	None
1985	A school is depicted on-site.	Surrounding areas are shaded red, indicating dense development. Water towers are depicted to the northwest. A park is depicted to the north.	None
2012 2015 2018 2021	A school is depicted on-site.	No specific features depicted on the map other than the roadways surrounding the subject property.	None

The review of historical topographic maps did not identify environmental concerns in connection with the subject property.

5.8 Sanborn Fire Insurance Maps

VERTEX reviewed historical Sanborn Fire Insurance maps including the subject property and surrounding areas. Copies of the Sanborn Fire Insurance maps are included in Appendix F. A summary of information obtained from the review is provided in the table below.

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SANBORN FIRE INSURANCE MAP REVIEW			
YEAR	SUMMARY (ON-SITE)	SUMMARY (OFF-SITE ADJOINING)	CONCERNS
1963	The subject property is developed with a portion of the current school.	Residences are depicted to the southwest. A single residence is developed to the southeast, beyond Pond Street. The other surrounding areas to the northwest and northeast are not depicted.	None

The review of historical Sanborn Fire Insurance maps did not identify environmental concerns in connection with the subject property.

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6.0 REGULATORY RECORDS REVIEW

VERTEX obtained a regulatory database report as specified in Section 12.0. Review of databases and files from federal, state, and local environmental regulatory agencies was used to identify use, generation, storage, treatment, or disposal of hazardous substances and petroleum products, or release incidents of such materials that might have impacted the subject property. The databases discussed in the following sections address ASTM requirements. Additional federal and state databases may have also been reviewed, and if so, are included in the discussion below. A copy of the database report is included in Appendix G.

VERTEX's review of these listings assessed the potential for soil, groundwater, and/or soil vapor impacts to the subject property from on-site listings or listings at surrounding facilities, considering such factors as the assumed groundwater depth and flow direction, regulatory status, distance from the subject property, and other information reported by the regulatory database(s) and/or other sources of information.

In addition to the regulatory databases, EDR maintains proprietary databases of historical auto stations, dry cleaners, and manufactured gas plants. These databases are based on aggregation of historical resource data and are not produced by local, state or federal agencies. As such, VERTEX reviews these databases as a part of the historical resource review and includes information from these listings where appropriate.

The database report includes an orphan summary. This summary identifies facilities that are listed on one of the above-referenced databases or lists but do not include complete or accurate geographic data. Consequently, EDR was unable to map the facilities in relation to the subject property. VERTEX reviewed the orphan summary prior to visiting the subject property and surrounding properties. Orphan properties located within ASTM search distances of the subject property (if any) were incorporated into VERTEX's review.



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6.1 On-Site Listings

The subject property address (143 Pond Street) is listed in the Asbestos database for abatement activities completed in 2002, 2003, 2008, and 2010.

The subject property address (143 Pond Street) is listed in the Massachusetts Hazardous Waste Generator (HW GEN) database as a Very Small Quantity Generator of hazardous waste.

The subject property address (143 Pond Street) is listed in the E-Manifest database for the transportation of ignitable, corrosive, and reactive waste, cadmium, lead, silver, chloroform, and spent non-halogenated solvents in 2020.

The subject property address (143 Pond Street) is listed in the FTTS and HIST FTTS databases [An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS] for an Asbestos Hazard Emergency Response Act (AHERA) inspection in 1991. No violations were reported.

The subject property address (143 Pond Street) is listed in the Facility Index System (FINDS), Enforcement and Compliance History Online (ECHO), Integrated Compliance Information System (ICIS), and United States Aerometric Information Retrieval System (US AIRS) databases. According to the listing, an informal enforcement/compliance activity was reported. Additional information pertaining to the listing was not available for review. The subject property was listed as a minor source of air emissions.

The subject property address (143 Pond Street) is listed in the UST database as Cohasset Jr/Sr High School with UST Facility ID #40121. Two 5,000-gallon gasoline USTs and one 2,000-gallon diesel UST were registered at the subject property. According to the MassDEP online portal, the three registered USTs were removed on May 24, 1995. Additional records were reviewed pertaining to these former USTs at the Cohasset Fire Department. A Notification for UST

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registration form, dated July 19, 1991, registered the 2,000-gallon and two 5,000-gallon USTs. VERTEX reviewed tank testing results for the two 5,000-gallon USTs from 1988, 1991, 1993, and 1994. The records list both diesel and gasoline for the two USTs. Permits for the removal of the two 5,000-gallon USTs and tank disposal receipts were on-file at the Cohasset Fire Department. Records indicate the USTs were intact; however, odors were identified. Notes within the Cohasset Fire Department records, written by Brad Stewart with the MassDEP, indicated the MassDEP approved the removal of up to 100 yards of contaminated soils, a Notice of Responsibility was being sent to the Town of Cohasset, and an RTN was assigned to the release case (3-12506). However, no records were available pertaining to the release on the MassDEP portal. According to the portal, the RTN does not exist. Based on the reported contamination and lack of records pertaining to the cleanup, the two former on-site 5,000-gallon USTs are considered a REC. Based on the lack of documentation pertaining to the removal and closure of the 2,000-gallon diesel UST, the potential for impacts to soil and groundwater is considered a REC.

The subject property address (143 Pond Street) is listed in the SHWS database with RTN 4-3002328 (previously recorded as 3-0002328). VERTEX reviewed records for the subject property at the Cohasset Fire Department and the MassDEP Online Portal. According to the tank disposal receipt, the 15,000-gallon #4 fuel oil UST was removed from the subject property on November 2, 1994. A release was originally reported from the UST in November 1987. On November 23, 1987, #4 fuel oil was observed in the catch basin located approximately 15 feet from the UST. The catch basin was immediately plugged and the soils around the catch basin and UST piping were excavated. The UST and piping passed follow-up testing in December 1987. Soil borings and groundwater monitoring wells were installed in December 1987. Additional sampling was conducted in August 1996. Concentrations of total petroleum hydrocarbons (TPH) were not detected in soil or groundwater above regulatory standards. A Class A-2 Response Action Outcome (RAO) Statement was submitted to the MassDEP in January 1997. Based on regulatory closure, the on-site release case and associated 15,000-gallon #4 fuel oil UST are considered an HREC.



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6.2 Off-Site Listings

A review of state and federal regulatory records revealed several facilities within ASTM-specified search radii of the subject property. None of these facilities were located within 500 feet of the subject property. The database listings are not considered an environmental concern to the subject property based on distance, regulatory status, and/or apparent groundwater gradient and are not further discussed.

6.3 Additional Environmental Record Sources

VERTEX contacted local agencies to request information relevant to the subject property and vicinity. A summary of the agencies contacted and the information obtained is included in the following table.

LOCAL RESEARCH SUMMARY			
OFFICE	REQUEST METHOD	INFORMATION OBTAINED	CONCERNS
Cohasset Assessor	Public records request submitted on August 26, 2024	VERTEX obtained the assessor card and detailed property information for the subject property.	None
Cohasset Building Department	In-person file review on August 14, 2024	VERTEX reviewed available records from the building department. No environmental concerns were identified in the documents reviewed.	None
Cohasset Conservation Commission	In-person file review on August 14, 2024	No records were on-file for the subject property.	None
Cohasset Health Department	In-person file review on August 14, 2024	Correspondence pertaining to RTN 4-3002328, further discussed in Section 6.1.	See Section 6.1
Cohasset Fire Department	In-person file review on August 14, 2024	VERTEX requested information regarding hazardous materials at the subject property as well as records pertaining to storage tanks and incident reports, if any. See below for further discussion.	See below
Cohasset Water and Sewer	Public records request submitted on August 12, 2024	Confirmed the subject property is connected to the water and sewer services.	None

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LOCAL RESEARCH SUMMARY			
OFFICE	REQUEST METHOD	INFORMATION OBTAINED	CONCERNS
Norfolk Registry of Deeds	Online review via Registry website at https://www.norfolkdeeds.org/ on August 26, 2024	Deed information for the subject property. Refer to Section 5.4.	None
Massachusetts Department of Environmental Protection	Online review via MassDEP website at https://ma-ust.windsorcloud.com/ust/tank?1&pid=0&id=36820 and https://eeaonline.eea.state.ma.us/portal#!/home on August 26, 2024	VERTEX reviewed UST and release records for the subject property.	Refer to Section 6.1

VERTEX reviewed records for the two former on-site 5,000-gallon USTs, 15,000-gallon #4 fuel oil UST and associated release case, and the 2,000-gallon diesel UST, all of which were also identified based on the regulatory records reviewed, and are further discussed in Section 6.1.

A permit for the installation of a 12,000-gallon #2 fuel oil UST at the subject property dated October 1994 was on-file with the Cohasset Fire Department. According to the permit, the double walled UST was for on-site consumption and was installed with cathodic protection. A tank disposal receipt for the UST was on file at the Cohasset Fire Department, dated October 10, 2001. Based on the construction, short duration of use, and removal of the former UST, the former 12,000-gallon #2 fuel oil UST is not considered a REC. However, the potential for residual impacts to soil cannot be ruled out.

Additional records reviewed at the Cohasset Fire Department included Permit Nos. 430 and 431 for two 10,000-gallon fuel oil USTs, issued on January 24, 1952. Tank tightness testing results were on-file for a 10,000-gallon UST, dated December 11, 1990. Permits for the removal of two USTs dated July 7 and 8, 1992, were on-file. However, the records did not indicate the size or contents of the two USTs. Based on the lack of documentation pertaining to the removal and closure of the two 10,000-gallon fuel USTs, the potential for impacts to soil and groundwater is considered a REC.

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7.0 SUBJECT PROPERTY RECONNAISSANCE

A subject property reconnaissance was conducted by VERTEX representative Nicollette Bethoney, Project Manager, on August 14, 2024, between 10:00 a.m. and 1:00 p.m. Mr. Nick Berardi, Facilities Director with Cohasset School District, escorted VERTEX during the subject property visit and answered questions regarding subject property operations.

During the subject property visit, the weather was sunny with a temperature of approximately 75° Fahrenheit. The subject property visit consisted of a walk-through of the subject property and visual reconnaissance of neighboring properties from curbside. Photographic documentation of the subject property visit is included in Appendix A.

7.1 Access Restrictions

VERTEX visually and physically observed accessible areas of the subject property. The interior and exterior of the subject property building were observed. The building roof was not accessed during the subject property visit. No additional limitations imposed by physical obstructions or other limiting conditions were observed.

7.2 Subject Property Observations

Observations of subject property conditions were made during the subject property reconnaissance and are summarized in the table below. Issues of potential concern are discussed in greater detail following the table.

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SUBJECT PROPERTY OBSERVATIONS		
DESCRIPTION	REPORTED/ OBSERVED ON-SITE Y/N	COMMENTS
Hazardous Substances and Petroleum Products	Y	Hazardous substances and other petroleum products observed at the subject property were limited to chemicals in the science laboratories and household-grade janitorial cleaning supplies, as well as various maintenance supplies. The products were observed to be properly stored in designated areas throughout the school. No evidence of associated staining or releases was identified.
UST(s)	N	VERTEX did not observe fill pipes, vent pipes or other evidence of UST(s). VERTEX did not observe operations and/or equipment that are typically associated with significant fuel or chemical storage that typically utilizes USTs.
AST(s)	N	VERTEX did not observe evidence of AST(s). VERTEX did not observe operations and/or equipment that are typically associated with significant fuel or chemical storage that typically utilizes ASTs.
Strong, Pungent, or Noxious Odors	N	Not identified during the subject property visit.
Pools of Liquid	N	Not identified during the subject property visit.
Drums	N	Not identified during the subject property visit.
Unidentified Substance Containers	N	Not identified during the subject property visit.
Polychlorinated Biphenyls (PCB)-containing Equipment	N	A pad-mounted transformer was observed at the northeastern exterior of the building. VERTEX did not observe evidence of leaks or staining on or around the inferred utility-owned transformer. No labeling regarding PCB content was observed. No concerns noted.
Utilities (Electricity/ Natural Gas)	Y	The subject property is supplied with electric and natural gas service.
Hydraulic Equipment	N	Not identified during the subject property visit.
Water Supply	Y	Water is supplied to the subject property by the Town of Cohasset. According to the Cohasset Water and Sewer Department, the subject property has been connected since the 1950s.
Wells	N	On-site water extraction or groundwater monitoring wells were not identified or reported.
Wastewater	Y	Wastewater discharges from the subject property are limited to domestic and commercial discharges with no indicated process/industrial type discharges. Sewer service is provided to the subject property by the Town of Cohasset. According to the Cohasset Water and Sewer Department, the subject property has been connected since 2003. The school previously utilized an on-site septic system that was closed when the subject property was tied into the municipal sewer. No records pertaining to the former septic system were available for review.
Septic	N	Not identified during the subject property visit.
Stormwater	Y	Based on plans reviewed at the Cohasset Town Hall, the subject property utilizes an underground detention system. Catch basins located throughout the paved areas of the subject property discharge to the system. No staining or evidence of a release was observed in the vicinity of the catch basins observed.

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SUBJECT PROPERTY OBSERVATIONS		
DESCRIPTION	REPORTED/ OBSERVED ON-SITE Y/N	COMMENTS
Pits, Ponds, Lagoons	N	Not identified during the subject property visit.
Stained Soil, Stained Pavement, Corrosion to Pavement	N	Not identified during the subject property visit.
Stressed Vegetation	N	Not identified during the subject property visit.
Solid Waste	Y	The subject property currently maintains solid waste and recycling dumpsters serviced by Star Waste Systems. The dumpsters are located adjacent to the northwest corner of the subject property building and were observed to be staged on concrete pavement in good condition. No evidence of a release of hazardous substances or petroleum products was observed in the area of the dumpsters.
Hazardous Waste Management	N	Not identified during the subject property visit.
Heating/Cooling	Y	The subject property building is heated and cooled by electrically-controlled and natural gas-fired HVAC equipment.
Drains, Sumps, Oil/Water Separators/Sand Traps	Y	<p>Floor drains were observed in the bathrooms, janitorial mop sinks, kitchen areas, and in the mechanical rooms. No evidence of staining or a release was observed around the observed drains. As such, no concerns were identified.</p> <p>An aboveground grease trap is located in the kitchen area. A subgrade grease trap is located along the northwestern exterior, adjacent to the kitchen. The grease traps are reportedly maintained on a regular basis by a local contractor. No concerns were identified.</p> <p>Two neutralization tanks associated with the science laboratories were observed. The systems are reportedly maintained on a regular basis by Hoadley Plumbing. No concerns were identified.</p>
PFOA and PFOS	N	PFOA (Perfluorooctanoic acid) and PFOS (Perfluorooctanesulfonic acid) are two of the more widely studied per- and polyfluoroalkyl substances (PFAS), and as of July 8, 2024 have been designated hazardous substances pursuant to CERCLA. The USEPA has identified certain industries and operations as having an increased likelihood for the use of PFAS chemicals. VERTEX evaluated available information concerning current and historical uses of the subject property and found no indication of an elevated risk of a release of PFOA or PFOS at the subject property. No RECs in connection with these two substances were identified.
Vapor Intrusion	N	As part of this assessment, VERTEX assessed the potential for impacts to the subject property from potential on- and off-site sources of vapor intrusion. The potential for impacts from off-site properties included a review of current off-site operations (see Section 2.4), a review of historical operations (see Section 5.2), and a review of regulatory database records (see Section 6.2). Potential sources of on- or off-site vapor intrusion were not identified.

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8.0 DATA GAPS

The following data gaps and/or data failures were identified during this review:

DATA GAP	SIGNIFICANCE
Gaps of more than 5 years between historical sources	Gaps of greater than 5 years were identified between historical sources. Based on the historical research conducted, this data gap is not significant in terms of our ability to identify RECs.
Interview with previous subject property owner	Prior owners of the subject property were not available to be interviewed. Based on the historical research conducted, this data gap is not significant in terms of our ability to identify RECs.

Significant data gaps that would affect VERTEX's ability to identify RECs at the subject property were not encountered during this assessment. Deviations or deletions from the scope of work defined by ASTM E 1527-21 were not intentionally made.

Our conclusions regarding the potential environmental impact of nearby, off-site facilities on the subject property are based on readily available information from the environmental databases and the assumed groundwater flow direction as inferred from the topography of the subject property and surrounding area. VERTEX did not review regulatory files for the off-site regulatory database listings because the files were not considered likely to alter the conclusions of this report.

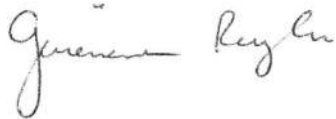
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9.0 EP STATEMENT AND VIABILITY DATES

I declare that, to the best of my professional knowledge and belief, I meet the definition of environmental professional as defined in §312.10 of 40 C.F.R. 312. 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. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Part 312.

The Vertex Companies, LLC



Genevieve Reynolds
Technical Director - Due Diligence

This Phase I ESA is assumed to be viable within 180 days of the components noted below:

COMPONENT	DATE
Interview with owner, operator, and/or occupant	August 14, 2024
Search for environmental liens and AULs	VERTEX notes that the search for environmental liens and AULs is a User responsibility.
Date of regulatory database report	August 26, 2024
Subject property reconnaissance	August 14, 2024
EP Declaration	October 16, 2024

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10.0 SCOPE AND LIMITATIONS

10.1 Purpose

The primary purpose of this assessment is to identify, to the extent feasible pursuant to the processes prescribed in ASTM E 1527-21, RECs in connection with the subject property. As defined in ASTM E 1527-21, 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.” It does not include *de minimis* conditions that generally do 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. A “historical REC” is defined in ASTM E 1527-21 as “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).” ASTM E 1527-21 defines the term “controlled REC” as “recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).”

In conducting this assessment, VERTEX followed ASTM E 1527-21, as well as the U.S. Environmental Protection Agency’s All Appropriate Inquiries (AAI) Final Rule of November 1, 2005, as amended December 15, 2022. There were no exceptions to or deletions from this practice, as described in Section 8.0 of the report. ASTM defines good commercial and customary



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practice for conducting an ESA of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. 9601) and petroleum products. This practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability. The practice constitutes “all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary standards and practices” as defined at 42 U.S.C. 9601(35)(B).

As part of ASTM E 1527-21, Phase I ESAs must be conducted by or under the supervision of a qualified Environmental Professional. The AAI Final Rule defines an Environmental Professional as someone who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases on, at, in, or to a property, sufficient to meet the objectives and performance factors of the rule.

10.2 Detailed Scope-of-Services

As part of this Phase I ESA, and in accordance with the provisions of ASTM E 1527-21, VERTEX performed a visual reconnaissance of the subject property, noted use of adjoining properties, and conducted historical and regulatory records research. The following provides a more detailed description of the scope of services:

- Visual assessment of the subject property building(s), if present, and grounds to identify potential for on-site petroleum or hazardous material release(s).
- Visual assessment and categorization of the use of abutting and adjoining properties as potential off-site sources of petroleum or hazardous substance contamination to the subject property.

Cohasset Middle and High School

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- Review of reasonably ascertainable state and federal regulatory records related to on-site activities and to evident off-site activities to identify potential sources of petroleum or hazardous substance contamination to the subject property.
- Review of reasonably ascertainable historical information to assess for potential on-site and off-site sources of petroleum or hazardous substance contamination to the subject property.
- Review of reasonably ascertainable local records related to historical subject property ownership, usage, and development. This includes obtaining information from local environmental authorities to identify complaints, violations, citations, inspections, environmental liens, AULs, or institutional and engineering controls related to the subject property.
- Review of reasonably ascertainable documents and other resources for the subject property and vicinity to evaluate current and historical development and renovation activities.
- Visual assessment for suspect Polychlorinated Biphenyl (PCB) containing equipment, e.g., transformers, elevators. Please note, this scope of work does not include an evaluation for or testing of suspect PCBs in building materials such as caulking, mastic/adhesives, oil-based paints, coatings, and sealants. Currently, there are no regulatory requirements to test in-place building materials for the presence of PCBs. Although testing is not required for in place materials, owners are required to know the content of the waste streams that they generate and potentially sign waste profiles prior to disposal facility acceptance. Therefore, if renovation or demolition activities are to be conducted at the subject property that will result in the generation of demolition debris, a contractor or waste disposal facility may request certification of knowledge of the waste stream or testing to determine if the material(s) contain PCBs for proper handling and disposal purposes.

Cohasset Middle and High School

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- Preparation of a Phase I ESA report.

10.3 Significant Assumptions

Information obtained from the Client, the Client's representative, subject property representatives, individuals interviewed, and prior environmental reports is considered accurate unless VERTEX's reasonable inquiries clearly revealed otherwise.

Conditions observed were considered representative of areas that were not observed unless otherwise indicated.

The primary direction of groundwater flow is assumed to follow topography, unless otherwise indicated by measurement of the potentiometric surface or other quantifiable data.

VERTEX reviewed reasonably ascertainable public records with respect to past operations and ownership of the subject property to identify past usage. VERTEX is not a professional title insurance firm and makes no guarantee, express or implied, that the listing reviewed represented a comprehensive delineation of past subject property ownership or tenancy for legal purposes. The accuracy and completeness of information maintained in public records by public agencies or other entities is assumed to be sufficient for the purposes of this Phase I ESA, and independent verification of its validity is beyond the scope of this investigation.

10.4 Limitations and Exceptions

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with customary principles and practices in the fields of environmental science and engineering. The findings within this ESA utilized information that was practically reviewable per ASTM Practice E 1527-21, meaning that only relevant data relating to the subject property has been incorporated into the findings, disregarding extraordinary

Cohasset Middle and High School

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analysis of irrelevant data. The investigation conducted for this ESA was limited to data that were reasonably ascertainable, meaning that the information was publicly available, obtainable within the cost and time constraints under the scope of services for this project, and practically reviewable. VERTEX is not responsible for the independent conclusions, opinions, or recommendations made by others based on the records review, subject property visit, field exploration, and laboratory test data presented in this report.

It should be noted that all surficial environmental assessments are inherently limited in the sense that conclusions are drawn and recommendations developed from information obtained from limited research and subject property evaluation. Subsurface conditions were not field-investigated as part of this study and may differ from the conditions implied by the surficial observations. Additionally, the passage of time may result in a change in the environmental characteristics at the subject property and surrounding properties. VERTEX does not warrant against future operations or conditions, or against operations or conditions present of a type or at a location not investigated. VERTEX does not assume responsibility for other environmental issues that may be associated with the subject property.

This study is not intended to assess or otherwise determine if soil contamination, waste emplacement, or groundwater contamination exists. These data are accessible only by sampling of subsurface material and groundwater through the completion of soil borings and the installation of monitoring wells and the chemical analyses of soil and groundwater samples. The scope of work, determined by the client, did not include these activities.

In view of the rapidly changing status of environmental laws, regulations and guidelines, VERTEX cannot be responsible for changes in laws, regulations, or guidelines that occur after the study has been completed and that may affect the subject property.

It must be noted that no investigation can absolutely rule out the existence of hazardous substances at a given property. This assessment has been based upon prior subject property



Cohasset Middle and High School

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history and observable conditions. Existing hazardous substances and contaminants can escape detection using these methods.

Unless indicated to the contrary in Section 8.0, there were no significant data gaps or accessibility limitations that would affect VERTEX's ability to identify RECs at the subject property.

While VERTEX may comment on environmental compliance matters that fall under the scope of this assessment, this study does not constitute a regulatory compliance audit, and does not document compliance with applicable state, federal, or local regulations.

10.5 Special Terms and Conditions

No special Terms and Conditions were agreed upon between the User and the Environmental Professional.

10.6 User Reliance

This report is for the exclusive use of Traverse Landscape Architects. No other party shall have the right to rely on any service provided by VERTEX without prior written consent. Use of this report by any other party shall be at such party's sole risk.

Cohasset Middle and High School

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11.0 REFERENCES

Agencies Contacted/Records Reviewed:

Cohasset Assessor
Cohasset Building Department
Cohasset Conservation Commission
Cohasset Health Department
Cohasset Fire Department
Cohasset Water and Sewer
Norfolk Registry of Deeds
Massachusetts Department of Environmental Protection

Other Documents Reviewed:

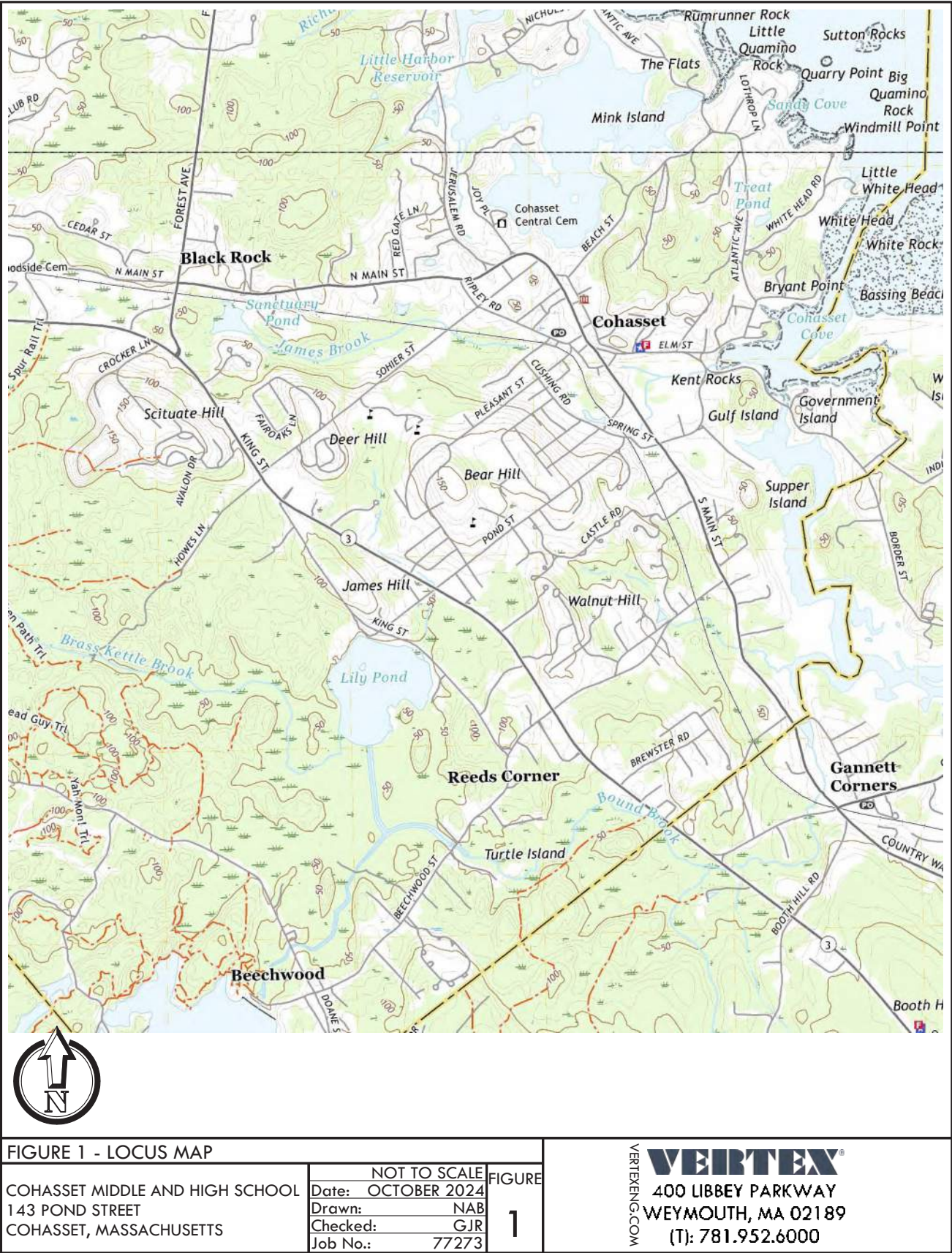
Aerial photographs obtained from EDR, dated 1952, 1957, 1960, 1969, 1970, 1978, 1986, 1995, 2006, 2010, 2014, and 2018.
City directories obtained from EDR, dated 1968, 1971, 1975, 1984, 1989, 1992, 1995, 2000, 2005, 2010, 2014, 2017, and 2020.
EDR Database Report, August 26, 2024.
Sanborn Fire Insurance Maps obtained from EDR, dated 1963.
Topographic maps obtained from EDR, dated 1888, 1893, 1915, 1920, 1936, 1941, 1947, 1961, 1974, 1977, 1984, 1985, 2012, 2015, 2018, and 2021.

Interviews:

Mr. Nick Berardi, Facilities Director with Cohasset School District
Various Municipal Staff



FIGURES







APPENDIX A

PHOTOGRAPHIC DOCUMENTATION

Photographic Documentation
Cohasset High School/Middle School
143 Pond Street
Cohasset, Massachusetts
VERTEX Project Number 77273



Photograph #1: Southeastern exterior.



Photograph #2: Northeastern exterior.



Photograph #3: Northeastern exterior.



Photograph #4: Football field to the northeast of the school.



Photograph #5: Football field to the northeast of the school.



Photograph #6: Football field to the northeast of the school.

**Photographic Documentation
Cohasset High School/Middle School
143 Pond Street
Cohasset, Massachusetts
VERTEX Project Number 77273**



Photograph #7: Northeastern exterior.



Photograph #8: Field to the northwest of the school.



Photograph #9: Field to the northwest of the school.



Photograph #10: Field to the northwest of the school.



Photograph #11: Northwestern exterior.



Photograph #12: Northwestern exterior.

**Photographic Documentation
Cohasset High School/Middle School
143 Pond Street
Cohasset, Massachusetts
VERTEX Project Number 77273**



Photograph #13: Grease trap at exterior of kitchen along the northwestern exterior.



Photograph #14: Loading dock area along the southwestern exterior.



Photograph #15: Dumpsters at the loading dock area along the southwestern exterior.



Photograph #16: Southwestern exterior.



Photograph #17: Interior courtyard.



Photograph #18: Paved parking area to the east of the school.

**Photographic Documentation
Cohasset High School/Middle School
143 Pond Street
Cohasset, Massachusetts
VERTEX Project Number 77273**



Photograph #19: Cafeteria.



Photograph #20: Kitchen.



Photograph #21: Kitchen.



Photograph #22: Library.



Photograph #23: Auditorium.



Photograph #24: Auditorium.

**Photographic Documentation
Cohasset High School/Middle School
143 Pond Street
Cohasset, Massachusetts
VERTEX Project Number 77273**



Photograph #25: Gymnasium.



Photograph #26: Wood shop.



Photograph #27: Elevator.



Photograph #28: Elevator machine room.



Photograph #29: Residences to the southeast across Pond Street.



Photograph #30: Residences to the southeast across Pond Street.

**Photographic Documentation
Cohasset High School/Middle School
143 Pond Street
Cohasset, Massachusetts
VERTEX Project Number 77273**



Photograph #25: Residences to the southwest along Clay Spring Road.



Photograph #26: Residences to the northeast along Pond Street.



Photograph #27: Residences to the northeast along Bancroft Way.



Photograph #28: Milliken Field to the northeast.



Photograph #29: Residences to the northeast along Bancroft Road.



Photograph #30: Residences to the northwest along Reservoir Road.



APPENDIX B

RELEVANT DOCUMENTATION

THE VERTEX COMPANIES, LLC
400 LIBBEY PARKWAY
WEYMOUTH, MA 02189

BETTERING OUTCOMES | [VERTEXENG.COM](https://vertexeng.com)

888.298.5162

SCANN

SC Records Retention Check List

File Segregated: 11/10/05 11/16/07

DEP Box # 15

on: 3 RTN : 3-0002328 Notification Date: 1/15/1990
ng Action: RAO 1/27/1997 Date: A2

SRC Box #

Name/Location Aid: COHASSET HIGH SCHOOL
ess: 143 POND ST, COHASSET

ment Record

Notification Records -- circle document(s): RNF RLF RLFA

Response Action Outcome -- circle type: Class A Class B

Activity and Use Limitation

No Further Action (NFA) Submittal

Waiver Completion Statement

LSP Evaluation Opinion -- circle type: NDS NFA

Notice of Audit Findings (NOFA)

Level 1

Level 2

Level 3

udit Follow Up Plan and Post Audit Completion Statement

Correspondence -- circle document(s): NOR NORA, NON, PAN, ACOP, UAO,

Living Evaluation for LTB1, Tier Publication, Referral to
Other Site.

Phase I Initial Site Investigation

Phase II-Comprehensive Site Assessment

SCANNED

RESPONSE ACTION OUTCOME STATEMENT REPORT

COHASSET HIGH SCHOOL - FUEL OIL UST
143 POND STREET
COHASSET, MASSACHUSETTS

RTN 3 - 2328

JANUARY 15, 1997

WEB ENGINEERING ASSOCIATES, INC.

106 Longwater Drive, Norwell, MA 02061 617-878-7766 Fax 617-878-8004

WEB ENGINEERING ASSOCIATES, INC.

106 LONGWATER DRIVE
NORWELL, MASSACHUSETTS 02061
617-878-7766 FAX 617-878-8004
1-800-273-7289

January 15, 1997

Bureau of Waste Site Cleanup
MA DEP/NERO
10 Commerce Way
Woburn, Massachusetts 01801

**RE: Cohasset High School - Fuel Oil Release
Response Action Outcome Statement
MA DEP RTN 3-2328
Web File No. 96-E-037**

Dear Sir/Madam:

Attached please find a Licensed Site Professional (LSP) Evaluation Opinion Transmittal Form (BWSC-110), Response Action Outcome (RAO) Statement Transmittal Form (BWSC-104) and the supporting RAO Statement associated with a historic release of #4 fuel oil from the piping for one 15,000 gallon #4 heating oil underground storage tank (UST) at the above referenced site.

This site was first listed by DEP as a Location to be Investigated (LTBI) on January 15, 1990, and was designated as Site Number 3-2328 at that time. Also enclosed is a copy of the public notification letter to the Board of Selectmen and the Board of Health for the Town of Cohasset.

Web Engineering Associates, Inc. was retained in August 1996 by the Town of Cohasset Public Schools, the property owner and PRP, to act as Licensed Site Professional (LSP) of Record for this site. Web Engineering was originally involved in November 1987 when the release of #4 fuel oil was first reported. Web Engineering submitted a report to the DEP dated May 11, 1988 which included descriptions of the response actions summarized below.

On November 23, 1987, #4 fuel oil was first observed in the catch basin located approximately 15 feet from the edge of the UST and within several feet of the UST piping. The catch basin was immediately plugged and the soils around the UST piping and catch basin were excavated, stockpiled and transported offsite for recycling. New piping was installed from the UST into the building. The UST and piping were retested on December 24, 1987 and found to be in compliance with NFPA #329 criteria for a tight tank. Soil borings and groundwater monitoring wells installed during December 1987 (following the removal of all visibly contaminated soil)

Response Action Outcome Statement Report
143 Pond Street, Cohasset, MA

detected very low levels of petroleum hydrocarbons in groundwater (0.1 - 1.7 mg/l). No benzene, toluene, ethylbenzene or toluene (BTEX) were detected in the groundwater sample from MW-3. The 1987 soil borings and monitoring wells are shown on Figure 2.

In order to demonstrate that a permanent solution has been achieved at this site, Web Engineering oversaw the installation of four soil borings/monitoring wells around the UST during August 1996 (see Figure 3). The results of soil and groundwater analyses confirm that a permanent solution has been achieved at the site: no TPH concentrations (the sum of Total Extractable Petroleum Hydrocarbons) in excess of applicable S-2/GW-2 soil cleanup standards and/or GW-2 groundwater cleanup standards were detected around the UST. Further, no evidence of residual petroleum hydrocarbon contamination was observed during drilling.

Based on this information, the requirements for a Class A-2 Response Action Outcome have been met for the disposal site.

If you have any questions concerning this RAO Statement, please give us a call.

Very truly yours,

Web Engineering Associates, Inc.



Michael J. Hudson
Sr. Project Manager/Hydrogeologist

cc: Mr. Guido Risi, Cohasset Schools

**Response Action Outcome Statement Report
143 Pond Street, Cohasset, MA**

MA DEP FORMS

**LSP EVALUATION OPINION
TRANSMITTAL FORM
(BWSC-110)**

**RESPONSE ACTION OUTCOME STATEMENT
TRANSMITTAL FORM
(BWSC-104)**

Web Engineering Associates, Inc.



Massachusetts Department of Environmental Protection
Bureau of Waste Site Cleanup

BWSC-110

LICENSED SITE PROFESSIONAL (LSP)
EVALUATION OPINION TRANSMITTAL FORM

Pursuant to 310 CMR 40.0600 (Subpart F)

Release Tracking Number

3 - 2328

A. SITE OR LOCATION TO BE INVESTIGATED (LTBI) INFORMATION:

Provide the following information as it appears on the Transition List of Confirmed Disposal Sites and Locations To Be Investigated.

Site or LTBI Name: COHASSET HIGH SCHOOLStreet: 143 POND ST.

Location Aid: _____

City/Town: COHASSETZIP Code: 02025Site Status: (check one) ☒ Location To Be Investigated ☐ Unclassified Disposal Site ☐ Non-Priority Disposal Site without a WaiverDate First Listed in Above Category: 1-15-90

Related Release Tracking Numbers that this LSP Evaluation Opinion Addresses: _____

B. LSP EVALUATION OF SITE OR LOCATION TO BE INVESTIGATED: (check one of the following)☐ Check here if this location is NOT a Site where a Release of Oil(s) or Hazardous Material(s) occurred that is subject to the notification requirements of 310 CMR 40.0300, and no further response actions are required.☒ Check here if a Release of Oil(s) and Hazardous Material(s) subject to the notification requirements of 310 CMR 40.0300 occurred or may have occurred at this location, but Response Actions completed prior to the date of this LSP Evaluation Opinion meet the requirements of a Class A or Class B Response Action Outcome.

If this LSP Evaluation Opinion is checked, you must meet all appropriate Response Action Outcome requirements described at 310 CMR 40.1000. You must include with this submittal documentation equivalent to a Response Action Outcome, including all supporting materials.

Indicate the class of the equivalent Response Action Outcome:

☐ Class A-1☒ Class A-2☐ Class A-3☐ Class B-1☐ Class B-2

You may choose to submit a completed Response Action Outcome Statement (BWSC-104) and supporting documentation in lieu of an LSP Evaluation Opinion, provided that you make the submittal prior to the LSP Evaluation Opinion deadline.

☐ Check here if a Release subject to the notification requirements of 310 CMR 40.0300 occurred or may have occurred at this location, and further Response Actions are necessary, pursuant to 310 CMR 40.0000.

If this option is checked you must make one of the following submittals by the applicable LSP Evaluation Opinion deadline: (i) provide a Tier Classification Submittal Form (BWSC-107) and, if necessary, a Tier I Permit Application; (ii) provide a Response Action Outcome Statement (BWSC-104); (iii) or provide a Downgradient Property Status Submittal (BWSC-104).

☐ Check here if this location is a Site that is Adequately Regulated, pursuant to 310 CMR 40.0110. Specify which other regulatory authority applies:☐ Response Actions at this Site, which are being conducted as a HSWA Corrective Action, are Adequately Regulated, pursuant to 310 CMR 40.0112.☐ Response Actions at this Site, which is a 21C facility under the RCRA Authorized State Hazardous Waste Program, are Adequately Regulated under M.G.L. c. 21C and 310 CMR 30.000, pursuant to 310 CMR 40.0113.☐ Response Actions at this Site, which is a Solid Waste Management facility, are Adequately Regulated under M.G.L. c. 21H, M.G.L. c. 111, § 150A and/or 310 CMR 19.000, pursuant to 310 CMR 40.0114.

You must attach all supporting documentation for the LSP Evaluation Opinion indicated, including copies of any Legal Notices and Notices to Public Officials required by 310 CMR 40.1400.

D. LSP OPINION:

I attest under the pains and penalties of perjury that I have personally examined and am familiar with this transmittal form, including any and all documents accompanying this submittal. In my professional opinion and judgment based upon application of (i) the standard of care in 309 CMR 4.02(1), (ii) the applicable provisions of 309 CMR 4.02(2) and (3), and (iii) the provisions of 309 CMR 4.03(5), to the best of my knowledge, information and belief, this LSP Evaluation Opinion was developed in accordance with the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000, and the response action(s) upon which this opinion is based, if any, were reasonable and appropriate to accomplish the purposes of such response action(s) as set forth in the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000.

I am aware that significant penalties may result, including, but not limited to, possible fines and imprisonment, if I submit information which I know to be false, inaccurate or materially incomplete.

SECTION D IS CONTINUED ON THE NEXT PAGE.



Massachusetts Department of Environmental Protection
Bureau of Waste Site Cleanup

BWSC-110

**LICENSED SITE PROFESSIONAL (LSP)
EVALUATION OPINION TRANSMITTAL FORM**
Pursuant to 310 CMR 40.0600 (Subpart F)

Release Tracking Number

3 - 2328

D. LSP OPINION: (continued)

☐ Check here if the Response Action(s) on which this opinion is based, if any, is (are) subject to any order(s), permit(s) and/or approval(s) issued by DEP or EPA. If this box is checked, you MUST attach a statement identifying the applicable provisions ~~hereof~~.

LSP Name: WILLIAM E. BAIRD LSP #: 2791 Stamp:Telephone: 617-878-7766 Ext.: _____FAX: (optional) 617-878-8004Signature: William E. BairdDate: 1/23/97**E. PERSON SUBMITTING LSP EVALUATION OPINION:**Name of Organization: COHASSET PUBLIC SCHOOLSName of Contact: MR. STEVEN HART Title: SUPERINTENDENTStreet: 143 POND STREETCity/Town: COHASSET State: MA ZIP Code: 02025Telephone: 617-383-6108 Ext.: - FAX: (optional) 617-383-6507**F. RELATIONSHIP TO SITE OR LOCATION TO BE INVESTIGATED OF PERSON SUBMITTING LSP EVALUATION OPINION: (check one)**☒ RP or PRP Specify: ☒ Owner ☒ Operator ☐ Generator ☐ Transporter Other RP or PRP: _____☐ Fiduciary, Secured Lender or Municipality with Exempt Status (as defined by M.G.L. c. 21E, s. 2)☐ Agency or Public Utility on a Right of Way (as defined by M.G.L. c. 21E, s. 5(j))☐ Any Other Person Submitting LSP Evaluation Opinion Specify Relationship: _____**G. CERTIFICATION OF PERSON SUBMITTING LSP EVALUATION OPINION:**

I, STEVEN HART, attest under the pains and penalties of perjury (i) that I have personally examined and am familiar with the information contained in this submittal, including any and all documents accompanying this transmittal form, (ii) that, based on my inquiry of those individuals immediately responsible for obtaining the information, the material information contained in this submittal is, to the best of my knowledge and belief, true, accurate and complete, and (iii) that I am fully authorized to make this attestation on behalf of the entity legally responsible for this submittal. I/the person or entity on whose behalf this submittal is made am/is aware that there are significant penalties, including, but not limited to, possible fines and imprisonment, for willfully submitting false, inaccurate, or incomplete information.

By: [Signature] Title: SUPERINTENDENTFor: COHASSET PUBLIC SCHOOLS Date: 1/23/97
(print name of person or entity recorded in Section E)

Enter address of the person providing certification, if different from address recorded in Section E:

Street: _____

City/Town: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ FAX: (optional) _____

YOU MUST COMPLETE ALL RELEVANT SECTIONS OF THIS FORM OR DEP MAY RETURN THE DOCUMENT AS INCOMPLETE. IF YOU SUBMIT AN INCOMPLETE FORM, YOU MAY BE PENALIZED FOR MISSING A REQUIRED DEADLINE, AND YOU MAY INCUR ADDITIONAL COMPLIANCE FEES.

Response Action Outcome Statement Report
143 Pond Street, Cohasset, MA

PUBLIC NOTIFICATION LETTER

Web Engineering Associates, Inc.

WEB ENGINEERING ASSOCIATES, INC.

106 LONGWATER DRIVE
NORWELL, MASSACHUSETTS 02061
617-878-7766 • FAX 617-878-8004
1-800-273-7289

January 15, 1997

Board of Selectmen and Board of Health
Town Hall
Cohasset, MA 02025

**RE: Cohasset High School - Fuel Oil Release
Response Action Outcome Statement
MA DEP RTN 3-2328
Web File No. 96-E-037**

Dear Board Members:

Web Engineering Associates, Inc. was retained in August 1996 by the Town of Cohasset Public Schools, the property owner and PRP, to act as Licensed Site Professional (LSP) of Record relative to a historic release of fuel oil at Cohasset High School. Web Engineering was originally involved in November 1987 when the release of #4 fuel oil was first reported. Web Engineering submitted a report to the DEP dated May 11, 1988 which included descriptions of the response actions summarized below.

On November 23, 1987, #4 fuel oil was first observed in the catch basin located approximately 15 feet from the edge of the UST and within several feet of the UST piping. The catch basin was immediately plugged and the soils around the UST piping and catch basin were excavated, stockpiled and transported offsite for recycling. New piping was installed from the UST into the building. The UST and piping were retested on December 24, 1987 and found to be in compliance with NFPA #329 criteria for a tight tank. Soil borings and groundwater monitoring wells installed during December 1987 (following the removal of all visibly contaminated soil) detected very low levels of petroleum hydrocarbons in groundwater (0.1 - 1.7 mg/l). No benzene, toluene, ethylbenzene or toluene (BTEX) were detected in the groundwater.

In order to demonstrate that a permanent solution has been achieved at this site, Web Engineering oversaw the installation of four soil borings/monitoring wells around the UST during August 1996. The results of soil and groundwater analyses confirm that a permanent solution has been achieved at the site: no petroleum hydrocarbon concentrations in excess of applicable soil and/or groundwater cleanup standards were detected around the UST. Further, no evidence of residual petroleum hydrocarbon contamination was observed during drilling.

Response Action Outcome Statement Report
143 Pond Street, Cohasset, MA

Based on this information, the requirements for a Class A-2 Response Action Outcome have been met for the disposal site.

This letter has been prepared in accordance with the public notification requirements of the MCP [310 CMR 40.1403(3)(f)] to provide notification to your office of the release and the availability of the RAO Statement at the Northeast Regional Office of the Massachusetts Department of Environmental Protection (10 Commerce Way, Woburn, MA 01081).

No action other than receipt of this letter is necessary by your office.

Very truly yours,

Web Engineering Associates, Inc.



Michael J. Hudson
Sr. Project Manager/Hydrogeologist

cc: Mr. Guido Risi, Cohasset Schools

Response Action Outcome Statement Report
143 Pond Street, Cohasset, MA

**RESPONSE ACTION OUTCOME
STATEMENT REPORT**

Web Engineering Associates, Inc.

Response Action Outcome Statement Report
143 Pond Street, Cohasset, MA

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PUBLIC NOTIFICATION LETTER

RESPONSE ACTION OUTCOME STATEMENT

FIGURES

Appendix A. Boring Logs and Well Completion Details

Appendix B. August 1996 Soil Analysis Results

Appendix C. August 1996 Groundwater Analysis Results

Appendix D. RAO Compliance Fee Payment

Web Engineering Associates, Inc.

Response Action Outcome Statement Report
143 Pond Street, Cohasset, MA

RESPONSE ACTION OUTCOME STATEMENT
Cohasset High School, Cohasset, MA
RTN 3-2328

1.0 Release Tracking Number

This Statement provides supporting documentation for the Response Action Outcome (RAO) Statement for the historic release of #4 fuel oil to the environment at the site of one 15,000 gallon underground fuel oil storage tank at Cohasset High School, 143 Pond Street, Cohasset, Massachusetts. This site has been assigned Release Tracking Number (RTN) 3-2328 by the Massachusetts Department of Environmental Protection, Northeast Regional Office (MA DEP/NERO).

2.0 Site Location and Disposal Site History

Cohasset High School (the site) is located on Pond Street, east of Route 3A in Cohasset (see Figure 1). The disposal site area is limited to the soils and groundwater immediately adjacent to the one 15,000 gallon UST located at the eastern end of the school building. The disposal site area is completely covered by bituminous pavement.

On November 23, 1987, #4 fuel oil was first observed in the catch basin located approximately 15 feet from the edge of the UST and within several feet of the UST piping. The DEP (then DEQE) was notified and response actions were immediately undertaken. The catch basin was immediately plugged and the soils around the UST piping and catch basin were excavated, stockpiled and transported offsite for recycling. A piping leak was determined to be the source of the limited fuel oil release and new piping was installed from the UST into the building. The UST and piping were retested on December 24, 1987 and found to be in compliance with NFPA #329 criteria for a tight tank. Soil borings and groundwater monitoring wells installed during December 1987 (following the removal of all visibly contaminated soil) detected very low levels of petroleum hydrocarbons in groundwater (0.1 - 1.7 mg/l). No benzene, toluene, ethylbenzene or toluene (BTEX) were detected in the one groundwater sample.

Copies of all site assessment reports and activities performed during 1987 and 1988 have previously been submitted to the DEP. The site was first listed as a Location To Be Investigated (LTBI) on January 15, 1990.

Web Engineering Associates, Inc.

1

Response Action Outcome Statement Report
143 Pond Street, Cohasset, MA

3.0 1996 Soil and Groundwater Monitoring and Risk Characterization

Web Engineering Associates, Inc. was retained in August 1996 by the Town of Cohasset Public Schools, the property owner and PRP, to act as Licensed Site Professional (LSP) of Record for this site.

An initial site inspection determined that only one monitoring well (MW-2) remained from the original four wells installed in 1987. In order to demonstrate that a permanent solution has been achieved at this site, Web Engineering oversaw the installation of four soil borings/monitoring wells around the UST during August 1996 (see Figure 3).

3.1 Soil Borings and Monitoring Well Installation

Four hollow-stem auger borings were drilled on August 8, 1996 and completed as permanent ground-water monitoring wells MW-5, MW-6, MW-7 and MW-8. Wells were constructed using 2-inch diameter solid PVC riser pipe and 5 to 10-foot lengths of 0.010-inch machine-slotted PVC screen. Clean filter sand was placed between the well screen and borehole annulus to approximately 1 foot above the screened interval. A 1-foot thick bentonite seal was placed above the filter sand. Native material was used to fill the annulus up to the surface seal which consisted of 1 foot of concrete. A flush-mounted roadbox was cemented at grade. Locking caps with expandable gaskets were placed on top of the PVC riser pipe to inhibit surface water infiltration. Boring logs and well completion details are included on the boring logs in Appendix A. The monitoring well locations are shown on Figure 3.

Soil samples were collected from each boring using a split-spoon sampler for Standard Penetration Tests in accordance with ASTM D-1586 protocols. The split-spoon samples were obtained at 5-foot intervals. Soil samples were logged under the supervision of an on-site geologist; samples were screened for VOCs using a photoionization detector (PID) and the jar headspace screening method. No positive PID responses were noted and no visual or olfactory evidence of petroleum hydrocarbon contamination was observed. The soils consist of 3 to 5 feet of sand and gravel fill overlying very dense, grey glacial till (hardpan).

One soil sample from each boring location (MW-5, MW-6, MW-7 and MW-8) was submitted for laboratory analysis for extractable petroleum hydrocarbons (EPH) as a means to measure Total Petroleum Hydrocarbons (TPH). Sample containers were sealed, labeled, and placed in iced storage for transport to the analytical laboratory. The field geologist initiated chain-of-custody

Response Action Outcome Statement Report
143 Pond Street, Cohasset, MA

records in the field that accompanied all samples to the laboratory. Copies of those records are included in Appendix B. The analytical results are presented below in Table 1.

TABLE 1 AUGUST 1996 SOIL ANALYSIS RESULTS						
Sample ID:	B - 5	B - 6	B - 7	B - 8	Method 1	Method 1
Sample Depth (ft):	9 - 11	13 - 15	9 - 11	4 - 6	Soil Stds.	Soil Stds.
Laboratory ID:	5660-01	5660-02	5660-03	5660-04	S-1/GW-2	S-2/GW-2
Extractable Petroleum Hydrocarbons (ug/g)						
C ₉ - C ₁₈ Aliphatics	2.67	10.90	8.13	6.52		
C ₁₉ - C ₃₆ Aliphatics	1.56	4.02	5.60	3.70		
C ₁₀ - C ₂₂ Aromatics	<u>5.33</u>	<u>5.00</u>	<u>5.05</u>	<u>4.89</u>		
Total (TPH)	9.56	19.92	18.78	15.11	500	2,500
Soil samples were collected on August 8, 1996.						

One groundwater sample was collected from well MW-5 on August 23, 1996 after three well volumes were purged and the well recovered to static level. No petroleum sheen or odor was noted in samples bailed from the four monitoring wells. The groundwater sample from MW-5 was submitted for laboratory analysis for EPH (as a means to measure TPH). Sample containers were sealed, labeled, and placed in iced storage for transport to the analytical laboratory. The field geologist initiated chain-of-custody records in the field that accompanied all samples to the laboratory. Copies of those records are included in Appendix C. The analytical results are presented below in Table 2.

Response Action Outcome Statement Report
143 Pond Street, Cohasset, MA

TABLE 2 AUGUST 1996 GROUNDWATER ANALYSIS RESULTS		
Sample ID:	B - 5	MCP Method 1
Screen Depth (ft):	5 - 15	GW-1
Laboratory ID:	6095-01	Groundwater Standards
Extractable Petroleum Hydrocarbons (ug/l)		
C ₉ - C ₁₈ Aliphatics	71.0	
C ₁₉ - C ₃₆ Aliphatics	24.0	
C ₁₀ - C ₂₂ Aromatics	23.0	
Total (TPH)	118.0	1,000
(1) Groundwater sample was collected on August 23, 1996. (2) The site is classified GW-2 and no TPH standard exists for the GW-2 category; therefore the more stringent GW-1 standard is listed in the table.		

3.2 Environmental Exposure Potential and Risk Characterization

The soil and groundwater analysis results presented in Tables 1 and 2 have been compared to applicable MCP Method 1 Risk Characterization Soil and Groundwater Standards for the S-2/GW-2 groundwater category. The soils at the site are classified S-2 because they are potentially accessible (from 0 to 15 feet deep under pavement) and children are present with a high frequency but low intensity (see MCP at 40.933(9)). The site groundwater is classified GW-2 because depth to groundwater is 15 feet or less and the site (i.e. the UST and associated piping) are located within 30 feet of an occupied building. The applicable MCP soil and groundwater cleanup standards for S-2/GW-2 conditions are presented in Tables 1 and 2.

A permanent solution, to ensure the elimination of any substantial hazard at the site, has been achieved by removing/replacing the UST piping and excavating surrounding contaminated soils. Approximately 40 cubic yards of oil-contaminated soil were excavated and transported from the site in 1987. It is Web Engineering's understanding that the oil-contaminated soil was shipped to Brox (Dracut) by Dennison Oil per DEQE verbal approval.

Analysis of soil and groundwater samples obtained in August 1996 from the UST area has confirmed that: (1) the TPH levels in soil are below applicable cleanup standards and (2) the TPH levels in groundwater are below applicable cleanup standards.

Response Action Outcome Statement Report
143 Pond Street, Cohasset, MA

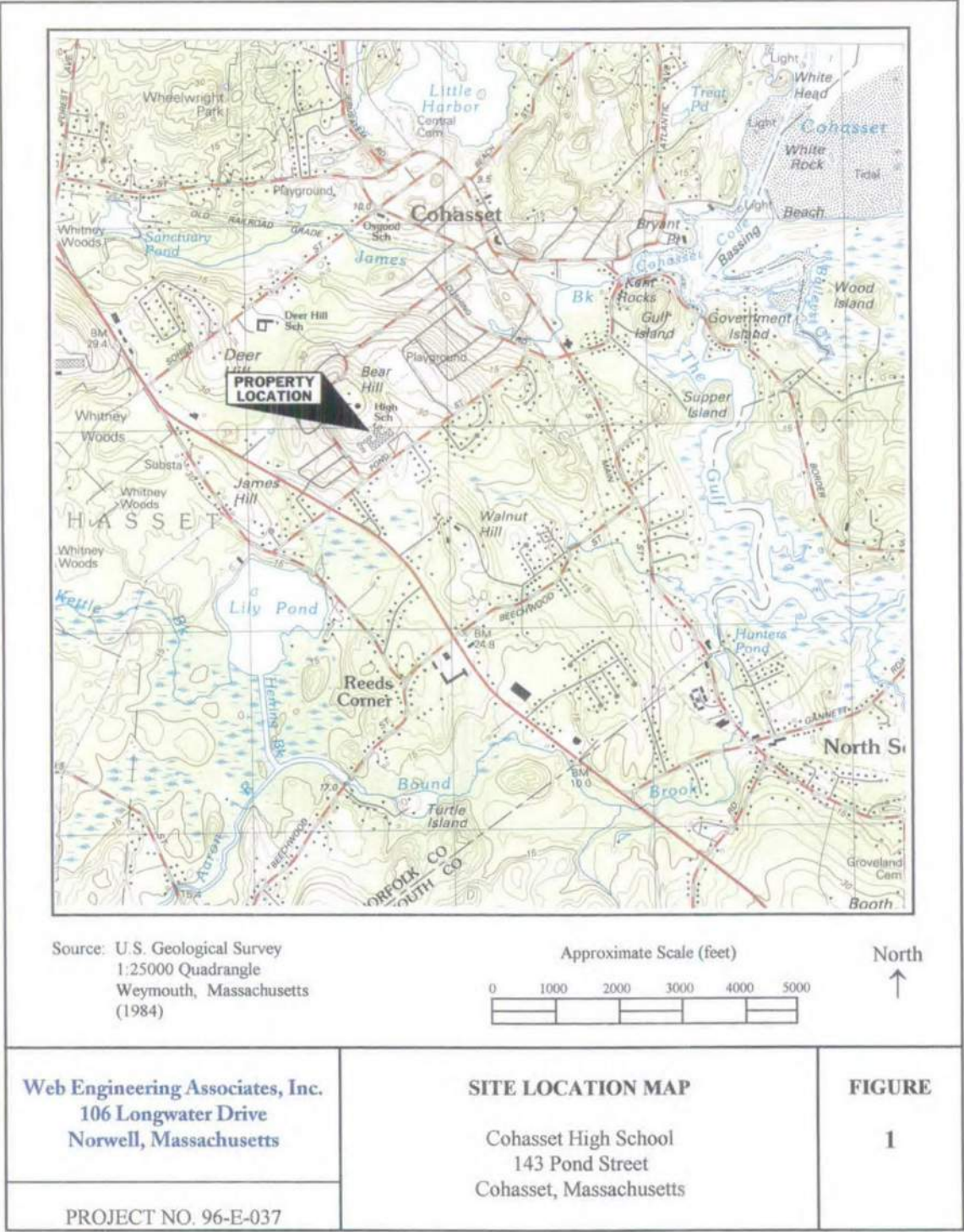
There is no evidence of significant transport or migration of #4 fuel oil through the dense, low permeability, glacial till soils. The low levels of TPH in the soil and groundwater present no significant environmental risk and no additional environmental benefit would be gained by additional soil excavation. The source of release (leaking piping) has been eliminated and the excavated area has been backfilled with clean sand and gravel fill and completely paved. The cost of excavating soils with low TPH levels from below the paved area is substantial and disproportionate to the incremental benefit of risk reduction.

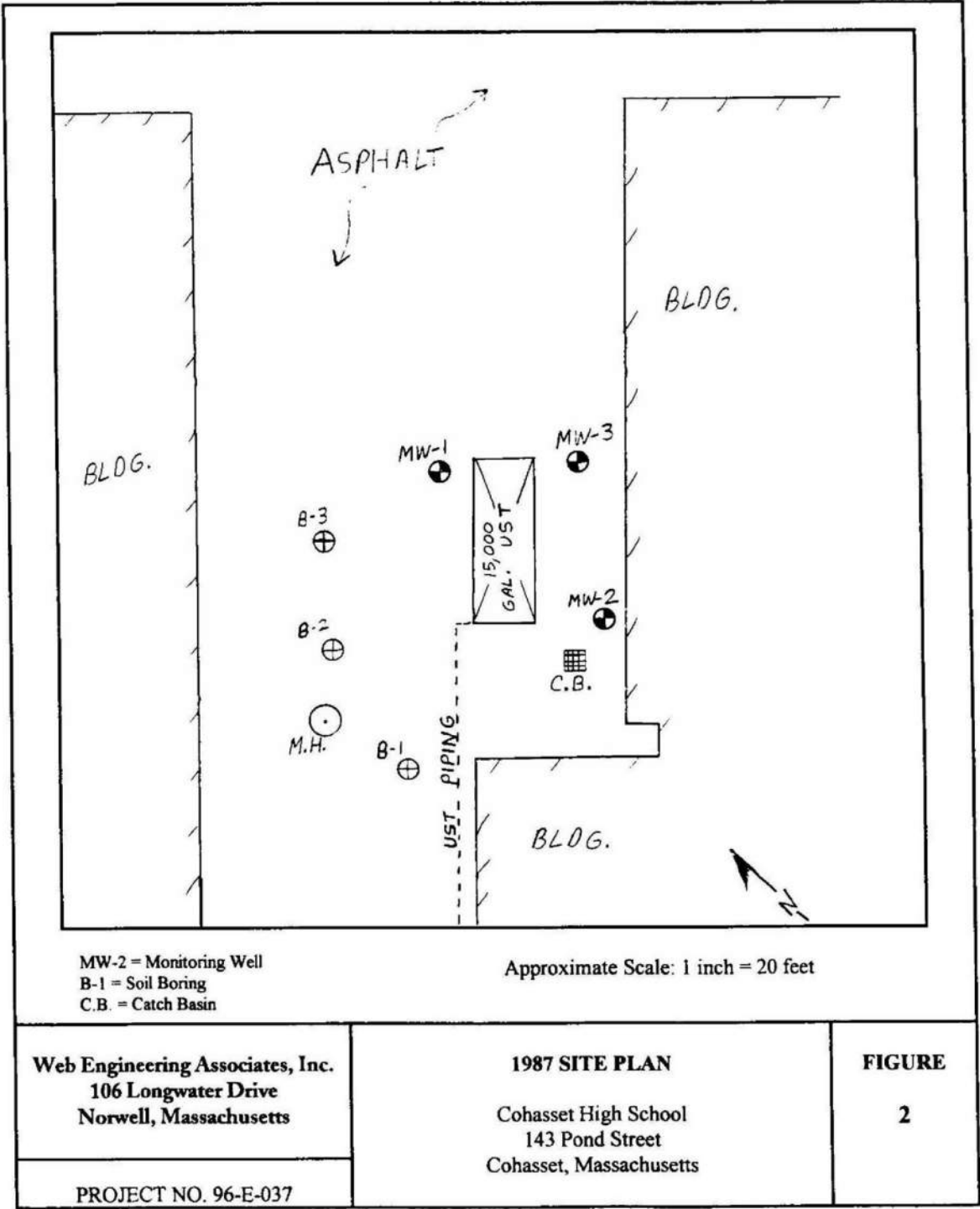
To the extent practicable, contaminated soils have been removed from the site. Soil and groundwater have been restored very close to background levels. Shallow overburden soils below the paved area around the UST have TPH levels below S-1 cleanup standards but above background levels. Accordingly, soil and groundwater contaminant levels surrounding the existing UST system meet the applicable standards for a determination of No Significant Risk and achievement of a permanent solution pursuant to 310 CMR 40.0000. As a result of these actions, the conditions for a Class A-2 Response Action Outcome (RAO) have been met for the disposal site. No activity or use limitation is needed to maintain a level of no significant risk at the site.

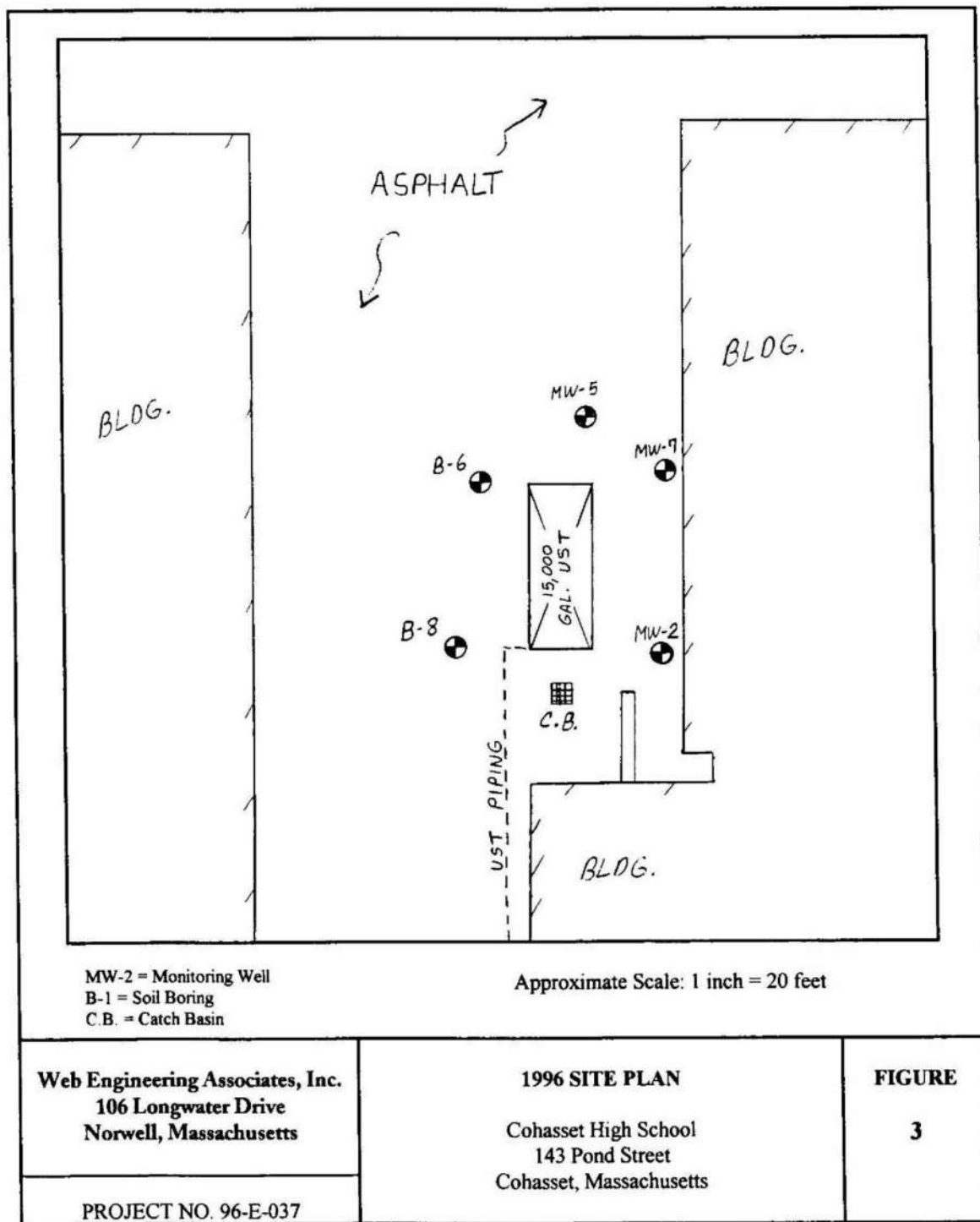
Response Action Outcome Statement Report
143 Pond Street, Cohasset, MA

FIGURES

Web Engineering Associates, Inc.







**Response Action Outcome Statement Report
143 Pond Street, Cohasset, MA**

**APPENDIX A
BORING LOGS
and
WELL COMPLETION DETAILS**

Web Engineering Associates, Inc.



Technical Drilling Services, Inc.
210 Litchfield Street, Leominster, MA 01453

(508) 840-0002

PROJECT #		INSPECTOR:			
SITE LOCATION	CLIENT	START DATE	HOLE NO.	TOTAL DEPTH	WATER TABLE
Cohasset High School	Web Engineering	8/8/96	MW-5	15'	8'
143 Pond Street	106 Longwater Drive	FINISH DATE	WELL TYPE	WELL DEPTH	HOLE TYPE
Cohasset, MA	Norwell, MA	8/8/96	2" PVC	15'	4 1/4" HSA

FEET	SAMPLE # AND DEPTH	BLOWS PER 6"	SOIL DESCRIPTION
	0"-6"		Asphalt
5	S-1 4'-6" 6'	54-30-30-27	Dry, dense, very fine/fine sand and silt, med. to coarse gravel and boulders, trace inorganic silt.
10	S-2 9'-11'	18-22-35-51	Moist to wet, med. dense to dense, v.f. to fine sand and silt, trace cobbles and boulders and inorganic silt.
15	S-3 14'-16" 16'	120/4"	No recovery
			End of Boring at 16' Water at 8' upon completion Well set at 15'



(508) 840-0002

FEET	SAMPLE # AND DEPTH	BLOWS PER 6"	SOIL DESCRIPTION
	0"-6"		Asphalt
	S-1	15-15-19-25	Dry to wet, med. dense to dense, v.f. to fine sand and silt, trace med. to coarse gravel and boulders and inorganic sil.
	S-2	120/3"	
	S-3	38-32-49-66	
	15'		
			End of boring at 15' Water at 8' upon completion No well installed



Technical Drilling Services, Inc.
210 Litchfield Street, Leominster, MA 01453

(508) 840-0002

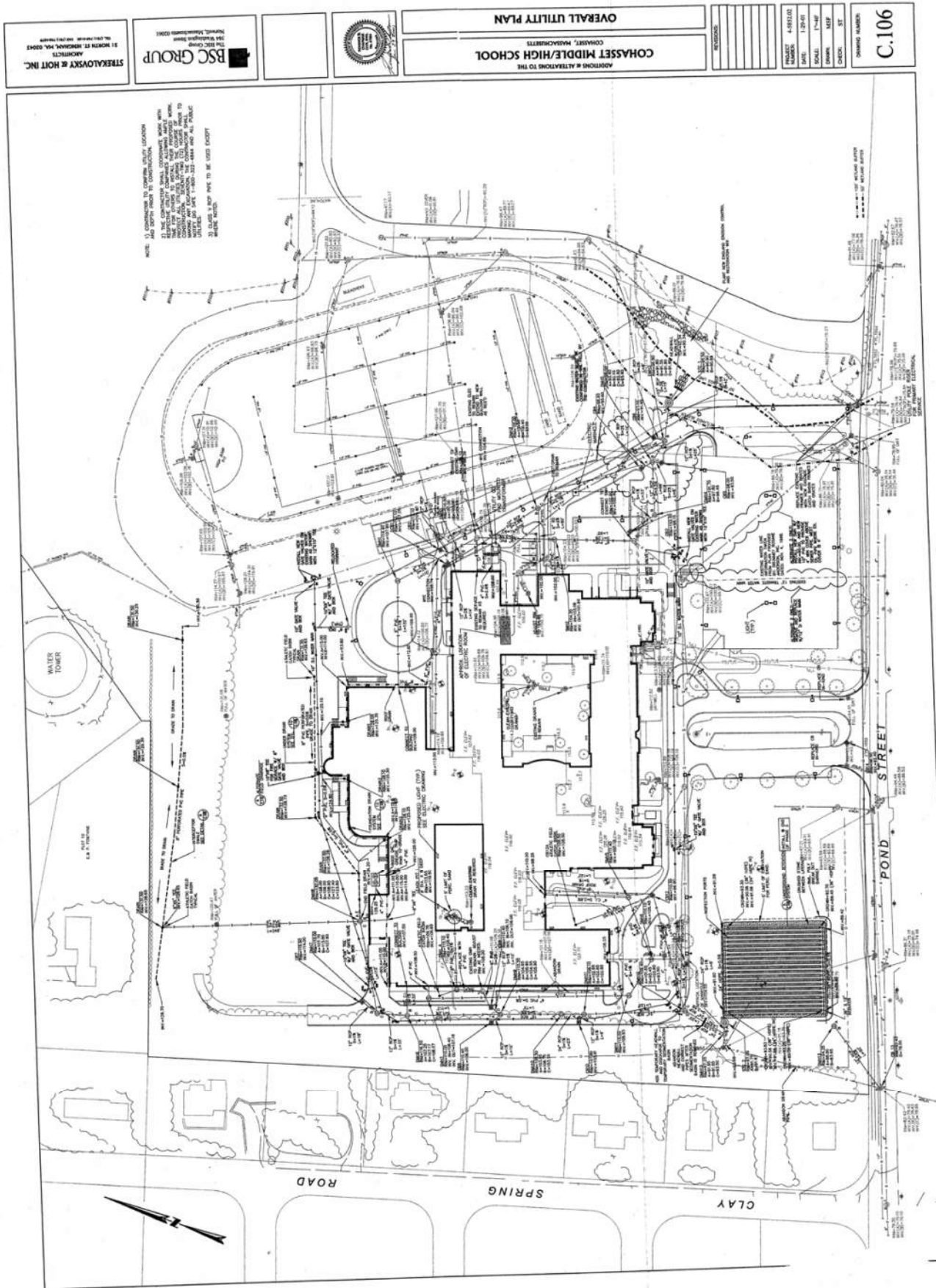
PROJECT #			INSPECTOR:			
SITE LOCATION	CLIENT	START DATE	HOLE NO.	TOTAL DEPTH	WATER TABLE	
Cohasset High School	Web Engineering	8/8/96	MW-7	12'	8'	
143 Pond Street	106 Longwater Drive	FINISH DATE	WELL TYPE	WELL DEPTH	HOLE TYPE	
Cohasset, MA	Norwell, MA	8/8/96	2" PVC	12'	4 1/4" HSA	

FEET	SAMPLE # AND DEPTH	BLOWS PER 6"	SOIL DESCRIPTION
	0"-6"		Asphalt
5	S-1 4'-6"	28-13-11-17	Dry to wet, med. dense to dense, v.f. to fine sand and silt, trace med. to coarse gravel and boulders and inorganic silt.
10	S-2 9'-11'	43-37-120/3"	
	12'		
			End of Boring at 12' Water at 8' upon completion Well installed at 12'



(508) 840-0002

[illegible]



STREKALOVSKY & HOIT INC.
ARCHITECTS
101 NORTH ST. BOSTON, MA 02109
TEL: 617-552-1100 FAX: 617-552-1101

BSC GROUP
100 WASHINGTON ST.
BOSTON, MA 02109
TEL: 617-552-1100 FAX: 617-552-1101

COHASSET MIDDLE/HIGH SCHOOL
COHASSET, MASSACHUSETTS
ADDITIONS & ALTERATIONS TO THE
OVERALL UTILITY PLAN

NO.	DATE	BY	CHKD.	APP'D.
1	12-20-09	JMH		
2	12-20-09	JMH		
3	12-20-09	JMH		
4	12-20-09	JMH		
5	12-20-09	JMH		
6	12-20-09	JMH		
7	12-20-09	JMH		
8	12-20-09	JMH		
9	12-20-09	JMH		
10	12-20-09	JMH		

C.106
SHEET NUMBER

[illegible]

EXTERIOR INFORMATION

Type:

Sq Ft:

(Liv) Units:

Total:0

Foundation:

Frame:

Prime Wall:

Sec Wall:

Roof Struct:

Roof Cover:

Color:

View / Desir:

GENERAL INFORMATION

Grade:

Year Blt:

Alt LUC:

Jurisdct:

Const Mod:

Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL:

Prim Int Wall:

Sec Int Wall:

Partition:

Prim Floors:

Sec Floors:

Bsmnt Flr:

Subfloor:

Bsmnt Gar:

Electric:

Insulation:

Int vs Ext:

Heat Fuel:

Heat Type:

Heat Sys:

% Heated:

% AC:

Solar HW:

NO

% Com Wall:

% Sprinkled:

MOBILE HOME

Make:

Model:

SPEC FEATURES/YARD ITEMS

Code

Description

A

Y/S

Qty

Size/Dim

Qual

Con

Year

Unit Price

D/S

Dep

LUC

Fact

NB Fa

Appr Value

JCod

JFact

Juris. Value

COMMENTS

BATH FEATURES

Full Bath:

Rating:

A Bath:

Rating:

3/4 Bath:

Rating:

A 3QBth

Rating:

1/2 Bath:

Rating:

A HBth:

Rating:

OtherFix:

Rating:

OTHER FEATURES

Kits:

Rating:

A Kits:

Rating:

Fpl:

Rating:

WSFlue:

Rating:

RESIDENTIAL GRID

1st Res Grid

Desc:

Units

Level

FY

LR

DR

D

K

FR

RR

BR

FB

HB

L

O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals

RMs:

BRs:

Baths:

HB

REMODELING

Exterior:

Interior:

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

RES BREAKDOWN

No Unit

RMS

BRS

FL

DEPRECIATION

Phys Cond:

0.0%

Functional:

%

Economic:

%

Special:

%

Override:

%

Total:

0%

CALC SUMMARY

Basic \$ / SQ:

Size Adj.:

1.000000000

Const Adj.:

1.000000000

Adj \$ / SQ:

Other Features:

0

Grade Factor:

NBHD Inf:

1.000000000

NBHD Mod:

LUC Factor:

1.00

Adj Total:

0

Depreciation:

0

Depreciated Total:

0

COMPARABLE SALES

Rate

Parcel ID

Typ

Date

Sale Price

SUB AREA

Code

Description

Area - SQ

Rate - AV

Undepr Value

SUB AREA DETAIL

Sub Area

% Usbl

% Descr

% Type

Qu

Ten

IMAGE

AssessPro

Patriot Properties, Inc

[illegible]

EXTERIOR INFORMATION

Type:

Sty Ht:

(Liv) Units:

Total:0

Foundation:

Frame:

Prime Wall:

Sec Wall:

Roof Struct:

Roof Cover:

Color:

View /Desir:

GENERAL INFORMATION

Grade:

Year Blt:

Eff Yr Blt:

Alt LUC:

Alt %:

Jurisdicd:

Fact:

Const Mod:

Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL:

Prim Int Wall:

Sec Int Wall:

Partiton:

Prim Floors:

Sec Floors:

Bsmt Flr:

Subfloor:

Bsmt Gar:

Electric:

Insulation:

Int vs Ext:

Heat Fuel:

Heat Type:

Heat Sys:

% Heated:

% AC:

Solar HW:

NO

% Com Wall:

% Sprinkled:

MOBILE HOME

Make:

Model:

SPEC FEATURES/YARD ITEMS

Code

Description

A

Y/S

Qty

Size/Dim

Qual

Con

Year

Unit Price

D/S

Dep

LUC

Fact

NB

Fa

Appr Value

JCod

JFact

Juris Value

COMMENTS

SKETCH

BATH FEATURES

Full Bath:

Rating:

A Bath:

Rating:

3/4 Bath:

Rating:

A 3QBth:

Rating:

1/2 Bath:

Rating:

A HBth:

Rating:

OtherFix:

Rating:

OTHER FEATURES

Kits:

Rating:

A Kits:

Rating:

Fpl:

Rating:

WSFlue:

Rating:

COND0 INFORMATION

Location:

Total Units:

Floor:

% Own:

Name:

DEPRECIATION

Phys Cond:

0.0 %

Functional:

%

Economic:

%

Special:

%

Override:

%

Total:

0 %

CALC SUMMARY

Basic \$ / SQ:

Size Adj.: 1.00000000

Const Adj.: 1.00000000

Adj \$ / SQ:

Other Features:

0

Grade Factor:

NBHD Inf:

1.00000000

NBHD Mod:

LUC Factor:

1.00

Adj Total:

0

Depreciation:

0

Depreciated Total:

0

COMPARABLE SALES

Rate

Parcel ID

Typ

Date

Sale Price

REMODELING

Exterior:

Interior:

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

RES BREAKDOWN

No Unit

RMS

BRS

FL

RESIDENTIAL GRID

1st Res Grid

Desc:

Units

Level

FY

LR

DR

D

K

FR

RR

BR

FB

HB

L

O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals

RM's:

BR's:

Baths:

HB

REMODELING

Exterior:

Interior:

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

RES BREAKDOWN

No Unit

RMS

BRS

FL

SUB AREA

Code

Description

Area - SQ

Rate - AV

Undepr Value

SUB AREA DETAIL

Sub Area

%

Usbl

%

Descr

Type

Qu

Ten

IMAGE

AssessPro

Patriot Properties, Inc

RECEIPT OF DISPOSAL OF UNDERGROUND STEEL STORAGE TANK
NAME AND ADDRESS
TURNER TRUCKING & SALVAGE CO.

APPROVED TANK YARD
235 Commercial St.

APPROVED TANK YARD NO. — Lynn, MA 01905

Tank Yard Ledger 502 CMR 3.03(4) 11149 er: 0092128

I certify under penalty of law I have personally examined the underground steel storage tank delivered to this "approved tank yard" by firm, corporation or partnership and accepted same in conformance with Massachusetts Fire Prevention Regulation 502 CMR 3.00 Provisions for Approving Underground Steel Storage Tank dismantling yards. A valid permit was issued by LOCAL Head of Fire Department FDID# 21062 to transport this tank to this yard.

Name and official title of approved tank yard owner or owners authorized representative:
R. Walsh Scale Operator 11-2-94
SIGNATURE TITLE DATE SIGNED

This signed receipt of disposal must be returned to the local head of the fire department FDID# _____ pursuant to 502 CMR 3:00. (EACH TANK MUST HAVE A RECEIPT OF DISPOSAL)

FORM F.P. 291 (rev. 9/88) (OVER) MASSACHUSETTS STATE FIRE MARSHAL'S OFFICE

DIMENSIONS		Tank Removed From
	Width Length	
Tank 1	#4 x 15,000	143 Pond St.
Tank 2	x	(no. street)
Tank 3	x	Cohasset
Tank 4	x	(city or town)
Tank 5	x	Fire Department
	(feet) (feet)	Permit # N/A
		(if applicable)



WEB ENGINEERING ASSOCIATES, INC.

106 LONGWATER DRIVE, SUITE 4
NORWELL, MASSACHUSETTS 02061
617-878-7766 • FAX 617-878-8004
1-800-273-7289

June 20, 1994

Mr. Peter Laugelle
Town of Cohasset
41 Highland Avenue
Cohasset, MA 02025

Client #94-T-039

Dear Mr. Laugelle:

The following presents a summary of underground storage tank testing results for two tanks located at the rear of Cohasset High School. Testing took place on June 16, 1994.

Tank - 5,000 Gallons, Gasoline

Testing indicated the tank is in compliance with federal and Massachusetts regulations for a tight tank. A line test was not conducted due to time constraints however, a test was conducted to determine that the check valve is working properly.

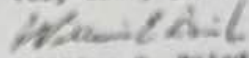
Tank - 5,000 Gallons, Diesel Fuel

Testing indicated that the tank is in compliance with federal and Massachusetts regulations for a tight tank. Line testing indicated a leaking check valve causing product to drain back into the tank.

A LICENSEE OF LEAK DETECTION SYSTEMS, INC.

If you have any questions, please don't hesitate to contact us.
We thank you for your business.

Very truly yours,

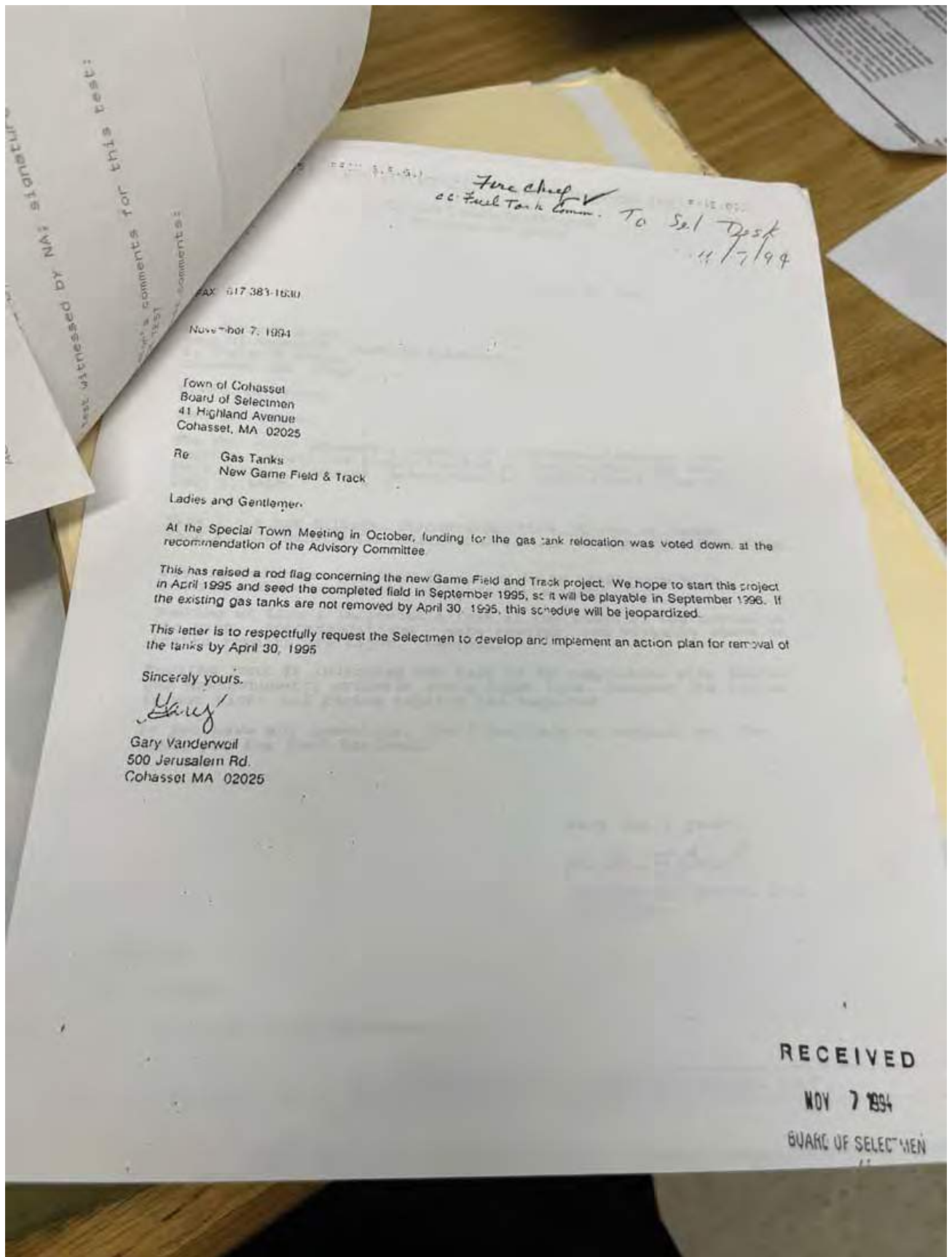


William E. Baird, F.R.
President

WEB/crb

Enclosures

cc: Cohasset Fire Department



192 KING STREET
COHASSET, MASSACHUSETTS 02025
617-383-2305 • FAX 383-0515

July 10, 1991

Mr. Gregory Doyon
Town of Cohasset, Board of Selectmen
41 Highland Avenue
Cohasset, MA 02025

Client #91-T-094

Dear Mr. Doyon:

The following presents a summary of underground storage tank testing results for 2 tank located at the Cohasset High School, Pond Street, Cohasset, Massachusetts. Testing took place on July 9, 1991.

Tank 1 - 5,000 Gallons, Unleaded Gasoline (Closer to Pumps)
Tank 2 - 5,000 Gallons, Unleaded Gasoline (Farther From Pump Cage)

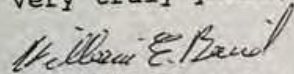
Testing indicates the Tank #1 system is in compliance with federal and Massachusetts criteria for a tight tank.

Testing of Line 2 indicated a leak at the union of the bottom of the pump. Recommendations - make repairs, and visually check to insure repairs are tight. Re-test.

Testing Tank #2 indicated the tank is in compliance with federal and Massachusetts criteria for a tight tank, however the system is not tight and piping repairs are required.

If you have any questions, don't hesitate to contact us. We thank you for your business.

Very truly yours,



William E. Baird, P.E.
President

WEB/crb

Enclosures

cc: Cohasset Fire Department

A LICENSEE OF LEAK DETECTION SYSTEMS, INC.

C.H.S.
143 PWD

TOWN OF
COHASSET
FIRE DEPARTMENT
44 ELM STREET
COHASSET, MASSACHUSETTS 02025
(617) 383-0616

Fax (617) 383-0261

Chief
ROGER W. LINCOLN

FAX TRANSMISSION

To: NAME <u>SHARON</u> COMPANY <u>MASS. - U.S.T. PROGRAM</u>	DATE AND TIME OF TRANSMISSION <u>5/19/97 1038 HRS.</u> FAX NUMBER <u>(617) 727-8515</u>
---	--

From:
 NAME CHIEF Roger LINCOLN

Reference:
 SUBJECT C.H.S. - U.S.T. REMOVAL - 1995

The information contained in this transmission is privileged, confidential and intended only for the use of the individual or entity named above.

If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this facsimile transmission is strictly prohibited.

If you have received this communication in error, please notify the COHASSET FIRE DEPARTMENT IMMEDIATELY BY TELEPHONE: (617) 383-0616.

MESSAGE:

Page: 1 of 5

The Commonwealth of Massachusetts 95-0240
 Department of Public Safety—Division of Fire Prevention
 APPLICATION FOR PERMIT FOR REMOVAL AND TRANSPORTATION TO APPROVED TANK YARD

523 1995

To: HEAD OF FIRE DEPARTMENT
Town of Cohasset
City or Town

C. 82 S. 40 M.G.L.
 DIG SAFE NUMBER
952007015
 Start Date 5/24/95

In accordance with the provisions of Chapter 148, G.L. as provided in Section 38A Application is hereby made by SET-LINE ENVIRONMENTAL
(Name of Person, Firm or Corporation)

441 R CANTON ST SToughton, MA
Address

For permission to remove and transport underground steel storage tank(s) from
Cohasset Junior & Senior High
Street address (city or town)

FDID# 03521 to approved Tank Yard# JAMES GRANT STEEL

State clearly type of
 inert gas used in
 steel storage tank DRY ICE
type of inert gas used

Name of Person, Firm, Corporation disposing tank JAMES GRANT STEEL

Date issued - rejected 5-23-95 By: Carl T...
 Date of expiration 7-23-95 paid/due 19 Signature of Applicant

DO NOT WRITE BELOW THIS LINE

Cohasset Fire Department

527 CMR 9.00 Underground Storage Tank Inspection

DATE: 5/24/95 527 CMR 9.21:1 Exclusion yes no

TANK: Intact ☒ yes ☐ no If No _____

HOLE: Clean ☒ yes ☐ no Odor ☒ yes ☐ no Residue yes ☒ no

If a spill or ground contamination: ..

DEQE notified: ☒ yes ☐ no Board of Health notified ☒ yes ☐ no

Date: 5/24/95 Time: 1400 hrs Date: 5/24/95 Time: By Greg Doyon

GASOLINE / 5,000 GAL

SIGNED: Robert D Silvia

cc: Board of Health

95-0241

The Commonwealth of Massachusetts
Department of Public Safety—Division of Fire Prevention

APPLICATION FOR PERMIT FOR REMOVAL AND TRANSPORTATION TO APPROVED TANK YARD

To: HEAD OF FIRE DEPARTMENT
Town of Cohasset
City or Town

C.82 5.40 M.G.L.
DIG SAFE NUMBER
953007012
Start Date

In accordance with the provisions of Chapter 148, G.L. as provided in
Section 38A Application is hereby made by SET-LINE ENVIRONMENTAL
(Name of Person, Firm or Corporation)

441 CANTON ST SToughton MA 01975
Address

For permission to remove and transport underground steel storage tank(s) from
Cohasset Union & Senior N.Y.H.
Street address (city or town)

FDID# 03501 to approved Tank Yard# JAMES GRANT STREET

State clearly type of
inert gas used in
steel storage tank DRY ICE
Type of inert gas used

Name of Person, Firm, Corporation disposing tank JAMES GRANT STREET

Date issued - rejected 5-23-95 By Bob Doyon
Date of expiration 7-23-95 paid/due 19 Signature of Applicant

DO NOT WRITE BELOW THIS LINE

Cohasset Fire Department

527 CMR 9.00 Underground Storage Tank Inspection

DATE: 5/24/95 527 CMR 9.21:1 Exclusion yes no

TANK: Intact ☒ yes no If No _____

HOLE: Clean yes ☒ no Odor ☒ yes no Residue yes ☒ no

If a spill or ground contamination: -

DEQE notified: ☒ yes no Board of Health notified ☒ yes no → By Greg Doyon

Date: 5/24/95 Time: 1400 hrs Date: 5/24/95 Time: _____

DIESEL / 5000 GAL.

SIGNED: Robert D. Silvia

cc: Board of Health



RECEIPT OF DISPOSAL OF UNDERGROUND STEEL STORAGE TANK

NAME AND ADDRESS
R-28 WOLCOTT ST.
READVILLE, MA 02137

APPROVED TANK YARD NO. — #008 — 9516254

APPROVED TANK YARD NO. — 3.03(4) Number: —
Tank Yard Ledger 502 CMR 3.03(4) Number: —
I certify under penalty of law I have personally examined the underground steel storage tank
delivered to this "approved tank yard" by firm, corporation or partnership, Jeffrey
and accepted same in conformance with Massachusetts Fire Prevention
Regulation 502 CMR 3.00 Provisions for Approving Underground Steel Storage Tank dismantling yards.

Regulation 502 CMR 3.00 Provisions for Approving Underground Steel Storage Tank dismantling yards.

A valid permit was issued by LOCAL Head of Fire Department FDD# 21065 to transport

this tank to this yard.

Name and official title of approved tank yard owner or owners authorized representative:

Edward J. May Mayor 5-24-95 DATE SIGNED

This signed receipt of disposal must be returned to the local head of the fire department
FDD# 21065 pursuant to 502 CMR 3.00. (EACH TANK MUST HAVE A RECEIPT OF DISPOSAL)

MASSACHUSETTS STATE FIRE MARSHAL'S OFFICE

FORM F.P. 291 (rev. 9/88)

(OVER)



RECEIPT OF DISPOSAL OF UNDERGROUND STEEL STORAGE TANK

NAME AND ADDRESS
JAMES G. GRANT CO., INC.
OF
R-28 WOLCOTT ST.
READVILLE, MA 02137

APPROVED TANK YARD NO. — #008 — 9516253

APPROVED TANK YARD NO. — 3.03(4) Number: —

Tank Yard Ledger 502 CMR 3.03(4) Number: —
I certify under penalty of law I have personally examined the underground steel storage tank
delivered to this "approved tank yard" by firm, corporation or partnership, Jeffrey
and accepted same in conformance with Massachusetts Fire Prevention
Regulation 502 CMR 3.00 Provisions for Approving Underground Steel Storage Tank dismantling yards.

A valid permit was issued by LOCAL Head of Fire Department FDD# 21065 to transport
this tank to this yard.

Name and official title of approved tank yard owner or owners authorized representative:

Edward J. May Mayor 5-24-95 DATE SIGNED

This signed receipt of disposal must be returned to the local head of the fire department
FDD# 21065 pursuant to 502 CMR 3.00. (EACH TANK MUST HAVE A RECEIPT OF DISPOSAL)

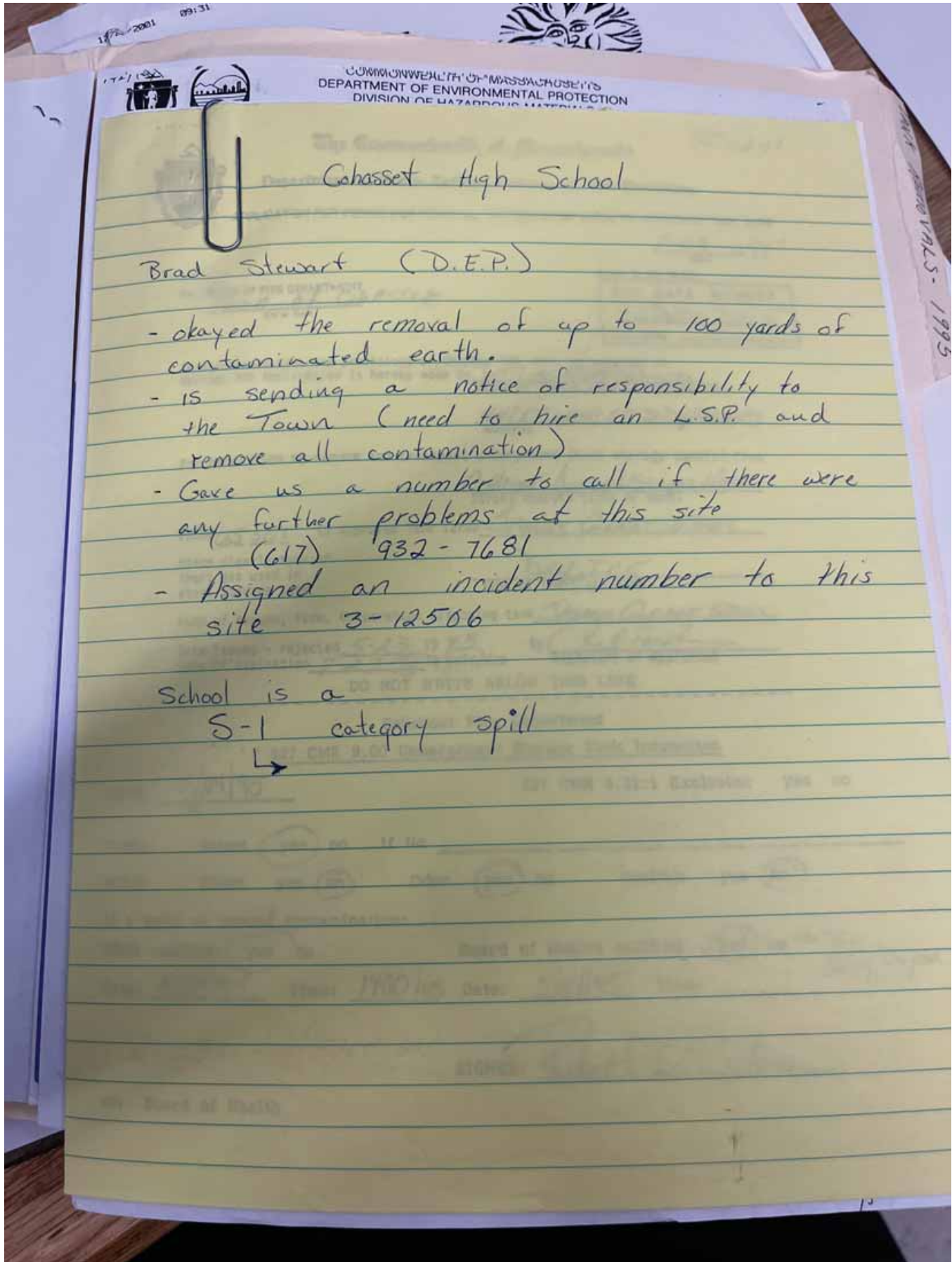
FORM F.P. 291 (rev. 9/88)

(OVER)

MASSACHUSETTS STATE FIRE MARSHAL'S OFFICE

DIMENSIONS		Tank Removed From
	Width Length	(no. street)
Tank 1	X	143 Pond St.
Tank 2	X	Chaveth
Tank 3	X	(city or town)
Tank 4	X	Fire Department
Tank 5	X	Permit # N/A
	(feet) (feet)	(if applicable)

DIMENSIONS		Tank Removed From
	Width Length	(no. street)
Tank 1	X	143 Pond St.
Tank 2	X	Chaveth
Tank 3	X	(city or town)
Tank 4	X	Fire Department
Tank 5	X	Permit #
	(feet) (feet)	(if applicable)



Cohasset High School

Brad Stewart (D.E.P.)

- okayed the removal of up to 100 yards of contaminated earth.
- is sending a notice of responsibility to the Town (need to hire an L.S.P. and remove all contamination)
- Gave us a number to call if there were any further problems at this site
(617) 932-7681
- Assigned an incident number to this site
3-12506

School is a
S-1 category spill
↳

C.H. 143 P.M.D.

COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF ENVIRONMENTAL PROTECTION

95-0241

Department of Public Safety—Division of Fire Prevention
APPLICATION FOR PERMIT FOR REMOVAL AND TRANSPORTATION TO APPROVED TANK YARD

HEAD OF FIRE DEPARTMENT
Town of Cohasset
City or Town

5-23 19 95

C.82 5.40 M.G.L.

DIG SAFE NUMBER
952007013
Start Date

In accordance with the provisions of Chapter 148, G.L. as provided in Section 38A Application is hereby made by JET-LINE ENVIRONMENTAL
(Name of Person, Firm or Corporation)

441 RANTON ST SToughton, MA 01973
Address

For permission to remove and transport underground steel storage tank(s) from
Cohasset Junior & Senior High
Street address (city or town)

FDID# 03501 to approved Tank Yard# JAMES CRANT STEEL

State clearly type of inert gas used in steel storage tank
Dry Ice
Type of inert gas used

Name of Person, Firm, Corporation disposing tank JAMES CRANT STEEL

Date issued - rejected 5-23 19 95 By: Earl Pugh
Date of expiration 7-23-95 19 paid/due Signature of Applicant

DO NOT WRITE BELOW THIS LINE

Cohasset Fire Department
527 CMR 9.00 Underground Storage Tank Inspection

DATE: 5/24/95 527 CMR 9.21:1 Exclusion yes no

TANK: Intact ☒ yes ☐ no If No _____

HOLE: Clean yes ☐ no Odor ☒ yes ☐ no Residue yes ☐ no

If a spill or ground contamination: -

DEQE notified ☒ yes ☐ no Board of Health notified ☒ yes ☐ no → By Greg Doyon

Date: 5/24/95 Time: 1400 hrs Date: 5/24/95 Time: _____

DIXIE L / 5000 GAL.

SIGNED: Robert D. Silva

cc: Board of Health

In case of emergency or spill, immediately call 1-800-352-2687

FACILITY

Form EPA

COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF FIRE PREVENTION

The Commonwealth of Massachusetts 95-0240
Department of Public Safety—Division of Fire Prevention
APPLICATION FOR PERMIT FOR REMOVAL AND TRANSPORTATION TO APPROVED TANK YARD

5-23 1995
C.82 S.40 M.G.L.
DIG SAFE NUMBER
952007015
Start Date 5/24/95

HEAD OF FIRE DEPARTMENT
TOWN OF COHASSET
City or Town

In accordance with the provisions of Chapter 148, G.L. as provided in
Section 38A Application is hereby made by JEFF LINE ENVIRONMENTAL
(Name of Person, Firm or Corporation)
141 R CANTON ST SToughton, MA
Address

For permission to remove and transport underground steel storage tank(s) from
COHASSET JUNIOR & SENIOR HIGH
Street address (city or town)

FDID# 0352L to approved Tank Yard# JAMES GRANT STEEL

State clearly type of
Inert gas used in
steel storage tank
DRY ICE
Type of inert gas used

Name of Person, Firm, Corporation disposing tank JAMES GRANT STEEL

Date issued - rejected 5-23 1995 By: Carl [Signature]
Date of expiration 7-23-95 19 paid/due Signature of Applicant

DO NOT WRITE BELOW THIS LINE

Cohasset Fire Department
527 CMR 9.00 Underground Storage Tank Inspection

DATE: 5/24/95 527 CMR 9.21:1 Exclusion yes no

TANK: Intact ☒ yes no If No _____

HOLE: Clean ☒ yes no Odor ☒ yes no Residue yes ☒ no

If a spill or ground contamination: ..

DEQE notified: ☒ yes no Board of Health notified ☒ yes no

Date: 5/24/95 Time: 1400 hrs Date: 5/24/95 Time: By Greg Dayon

GASOLINE / 5,000 GAL

SIGNED: Robert D. Silvia

cc: Board of Health

In case of emergency or spill, immediately call 911
FACILITY
Form 1
EPA

C.H.S.
143 PWD

COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF HAZARDOUS WASTE

The Commonwealth of Massachusetts
DEPARTMENT OF PUBLIC SAFETY - DIVISION OF FIRE PREVENTION

PERMIT

FOR REMOVAL AND TRANSPORTATION TO APPROVED TANK YARD

According to the provisions of Chapter 148, G.L., as provided in
Section 38A this permit is granted to

Name: JET-LINK ENVIRONMENTAL

Full name of person, firm or corporation

To transport underground steel storage tank(s)

to Approved tank yard# 03501 JAMES GRANT

State clearly type of
inert gas used in
steel storage tank

steel tank: DRY ICE
method

FDID# 21065

Fee paid \$ 10.00

Name and address of contractor
disposing tank JAMES GRANT STEEL #008

Location to which tank will
be transported

This permit will expire 7-23 1995

Approved tank yard# 03501

Signature of official granting permit (TITLE)
(Head of Fire Dept.) Roger W. Lincoln

5-23-95
DIO SAFE NUMBER
252007015
Start Date 5-24-95

In case of emergency or spill, immediately call
FACILITY

PERMIT # 9

5-23-95

EPA Form 101-1

PROJECTS + 1701283156-1

143 PPA 1995

C.H.S.
143 PPA

COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF PUBLIC SAFETY - DIVISION OF FIRE PREVENTION

PERMIT

FOR REMOVAL AND TRANSPORTATION TO APPROVED TANK YARD

523 19 95

in accordance with the provisions of Chapter 148, G.L., as provided in
section 88A this permit is granted to

Name: JET-LINE ENVIRONMENTAL

Full name of person, firm or Corporation

To transport underground steel storage tank(s)

to Approved tank yard# 03501 JAMES GRANT

State clearly type of
inert gas used in
steel storage tank

FDID# 21065

Fee paid \$ 10.00

steel tank: DRY ICE
method

Name and address of contractor
disposing tank JAMES GRANT STEEL #008

Location to which tank will
be transported

03501

Approved tank yard#

Signature of official granting permit (TITLE)
(Head of Fire Dept.)

Robert W. Lincoln

This permit will expire 7-23 1995

PERMIT # 93

IN CASE OF

143 PPA 1995

12-2-2001 09:31 50/11 CERAMIC PRODUCTS • 17013031561

C.H. 143 Pond

COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF HAZARDOUS MATERIALS
One Winter Street
Boston, Massachusetts 02108

Copy 6 + 7 State Fire Chief ✓

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator US EPA ID No. **MA P 611730361100**

2. Page 1 of 1 Information in the shaded areas is not required by Federal law.

3. Generator's Name and Mailing Address
**COHASSET JUNIOR/SENIOR SCHOOL
143 POND STREET
COHASSET, MA 02025**

4. Generator's Phone **617-393-6100**

5. Transporter 1 Company Name
GEORCHEN INC./dba JET-LINE OF LOWELL

6. US EPA ID Number
MA D 041075734

7. Transporter 2 Company Name

8. US EPA ID Number

9. Designated Facility Name and Site Address
**ZECCO INC.
345 WEST MAIN STREET
NORTHBORO, MA 01532**

10. US EPA ID Number
MA D 0152924495

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)

a. **90, WASTE FLAMMABLE LIQUID N.O.S. (GASOLINE & DIESEL)
3, UN1993, P.G. III**

b.

c.

d.

12. Containers

No. Type 13. Total Quantity 14. Unit Wt/Vol 15. Waste No.

a. **0 0 1 T T OCK 105** **6** **D 0 0 1**

b.

c.

d.

16. Additional Descriptions for Materials Listed Above (include physical state and hazard code.)

a. **GASOLINE & DIESEL**

b.

c.

d.

17. Special Handling Instructions and Additional Information

24 HOUR EMERGENCY SERVICES 617-344-2510 ATTENTION DISPATCHER

18. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.

If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment. OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

Printed/Typed Name **Robert J. Dwyer** Signature **[Signature]** Date **5-24-1995**

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name **THOMAS KEENE** Signature **[Signature]** Date **5-24-1995**

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name Signature Date

19. Discrepancy Indication Space

20. Facility Owner or Operator: Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.

Printed/Typed Name Signature Date

RECEIVED
MAY 24 1995
BOARD OF SELECTMEN

Form Approved OMB No. 2050-0048 Expires 9-30-99
EPA Form 8700-22 (Rev. 9-84) Previous editions are obsolete.

COPY>6: GENERATOR MAILS TO DESTINATION STATE

MA 4441662 COPY>6: GENERATOR MAILS TO DESTINATION STATE 1995

10/22/2001 09:31 SQUITT CERAMIC PRODUCTS • 1791

14

2

**Department of Public Safety
Division of Fire Prevention and Regulation**

Notification for Underground Storage Tanks

STATE USE ONLY
ID NUMBER FIRE DEPT. 21065 DDD

RECEIPT OF DISPOSAL OF UNDERGROUND STEEL STORAGE TANK
NAME AND ADDRESS R-28 WOLCOTT ST.
OF READVILLE, MA 02137
APPROVED TANK YARD
APPROVED TANK YARD NO. #000
Tank Yard Ledger 502 CMR 3.03(4) Number: 9516254

I certify under penalty of law I have personally examined the underground steel storage tank delivered to this "approved tank yard" by firm, corporation or partnership, Jet Line and accepted same in conformance with Massachusetts Fire Prevention Regulation 502 CMR 3.00 Provisions for Approving Underground Steel Storage Tank dismantling yards. A valid permit was issued by LOCAL Head of Fire Department FDID# 21065 to transport this tank to this yard.

Name and official title of approved tank yard owner or owners authorized representative:
Edward V. [Signature] Manager 5-24-95
SIGNATURE TITLE DATE SIGNED

This signed receipt of disposal must be returned to the local head of the fire department FDID# 21065 pursuant to 502 CMR 3:00. (EACH TANK MUST HAVE A RECEIPT OF DISPOSAL.)

FORM F.P. 291 (rev. 9/88) (OVER)

MASSACHUSETTS STATE FIRE MARSHAL'S OFFICE

cellar, mineworking, drift, shaft, or tunnel) If the storage tank is situated upon or above the surface of the floor.

What Substances Are Covered? The notification requirements apply to underground storage tanks that contain regulated substances. This includes any substance defined as hazardous in section 101 (14) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), with the exception of those substances regulated as hazardous waste under Subtitle C of RCRA. It also includes petroleum, e.g., crude oil or any fraction thereof which is stored under conditions of temperature and pressure (60 degrees Fahrenheit or higher).

Who Must Notify? Section 9002 of RCRA, as amended, requires that, unless otherwise provided, owners of underground tanks that store regulated substances must notify designated State or local agencies of the existence of their tanks. Owner of storage tank in use on November 8, 1984, or earlier.

RECEIPT OF DISPOSAL OF UNDERGROUND STEEL STORAGE TANK
NAME AND ADDRESS JAMES G. GRANT CO., INC.
OF R-28 WOLCOTT ST.
APPROVED TANK YARD READVILLE, MA 02137
APPROVED TANK YARD NO. #000
Tank Yard Ledger 502 CMR 3.03(4) Number: 9516253

I certify under penalty of law I have personally examined the underground steel storage tank delivered to this "approved tank yard" by firm, corporation or partnership, Jet Line and accepted same in conformance with Massachusetts Fire Prevention Regulation 502 CMR 3.00 Provisions for Approving Underground Steel Storage Tank dismantling yards. A valid permit was issued by LOCAL Head of Fire Department FDID# 21065 to transport this tank to this yard.

Name and official title of approved tank yard owner or owners authorized representative:
Edward V. [Signature] Manager 5-24-95
SIGNATURE TITLE DATE SIGNED

This signed receipt of disposal must be returned to the local head of the fire department FDID# 21065 pursuant to 502 CMR 3:00. (EACH TANK MUST HAVE A RECEIPT OF DISPOSAL.)

FORM F.P. 291 (rev. 9/88) (OVER)

MASSACHUSETTS STATE FIRE MARSHAL'S OFFICE

Facility Name or Company Site Identifier, as appropriate
COHASSET JR./SR. HIGH SCHOOL
143 Pond Street
Cohasset, Mass. 02025

Location of Tank
Street Address
41 Highland Avenue
Cohasset, Mass. 02025
City State ZIP Code
Norfolk
County
(617) 383-9900
Phone Number (Include Area Code)

FORM F.P. 290 (rev. 10/90)

100-954 0000
C.H.S.
143 Pond

100-954 0000
09131 SKUTT CERAMIC PRODUCTS + 17813831561

2

Department of Public Safety
Division of Fire Prevention and Regulation

Notification for Underground Storage Tanks

Submit to:
LOCAL FIRE DEPARTMENT

STATE USE ONLY
ID NUMBER FIRE NO.

DIMENSIONS
Width Length

Tank 1 --- X --- 1-5000 (no. street) 143 Pond St.
Tank 2 --- X --- Cohasset (city or town)
Tank 3 --- X ---
Tank 4 --- X ---
Tank 5 --- X ---
(feet) (feet)

Tank Removed From
143 Pond St.
Cohasset
Fire Department Permit # (if applicable)

What Substances Are Covered? The notification covers underground storage tanks that contain regulated substances defined as follows:
a) in the case of an underground storage tank in use on November 8, 1984, or brought into use after that date, any person who owns an underground storage tank used for the storage, use, or dispensing of regulated substances;
b) in the case of any underground storage tank, but no longer in use as of November 8, 1984, any person who owns the tank.

What Substances Are Covered? The notification covers underground storage tanks that contain regulated substances defined as follows:
a) in the case of an underground storage tank in use on November 8, 1984, or brought into use after that date, any person who owns an underground storage tank used for the storage, use, or dispensing of regulated substances;
b) in the case of any underground storage tank, but no longer in use as of November 8, 1984, any person who owns the tank.

DIMENSIONS
Width Length

Tank 1 --- X --- 5000 (no. street) 143 Pond St.
Tank 2 --- X --- Gallo Cohasset (city or town)
Tank 3 --- X ---
Tank 4 --- X ---
Tank 5 --- X ---
(feet) (feet)

Tank Removed From
143 Pond St.
Cohasset
Fire Department Permit # N/A (if applicable)

Latitude N/A Longitude N/A
(If same as Section I, mark box here X)

Facility Name or Company Site Identifier, as applicable
COHASSET JR./SR. HIGH SCHOOL
143 Pond Street
Cohasset, Mass. 02025

Norfolk County
(617) 383-9900
Phone Number (include Area Code)

ZIP Code

FORM F.P. 290 (rev. 10/90)

C-11
143 Pond

2

**Department of Public Safety
Division of Fire Prevention and Regulation**

Notification for Underground Storage Tanks

<p>Submit to: LOCAL FIRE DEPARTMENT</p> <p><input type="checkbox"/> A. NEW FACILITY <input type="checkbox"/> B. AMENDED <input type="checkbox"/> C. CLOSURE</p> <p>2 No. of tanks at facility No. of continuation sheets attached</p> <p style="text-align: center;">INSTRUCTIONS</p> <p>Please type or print in ink all items except "signature" in section V. This form must be completed for each location containing underground storage tanks. If more than five (5) tanks are owned at this location, photocopy the following sheets, and staple continuation sheets to the form.</p>	<p style="text-align: center;">STATE USE ONLY</p> <p>ID NUMBER FIRE DEPT. 21805 DAD</p> <p>DATE RECEIVED 11-12-91</p> <p>A. Date Entered Into Computer _____</p> <p>B. Data Entry Clerk Initials _____</p> <p>C. Owner Was Contacted to Clarify Responses, Comments</p> <p>_____</p> <p>_____</p> <p>_____</p>
---	--

GENERAL INFORMATION

Notification is required by Federal law for all underground tanks that have been used to store regulated substances since January 1, 1984, that are in the ground as of May 8, 1986, or that are brought into use after May 8, 1986. The information requested is required by Section 9002 of the Resource Conservation and Recovery Act, (RCRA), as amended.

The primary purpose of this notification program is to locate and evaluate underground tanks that store or have stored petroleum or hazardous substances. It is expected that the information you provide will be based on reasonably available records, or in the absence of such records, your knowledge, belief, or recollection.

Who Must Notify? Section 9002 of RCRA, as amended, requires that, unless exempted, owners of underground tanks that store regulated substances must notify designated State or local agencies of the existence of their tanks. Owner means—

a) in the case of an underground storage tank in use on November 8, 1984, or brought into use after that date, any person who owns an underground storage tank used for the storage, use, or dispensing of regulated substances; and

b) in the case of any underground storage tank in use before November 8, 1984, but no longer in use on that date, any person who owned such tank immediately before the discontinuation of its use.

c) if the State agency so requires, any facility that has undergone any changes to facility information or tank system status (only amended tank information needs to be included).

What Tanks Are Included? Underground storage tank is defined as any one or combination of tanks that (1) is used to contain an accumulation of "regulated substances;" and (2) whose volume (including connected underground piping) is 10% or more beneath the ground. Some examples are underground tanks storing: 1. Gasoline, used oil, or diesel fuel; and 2. industrial solvents, pesticides, herbicides or fumigants.

What Tanks Are Excluded? Tanks removed from the ground are not subject to notification. Other tanks excluded from notification are:

1. farm or residential tanks of 1,100 gallons or less capacity used for storing motor fuel for noncommercial purposes;
2. tanks used for storing heating oil for consumptive use on the premises where stored;
3. septic tanks;
4. pipeline facilities (including gathering lines) regulated under the Natural Gas Pipeline Safety Act of 1968, or the Hazardous Liquid Pipeline Safety Act of 1979, or which is an intrastate pipeline facility regulated under State laws;
5. surface impoundments, pits, ponds, or lagoons;
6. storm water or waste water collection systems;
7. flow-through process tanks;
8. liquid traps or associated gathering lines directly related to oil or gas production and gathering operations;
9. storage tanks situated in an underground area (such as a basement, cellar, mine, drift, shaft, or tunnel) if the storage tank is situated upon or above the surface of the floor.

What Substances Are Covered? The notification requirements apply to underground storage tanks that contain regulated substances. This includes any substance defined as hazardous in section 101 (14) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), with the exception of those substances regulated as hazardous waste under Subtitle C of RCRA. It also includes petroleum, e.g., crude oil or any fraction thereof which is liquid at standard conditions of temperature and pressure (60 degrees Fahrenheit and 14.7 pounds per square inch absolute).

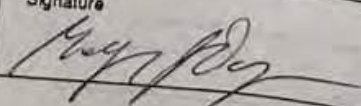
Where To Notify? Completed notification forms should be sent to the address given at the top of this page.

When To Notify? 1. Owners of underground storage tanks in use or that have been taken out of operation after January 1, 1974, but still in the ground, must notify by May 8, 1986. 2. Owners who bring underground storage tanks into use after May 8, 1986, must notify within 30 days of bringing the tanks into use.

Penalties: Any owner who knowingly fails to notify or submits false information shall be subject to a civil penalty not to exceed \$10,000 for each tank for which notification is not given or for which false information is submitted.

<p style="text-align: center;">I. OWNERSHIP OF TANK(S)</p> <p>Owner Name (Corporation, Individual, Public Agency, or Other Entity) <u>Town of Cohasset</u></p> <p>Street Address <u>41 Highland Avenue</u></p> <p><u>Cohasset, Mass. 02025</u></p> <p>City <u>Norfolk</u> State <u>Mass</u> ZIP Code <u>02025</u></p> <p>County <u>Norfolk</u></p> <p><u>(617) 383-9900</u></p> <p>Phone Number (Include Area Code)</p>	<p style="text-align: center;">II. LOCATION OF TANK(S)</p> <p>If required by State, give the geographic location of tanks by degrees, minutes, and seconds. Examples: Lat. 42° 36', 12" N Long. 65° 24', 17" W</p> <p>Latitude <u>N/A</u> Longitude <u>N/A</u></p> <p>(If same as Section I, mark box here X)</p> <p>Facility Name or Company Site Identifier, as applicable</p> <p><u>COHASSET JR./SR. HIGH SCHOOL</u></p> <p><u>143 Pond Street</u></p> <p><u>Cohasset, Mass. 02025</u></p>
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FORM F.P. 290 (rev. 10/90)

III. TYPE OF OWNER <input type="checkbox"/> Federal Government <input type="checkbox"/> Commercial <input type="checkbox"/> State Government <input type="checkbox"/> Private <input checked="" type="checkbox"/> Local Government		IV. INDIAN LANDS Tanks are located on land within an Indian Reservation or on other trust lands. <input type="checkbox"/> Tribe or Nation Tanks are owned by native American nation, tribe, or individual. <input type="checkbox"/>	
V. TYPE OF FACILITY Select the Appropriate Facility Description			
<input type="checkbox"/> Gas Station <input type="checkbox"/> Petroleum Distributor <input type="checkbox"/> Air Taxi (Airline) <input type="checkbox"/> Aircraft Owner <input type="checkbox"/> Auto Dealership		<input type="checkbox"/> Railroad <input type="checkbox"/> Federal - Non-Military <input type="checkbox"/> Federal - Military <input type="checkbox"/> Industrial <input type="checkbox"/> Contractor	
		<input type="checkbox"/> Trucking/Transport <input type="checkbox"/> Utilities <input type="checkbox"/> Residential <input type="checkbox"/> Farm <input checked="" type="checkbox"/> Other (Explain) <u>Munic. govt.</u>	
VI. CONTACT PERSON IN CHARGE OF TANKS			
Name		Address	
Peter G. Laugelle, Tree and Park Sup't.,		41 Highland Ave., Cohasset, Mass. 02025	
Job Title		Phone Number (Include Area Code)	
		(617) 383-6709	
VII. FINANCIAL RESPONSIBILITY			
I have met the financial responsibility requirements in accordance with 40 CFR Subpart H <input checked="" type="checkbox"/>			
Check All that Apply <input checked="" type="checkbox"/> Self Insurance <input type="checkbox"/> Commercial Insurance <input type="checkbox"/> Risk Retention Group		<input type="checkbox"/> Guarantee <input type="checkbox"/> Surety Bond <input type="checkbox"/> Letter of Credit <input type="checkbox"/> State Funds <input type="checkbox"/> Trust Fund <input type="checkbox"/> Other Method Allowed Specify	
VIII. CERTIFICATION (Read and sign after completing all sections)			
I certify under penalty of law that I have personally examined and am familiar with the information submitted in this and all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate, and complete.			
Name and official title of owner or owner's authorized representative (Print) Gregory J. Doyon, Exec. Secretary		Signature 	Date Signed 7/19/91
EPA estimates public reporting burden for this form to average 30 minutes per response including time for reviewing instructions, gathering and maintaining the data needed and completing and reviewing the form. Send comments regarding this burden estimate to Chief, Information Policy Branch PM-223, U.S. Environmental Protection Agency, 401 M Street, Washington D.C. 20460, marked "Attention Desk Officer for EPA." This form amends the previous notification form as printed in 40 CFR Part 280, Appendix I.			

IX. DESCRIPTION OF UNDERGROUND STORAGE TANKS (Complete for each tank at this location.)

Tank Identification Number	Tank No. 1	Tank No. 2	Tank No. 3	Tank No. 4	Tank No. 5
1. Status of Tank (mark only one)					
Currently in Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Temporarily Out of Use (Reference to 10 out section 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Permanently Out of Use (Reference to 10 out section 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Amendment of Information	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Date of Installation (mo./year)	June 1976	June 1976	1966 (Est.)		
3. Estimated Total Capacity (gallons)	5,000	5,000	2,000		
4. Material of Construction (Mark all that apply)					
Asphalt Coated or Bare Steel	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Cathodically Protected Steel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Epoxy Coated Steel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Composite (Steel with Fiberglass)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Fiberglass Reinforced Plastic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Lined Interior	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Double Walled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Polyethylene Tank Jacket	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Concrete	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Excavation Liner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Unknown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Other, Please specify					
Has tank been repaired?	no	no	no		
5. Piping (Material) (Mark all that apply)					
Bare Steel	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Galvanized Steel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Fiberglass Reinforced Plastic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Copper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Cathodically Protected	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Double Walled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Secondary Containment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Unknown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Other, Please specify					
6. Piping (Type) (Mark all that apply)					
Suction: no valve at tank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Suction: valve at tank	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown		
Pressure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Gravity Feed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Has piping been repaired?	yes	yes	yes		

Results of U.S. EPA Standard Evaluation Volumetric Tank Tightness Testing Method

This form tells whether the tank tightness testing method described below complies with the performance requirements of the federal underground storage tank regulation. The evaluation was conducted by the equipment manufacturer or a consultant to the manufacturer according to the U.S. EPA's "Standard Test Procedure for Evaluating Leak Detection Methods: Volumetric Tank Tightness Testing Methods." The full evaluation report also includes a form describing the method and a form summarizing the test data.

Tank owners using this leak detection system should keep this form on file to prove compliance with the federal regulations. Tank owners should check with State and local agencies to make sure this form satisfies their requirements.

Method Description

Name Tank Auditor
Version RTD V.2.16
Vendor Leak Detection Systems, Inc.
152 King Street
(street address)
Cohasset, MA 02025
(city) (state) (zip) 617-383-2305
(phone)

Evaluation Results

This method, which declares a tank to be leaking when the measured leak rate exceeds the threshold of 0.05 gallon per hour, has a probability of false alarms [P(FA)] of 0.020%.

The corresponding probability of detection [P(D)] of a 0.10 gallon per hour leak is 99.98%.

Therefore, this method ☒ does ☐ does not meet the **federal** performance standards established by the U.S. Environmental Protection Agency (0.10 gallon per hour at P(D) of 95% and P(FA) of 5%).

Test Conditions During Evaluation

The evaluation testing was conducted in a 10,000 gallon ☒ steel ☐ fiberglass tank that was 96 inches in diameter and 324 inches long.

The tests were conducted with the tank 100 percent full.

The temperature difference between product added to fill the tank and product already in the tank ranged from -5.12 °F to 5.48 °F, with a standard deviation of 3.90 °F.

The product used in the evaluation was Unleaded Fuel.

BRIGGS ASSOCIATES, INC.

Volumetric TTT Method Tank Auditor
Version RTD V.2.16

Limitations on the Results

The performance estimates above are only valid when:
The method has not been substantially changed.

- The method has not been substantially changed.
- The vendor's instructions for using the method are followed.
- The tank is no larger than 15,000 gallons.
- The tank contains a product identified on the method description form.
- The tank is at least 100 percent full.
- The waiting time after adding any substantial amount of product to the tank is at least 15 hours.
- The temperature of the added product does not differ more than 5.9 degrees Fahrenheit from that already in the tank.
- The waiting time between the end of "topping off," if any, and the start of the test data collection is at least 0.5 hours.
- The total data collection time for the test is at least 1 hours.
- Large vapor pockets are identified and removed (for methods that overfill the tank).
- This method ☒ can ☐ cannot be used if the ground-water level is above the bottom of the tank.
- Other limitations specified by the vendor or determined during testing:

Stabilization Time may be dependent on site specific conditions.

> **Safety disclaimer: This test procedure only addresses the issue of the method's ability to detect leaks. It does not test the equipment for safety hazards.**

Certification of Results

I certify that the volumetric tank tightness testing method was operated according to the vendor's instructions. I also certify that the evaluation was performed according to the standard EPA test procedure for volumetric tank tightness testing methods and that the results presented above are those obtained during the evaluation.

H. Kendall Wilcox, PHD
(printed name)

H. Kendall Wilcox
(signature)

December 11, 1990
(date)

Ken Wilcox Associates
(organization performing evaluation)

Blue Springs, MO 64015
(city, state, zip)

816-229-0860
(phone number)

Volumetric TTT Method - Results Form

Page 2 of 2

BRIGGS ASSOCIATES, INC.

High School
LETTER OF TRANSMITTAL



DANIEL S. GREENBAUM
Commissioner
935-2160

*The Commonwealth of Massachusetts
Department of Environmental Quality Engineering
Metropolitan Boston - Northeast Region
5 A Commonwealth Avenue
Woburn, Massachusetts 01801*

July 21, 1989

Cohasset Public School
143 Pond Street
Cohasset, MA 02025

RE: COHASSET - ERB-H87-1653
Cohasset High School
REFERRAL TO SITE MANAGEMENT BRANCH

Attention: Richard Streeter, Asst. Superintendent

Dear Mr. Streeter:

The Emergency Response Branch of this Office has received and reviewed information/data relative to contaminant conditions at the above referenced site. Such information/data was collected subsequent to a determination that a release of #4 fuel oil had occurred at this site. This incident was investigated by personnel from the Emergency Response Branch of this Office on November 23, 1987. At that time, you were issued a Notice of Responsibility pursuant to M.G.L. c21E and 310 CMR 40.160.

This letter is intended to notify you in writing that: (1) contaminant conditions at this location render the site an "LTBI" (Location To Be Investigated) pursuant to the Massachusetts Contingency Plan (MCP), 310 CMR 40.520(1); (2) this office is in receipt of the submitted site report prepared by Web Engineering Associates and entitled "Letter Report"; (3) a decision on the final disposition of the site will be made by the Site Management Branch of this Office after all the pertinent data and response actions have been evaluated.

Pending final determination of the site disposition:

- (1) Groundwater and subsurface soils cannot be considered "clean" [as concluded in the report]. Therefore, no excavation and removal of soils or pumping of groundwater from the site should occur without prior DEQE notification and approval.

Site Disposition

The Emergency Response Branch of the Department has concluded that at this time there is no need for any further emergency response actions at the site. However, there are still concerns that further remedial measures could be required at the site after a detailed evaluation of the long term environmental/public health impact of the contaminant conditions at the site. The case is therefore being referred to the Site Management Branch of this Office for further investigation. However, due to the existence of a large number of more pressing priorities, the DEQE cannot at this time devote further staff resources to the remediation of this site.

ASSOCIATES, INC.
30 Hingham Street
P.O. Box 369
MASSACHUSETTS 02370-0369
(617) 871-6040

High School
LETTER OF TRANSMITTAL

Cohasset Public School
Page 2

Be advised that all further investigative and/or remedial response measures at this site must conform with the provisions of 310 CMR 40.000, the Massachusetts Contingency Plan (MCP). As a first step in this process, you are advised to contract with a professional environmental consultant firm to conduct a Preliminary Assessment (40.541) and a Limited Site Investigation (40.543) as defined in the MCP, and submit the results of your findings to the Site Management Branch.

Subsequent to the completion of the above site activities, no further investigative and/or remedial response actions may be initiated at this site without specific approval from the Site Management Branch unless a "Waiver" application is filed and approved by the Department pursuant to the provisions of 310 CMR 40.537.

Finally, be advised that 310 CMR 40.520 and recent statutory amendments to M.G.L. Chapter 21E compel the Department to publish the addresses of all sites and locations of confirmed or suspected releases of oil/hazardous materials to the environment. Contingent upon an additional review of available incident/site information, this location may be included on a future list publication.

If you have any further questions, please contact the Administrative Assistant for the Site Management/Technical Support Branch at the letterhead address or 935-2160. All future communications regarding this matter must reference the DEQE case number 3-2328.

Very truly yours,

Victor S. Fonkem
Victor S. Fonkem
Environmental Engineer

Richard J. Chalpin
Richard J. Chalpin
Regional Environmental Engineer

RJC/VF/ae

DEQE, BWSC, 1 Winter St., Boston, MA 02108
Cohasset Board of Health
Cohasset Fire Department



Cohasset Public Schools

BRIGGS ASSOCIATES, INC.
400 Hingham Street
P.O. Box 369
ROCKLAND, MASSACHUSETTS 02370-0369
(617) 871-6040

High School

LETTER OF TRANSMITTAL

TO *Cohasset Board of Supervisors*
4 Highland Ave
Cohasset MA 02025

DATE	<i>4/15/88</i>	JOB NO.	<i>80335</i>
ATTENTION	<i>Don Gordon</i>		
RE	<i>Unapproved tank</i>		
	<i>testing results</i>		

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
<i>1</i>	<i>4/8</i>		<i>5000 gallon, unloading QDS</i>
<i>1</i>	<i>4/8</i>		<i>5000 gallon, regular loaded QDS</i>

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 _____ <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | | |

REMARKS _____

COPY TO *Cohasset Fire Dept*

SIGNED: *Deborah J. Litch*

If enclosures are not as noted, kindly notify us at once.



Cohasset Public Schools

143 Pond Street, Cohasset, MA 02025-1999

RECORDED

Office of the Assistant Superintendent
383-6104

FEB 10 1988

February 3, 1988

The Commonwealth of Massachusetts
Department of Environmental Quality Engineering
Metropolitan Boston - Northeast Region
5 Commonwealth Avenue
Woburn, Massachusetts 01801

Att. Victor Fonkem

Re: ERB-N87-1653

Pursuant to your letter of January 20, 1988 (received by us on January 27, 1988 by certified mail) the following data is provided:

1. On November 23, 1987, the head custodian at the Cohasset High School reported evidence of oil in a catch basin. This catch basin is located in close proximity to a 15,000 gallon underground fuel oil tank. This steel tank was put in service in 1968.

This tank was under surveillance as a result of an incomplete testing (in accordance with Chapter 21C CMR 9.00). Web Engineering Associates, Inc. of Cohasset had conducted the test.

At the time this tank was placed in service, a catch basin was placed nearby to collect ground water in the area. This ground water consists of some run-off from an upper athletic field, a parking area and a service area for delivery trucks. It is plowed in the winter for snow and usually sand/salted.

Our best theory is that this ground water contained potentially corrosive agents which caused deterioration of pipes leading from the fuel oil tank to the school building and subsequent leakage.

2. The area around the tank, piping and catch basin was immediately excavated. New piping was installed from the tank into the building. Oil, water and soil were removed.

During the time of excavation we experienced several periods of rain, causing the trench to fill with water. This necessitated several pumpings to remove approximately 9000+ gallons of oil-contaminated water. In addition, approximately 2100 pounds of contaminated soil was removed. Both of the above contaminants

W. P. Massachusetts

Department of Environmental Quality Engineering
Page 2

were removed from the site. Further, approximately 36-40 yards of soil was removed. This material is currently on site waiting for transport to an acceptable disposal area.

Several test borings were made in the area surrounding the tank and three monitoring wells were placed.

The catch basin was removed and nearly 100 tons of sand and 3/4 inch crushed stone was placed in the excavated area. The catch basin was deemed to be of supplementary design and needed not to be replaced. Surface run-off water has been diverted to the primary catch basin.

The tank was retested on December 24, 1987 by Web Engineering and found to be in compliance with NFPA #329 criteria for a tight tank.

3. Due to the fact that the supply of #4 fuel oil in the 15,000 gallon tank was reduced daily for heating purposes and the weather-related accumulation of water in the excavation site, no estimate of the quantity of oil/hazardous material released was possible.

4. Photocopies of all waste manifests are enclosed.

5. Lab results of soil samples are enclosed. We have retained Web Engineering to take water samples at the sites. In contact with Web today, I was assured that they will forward laboratory results to your office shortly.

6. As mentioned above, the catch basin thought to be the cause of receiving corrosive agents and leading to pipe deterioration (and subsequent leakage), has been removed. The monitoring wells will be inspected periodically. And, as per a Town of Cohasset mandate, all school-owned tanks will be tested annually.

Should you need/require additional information, I will be pleased to respond.

Very truly yours,

Richard T. Streeter

Richard T. Streeter
Assistant Superintendent

RTS/mpc

cc: BOH, 43 Elm Street, Cohasset, MA 02025, Attn: Joe Godzik
Fire Dept., 44 Elm Street, Cohasset, MA 02025, Attn: Dan Brock
Web Engineering Assoc. Inc., 152 King Street, Cohasset, MA 02025
Attn: Bill Baird

Enclosures: (1) Photocopies of all waste manifests
(2) Lab results of soil samples

1-800-424-8802

FEATURING
TANK AUDITOR

WEB ENGINEERING ASSOCIATES, INC.
A LICENSEE OF LEAK DETECTION SYSTEMS, INC.
152 KING STREET
COHASSET, MASSACHUSETTS 02025
617-383-2305

December 28, 1987

Mr. Richard Streeter
Cohasset High School
Pond Street
Cohasset, MA 02025

Client #87-T-111

Dear Mr. Streeter:

The following presents a summary of underground storage tank re-testing results for (1) tank located at the Cohasset High School facility. Testing took place on December 24, 1987.

Tank # (3) - (15,000) Gallons, (#4 Fuel Oil) - Re-test

Testing indicates the system is in compliance with NFPA #329 criteria for a tight tank.

If you have any questions, don't hesitate to contact us. We thank you for your business.

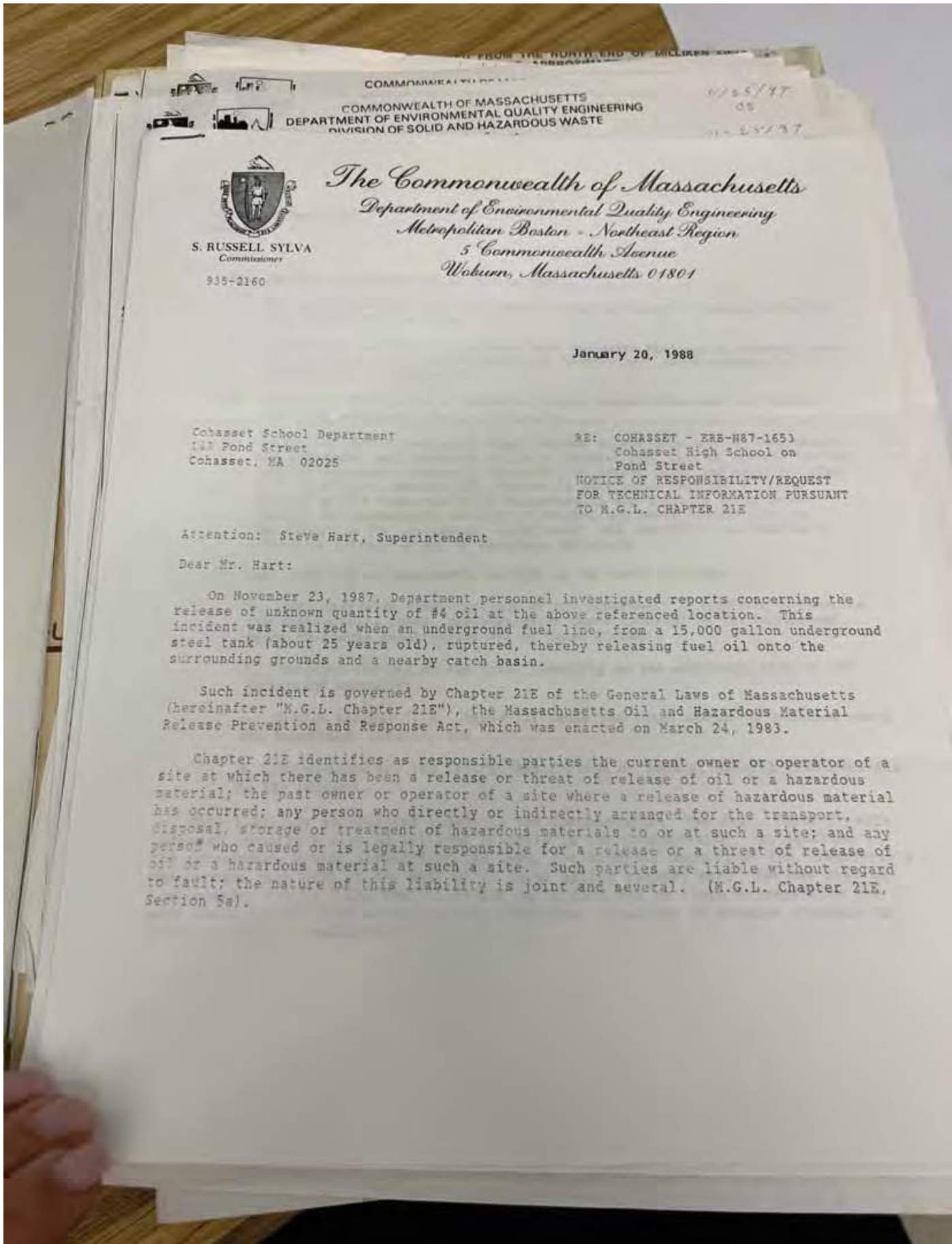
Very truly yours,

William E. Baird, P.E.
President

WEB/cbl

Enclosure

cc: Fire Department - Cohasset



COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF ENVIRONMENTAL QUALITY ENGINEERING
DIVISION OF SOLID AND HAZARDOUS WASTE



S. RUSSELL SYLVA
Commissioner

935-2160

The Commonwealth of Massachusetts
Department of Environmental Quality Engineering
Metropolitan Boston - Northeast Region
5 Commonwealth Avenue
Woburn, Massachusetts 01801

January 20, 1988

Cohasset School Department
133 Pond Street
Cohasset, MA 02025

RE: COHASSET - ZRS-W87-1653
Cohasset High School on
Pond Street
NOTICE OF RESPONSIBILITY/REQUEST
FOR TECHNICAL INFORMATION PURSUANT
TO M.G.L. CHAPTER 21E

Attention: Steve Hart, Superintendent

Dear Mr. Hart:

On November 23, 1987, Department personnel investigated reports concerning the release of unknown quantity of #4 oil at the above referenced location. This incident was realized when an underground fuel line, from a 15,000 gallon underground steel tank (about 25 years old), ruptured, thereby releasing fuel oil onto the surrounding grounds and a nearby catch basin.

Such incident is governed by Chapter 21E of the General Laws of Massachusetts (hereinafter "M.G.L. Chapter 21E"), the Massachusetts Oil and Hazardous Material Release Prevention and Response Act, which was enacted on March 24, 1983.

Chapter 21E identifies as responsible parties the current owner or operator of a site at which there has been a release or threat of release of oil or a hazardous material; the past owner or operator of a site where a release of hazardous material has occurred; any person who directly or indirectly arranged for the transport, disposal, storage or treatment of hazardous materials to or at such a site; and any person who caused or is legally responsible for a release or a threat of release of oil or a hazardous material at such a site. Such parties are liable without regard to fault; the nature of this liability is joint and several. (M.G.L. Chapter 21E, Section 5a).



WEB ENGINEERING ASSOCIATES, INC.
A LICENSEE OF LEAK DETECTION SYSTEMS, INC.
152 KING STREET
COHASSET, MASSACHUSETTS 02025
617-383-2305

October 14, 1987

Mr. Richard Streeter
Cohasset High School
143 Pond Street
Cohasset, MA 02025

Client #87-T-111

Dear Mr. Streeter:

The following presents a summary of underground storage tank testing results for your 15,000 gallon, #4 fuel oil tank located at the high school. Testing took place on October 13, 1987.

Testing was conducted at three different elevations (160", 145", and 128-1/2"). Testing indicated losses in excess of NFPA #329 criteria for a tight system.

It is recommended that the tank top and piping be excavated. The tank should then be overfilled and examined for leakage. Once identified, the product should be lowered and repairs made. The system should again be overfilled to assess (visually) the tightness of repairs. If tight, partially cover (1-2 feet of sand) and a re-test should be conducted.

If you have any questions, don't hesitate to contact us.

Very truly yours,

William E. Baird 12/2
William E. Baird, P.E.
President

WEB/cbl

Enclosure

cc: Fire Department - Cohasset

Date 10/10 Time _____

WHILE YOU WERE OUT
MR. EUGENE CROWELL
of _____
Phone _____
Area Code _____ Number _____ Extension _____

TELEPHONED _____
C _____
V _____

Permit No. 430 **FILE**
THE COMMONWEALTH OF MASSACHUSETTS
Town of Cohasset
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
PERMIT FOR STORAGE OF FUEL OIL

In accordance with provisions of Chapter 148, General Laws, and amendments thereto and Regulations made under authority thereof.

Name High School (owner or occupant) Name J. W. Praught Co. (Installer)
Address Pond Street Address 1049 Dorchester Ave.
BURNER **Dorchester, Mass.**
Name Petro Type of Tank Underground
Manufacturer Petro Heat & Power Co. Capacity 10,000 gals. (or) Size _____
Model No. or Size W6AP Location 10' from Northwest cor.
Type Rotary Mass. Approval No. 473 of Boiler Room
Permit issued 1/24/52 expires ##### (Head of Fire Department)
Fee ##### Paid ##### By _____

This Permit must be Conspicuously Posted on Premises
HOBS & WARREN, INC. BOSTON FORM 245

143 Pond Street

Permit No. 431 **FILE**
THE COMMONWEALTH OF MASSACHUSETTS
Town of Cohasset
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
PERMIT FOR STORAGE OF FUEL OIL

In accordance with provisions of Chapter 148, General Laws, and amendments thereto and Regulations made under authority thereof.

Name High School (owner or occupant) Name J. W. Praught Co. (Installer)
Address Pond Street Address 1049 Dorchester Ave.
BURNER **Dorchester**
Name Petro Type of Tank Underground
Manufacturer Petro Heat & Power Co. Capacity 10,000 gals. (or) Size _____
Model No. or Size W6AP Location 10' from Northwest cor.
Type Rotary Mass. Approval No. 473 of Boiler Room
Permit issued 1/24/52 expires ##### (Head of Fire Department)
Fee ##### Paid ##### By _____

This Permit must be Conspicuously Posted on Premises
HOBS & WARREN, INC. BOSTON FORM 245

143 Pond Street

ZIP Code 02021

ere if tank(s) on land with reservation or dian trust lan

ode P

id in this rmation

ate Sign

June

WEB ENGINEERING ASSOCIATES, INC.
A LICENSEE OF LEAK DETECTION SYSTEMS, INC.
152 KING STREET

Underground Storage Tanks

DEPARTMENT OF PUBLIC SAFETY, U.S.T.
P. O. BOX 490
TEWKSBURY, MA 01876

FIRE DEPT. I.D. Number _____ STATE USE ONLY _____ FIRE DEPT. CERTIFICATION _____
Date Received _____

GENERAL INFORMATION

The primary purpose of this notification program is to locate and evaluate underground tanks that store or have stored petroleum or hazardous substances. It is expected that the information you provide will be based on reasonably available records, or, in the absence of such records, your knowledge, belief, or recollection.

Who Must Notify? Section 9002 of the Resource Conservation and Recovery Act (RCRA), as amended, requires that, unless exempted, owners of underground tanks that store regulated substances must notify designated State or local agencies of the existence of their tanks. Owner means: (a) in the case of an underground storage tank in use on November 8, 1984, or brought into use after that date, any person who owns an underground storage tank used for the storage, use, or dispensing of regulated substances; and (b) in the case of any underground storage tank in use before November 8, 1984, but no longer in use on that date, any person who owned such tank immediately before the discontinuation of its use.

What Tanks Are Included? Underground storage tank is defined as any one or combination of tanks that (1) is used to contain an accumulation of "regulated substances," and (2) whose volume (including connected underground piping) is 10% or more beneath the ground. Some examples are underground tanks storing: 1. gasoline, used oil, or diesel fuel; and 2. industrial solvents, pesticides, herbicides or fumigants.

What Tanks Are Excluded? Tanks removed from the ground are not subject to notification. Other tanks excluded from notification are:
1. farm or residential tanks of 1,100 gallons or less capacity used for storing motor fuel for noncommercial purposes;
2. tanks used for storing heating oil for consumptive use on the premises where stored;
3. septic tanks;

4. pipeline facilities (including gathering lines) regulated under the National Gas Pipeline Safety Act of 1968, or the Hazardous Liquid Pipeline Safety Act of 1979, or which is an intrastate pipeline facility regulated under State law;
5. surface impoundments, pits, ponds, or lagoons;
6. storm water or waste water collection systems;
7. flow-through process tanks;
8. liquid trap or associated gathering lines directly related to oil or gas production and gathering operations;
9. storage tanks situated in an underground area (such as a basement, cellar, mine working, drift, shaft, or tunnel) if the storage tank is situated upon or above the surface of the floor.

What Substances Are Covered? The notification requirements apply to underground storage tanks that contain regulated substances. This includes any substance defined as hazardous in section 101 (14) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), with the exception of those substances regulated as hazardous waste under Subtitle C of RCRA. It also includes petroleum, e.g., crude oil or any fraction thereof which is liquid at standard conditions of temperature and pressure (60 degrees Fahrenheit) and 14.7 pounds per square inch absolute.

Where To Notify? Completed notification forms should be sent to the address given at the top of this page.

When To Notify? 1. Owners of underground storage tanks in use or that have been taken out of operation after January 1, 1974, but still in the ground, must notify by May 8, 1986. 2. Owners who bring underground storage tanks into use after May 8, 1986, must notify within 30 days of bringing the tanks into use.

Penalties: Any owner who knowingly fails to notify or submits false information shall be subject to a civil penalty not to exceed \$10,000 for each tank for which notification is not given or for which false information is submitted.

INSTRUCTIONS

Please type or print in ink all items except "signature" in Section V. This form must be completed for each location containing underground storage tanks. If more than 5 tanks are owned at this location, photocopy the reverse side, and staple continuation sheets to this form.

Indicate number of continuation sheets attached

I. OWNERSHIP OF TANK(S)				II. LOCATION OF TANK(S)			
Owner Name (Corporation, Individual, Public Agency, or Other Entity)				(If same as Section I, mark box here <input type="checkbox"/>)			
Town of Cohasset, Massachusetts				Facility Name or Company Site Identifier, as applicable			
Street Address				Cohasset Junior/Senior High School			
41 Highland Avenue				Street Address or State Road, as applicable			
County				143 Pond Street			
Norfolk				County			
City				Norfolk			
Cohasset				City (nearest)			
State				State			
MA.				MA.			
ZIP Code				ZIP Code			
02025				Cohasset			
Area Code				Phone Number			
617				383-0228			
Type of Owner (Mark all that apply <input checked="" type="checkbox"/>)							
<input type="checkbox"/> Current		<input checked="" type="checkbox"/> State or Local Gov't		<input type="checkbox"/> Private or Corporate		Indicate number of tanks at this location 2 	
<input type="checkbox"/> Former		<input type="checkbox"/> Federal Gov't (GSA facility I.D. no. _____)		<input type="checkbox"/> Ownership uncertain			
Mark box here if tank(s) are located on land within an Indian reservation or on other Indian trust lands <input type="checkbox"/>							

III. CONTACT PERSON AT TANK LOCATION

Name (If same as Section I, mark box here <input type="checkbox"/>)	Job Title	Area Code	Phone Number
Eugene C. Crowell	Superintendent of Schools	617	383-6111

IV. TYPE OF NOTIFICATION

☐ Mark box here only if this is an amended or subsequent notification for this location.

V. CERTIFICATION (Read and sign after completing Section VI.)

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this and all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate, and complete.

Name and official title of owner or owner's authorized representative	Signature	Date Signed
Eugene C. Crowell, Superintendent of Schools	<i>Eugene C. Crowell</i>	June 10, 1986

CONTINUE ON REVERSE SIDE

ENGINEERING ASSOCIATES, INC.
CENTER OF LEAK DETECTION SYSTEMS, INC.
 150 KING STREET

Location (from Section II) Cohasset High Sch. Page No. 1 of 2 Pages

UNDERGROUND STORAGE TANKS (Complete for each tank at this location)

	Tank No. 1	Tank No. 2	Tank No. 3	Tank No. 4	Tank No. 5
1. Status (Mark all that apply)	<input checked="" type="checkbox"/> Currently in Use	<input checked="" type="checkbox"/> Currently in Use	<input type="checkbox"/> Temporarily Out of Use	<input type="checkbox"/> Temporarily Out of Use	<input type="checkbox"/> Temporarily Out of Use
	<input type="checkbox"/> Permanently Out of Use	<input type="checkbox"/> Permanently Out of Use	<input type="checkbox"/> Permanently Out of Use	<input type="checkbox"/> Permanently Out of Use	<input type="checkbox"/> Permanently Out of Use
	<input type="checkbox"/> Brought into Use after 5/8/86	<input type="checkbox"/> Brought into Use after 5/8/86	<input type="checkbox"/> Brought into Use after 5/8/86	<input type="checkbox"/> Brought into Use after 5/8/86	<input type="checkbox"/> Brought into Use after 5/8/86
2. Capacity (Gallons)	15,000 gal.	20,000 gal.			
3. Construction (Mark all that apply)	<input checked="" type="checkbox"/> Steel	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Concrete	<input type="checkbox"/> Concrete	<input type="checkbox"/> Concrete
	<input type="checkbox"/> Fiberglass Reinforced Plastic	<input type="checkbox"/> Fiberglass Reinforced Plastic	<input type="checkbox"/> Unknown	<input type="checkbox"/> Unknown	<input type="checkbox"/> Unknown
	<input type="checkbox"/> Other, Please Specify	<input type="checkbox"/> Other, Please Specify	<input type="checkbox"/> Other, Please Specify	<input type="checkbox"/> Other, Please Specify	<input type="checkbox"/> Other, Please Specify
4. Internal Protection (Mark all that apply)	<input type="checkbox"/> Cathodic Protection	<input type="checkbox"/> Cathodic Protection	<input type="checkbox"/> Interior Lining (e.g., epoxy resins)	<input type="checkbox"/> Interior Lining (e.g., epoxy resins)	<input type="checkbox"/> Interior Lining (e.g., epoxy resins)
	<input type="checkbox"/> None	<input type="checkbox"/> None	<input type="checkbox"/> Unknown	<input type="checkbox"/> Unknown	<input type="checkbox"/> Unknown
	<input checked="" type="checkbox"/> Other, Please Specify	<input checked="" type="checkbox"/> Other, Please Specify	<input type="checkbox"/> Other, Please Specify	<input type="checkbox"/> Other, Please Specify	<input type="checkbox"/> Other, Please Specify
5. External Protection (Mark all that apply)	<input type="checkbox"/> Cathodic Protection	<input type="checkbox"/> Cathodic Protection	<input checked="" type="checkbox"/> Painted (e.g., asphaltic)	<input checked="" type="checkbox"/> Painted (e.g., asphaltic)	<input checked="" type="checkbox"/> Painted (e.g., asphaltic)
	<input type="checkbox"/> Fiberglass Reinforced Plastic Coated	<input type="checkbox"/> Fiberglass Reinforced Plastic Coated	<input type="checkbox"/> None	<input type="checkbox"/> None	<input type="checkbox"/> None
	<input type="checkbox"/> Unknown	<input type="checkbox"/> Unknown	<input type="checkbox"/> Other, Please Specify	<input type="checkbox"/> Other, Please Specify	<input type="checkbox"/> Other, Please Specify
6. Piping (Mark all that apply)	<input type="checkbox"/> Bare Steel	<input type="checkbox"/> Bare Steel	<input type="checkbox"/> Galvanized Steel	<input type="checkbox"/> Galvanized Steel	<input type="checkbox"/> Galvanized Steel
	<input type="checkbox"/> Fiberglass Reinforced Plastic	<input type="checkbox"/> Fiberglass Reinforced Plastic	<input type="checkbox"/> Cathodically Protected	<input type="checkbox"/> Cathodically Protected	<input type="checkbox"/> Cathodically Protected
	<input checked="" type="checkbox"/> Unknown	<input checked="" type="checkbox"/> Unknown	<input type="checkbox"/> Other, Please Specify	<input type="checkbox"/> Other, Please Specify	<input type="checkbox"/> Other, Please Specify
7. Substance Currently or Last Stored in Greatest Quantity by Volume (Mark all that apply)	<input type="checkbox"/> a. Empty	<input type="checkbox"/> a. Empty	<input type="checkbox"/> b. Petroleum	<input type="checkbox"/> b. Petroleum	<input type="checkbox"/> b. Petroleum
	<input type="checkbox"/> Diesel	<input type="checkbox"/> Diesel	<input type="checkbox"/> Kerosene	<input type="checkbox"/> Kerosene	<input type="checkbox"/> Kerosene
	<input checked="" type="checkbox"/> Gasoline (including alcohol blends)	<input type="checkbox"/> Gasoline (including alcohol blends)	<input type="checkbox"/> Used Oil	<input type="checkbox"/> Used Oil	<input type="checkbox"/> Used Oil
	<input type="checkbox"/> Other, Please Specify	<input type="checkbox"/> Other, Please Specify	<input type="checkbox"/> Other, Please Specify	<input type="checkbox"/> Other, Please Specify	<input type="checkbox"/> Other, Please Specify
	<input type="checkbox"/> c. Hazardous Substance	<input type="checkbox"/> c. Hazardous Substance	<input type="checkbox"/> Oil No. 4	<input type="checkbox"/> Oil No. 4	<input type="checkbox"/> Oil No. 4
Please Indicate Name of Principal CERCLA Substance OR Chemical Abstract Service (CAS) No.					
Mark box <input checked="" type="checkbox"/> if tank stores a mixture of substances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Unknown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Additional Information (for tanks permanently taken out of service)					
a. Estimated date last used (mo/yr)	/	/	/	/	/
b. Estimated quantity of substance remaining (gal.)					
c. Mark box <input type="checkbox"/> if tank was filled with inert material (e.g., sand, concrete)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

THE NORTH SIDE OF MILLER FIELD
APPROXIMATELY 2,000 FEET

WEB ENGINEERING ASSOCIATES, INC.
A LICENSEE OF LEAK DETECTION SYSTEMS, INC.

Location (from Section II) Consistent with 5.1.1 Page No. 1 of 1 Pages

OF UNDERGROUND STORAGE TANKS (Complete for each tank at this location)					
Tank No. 1	Tank No. 2	Tank No.	Tank No.	Tank No.	Tank No.
23, or Number (e.g., 1,2,3...)					
Currently in Use Temporarily Out of Use Permanently Out of Use Brought into Use after 5/8/86					
Age (Years) Total Capacity (Gallons) Year of Construction (Mark one <input type="checkbox"/>)					
Steel Concrete Fiberglass Reinforced Plastic Unknown Other, Please Specify					
5. Internal Protection (Mark all that apply <input type="checkbox"/>) Cathodic Protection Interior Lining (e.g., epoxy resins) None Unknown Other, Please Specify					
6. External Protection (Mark all that apply <input type="checkbox"/>) Cathodic Protection Painted (e.g., asphaltic) Fiberglass Reinforced Plastic Coated None Unknown Other, Please Specify					
7. Piping (Mark all that apply <input type="checkbox"/>) Bare Steel Galvanized Steel Fiberglass Reinforced Plastic Cathodically Protected Unknown Other, Please Specify					
8. Substance Currently or Last Stored in Greatest Quantity by Volume (Mark all that apply <input type="checkbox"/>) a. Empty b. Petroleum Diesel Kerosene Gasoline (including alcohol blends) Used Oil Other, Please Specify Oil No. 4 c. Hazardous Substance Please Indicate Name of Principal CERCLA Substance OR Chemical Abstract Service (CAS) No. Mark box <input type="checkbox"/> if tank stores a mixture of substances d. Unknown					
9. Additional Information (for tanks permanently taken out of service) a. Estimated date last used (mo/yr) b. Estimated quantity of substance remaining (gal.) c. Mark box <input type="checkbox"/> if tank was filled with inert material (e.g., sand, concrete)					

ENGINEERING ASSOCIATES, INC.
LICENSEE OF FIRE DETECTION SYSTEMS, INC.

The Commonwealth of Massachusetts
DEPARTMENT OF PUBLIC SAFETY—DIVISION OF FIRE PREVENTION

APPLICATION FOR PERMIT TO MAINTAIN AN EXISTING/NEW UNDERGROUND STORAGE FACILITY

Head of Fire Department
Cohasset, MA.
City or Town

June 10 1986
Date

Application is hereby made for a permit to maintain an existing/new underground storage facility as required by 527CMR9.00: Permits.

Location of property: 143 Pond Street
Street address

Owner of property: Town of Cohasset
Full name of person, firm or corporation

Signature of owner or authorized representative: Eugene J. Powell

Fee: \$ (M.G.L.A. Chapt. 148 Sec. 10A)

(Fire Department's Copy to be Filed with F.P.290 part 2)

Form F.P. 290
Part 4

4

The Commonwealth of Massachusetts
DEPARTMENT OF PUBLIC SAFETY—DIVISION OF FIRE PREVENTION

PERMIT

19
Date

TO MAINTAIN AN EXISTING/NEW UNDERGROUND STORAGE FACILITY

In accordance with the provisions of 527CMR9.24 this permit to maintain an existing/new underground storage facility is granted to:

Location of property: _____
Street address

Owner of property: _____
Full name of person, firm or corporation

Restrictions: _____

Fee Paid: \$ (M.G.L.A. Chapt. 148 Sec. 10A)

This permit will expire 19
Date

Signature of Head of Fire Dept. or appointed designee

(Owner's Copy to be posted at the storage facility with F.P.290 Part 3)

Form F.P. 290
Part 4

T. P. S. 408-2-59-34882



The Commonwealth of Massachusetts

DEPARTMENT OF PUBLIC SAFETY — DIVISION OF FIRE PREVENTION
1010 COMMONWEALTH AVENUE, BOSTON

Nov 5, 1970
(Date)

APPLICATION FOR PERMIT

To: HEAD OF FIRE DEPARTMENT

Cohasset
City or Town

In accordance with the provisions of Chapter 148, G. L. as provided in Sec. 10 A application is hereby made

for permission to store and use One Hundred Fifty-Five gallons of Class A fluid (Duplicator fluid and laboratory alcohol)

State clearly purpose for which permit is requested

Restrictions: To be stored in a fire resistant room, on a metal stand, and have a automatic shut-off valve capable of being locked.

at 143 Pond Street (Give location by street and no., or describe in such a manner as to provide adequate identification of location)

Date issued ~~11/11/70~~ Nov 5 19 70 By cp

(Signature of applicant)

Date of expiration 19 Fee \$

#143-1544# Superintendent of Schools

(Address) 143 Pond Street, Cohasset


Phone: 383-0616

25. Are all emergency lighting units or system provided?

over- * emergency lighting units in good operating condition?

checked 11/11/70 YES

204

 **Commonwealth of Massachusetts**
Department of Fire Services - Office of the State Fire Marshal
RECEIPT OF DISPOSAL OF UNDERGROUND STEEL STORAGE TANK



NAME AND ADDRESS OF APPROVED TANK YARD

TURNER INC.
225 COMMERCIAL ST.
LYNN MA. 01905

APPROVED TANK YARD NO. _____ Tank Yard Ledger 502 CMR 3.03 (4) Number: 002 0101182

I certify under penalty of law I have personally examined the underground steel storage tank delivered to this "approved tank yard" by firm, corporation or partnership _____ and accepted same in conformance with Massachusetts Fire Prevention Regulation 502 CMR 3.00 Provisions for Approving Underground Steel Storage Tank dismantling yards. A valid permit was issued by LOCAL Head of Fire Department.


FDID# 21065 to transport this tank to this yard.

Name and official title of approved tank yard owner or owners authorized representative:
 TITLE: 

SIGNATURE DATE SIGNED 10.10.01 pursuant to 502 CMR 3.00.

This signed receipt of disposal must be returned to the local head of the fire department FDID# _____

EACH TANK MUST HAVE A RECEIPT OF DISPOSAL

 **Commonwealth of Massachusetts**
Department of Fire Services - Office of the State Fire Marshal
RECEIPT OF DISPOSAL OF UNDERGROUND STEEL STORAGE TANK



NAME AND ADDRESS OF APPROVED TANK YARD

TURNER INC.
225 COMMERCIAL ST.
LYNN MA. 01905

APPROVED TANK YARD NO. _____ Tank Yard Ledger 502 CMR 3.03 (4) Number: 002 0101182

I certify under penalty of law I have personally examined the underground steel storage tank delivered to this "approved tank yard" by firm, corporation or partnership _____ and accepted same in conformance with Massachusetts Fire Prevention Regulation 502 CMR 3.00 Provisions for Approving Underground Steel Storage Tank dismantling yards. A valid permit was issued by LOCAL Head of Fire Department.

FDID# 21065 to transport this tank to this yard.

Name and official title of approved tank yard owner or owners authorized representative:
 TITLE: 

SIGNATURE DATE SIGNED 10.10.01 pursuant to 502 CMR 3.00.

This signed receipt of disposal must be returned to the local head of the fire department FDID# _____

EACH TANK MUST HAVE A RECEIPT OF DISPOSAL

92 COHASSET HIGH SCHOOL

At that time, the proposal was to construct the doors with either stationary panels or glass block.

The doors from the gym to that room were to be marked "Weight Room" or "not an exit" or something to that effect so that the students and/or public would know better than to use them in case of an emergency.

The concession to eliminating that exit was to provide a replacement exit by cutting through the concrete block and installing doors to the adjacent corridor which would then be a short travel distance to the exterior door.

Without that replacement exit, there would not be an exit at that end of the gym; a violation of the "remoteness" of the concession code.

TANK DATA

Gallons 13000

Previous Contents #2011

Diameter 7-20-01 Length 7-20-01

Date Received 7-20-01

Serial # (if available) _____

Tank I.D. # (Form FP-290) _____

Owner/Operator to mail revised copy of Notification Form (FP290, or FP290R) to : UST Compliance, Office of the State Fire Marshal, P.O. Box 1025 State Road, Stow, MA 01775.

TANK REMOVED FROM

143 Pond St.
(No. and Street)

Cohasset
(City or Town)

Fire Department Permit # 0002-0016

RECEIVED

OCT 11 2001



FEATURING
TANK AUDITOR

WEB ENGINEERING ASSOCIATES, INC.
106 LONGWATER DRIVE, SUITE 4
NORWELL, MASSACHUSETTS 02061
617-878-7766 • FAX 617-878-8004
1-800-273-7289

REC'D
6/18/93
1109
CJL

June 17, 1993

Mr. Peter Laugelle
Town of Cohasset
41 Highland Avenue
Cohasset, MA 02025

Client #93-T-067

Dear Mr. Laugelle:

The following presents a summary of underground storage tank testing results for 2 tanks located at the rear of Cohasset High School in Cohasset, Massachusetts. Testing took place on June 16, 1993.

Tank - 5,000 Gallons, Diesel Fuel

Tank - 5,000 Gallons, Regular Unleaded Gas

Testing indicates the systems are in compliance with federal and Massachusetts criteria for a tight tank.

If you have any questions, don't hesitate to contact us. We thank you for your business.

Very truly yours,

William E. Baird, P.E.
President

WEB/crb

Enclosure

cc: Cohasset Fire Department

A LICENSEE OF LEAK DETECTION SYSTEMS, INC.



Acting Chief
ROGER W. LINCOLN

TOWN OF
COHASSET
FIRE DEPARTMENT

44 ELM STREET
COHASSET, MASSACHUSETTS 02025
(617) 383-0616



Captains
JAMES L. GURRY
MARK H. TRASK
ROBERT D. SILVIA

MARCH 22, 1994

Ms. LOUCETA HODGE
OFFICE OF THE STATE FIRE MARSHAL
1010 COMMONWEALTH AVENUE
BOSTON, MA 02215

DEAR Ms. HODGE,

YOUR LETTER OF MARCH 1, 1994 REGARDING EXEMPT FACILITIES
REQUESTS THE FOLLOWING INFORMATION:

AGENCY: TOWN OF COHASSET
LOCATION: COHASSET HIGH SCHOOL
143 POND STREET
FACILITY: TANK AND PUMP - 5,000 GALLONS DIESEL
TANK AND PUMP - 5,000 GALLONS UNLEADED GASOLINE

AGENCY: COMMONWEALTH OF MASSACHUSETTS
LOCATION: MASS DEPARTMENT OF PUBLIC WORKS GARAGE
CROCKER LANE
FACILITY: *TANK AND PUMP - 8,000 GALLONS UNLEADED GASOLINE
*TANK AND PUMP - 8,000 GALLONS DIESEL

*THIS INFORMATION WAS TAKEN FROM A TANK TEST REPORT BY
TRACER RESEARCH CORPORATION DATED FEBRUARY 1990.

THESE TWO FACILITIES ARE THE ONLY FACILITIES MEETING THE
CRITERIA OF YOUR REQUEST THAT WE CURRENTLY HAVE ONRECORD.

IF WE MAY BE OF FURTHER ASSISTANCE,

ROGER W. LINCOLN, FIRE CHIEF

44 ELM STREET
COHASSET, MA 02025

CC/ FILE

F.P.6 REV. 3/88

0017480 (00001)
1987KENNETH H. BOCK
MECHANICAL ENGINEERRICHARD D. KIMBALL COMPANY, INC.
CONSULTING ENGINEERS917-7642-0100
FAX 917-7642-1800580 MAIN STREET
COHASSET, MA 01923

Massachusetts

DIVISION OF FIRE PREVENTION
REHUE, BOSTON

PERMIT

10/14/99
(Date)

C.82 S.40 M.G.L.

DIG SAFE NUMBER

944106038

Start Date 10/14/99

To: HE

COHASSET
(City or Town)In accordance with the provisions of Chapter 148,
G.L. as provided in Sec. 10A application is hereby
made By

Name ENGINEERED CONSTRUCTION CO, INC.

(Full name of person, firm or corporation)

Address 270 COMMUNICATION WAY HYANNIS MA

(Street or P.O. Box)

(City or Town)

State clearly
purpose for
which permit
is requested.for permission to INSTALL (1) 12,000 GALLON #4 FUEL OIL
UNDERGROUND STORAGE TANK FOR SITE CONSUMPTIVE
USE.

TANK DOUBLE-WALLED STEEL WITH CATHODIC PROTECTION

at 143 POND ST. COHASSET MA 02025

Name of competent operator ROBERT WATSON

Cert. No.

Date issued—rejected 19

By

(Signature of applicant)

Date of expiration 19 Fee \$ Paid—Due



The Commonwealth of Massachusetts

DEPARTMENT OF PUBLIC SAFETY—DIVISION OF FIRE PREVENTION
C.82 S.40 M.G.L. 1010 COMMONWEALTH AVENUE, BOSTON

DIG SAFE NUMBER

944106038

Start Date 10/14/99

COHASSET

(City or Town)

10/14/1999

(Date)

PERMIT

In accordance with the provisions of Chapter 148, G. L. as provided in 10A

this permit is granted to

Name ENGINEERED CONSTRUCTION CO, INC.

(Full name of person, firm or corporation granted permit)

State clearly
purpose for
which permit
is granted

to INSTALL (1) 12,000 GALLON #4 FUEL OIL UNDERGROUND

STORAGE TANK FOR ON SITE CONSUMPTIVE USE.

TANK DOUBLE-WALLED WITH CATHODIC PROTECTION

Restrictions:

at 143 POND ST COHASSET MA 02025

(Give location by street and no., or describe in such manner as to provide adequate identification of location)

Fee Paid \$

(Signature of official granting permit)

This permit will expire 19

(Title)

INSTALL

(1) 5,000 GALLON TANK FOR #4 FUEL
DOUBLE WALL STEEL TANK w/ CATHODIC PROTECTION

CATHODIC PROTECTION AMERICAN PETROLEUM INSTITUTE API
PUBLICATION 1632 - 1ST ED. 1983

- CONSUMPTIVE USE
- TANK MUST BE UL LISTED
- EXISTING FACILITY
- FUEL OIL - #4 ACCORDANCE w/ MGL C94 5249#
CMR 202
- OPERATOR - TOWN OF CHASSET - SCHOOL DEPT.
- 12X12 X 1/4" STRIKER PLATE 9:05(A)
- UL LISTED DOUBLE-WALLED STEEL TANK w/ CATHODIC
PROTECTION, HAVING ELECTRICAL ISOLATION 9:05(A) 3(a)
- ELECTRONIC MONITORING SYSTEM 9:05(A) 3(a)
- UL LISTED DOUBLE WALLED STEEL TANK w/ CATHODIC
PROTECTION HAVING ELECTRICAL ISOLATION 9:05(A) 3(d)
- SPILL CONTAINMENT MANHOLE 9:05(A) 7
- OVERFILL PROTECTION 9:05(A) 8 (a) (b)
- DOUBLE WALL PIPING 9:05(B)
- ALL PIPES DECLINE TO TANK 9:05(B) 4
- PIPE FROM TANK TOPS - DESIGN SPECIFIC PREV. SYPHONING 9:05(B)
- OVER -

10/2/94
03600D

- NOTICE OF INSTALLATION
- TIGHTNESS TEST (PETROBRAS)
- CERTIFIED CONTRACTOR - CERTIFICATE
- TANK ANCHORS 9:05(C) 3
- BACK FILL MATERIAL CLEAN, NONCORROSIVE SAND 9:05(C) 3
- COMPACTED BASE 9:05(C) 3
- UNIFORM FILLING 9:05(C) 3
- EXTERIOR DAMAGE/COATING REPAIRED 9:05(C) 4
- PNEUMATIC ^{TANK & PIPING} SYSTEM TEST PRIOR TO BURYING 9:05(C) 5
- NFPA 329 TEST W/ RESULTS TO F.D 9:05(C) 5
AFTER BURIED
- 2 FT COVERAGE OVER TANK OR
18" COMPACTED W/ 6" REIN. CONC. OR
8" ASPHALTIC CONC 9:05(C) 6
- EXEMPT FROM 9:05 (D) 2
9:05 (E) 1
9:05 (F)
- MAINTENANCE OF RECORDS OF - 9:05 (b) 4
CATHODIC PROTECTION MONITORING
LEAK DETECTION MONITORING
INVENTORY RECORDS
- FOR THE LIFE OF THE FACILITY -
- AVAILABLE ON REQUEST OF SFM OR CFD
- NEGATIVE VOLTAGE TEST OF CATHODIC PROTECTION SYS
ANNUALLY - ADEQUATE NEGATIVE VOLTAGE
 - > -0.85 FOR COPPER - COPPER SULFATE
 - > +0.25 FOR ZINC
- OVER -

10/2/94
03600D

- NOTICE OF INSTALLATION
- TIGHTNESS TEST (PETROBRAS)
- CERTIFIED CONTRACTOR - CERTIFICATE
- TANK ANCHORS 9:05(C) 3
- BACK FILL MATERIAL CLEAN, NONCORROSIVE SAND 9:05(C) 3
- COMPACTED BASE 9:05(C) 3
- UNIFORM FILLING 9:05(C) 3
- EXTERIOR DAMAGE/COATING REPAIRED 9:05(C) 4
- PNEUMATIC ^{TANK & PIPING} SYSTEM TEST PRIOR TO BURYING 9:05(C) 5
- NFPA ~~329~~ 329 TEST W/ RESULTS TO F.D 9:05(C) 5
AFTER BURIED
- 2 FT COVERAGE OVER TANK OR
18" COMPACTED W/ 6" REIN. CONC. OR
8" ASPHALTIC CONC 9:05(C) 6
- EXEMPT FROM 9:05 (D) 2
9:05 (E) 1
9:05 (F)
- MAINTENANCE OF RECORDS OF - 9:05 (b) 4
CATHODIC PROTECTION MONITORING
LEAK DETECTION MONITORING
INVENTORY RECORDS
- FOR THE LIFE OF THE FACILITY -
- AVAILABLE ON REQUEST OF SFM OR CFD
- NEGATIVE VOLTAGE TEST OF CATHODIC PROTECTION SYS
ANNUALLY - ADEQUATE NEGATIVE VOLTAGE
 > -0.85 FOR COPPER - COPPER SULFATE
 > +0.25 FOR ZINC
- OVER -

- FILLER CAP COVER COLOR - GREEN 9.07(B) 2
- VENT PIPE TERMINUS FITTED W/
WEATHER HOOD NOT TERMINATING LESS
THAN 5' FROM A BUILDING OPENING 9.07(B) 5
- VENT PITCHES TO TANK 9.07(B) 7
- ALL PIPING GROUNDED 9.07(C)

- WATER PROTECTION DISTRICT
EXEMPT - FINANCIAL RESPONSIBILITY - 40 CFR 280 §281



WEB ENGINEERING ASSOCIATES, INC.

152 KING STREET
COHASSET, MASSACHUSETTS 02025
617-383-2305 • FAX 383-0515

July 10, 1991

Mr. Gregory Doyon
Town of Cohasset, Board of Selectmen
41 Highland Avenue
Cohasset, MA 02025

Client #91-T-094

Dear Mr. Doyon:

The following presents a summary of underground storage tank testing results for 2 tank located at the Cohasset High School, Pond Street, Cohasset, Massachusetts. Testing took place on July 9, 1991.

Tank 1 - 5,000 Gallons, Unleaded Gasoline (Closer to Pumps)
Tank 2 - 5,000 Gallons, Unleaded Gasoline (Farther From Pump Cage)

Testing indicates the Tank #1 system is in compliance with federal and Massachusetts criteria for a tight tank.

Testing of Line 2 indicated a leak at the union of the bottom of the pump. Recommendations - make repairs, and visually check to insure repairs are tight. Re-test.

Testing Tank #2 indicated the tank is in compliance with federal and Massachusetts criteria for a tight tank, however the system is not tight and piping repairs are required.

If you have any questions, don't hesitate to contact us. We thank you for your business.

Very truly yours,

William E. Baird, P.E.
President

WEB/crb

Enclosures

cc: Cohasset Fire Department

A LICENSEE OF LEAK DETECTION SYSTEMS, INC.



WEB ENGINEERING ASSOCIATES, INC.
106 LONGWATER DRIVE, SUITE 4
NORWELL, MASSACHUSETTS 02061
617-878-7766 • FAX 617-878-8004
1-800-273-7289

REC'D
6/18/93
1109
Gib

June 17, 1993

Mr. Peter Laugelle
Town of Cohasset
41 Highland Avenue
Cohasset, MA 02025

Client #93-T-067

Dear Mr. Laugelle:

The following presents a summary of underground storage tank testing results for 2 tanks located at the rear of Cohasset High School in Cohasset, Massachusetts. Testing took place on June 16, 1993.

Tank - 5,000 Gallons, Diesel Fuel

Tank - 5,000 Gallons, Regular Unleaded Gas

Testing indicates the systems are in compliance with federal and Massachusetts criteria for a tight tank.

If you have any questions, don't hesitate to contact us. We thank you for your business.

Very truly yours,


William E. Baird, P.E.
President

WEB/crb

Enclosure

cc: Cohasset Fire Department

A LICENSEE OF LEAK DETECTION SYSTEMS, INC.


The Commonwealth of Massachusetts
 Department of Public Safety—Division of Fire Prevention
 APPLICATION FOR PERMIT FOR REMOVAL AND TRANSPORTATION TO APPROVED TANK YARD

MAF 328167 June 30, 1992
 To: HEAD OF FIRE DEPARTMENT
Cohasset

C.B. 5.40 M.G.L.
 DIG. SAFE NUMBER
92271454
 Start Date: 7/7/92

In accordance with the provisions of Chapter 14B, § 1, as provided in
 Section 38A Application is hereby made by Town of Cohasset
 (Name of Person, Firm or Corporation)
41 Highland Ave. Cohasset 02043
 Address

For permission to remove and transport underground steel storage tank(s) from
Cohasset Junior/Senior HS 143 Pond St
 Street address (city or town) Cohasset

FDID# 21065 to approved Tank Yard 03501 James Grant
 State clearly type of
 inert gas used in
 steel storage tank CO₂ (Dry Ice)
 Type of inert gas used

Name of Person, Firm, Corporation disposing tank Cohasset Highway Dep't.
 Date issued - rejected 4/26/92 19 By: [Signature]
 Date of expiration 4/26/92 19 paid/due Signature of Applicant

DO NOT WRITE BELOW THIS LINE

Cohasset Fire Department
 527 CMR 9.00 Underground Storage Tank Inspection

DATE: July 8, 1992 527 CMR 9.21:1 Exclusion yes no

TANK: Intact ☒ yes no If No _____
 HOLE: Clean ☒ yes no Odor yes ☒ no Residue yes ☒ no

If a spill or ground contamination: _____
 DEQE notified yes no Board of Health notified yes no
 Date: _____ Time: _____ Date: _____ Time: _____

SIGNED Lt. R. W. Lincoln

: Board of Health



The Commonwealth of Massachusetts

DEPARTMENT OF PUBLIC SAFETY—DIVISION OF FIRE PREVENTION

July 8, 19 92

PERMIT

FOR REMOVAL AND TRANSPORTATION TO APPROVED TANK YARD

In accordance with the provisions of Chapter 148, G.L. as provided in Section 38A this permit is granted to

Name: Town of Cohasset (Highway Department)

Full name of person, firm or Corporation

To transport underground steel storage tank(s) 03501 to Approved tank yard#

State clearly type of inert gas used in steel storage tank

steel tank: dry ice method

Name and address of contractor disposing tank James Grant

Location to which tank will be transported

FDID# 21065

Fee paid \$ waived

This permit will expire Aug. 7, 19 92

03501

Approved tank yard#

Signature of official granting permit (TITLE)
(Head of Fire Dept.)

C.82 5.40 M.G.L.
DIG SAFE NUMBER
92271454
Start Date 7/7/92

The Commonwealth of Massachusetts
 Department of Public Safety—Division of Fire Prevention
 APPLICATION FOR PERMIT FOR REMOVAL AND TRANSPORTATION TO APPROVED TANK YARD

167

HEAD OF FIRE DEPARTMENT
Cohasset

June 30, 92

C 82 540 M.G.L.

DIG SAFE NUMBER
92271454
 Start Date: 7/7/92

In accordance with the provisions of Chapter 146, G.L., as provided in Section 38A Application is hereby made by:

Town of Cohasset
 Name of Person, Firm or Corporation
41 Highland Ave. Cohasset 02043
 Address

For permission to remove and transport underground steel storage tank(s) from:

Cohasset Junior/Senior HS 143 Pond St
 Street address, city or town
 Cohasset

FDID# 21065 to approved Tank Yard# 03501 James Grant

State clearly type of
 inert gas used in
 steel storage tank
CO2 (Dry Ice)
 Type of inert gas used

Name of Person, Firm, Corporation disposing tank
Cohasset Highway Dept 4

Date issued rejected 6/30 1992 By: Chief Doyon
 Date of expiration 19 paid/due

DO NOT WRITE BELOW THIS LINE

Cohasset Fire Department

527 CMR 9.00 Underground Storage Tank Inspection

DATE: 7/5/92 527 CMR 9.21:1 Exclusion yes no

TANK: Intact ☒ yes no If No _____

HOLE: Clean ☒ yes no Odor yes ☒ no Residue yes ☒ no

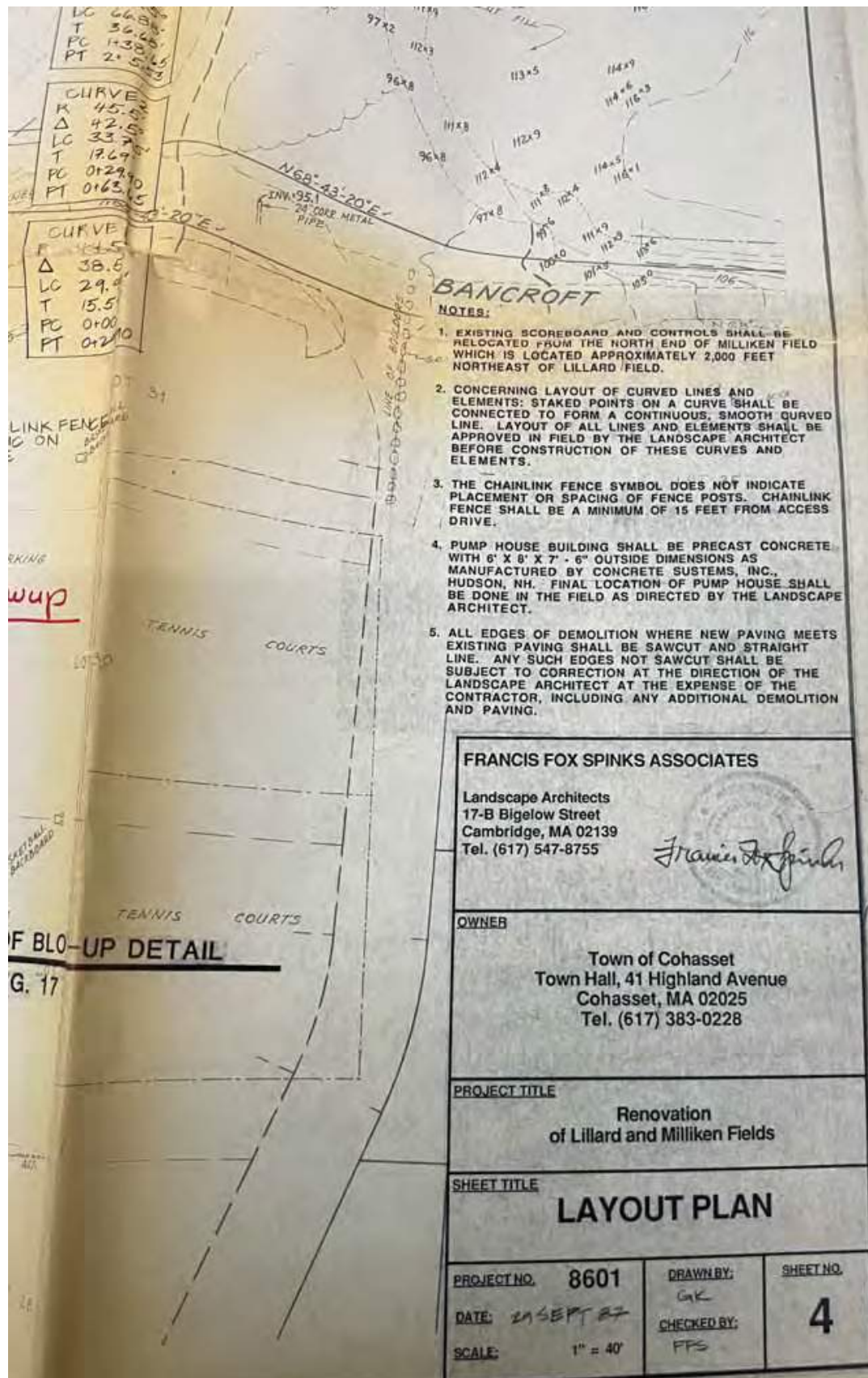
If a spill or ground contamination: _____

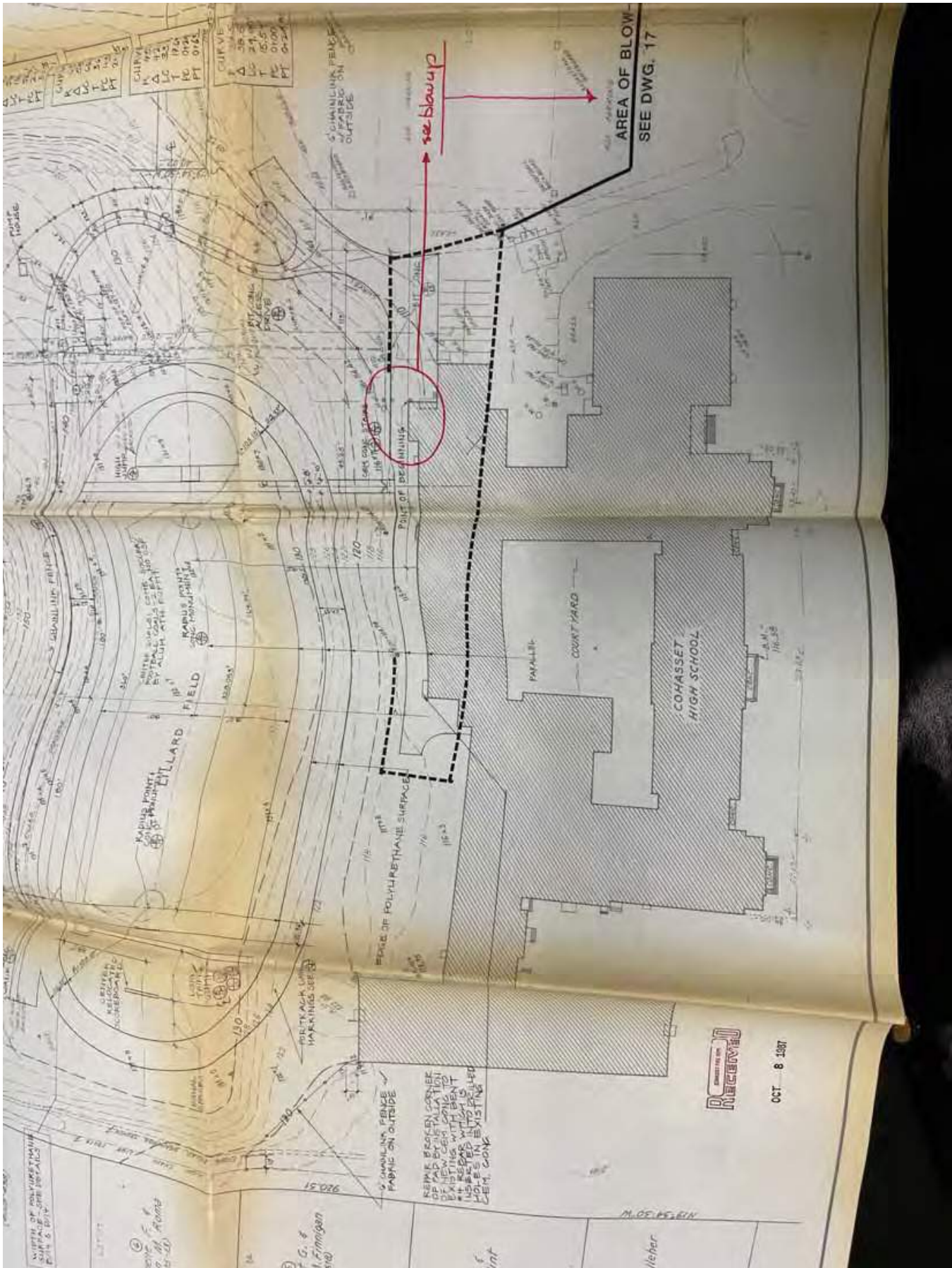
DEQE notified yes no Board of Health notified yes no

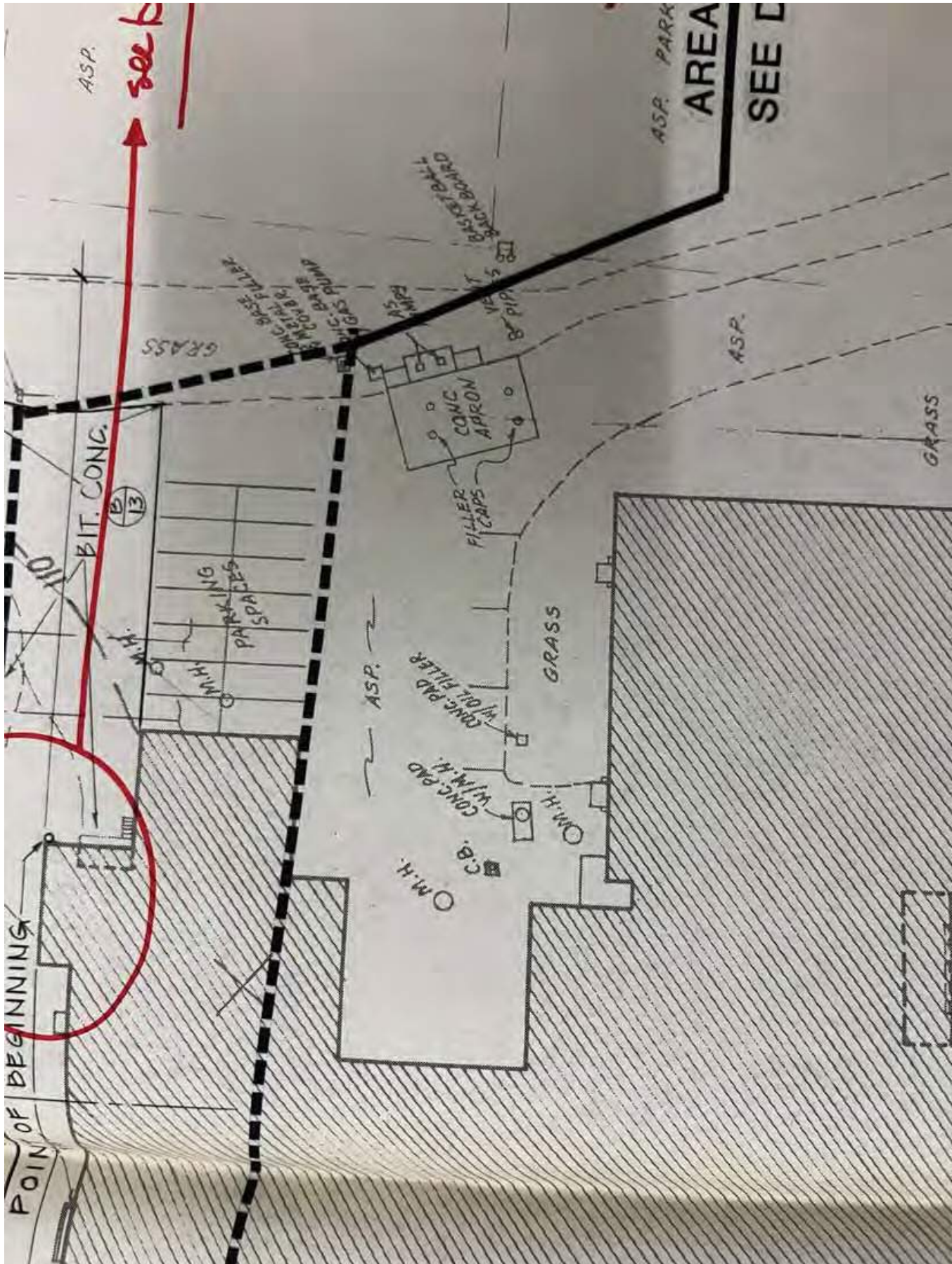
Date: _____ Time: _____ Date: _____ Time: _____

SIGNED Capt. R.W. Lincoln

cc: Board of Health







Property Tax Parcels






472



October 14, 2024

Wetlands

- Wetlands**
- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper



APPENDIX C
CITY DIRECTORIES

143 Pond Street

143 Pond Street
Cohasset, MA 02025

Inquiry Number: 7745719.5
August 27, 2024

The EDR-City Directory Image Report

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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City Directory Images

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available business directory data at approximately five year intervals.

RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSA records. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2020	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2017	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
2014	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
2005	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
2000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
1995	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
1992	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
1989	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Criss-Cross Directory
1984	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Criss-Cross Directory
1975	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Criss-Cross Directory
1971	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Criss-Cross Directory
1968	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Criss-Cross Directory

FINDINGS

TARGET PROPERTY STREET

143 Pond Street
Cohasset, MA 02025

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
<u>POND ST</u>		
2020	pg A2	EDR Digital Archive
2017	pg A7	Cole Information
2014	pg A8	Cole Information
2010	pg A10	Cole Information
2005	pg A12	Cole Information
2000	pg A14	Cole Information
1995	pg A17	Cole Information
1992	pg A20	Cole Information
1989	pg A23	Cole Criss-Cross Directory
1984	pg A24	Cole Criss-Cross Directory
1975	pg A25	Cole Criss-Cross Directory
1971	pg A26	Cole Criss-Cross Directory
1968	pg A27	Cole Criss-Cross Directory

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

Target Street

✓

Cross Street

-

Source

EDR Digital Archive

POND ST 2020

15	Laura Wixted Robyn Quinn
17	Estey Manning
22	Allison Gold Howard Gold
23	Marianne Fitzpatrick Robert Fitzpatrick
28	Mark Giese Roisin Giese
31	Brian Riley Deirdre Riley Deirdre Williams
34	Michael Coons Michael Morin Tara Morin
35	Eric Kloster Karl Hansen Kimberly Hansen
43	Edward Farrington Kate Farrington
50	Edward Mulvey
53	Julie McNabb
55	Claudia Ford Paul Ford
59	Gillian Weber Sharon Weber Steven Weber
60	Jennifer Richardsson Richardsson Richmond
65	Lucie Tweeddale Seth Tweeddale
68	Geraldine Vanderpool Robert Vanderpool
70	Dianne Taylor Willard Taylor
73	Christopher Childs Helane Childs
74	Christine Williams Elizabeth Smith Keith Williams
76	Jeffery Berndt Kristin Berndt Marlo Nolan
79	Tin Ly
80	Ellen Maxwell Kevin Maxwell Peter Karlovits Shirley Teasley
82	Eric Leclair Virginia Leclair

Target StreetCross Street

-

Source

EDR Digital Archive

POND ST**2020****(Cont'd)**

86 Kathleen Stonge
 100 Alaine Rowland
 Alfred Herth
 Amy Scanlon
 Anderson Emogen
 Anna Seraikas
 Anne Chapman
 Anne Green
 Anne Kearney
 Annellen Walsh
 Anthony Everett
 Bonnie Whang
 Bradford Blaser
 Brothers Walsh
 Carleton Shockman
 Catherine Davis
 Charles Dattola
 Cheryl Kondrat
 Christine Scanlon
 Claire Collins
 Courtney Goff
 Davenpo Crocker
 David Chase
 Diane Herth
 Dolores Roy
 Donald Trisler
 Doris Perry
 Edward Goff
 Eleanor Moravec
 Elizabeth Karam
 Erin Hagerty
 Ethan Chase
 Florence Stanford
 Frederic Buffum
 Frederick Thayer
 Geoffrey Ward
 Greer Tocci
 Holly Harris
 James Kondrat
 James Murphy
 Jane Goff
 Joan Shockman
 John Chapman
 John Herth
 John Kearney
 John Kisiel
 John Moravec
 John Scanlon
 Joseph Stanford
 Kathryn Nieves

Target Street

✓

Cross Street

-

Source

EDR Digital Archive

POND ST**2020****(Cont'd)**

100	Kerri Dow Kristin Fahey Kyle Harris Laura Nash Laura Potter Laurie Kielmeyer Leah Kisiel Liam Stanford Margaret Chapman Margaret Lewis Mark Murphy Mary Allen Mary Chase Mary Nagle Maryann Ward Maura Mullen Megan Donovan Megan Matey Michael Kearney Michael Sardina Michael Scanlon Nanette Nuttle Nicholas Potter Partick Nagle Patricia Hague Patrick Fahey Patrick Kearney Philip Shockman Pond St. Regina Nieves Richard Kielmeyer Richard Kondrat Richard Railsback Richard Weber RJK MANAGEMENT SYSTEMS Robert Allen Robert Collins Robin Donahue Sandra Halverson Sara Tague Sherrie Whang Susan Sardina Tara Nieves Thomas Nuttle Wayne Halverson Wilfredo Nieves
101	Joyce Conway Peter Conway
111	Mark Ravanesi Thomas Dickson

Target StreetCross StreetSource

EDR Digital Archive

POND ST**2020****(Cont'd)**

140	Calerio Romano Lisa Romano
142	Megan Brinzey
143	COHASSET COMMUNITY TV INC COHASSET JR & SR HIGH SCHOOL COHASSET SCHOOL SUPERINTENDENT
148	Diana Hanke
150	David Seeley Kathleen Seeley
161	Annie Toomey Elizabeth Toomey Thomas Toomey Tim Toomey
163	Joseph Curley Lauren Curley
165	Stephen Sadler Susan Sadler
166	Cheryl McLellan Douglas McLellan Lauren McLellan
167	Heather Reardon Jill Manter Michael Peraino Patrick Reardon Steven Burke
169	Jacob Seroussi
173	Deborah Kelly Margaret Figueiredo Paul Figueiredo
180	A RIK TINORY PRODUCTION Claire Tinory Rik Tinory
182	C Kerrin Kerrin Ryan Mark Ryan
186	David Stratton Erin Cunningham
190	Alphonse Riccio Barbara Conte Linda Riccio
196	Frederick Koed
223	Colin Westhaver Elaine Welby Lisajean Westhaver Matthew Corbett
225	Alice Hall John Hall
231	David Deramo Mary Rosenfeld
235	Alisha Pollastri

Target Street

✓

Cross Street

-

Source

EDR Digital Archive

POND ST

2020

(Cont'd)

235	Maureen Chamberlain
	Michael Pollastri
241	Ann Dooley
	Kristen Dooley
	Matthew Dooley
	Megan Dooley
	Thomas Dooley
242	Jeferey Stevens
	Jeffrey Stevens
	Tanya Stevens
245	Jill Dalton
	Jill Metcalfe
	Matthew Dalton
246	Jean Lavigne Kelley
	Martha Logan
	Polly Logan
251	Chauncy Cuning
255	Caiden Smith
	Trust Armstrong

<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
✓	-	Cole Information

POND ST 2017

143	TOWN OF COHASSET
180	A RIK TINORY PRODUCTION

Target StreetCross Street

-

Source

Cole Information

POND ST 2014

11	COLLINS, JUDITH L
15	WIXTED, FRANK L
17	MANO, MICHAEL J
22	GOLD, HOWARD S
23	SNYDER, JOHN K
28	COOK, KENNETH B
31	RILEY, BRIAN M
34	MORIN, MICHAEL S
35	HANSEN, KARL B
43	FARRINGTON, MAUREEN
53	MCNABB, JOHN K
55	DONOVAN, CLAIRE P
59	OCCUPANT UNKNOWN,
60	RICHARDSSON, REX
65	BALDWIN, BRYAN T
68	VANDERPOOL, JOHN J
70	TAYLOR, BILL
73	CHILDS, CHRISTOPHER T
74	WILLIAMS, KEITH T
76	EDMONDS, MARY S
79	DOWDEN, JAMES P
80	KARLOVITS, PETER J
82	FERREIRA, GREGORY S
84	OCCUPANT UNKNOWN,
86	GAUMER, STEPHEN R
100	ALLANACH, JOAN S
	ALLEN, ROBERT F
	ANDERSON, EMOGENE S
	BAIRD, ANN E
	BOYCE, LESTER C
	CHASE, DAVID J
	COLLINS, ROBERT J
	DISALVIO, LAURA A
	DONAHUE, BARBARA M
	GOFF, EDWARD F
	HAGERTY, ERIN E
	HAGUE, STEPHEN W
	HALVERSON, WAYNE D
	HERTH, MICAELA
	HOHGRAWE, UWE
	KARAM, ELIZABETH F
	KIELMEYER, RICHARD J
	KISIEL, JACK B
	MORAVEC, JOHN E
	MULLEN, MAURA R
	NAGLE, PATRICK J
	PERRY, BETH W
	POST, NICHOLAS A
	POTTER, NICHOLA S
	RATTNER, DANIEL M

Target StreetCross StreetSource

✓

-

Cole Information

POND ST 2014 (Cont'd)

100	SCIONTI, A
	SEGAL, CATHLEEN C
	STANFORD, FLORENCE M
	TAGUE, SARA R
	TRISLER, DONALD L
	TULIO, RALPH J
	WARD, GEOFFREY F
	WEBER, JEANNE S
	WHANG, SHERRIE L
101	CONWAY, PETER F
111	RAVANESI, MARK A
140	CUNDALL, PETER A
142	BRINZEY, CHRISTOPHER F
143	COMMUNITYTV COHASSET
	TOWN OF COHASSET
148	HANKE, STEFAN M
150	PRESCOTT, PAUL M
161	TOOMEY, THOMAS F
163	CURLEY, JOSEPH M
164	MULLALLY, MAEVE A
165	SADLER, STEPHEN J
166	MCLELLAN, DOUGLAS J
167	REARDON, PATRICK W
169	OCCUPANT UNKNOWN,
173	OCCUPANT UNKNOWN,
176	OCCUPANT UNKNOWN,
180	A RIK TINORY PRODUCTION
	TINORY, RICHARD F
182	RYAN, MARK D
190	CONTE, CARMELO
196	KOED, MARIEL P
223	MCNAMEE, PETER F
	OSTER, A
225	HALL, DANIEL L
231	LOMBARDI, ANTHONY J
235	CHAMBERLAIN, TIMOTHY D
241	DOOLEY, THOMAS E
242	STEVENS, JEFFREY A
245	KEARNEY, MICHAEL J
246	LAVIGNE, JOE O
251	CUNNING, MICHAEL J
255	SMITH, JUSTIN C

Target StreetCross Street

-

Source

Cole Information

POND ST 2010

15 LYONS, JOSEPH
 17 MANNING, ESTEY W
 22 FARNHAM, JOSEPH R
 28 COOK, KENNETH B
 31 RILEY, BRIAN M
 35 HANSEN, KARL B
 43 DIPAOLO, ANTHONY D
 53 MCNABB, JOHN K
 55 DONOVAN, CLAIRE P
 59 WEBER, STEVEN J
 60 RICHARDSSON, RICHMOND H
 65 BALDWIN, BRYAN T
 68 VANDERPOOL, JOHN J
 70 TAYLOR, WILLARD S
 73 CHILDS, CHRISTOPHER T
 74 WILLIAMS, KEITH T
 76 EDMONDS, BRUCE A
 79 DOWDEN, JAMES P
 80 HINTLIAN, HEATHER A
 82 SOMMERFELD, NICHOLAS U
 86 GAUMER, STEPHEN R
 100 ALLANACH, JOAN S
 ANDERSON, CHESTER L
 BAIRD, CAMRON M
 BLASER, BRADFORD H
 BOYCE, LESTER C
 CHASE, DAVID J
 CHASE, EDWARD E
 COLLINS, ROBERT J
 DONAHUE, JEANNE
 DUKESHIRE, CURT C
 H C DESIGN
 HAGUE, STEPHEN W
 KARAM, ELIZABETH F
 KIELMEYER, RICHARD J
 KISIEL, JACK D
 MCGURRIN, MARY E
 MORAVEC, JOHN E
 MULLEN, MAURA R
 NAGLE, PATRICK J
 PAREDES, JOHN J
 PERRY, DORIS W
 PFAFFMANN, CHARLOTTE A
 RODMAN, DOUGLAS S
 ROWLAND, ALAINE T
 SEGAL, WOLF M
 STANFORD, ANNE
 STEVENS, TOM
 TAGUE, SARA
 TINKHAM, BEVERLY R

Target StreetCross Street

-

Source

Cole Information

POND ST 2010 (Cont'd)

100	TRISLER, DONALD L TULIO, RALPH J WARD, GEOFFREY F WEBER, JEANNE S WHANG, DENNIS Y
101	CONWAY, PETER F
111	RAVANESI, MARK A
140	CUNDALL, PETER A
142	AMERICAN BUILDING RESTORATION GENELLO, LUKE
143	COHASSET JR & SR HIGH SCHOOL COHASSET SCHOOL SUPERINTENDENT COHASSET SPECIAL EDUCATION
148	HAVER, DALE V
150	PRESCOTT, PAUL M
161	TOOMEY, THOMAS F
163	CURLEY, JOSEPH M
164	HERTH, JOHN D
165	SADLER, LINDA
166	MCLELLAN, DOUGLAS J
167	MANter, JILL E
169	RICH, PAUL M
173	FIGUEIREDO, PAUL E
176	NOLAN, BRENDAN W
180	A RIK TINORY PRODUCTION TINORY, RICHARD F
182	RYAN, MARK D
186	DUNN, KEARIN A
190	CONTE, CARMELO
223	CAHILL, JENNIFER L KNOX, THOMAS J MCNAMEE, JENNIFER
225	HALL, DANIEL L
231	LOMBARDI, ANTHONY J
235	CHAMBERLAIN, TIMOTHY D
241	DOOLEY, THOMAS E
242	STEVENS, JEFFREY C
245	KEARNEY, MICHAEL J
246	KELLEY, PATRICK LAVIGNE, JOE R SESTITO, JOSEPH A
255	SMITH, JUSTIN C

Target Street

✓

Cross Street

-

Source

Cole Information

POND ST 2005

15 LYONS, JOSEPH
 17 MANNING, ESTEY W
 22 FARNHAM, JOSEPH R
 23 COE, JOHN W
 28 COOK ASSOCIATES
 COOK, KENNETH B
 34 LIPSETT, HERBERT G
 35 RITZ, JEFFREY S
 43 DIPAOLO, ANTHONY D
 53 MCNABB, JOHN K
 55 DONOVAN, CLAIRE P
 59 WEBER, STEVEN J
 60 LEAHY, DAVID H
 65 BALDWIN, BRYAN T
 70 TAYLOR, WILLARD S
 73 CHILDS, CHRISTOPHER T
 74 WILLIAMS, KEITH T
 76 EDMONDS, BRUCE A
 79 ABBRUZZESE, MCIHELE J
 80 CARON, JON J
 82 SOMMERFELD, NICHOLAS U
 100 ALAINE, ROWLAND
 ALLANACH, JOAN S
 ANDERSON, CHESTER L
 BOUTET, NORMA J
 BOYCE, LESTER C
 CAMRON, BAIRD
 CHASE, DAVID J
 COLLINS, ROBERT J
 COLORMAX GRAPHICS INC
 COSENTINO, ERIC W
 CROCKER, DAVENPORT B
 DEUPREE, JAMES Y
 DURKIN, JOHN T
 FAUTH, LISA J
 GAUMER, STEPHEN R
 HAGERTY, MARY F
 HAGUE, STEPHEN W
 HAYNES, JOA M
 HUGHES, JAMES M
 JAMES, Y D
 JOESPH V STANFORD
 KARAM, ELIZABETH F
 KING, CALVIN A
 KISIEL, LEAH K
 LANGHAM, STEVEN F
 MACLURE, LAURENS M
 MARTIN, GEORGE E
 MIDDLETON, T M
 MORAVEC, JOHN E

Target Street**Cross Street**

-

Source

Cole Information

POND ST**2005****(Cont'd)**

100	OBRIEN, LISE D
	PERRY, DORIS W
	PFAFFMANN, CHARLOTTE A
	ROWLAND, ALAINE T
	SIEGAL, ELIOT M
	STANFORD, THOMAS G
	TINKHAM, HOWARD A
	TRISLER, DON L
	WARD, GEOFFREY F
	WEBER, JEANNE S
	WHANG, DENNIS Y
	WIGGANS, THOMAS C
101	CONWAY, PETER F
111	COHASSET CAPITAL CORP
142	GENELLO, FRANK W
143	COHASSET PUBLIC SCHOOLS
148	HAVER, DALE V
	HBH GRILLS INC
150	PRESCOTT, PAUL M
161	TOOMEY, THOMAS F
163	CURLEY, JOSEPH M
	STRAIGHT LINE COMMUNICATIONS G
164	DARRELL, BRACKEN P
165	SADLER, STEPHEN T
166	MCLELLAN, DOUGLAS J
167	OTIS, JILL
169	ROUTHIER, JOHN S
176	SANCHEZ, ISRAEL M
180	TINORY, RICHARD F
182	REYNOLDS, PATRICK J
186	DUNN, KEARIN A
190	RICCIO, ALPHONSE A
196	GOODWIN, BRADFORD C
223	MASSA, JEANNETTE M
225	HALL, DANIEL L
235	CALABRO, JOHN A
241	DOOLEY, THOMAS E
245	KEARNEY, MICHAEL J
246	SESTITO, JOSEPH A
251	CUNNING, MICHAEL J
255	SMITH, JUSTIN C

Target Street

✓

Cross Street

-

Source

Cole Information

POND ST 2000

11 COLLINS, JOHN J
 15 BOND, RICHARD J
 17 TOOMEY, MARK D
 22 FARNHAM, JOSEPH R
 23 COE, JOHN W
 28 COOK, KENNETH B
 34 LIPSETT, GERRY
 35 WALSH, MARY
 43 KUHN, ANNE C
 50 MULVEY, EDW
 53 MCNABB, JOHN K
 55 DONOVAN, M F
 59 CAUGHEY, BERNARD
 60 LEAHY, DAVID
 65 BRANAGAN, LYLE E
 68 VANDERPOOL, JOHN
 70 TAYLOR, WILLARD S
 73 COOPER, WILLIAM M
 74 HOFFMAN, JOSEPH S
 76 EDMONDS, BRUCE A
 80 TAYLOR, COLLETT M
 82 SOMMERFELD, NICHOLA U
 86 DOYLE, MARY A
 100 ANDERSON, ALAN N
 ANDERSON, CHESTER
 BLASER, B
 BOUTET, NORMA J
 BOYCE, LESTER C
 BRACKETT, PHILIP S
 CAMPBELL, JOHN C
 CHASE, DAVID
 CHRISTIAN, R S
 CHRISTIAN, ROBERT S
 CROCKER, D B
 DEUPREE, JAMES Y
 DUBE, BARBARA J
 DWYER, LEO X
 FROIN, GINA T
 FROIO, G T
 FROIO, JAMES
 HAGUE, STEPHEN W
 HAYNES, WLLIAM
 HICKEY, G M
 HOLLINGSHEAD, ELMER P
 KARAM, E F
 KING, CALVIN A
 KISIEL, JACK
 KOPLOVSKY, WILLIAM M
 LANGHAM, STEPHEN
 LITTLEHALE, L G

Target StreetCross Street

-

Source

Cole Information

POND ST**2000****(Cont'd)**

100	MARTIN, GEORGE E MESSING, P MIDDLETON, T M MITMAN ASSOCIATES MITMAN, C MORAVEC, JOHN E NICOLL, FRANCIS S PAINE, ROBERT H PERKINSON, EVELYN PERRY, D W PRENTICE, EZRA P REARDON, JEAN R ROUBOUND, HELEN D SIEGAL, ELIOT SIEGEL, CAROLE H STANFORD, JOSEPH V TINKHAM, BEVERLY R WARD, G WHANG, SHERRIE L WINSOR, ROBERT YAKE, RICHARD
101	CONWAY, PETER ORMISTON, GARY
111	CARLISLE CAPITAL CORPORATION MEDINGER, BEVERLY A
142	BUSWELL, SUSAN GENELLO, FRANK
143	SOUTH SHORE EDUCATIONAL COLLABORATIVE TOWN OF COHASSET SCHOOL DEPARTMENT
148	CONNERS, DAVID J
150	PRESCOTT, PAUL
161	MAGUIRE, RAYMOND P
163	CURLEY, JOSEPH
164	WHELEN, C
165	SADLER, SUSAN M
166	JASON, MARY J
167	PERAINO, MICHAEL J
169	FARBUSH, ROSALIN RAFFE, MARVIN
173	FIGUEIREDO, ROBERT W
176	HUGHES, A
180	TINORY, RICHARD F
182	MEAGHER, JAMIE
190	RICCIO, ALPHONS
196	MALLERS, HELEN
223	CUFF, WILLIAM G MASSA, ERNEST A
225	HALL, ALICE B
241	DOOLEY, THOMAS
245	KEARNEY, MIKE

<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
✓	-	Cole Information
POND ST	2000	(Cont'd)

246	CAMPBELL, DANIEL S
251	CUNNING, MCIHAEL J

Target StreetCross Street

-

Source

Cole Information

POND ST 1995

11	BARNICLE, PETER J
15	BOND, RICHARD J
17	KASAMEYER, ROBT E
22	EHRHART, HERBERT W
	NICHOLS, PHILIP R
23	COE, JOHN W & MARCIA S
28	COOK ASSOCIATES
	COOK, KENNETH B
34	LIPSETT, GERRY
	MOORE, EARL, III
	O'ROURKE, VIRGINIA & EDW
35	WHITELEY, GORDON & ANN
43	KUHN, JAS P, JR
50	MULVEY, EDW
53	MCNABB, JOHN K
	MCNABB, JOHN K, JR
55	DONOVAN, M F
59	CAUGHEY, BERNARD
60	LEAHY, D K & T P
	LEAHY, DAVID, JR
65	BRANAGAN, LYLE E
68	VANDERPOOL, JOHN & GERALDINE
70	TAYLOR, WILLARD S
73	TOPALIAN SALES CO
	TOPALIAN, KENNETH & KAREN
74	HOFFMAN, JOS S
76	EDMONDS, BRUCE A
79	MULCAHY, BERNARD
80	TAYLOR, COLLETTE M
82	SOMMERFELD, NICHOLAS U
86	DOYLE, M A
100	ANDERSON, CHESTER, JR
	BAGLEY, J M
	BELANGER, O FRANK
	BOYCE, LESTER C
	BRACKETT, E H
	CHASE, DAVID
	CHRISTIAN, R S, SR
	CHRISTIAN, ROBT S
	CHRISTIAN, ROBT S, JR
	COLLINS, ROBT F
	COLLINS, ROBT F & CLAIRE R
	CROCKER, DAVENPORT B
	FROIO, CAROL
	FROIO, JAS & BARBARA
	GIAGRANO, ALYSSA & DAVID
	GIAGRANO, GERALD & LINDA
	HICKEY, WM V
	KARAM, E F
	KELLY, CELESTE & GERALD

Target Street

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POND ST**1995****(Cont'd)**

100	KING, CALVIN A & HELEN W KISIEL, JACK LARKIN, JOHN E & LORRAINE F LITTLEHALE, ROBT L, JR LOITER, PETER L LUCKEY, JOS F & CAROL MALONEY, CHAS W MARTIN, GEO E MCLEAN, BRUCE MESSING, PATRICIA MITMAN ASSOCIATES MITMAN, CLIFFORD MORAVEC, JOHN E MULVILLE, DOROTHY H NEAGLE, M E PARKER, JOHN & DENISE K ROUBOUND, GUSTAVE & HELEN SMYTH, RUSSELL TAGUE, PHILIP G TIFFIN, C H TINKHAM, BEVERLY R V I P PROPERTIES INC WRIGHT, ALBERT
101	CONWAY, PETER ORMISTON, GARY
111	CARLISLE CAPITAL CORP MEDINGER, B A
142	BUSWELL, S GENELLO, FRANK
143	COHASSET EDUCATION FOUNDATION COHASSET TOWN OF SCHOOL DEPT BUS OFCC COHASSET TOWN OF SCHOOL DEPT JR & SR HIGH SCHOOL ADMINISTRAT COHASSET TOWN OF-SCHOOL DEPT-SUPTT SOUTH SHORE EDUCATIONAL COLLABORATIVE-MINI SCHOOL
148	CONNERS, DAVID J
150	GAJDA, JOS
161	MAGUIRE, RAYMOND P JR & JUDITH
163	WAHLE, CHAS J & BETH K
164	DRISCOLL, TIMOTHY & MARY MCKEOWN, KERRY
165	SADLER, JOHN F
166	JASON, WM H
169	FARBUSH, ROSALIND RAFFE, MARVIN & ROSALIND
173	FIGUEIREDO, ROBT W
176	GORDON, WENDY POSTBRIEF, SAM
180	A RIK TINORY PRODUCTION TINORY RIK PRODUCTION TINORY, L

<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
✓	-	Cole Information
POND ST	1995	(Cont'd)

180	TINORY, RICHARD F
186	DUNN, KEARIN A
190	RICCIO, ALPHONSE
223	COLETTI, EDIE
	ENGDAHL, GEORGE
	MASSA, ERNEST A
225	HALL, ROBT J
235	CALABRO JOHN A EDUCATIONAL PLANNER
241	DOOLEY, THOS & ANN
245	KEARNEY, MIKE & ANNE
255	O'KEEFE, KEVIN & FREDERIQUE

Target Street

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Cross Street

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POND ST 1992

11	BARNICLE, PETER J
15	BOND, RICHARD J
17	KASAMEYER, ROBT E
22	EHRHART, HERBERT W
	NICHOLS, PHILIP R
23	COE, JOHN W & MARCIA S
28	COOK ASSOCIATES
	COOK, KENNETH B
34	AUCOIN, RUTH & JACK
	LIPSETT, GERRY
35	WHITELEY, GORDON & ANN
43	KUHN, J
50	ANDERSON, C H
	MULVEY, EDW
53	MCNABB, JOHN K
	MCNABB, JOHN K, JR
55	DONOVAN, M F
59	CAUGHEY, BERNARD
60	LEAHY, DAVID, JR
65	BRANAGAN, LYLE E
68	NOBLE, JACK
70	TAYLOR, WILLARD S
73	TOPALIAN SALES CO
	TOPALIAN, KENNETH & KAREN
74	HOFFMAN, JOS S
76	EDMONDS, BRUCE A
79	MULCAHY, BERNARD
80	TAYLOR, COLLETTE M
82	SOMMERFELD, NICHOLAS U, LWYR-RES
86	DOYLE, M A
100	ANDERSON, CHESTER, JR
	BAGLEY, J M
	BELANGER, O FRANK
	BOYCE, LESTER C
	BRACKETT, E H
	CHRISTIAN, R S, SR
	CHRISTIAN, ROBT S
	CHRISTIAN, ROBT S, JR
	COLLINS, ROBT F & CLAIRE R
	COURTNEY, ANN M
	CRANDELL, JOHN C
	GIBBONS, R M
	HAGUE, STEPHEN W
	HANLON, GEO F
	ISAACS, I G
	KARAM, E F
	KELLY, CELESTE & GERALD
	KNAPP, ROBT & CHRISTINE
	LOITER, PETER L
	MALONEY, CHAS W

Target Street

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Cross Street

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POND ST**1992****(Cont'd)**

100	MARTIN, GEO E MCLEAN, BRUCE MERRILL, LELAND C MESSING, PATRICIA MORAVEC, JOHN E NEAGLE, M E PARKER, JOHN & DENISE K QUILTY, BEVERLY R RING, ROSANNE ROUBOUND, GUSTAVE & HELEN SCOTVOLD, CLARION SLOAN, GAIL P SMYTH, RUSSELL SWAIN, MERRITT M TAGUE, PHILIP G TIFFIN, C H V I P PROPERTIES INC WRIGHT, ALBERT WURTH, MARVIN & ESTELLE
101	CONWAY, PETER ORMISTON, GARY
111	CARLISLE CAPITAL CORP MEDINGER, B A MEDINGER, K
143	COHASSET TOWN OF-SCHOOL DEPT-BUSINESS OFC COHASSET TOWN OF-SCHOOL DEPT-COHASSET SENIOR HIGH SCHOOL-ADM COHASSET TOWN OF-SCHOOL DEPT-SUPT SOUTH SHORE EDUCATIONAL COLLABORATIVE-MINI SCHOOL
150	INSLEY, G B ROSS, NANCY G
161	DEVINE, KAREN M
163	WOODMAN, STEPHEN C
164	GAUGHEN, ROBT H, JR, LWYR-RES
165	SADLER, JOHN F
166	JASON, WM H
169	FARBUSH, ROSALIND RAFFE, MARVIN & ROSALIND
173	FIGUEIREDO, ROBT W
176	BRUZZONE, ANTHONY COLWELL, MEGAN
180	A RIK TINORY PRODUCTION TINORY RIK PRODUCTION TINORY, RICHARD F
182	JAMES, PERCIVAL N
186	DUNN, KEARIN A
196	GOODWIN, RONALD MURPHY, MARY C
223	MASSA, ERNEST A SHAW, ROBT M
225	HALL, ROBT J

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POND ST 1992 (Cont'd)

- 235

CALABRO JOHN A EDUCATIONAL PLANNER
- 241

DOOLEY, THOS & ANN
- 245

HOYLER, ROBT
- 255

O'KEEFE, KEVIN & FREDERIQUE

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POND ST 1989

OLD PASTURE RD		1989 BOSTON SOUTH	
02025		CQ1	
60 Jos H Perolichio	79 383-6649	23 John W. Coe	69 383-5739
63 Richard A. McCarthy	86 383-1835	28 Kenneth B. Cook	66 383-0148
64 Gerald F. Rossi	82 383-6545	34 Gerry Lovett	85 383-9770
69 John T. Durkin	87 383-5725	35 Gordon Whiteley	85 383-9310
72 John J. Donnell	72 383-0259		
78 Richd J. O'Brien Jr	71 383-1142	43 C. H. Anderson	84 383-0667
84 Andrew Foster	65 383-9558	Edmond Mulvey	56 383-0068
90 Michl J. Abruzzese	67 383-9539	53 Mrs John A. McLaugh	68 383-1818
NO # R. Murray Campbell	73 383-1379	55 M. F. Donagan	67 383-1429
NO # Anne P. Gotschy	81 383-1814	58 Bernard Cavellay	80 383-6277
NO # Lloyd W. Prescott	87 383-1814	60 David Leahy Jr	80 383-6365
NO # Robert G. Ripley	73 383-9213	65 Lyle E. Brannagan	71 383-9183
28 RESIDENCE	1 BUSINESS	68 Cde T. G. Morin	76 383-6073
		70 Willard S. Taylor	72 383-6784
		73 Kenneth Topahan	64 383-9555
● OTIS AVE 02025		86 Topalian Sales Co	86 383-9181
Begins Border Street Stops		74 Joseph S. Hoffman	75 383-1868
Gardner Road		76 Bruce A. Edmonds	58 383-0850
1- 99 CT4231	SA E 9	79 Bernard Mulachy	56 383-0074
NP		80 Celeste M. Taylor	73 383-0788
28 Georgiana M. Massa	79 383-8364	82 N. U. Sommerfeld	88 383-9085
2 RESIDENCE		86 M. A. Doyle	80 383-8487
● PARKER AVE 02025		100 C. Anderson Jr	85 383-1772
From 120 Bender St To Dead End		85 Aurelio	85 383-9022
1- 99 CT4231	SA E 9	M. M. Bayley	84 383-9550
6 H. Berkley	84 383-3067	D. Frank Belanger	84 383-6025
James R. Clinton	67 383-3067	Dr P. S. Brackett	84 383-6123
Robt Clinton	87 383-2148	John Bradley	85 383-1953
7 John C. Deracha	72 383-0281	Robert S. Christian	85 383-0701
9 Mark Minicella	85 383-9581	R. S. Christian Jr	86 383-6916
10 Dorothea Bjorkgren	62 383-1848	Ann M. Courtney	84 383-0817
14 Christopher Julian	87 383-6327	R. N. Gibbons	85 383-9209
NP		James B. Given	83 383-2614
19 Robert A. Patisson	81 383-0372	D. Gould	85 383-9781
20 James R. Bonelli	86 383-9778	Malcolm Green	84 383-0380
Ann Fogarty	86 383-9778	Stephen W. Hague	85 383-6037
27 Teddy Cox	82 383-0072	George F. Hudson	85 383-9473
E. Sutherland	85 383-2827	Impact Realty Inc	87 383-2229
23 Edward M. Fleming	56 383-0395	F. F. Karam	86 383-9865
NP		Donald Kelly	87 383-2054
27 James R. Paterson	67 383-0532	Peter J. Loner	86 383-8883
31 Mrs Robert E. Marek	69 383-9587	Charles W. Maloney	86 383-0903
33 Wm. Figueroa	82 383-1504	George E. Martin	86 383-9804
NP		Edwin McGinnis	86 383-0545
36 F. Lawrence Parker	66 383-0773	Bruce McLean	86 383-0249
38 Cohasset Colonial	383-0110	Patricia Messing	87 383-7410
Hagerty Co. Cohasset	383-0125	John E. Monavac	85 383-0093
20 RESIDENCE	7 BUSINESS	M. E. Nagle	84 383-6053
		Michael A. Novack	85 383-8077
● PARKINGWAY ST 02025		John Parker	87 383-7573
1- 99 CT4231		Beverly R. Quilly	86 383-9169
12 Dr. Steven Golden	86 383-5261	Russene Ring	85 383-8523
Dr. R. H. Goldenson	85 383-1155	S. Robert Christian	87 383-1965
Dr. Z. Henady	86 383-0679	Gustave Roundboud	85 383-8838
Hyman Kroppler	77 383-0860	Russell A. Smyth	85 383-9156
Marveta Psycholg	85 383-0860	Merrett M. Swann	84 383-6882
Dr. C. F. Mundhenk	85 383-0860	Rick Swanborg	84 383-0344
B. A. O'Brien Pshlygt	77 383-0860	G. T. Swift	86 383-8927
Dr. K. M. Reed	86 383-0679	Philip G. Tagge	85 383-6702
Dr. Barry C. Telfs	9 BUSINESS	Robt E. Threl	87 383-6342
		C. H. Tiffin	85 383-0583
● PINE RIDGE RD 02025		Albert Wright	86 383-6880
A Loop Off Birchwood Street		Marion Worth	87 383-1506
1- 99 CT4231	SA E 9	Peter Conway	78 383-1621
4 Peter H. Monar	82 383-0480	Gary Dimston	78 383-1621
1 RESIDENCE		111 Carlisle Capital	87 383-0758
● PLEASANT LN 02025		B. A. Madinger	87 383-6961
From 109 Pleasant St To Dead End		143 Cohasset T of Schl	82 383-6111
1- 99 CT4231	SA E 9	Cohasset T of Schl	87 383-6108
NO # Ralph Peroncello	73 383-0879	Twin Schl Dpt	87 383-6100
1 RESIDENCE		Twin Schl Athletic	81 383-6103
● PLEASANT ST 02025		Twin Schl Guidance	87 383-6182
Begins At Railroad Stops At King Street		Twin Schl MITCO	79 383-6105
1- 199 CT4231		Twin Schl Spcl Ed	77 383-6104
1 Target Industries	77 383-6440	Philip Faulkner	87 383-6918
2 Strawberry Parfait	84 383-6558	Charles S. Ross	85 383-0023
Strawberry Parfait	18 383-9881	Richard J. Daniels	87 383-1126
12 G. Noone	87 383-1538	Edmund P. Lahage	74 383-6781
14 Joseph Campbell	86 383-2153	Anthony Dincella	71 383-1519
J. Bette	86 383-9440	Robt H. Gaughen Jr	83 383-0296
18 Charles Stover	80 383-1719	John F. Sadler	56 383-1228
20 D. E. Fitzpatrick	79 383-6547	William H. Jason	62 383-0315
E. Gannon	87 383-2521		
21a B. F. Hagan Jr	85 383-1218	167 Rosalind Farbusch	76 383-9567
Thomas F. Mulloy	85 383-1506	Marion Raffe	82 383-9567
Thos G. Ogdouk	87 383-7875	173 Robt W. Figueroa	59 383-1970
NP		176 Robert J. O'hayre Jr	85 383-0887
25 William E. Tilden	89 383-0307	180 A. H. Timory Prod	80 383-9494
31 Richard P. Wheeler	81 383-0968	Lois Timory	87 383-2025
49 S3 55	NP	Richard F. Timory	80 383-1555
52 Proscilla J. Keegan	83 383-6586	Rik Timory Products	80 383-9494
60		182 Percival N. James	59 383-1072
61 Chas E. Kohlmeyer	71 383-0876	186 Karen A. Gule	82 383-0735
65 Christopher Knite	87 383-2659	190	NP
68 Cohasset Civic	87 383-9450	196 Ronald Goodwin	86 383-0381
Edward Fitzpatrick	82 383-6533	Mary C. Murphy	87 383-0381
J. Jett	83 383-8592	223 J. F. O'Brien	87 383-0256
75 Louis L. Longo	67 383-0375	A. Ernest A. Massa	72 383-1037
76 Robert F. Dunville	65 383-9006	Robert J. Hall	56 383-1446
81		241 C. Richard Callahan	87 383-6139
82 M. J. Herrog	86 383-6061	Chas H. Callahan Jr	87 383-2375
87 J. A. Sirois Co	73 383-0747	246 Robert Hayler	78 383-6212
88 B. Cox	81 383-0978	255 Col Thos L. Okeahle	56 383-0008
89 Frederick R. Koed	83 383-6640	NO # John A. Caladun	79 383-6744
95 Gerard Devenney	73 383-6163	86 RESIDENCE	14 BUSINESS
96 Paul Lawelle	77 383-6420	● PRATT CT 02025	
100 Virginia Hullt	86 383-6340	Begins Ripley Road To Dead End	
101 K. Corcoran	87 383-6167	1- 99 CT4231	SA E 9
A. Judith T. Quiner	87 383-9040	8 Dennis Lamp	87 383-6475
109 Joseph Peroncello	69 383-0556	13 John H. Winters	85 383-0528
114 Michael E. Carthia	35 383-0442	16 Thomas Bates	65 383-0825
116 R. V. Piacsek	87 383-2571	22 Maria Lapa	86 383-0885
118 George E. Haley	65 383-1032		
123 O. Esslinger	84 383-1140	● RED GATE LN 02025	
124 John S. Collins	68 383-9176	From Main St N Stops Jerusalem Road	
127 A. Patrick McCarthy	71 383-1689	1- 199 CT4231	SA E 9
128 Fredk L. Sullivan	68 383-0130	1 A. Dargenio	83 383-9782
132 J. L. Becker	81 383-0044	5 K. Egan	74 383-0574
42 RESIDENCE	5 BUSINESS	8 E. Ricci	87 383-1194
● POND ST 02025		9 Clark Charleston	73 383-0560
Begins Cushing Road Stops At King Street		Rev F. B. Charleston	383-0816
1- 299 CT4231	SA E 9	14 Robert H. Worth	67 383-0640
11 Peter J. Barnicle	62 383-1526	17 C. F. Bonnar	86 383-0028
15 Richard J. Bond	73 383-8039	20 B. L. Maltchay Jr	68 383-9564
17 Robert E. Kasanamer	80 383-0370	22 Rev Gary A. Witz	87 383-1427
22 Herbert W. Ehrhart	72 383-8177	75 John Russell Chase	80 383-0395
Philip R. Nichols	72 383-8177	Mak E. Weinstein	87 383-0395
		23 W. Roger Nass	62 383-1507
		40 Bradford W. Keichum	81 383-6434
		42 Timothy A. Marsak	75 383-9845
		49 M. F. Kuggins	87 383-6670

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Cole Criss-Cross Directory

POND ST 1984

12 Residence	1 Business
POND ST	COHASSET
Begins Cushing	
Road Stops At King	
Street	
.....	02025
042600	
11 Peter J Barnicle . . . . .	.62 383-1526
15 Richard J Bond . . . . .	.73 383-6039
17 Robert E Kasameyer . . . .	.80 383-0370
22 Herbert W Ehrhart . . . . .	.72 383-6177
Philip R Nichols . . . . .	.72 383-6177
23 John W Coe . . . . .	.69 383-9739
28 Kenneth B Cook . . . . .	.66 383-0148
Kenneth B Cook . . . . .	.66 383-9591
34 William G O'Brien . . . . .	.77 383-6987
35 Lester W Allen . . . . .	.63 383-0153
43 G J McCullough . . . . .	.73 383-0466
50 Edward Mulvey . . . . .	.56 383-0068
53 Mrs John K McNabb . . . . .	.68 383-1818
55 M F Donovan . . . . .	.67 383-1429
59 Bernard Caughey . . . . .	.80 383-6227
60 David Leahy Jr . . . . .	.80 383-6565
65 Lyle E Branagan . . . . .	.71 383-9183
68 Cdr T G Martin . . . . .	.76 383-6073
70 Willard S Taylor . . . . .	.72 383-6784
73 Walter F Sullivan . . . . .	.82 383-1840
74 Joseph S Hoffman . . . . .	.75 383-1868
76 Bruce A Edmonds . . . . .	.56 383-0850
79 Bernard Mulachy . . . . .	.56 383-0074
80 Colette M Taylor . . . . .	.73 383-0798
82 Donald Larson . . . . .	.80 383-0775
86 M A Doyle . . . . .	.80 383-6497
100★100 Pont St . . . . .	.n 383-6023
101 Peter Conway . . . . .	.78 383-1621
George T Curley Jr . . . . .	.69 383-9299
Gary Ormiston . . . . .	.78 383-1621
111 F M Byrnes . . . . .	.78 383-1413
143★Cohsst Supt Schl	383-6111
★Cohasset Bus Ofc	383-6108
★Cohasset Admnstr	383-6100
★Twn Athletic Dir	383-6103
★Cohasset Guidance	383-6102
148 . . . . .	.NP
150 Robert H Byrnes . . . . .	.- 383-6790
161 Edmund P Lahage . . . . .	.74 383-6281
163 Anthony Dinicola . . . . .	.71 383-1519
164 Robt H Gaughen Jr . . . . .	.- 383-0296
165 John F Sadler . . . . .	.56 383-1228
166 William H Jason . . . . .	.62 383-0315
167 J Nelson Patroila . . . . .	.64 383-1456
169 Rosalind Farbush . . . . .	.76 383-9567
Marvin Rafte . . . . .	.n 383-9567
173 R W Figueiredo . . . . .	.59 383-1970
176 K W Leary . . . . .	.82 383-9172
180★A Rik Tinory Prod	383-9494
★Old Boston Records	383-9494
★Rik Tinory Prod'n	383-9494
★Tinory Production	383-9494
Richard F Tinory . . . . .	.80 383-1595
182 Percival N James . . . . .	.59 383-1072
186 Kearin A Dunn . . . . .	.62 383-0735
190 196 . . . . .	.NP
223A Ernest A Massa . . . . .	.72 383-1033
225 Robert J Hall . . . . .	.56 383-1446
241 C Richard Callahan . . . .	.72 383-6139
245 Robert Hoyler . . . . .	.78 383-6212
255 Col T L O'Keeffe . . . . .	.56 383-0008
No # John A Calabro . . . . .	.79 383-6744
53 Residence	10 Business
POND ST	HINGHAM
From 18 Pleasant	
St To 25th Main	

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237 HAROLD M DYER 8434919	65 LYLE E DRANAGAN 8 3639183	
243 FRANK G ONEILL 8436330	68 PETER F TAGUE 0 3830608	
244 MICHAEL A GRAZIANO 8438004	70 WILLARD F TAYLOR 2 3590784	
261 FRANK BURNS JR 8434548	73 CARL B FERGUSON 3630122	
265 H F HARDING 88437284	N FRANK PEER JR 3630122	
266 PATRICK MORAN 8436364	74 MATTHEW E SULLIVAN 0 3839757	
270 FRANCIS J PACHECO 88438033	76 BRUCE A EDMONDS 3830850	
275 KAREN O'BRIEN 8437726	79 BERNARD MULCAHY 3830074	
282 GEORGE F GRIMES JR 3 8485467	80 COLLETTE M TAYLOR 3 3830798	
269 JOHN H LEWANDOWSKI 8435138	82 KARL S DPAFFMANN 6 3830842	
290 JOHN D LEAHY 8437519	86 STANTON BEHNS 3830942	
294 OREN Q JOHNSON 8434094	101 GEORGE T CURLEY JR 9 3830299	
295 W M WHITEHOUSE 8436396	111 ROBERT H BYRNES 3831412	
300 LAWRENCE P KEEFE 88485485	WARREN P WAGNER 3 3831413	
301 J A BESTICK 3 8455871	143* COMASSET SCHL DEPT 3830223	
302 JOHN J GRAZIANO 8438921	*COMASSET HIGH SCHL 3830290	
305 A L ADAMS 88438880	*COMASSET HIGH SCHL 3830291	
EDMUND RICHARDI 2 8483349	*TOWN HEALTHGUIDNC 3831080	
RICHARDS TWN MKT 8431168	*DEER HL SCH HLTH 3830464	
306 VINCENT S CANDOURAS 8438267	148 RICHARD LEONARD 3831706	
315 CLARENCE D CAMERON 8438990	161 EDMUND P LAHAGE -3830281	
320 ROBERT A MASALSKY 8430536	163 ANTHONY D NICOLA 1 3831519	
329 WALTER E BAILEY 8431616	164 ALLEN D REYNOLDS 3830807	
333 EDWARD F ANTONELLI 1 8484648	165 JOHN F SADLER 3831228	
CHESTER V OBERG 8437659	166 WILLIAM H JASON 3831455	
339 MRS M A PENTLSTON 8435948	167 J NELSON PATROLIA 3831315	
348* J B CULBERT SCHOOL 8431190	169 PAUL J REYNOLDS -3830671	
349 ALEXANDER GRAZIANO 8430178	173 ROBT W FIGUEREDO 3831970	
350 MICHAEL D MOWLES 2 8434731	182 PERCIVAL N JAMES 3831072	
360 WILLIAM T WALKER 8432013	186 KEARIN A DUNN 3830735	
364 OREN L CLEMENTS 8 8435059	190 MARY E CLANCY 1 3830073	
C A GUEVREMENT 1 8483267	198 B J MORGAN 3831250	
JOSEPH M LAWSON JR 3 8486252	223 THOMAS R CROSBIE 38309127	
BRUNO MIGLIORINI 8432074	AERNEST A MASSA 2 3831033	
369 JOSEPH C MCDONALD 8482936	225 ROBERT J MALL 3831446	
370 A A HIGLORINI 8434319	241 C RICHARD CALLAHAN 2 3836139	
421 GEORGE BERROW 8432196	245 CHAS W FITZPATRICK 3830595	
426 NP	246 NP	
429 NP	251 NP	
437*EQUITY REAL EST 8462388	255 COL T L OKEEFFE 3830068	
EQUITY REAL EST 8485335	** KING ST	
439 N ZARDY ANNODULAS 8486705	NO # JOHN A CALABRO 3 3836741	
453 BENJAMIN VENUTI 8434332	ST RESIDENCE 5 BUSINESS	
460 BENEDICT FABIANO 8432027	POND ST	
463 JOSEPH F LYNCH JR 8434277	MINCHAM	
465 DANIEL J LUCEY 8438737	*****	
468 JEFFREY P SHINDELL 0 8438357	1- END T 5011 SE. N. A	
472 JOHN LEO 8430214	*****	
473 NP	02043	
483 NP	PLEASANT ST	
484 JOHN A MALONE 2 8485948	2 MRS BERTRAM BERRY 7490933	
490 RICHARD T CUMMING 8439499	AMASON A FOLEY 1 7493127	
495 ANTHONY DEGEORGE 8435497	8 P T SCHONBUECHER 7497811	
MARIE D STEWARD 7 8438034	10 EDWARD G JONES 1 7499694	
500 NP	12 PETER F CUTLER 6 7496910	
503 PHILLIP MONTEFORTI 8436713	13 MICHAEL M DELAND 0 7494181	
506 NP	17 DANIEL C ALLEN 3 7490132	
511 ROSARIO MONTEFORTE 8438748	18 M L THIRSK 87497892	
512 JOHN J LYON 8430152	19 CHARLES S MOSELEY 7 7494021	
519* NASILE CATERERS 8434315	21* H DOWNINGEN INC 7490340	
522 M LAWRENCE HILLS 8438170	22 DANIEL W KEELER JR 1 7494421	
528 D M DAMIANO 0 8436542	** MAIN ST	
530 NP	10 RESIDENCE 1 BUSINESS	
531*AINSLIE CORP 8480850	POND ST	
536 NP	HOLERN	
548 ALPHONSE DEGISO 8430486	*****	
549 MICHAEL IANNUZZI 5 8436435	02343	
551 REDWOOD PRINTING 8436050	1- END T 4212 SE. N. A	
555*LIGHTMAN ELEC CORP 8485280	*****	
*MOBILE DIESEL SRVC 8480583	16 JOSEPH ANTICO 7672536	
560 NP	32 FRED WILLIAMS 6 7673330	
577*POND ST SHELL SERV 8439825	36 EVERTON M JOHNSON 7672536	
578 P M DRILETTI 8434771	42 DONALD H HOLMES -7673217	
601*CONTINENTAL BAKING 8480670	45 M F BOACH NP 6 7674207	
*CONTINENTAL BAKING 8482688	51 OTIS ELLERBEE 7 7674192	
611* NP	54 NP	
614 VERONICA A VENUTI 8434760	55 LINDA OBREGON NP 87674211	
621 ALBERT CINQUEGRANO 1 8483027	56 BURTON TARBOW 0 7672367	
623 ANTHONY FELACCIO 8439553	59 NP	
630 GEORGE PERKINS 3 8438745	63 C C WILLIAMS 7671273	
631 CHESTER P DAUTE 8433261	67 JOHN H FINNEY 2 7671837	
633 CHESTER DAUTE JR 8483731	JOHN H PHINNEY 2 9631348	
1215 F R SANTOSUSSO 88436242	71 REYNOLDS & CADOGAN 7497981	
** ENDS RANDOLPH LINE	86 RICHARD W WYMAN JR 767074727	
150 RESIDENCE 17 BUSINESS	90 FRANKLYN K BROWN 7673287	
POND ST	96 17 GIBSON 2 7673332	
CANTON	100 FRANCINA E GELZER 7671642	
STARTS 238 WASHINGTON ST	110 ROBERT E MARLE 9637378	
*****	PMOGANS MEL HM PKS 7674430	
1- END T 4151 SE. N. A	141 WARREN A HAMILTON 7672028	
*****	143 WILLIAM E LYONS 1 7673518	
11 EDWARD W BRYANT 88284756	155 NP	
23 E F ROLFE 2 8287226	159 WM T BARKSDALE NP 7672927	
25 WILLIAM J FOWLER 1 8285325	162 NP	
29 CHARLES A O'BRIEN 9 8280176	163 DOROTHY M SCOTT 2 9632841	
31 NP	169 NP	
35 ARTHUR J BRODERICK 8281647	173 JAMES G INGRAM 7672760	
53 DONALD J CANNON 1 8285635	177 ROBT S COMOREY JR 7674329	
63 ALFRED R TORDOFF 8281404	179 JAMES M HATCH 7673118	
65 EDWARD R TORDOFF 1 8285669	185 GEORGE W BROWN 6 7671554	
68 DONALD E FLAGG JR 8280726	189 NP	
69 MRS M F BALDWIN 8282920	194 NP	
71 MRS ALFRED CROWD 8282777	196 B PETERS NP -7674283	
73* A E TORDOFF PLUMBR 8281156	252 BUCKLEY S GROSS 2 7673783	
** DEAD END	258 JOHN V HOBSON 7672147	
12 RESIDENCE 1 BUSINESS	262 ARTHUR L PAYNE 7673252	
POND ST	265 NP	
COMASSET	310 ENNIS B WARD 7672250	
*****	312 CHARLES SAUNDERS 7672628	
1- END T 4231 SE. N. A	41 RESIDENCE 1 BUSINESS	
*****	POND ST	
CUSHING RD	HULL	
11 PETER J BARNICLE 3831526	STARTS ELM ST	
15 RICHARD J BOND 3 3836039	*****	
17 WM M DOUGHERTY 1 3831194	02045	
22 HERBERT W EHRHART 2 3836177	1- END T 5001 SE. N. A	
23 PHILIP W NICHOLS 0 3839739	*****	
28 KENNETH B COOK 7 3830148	1 JOSEPH G GRATTA 9252714	
34 H GERRY LIPSETT 8439023	28 JOHN M MCWILLIAMS 9250808	
35 LESTER W ALLEN 3830153	30 JAMES J WALSH JR 2 9252690	
43 GEO J MCCULLOUGH 3 3830466	** ENDS RICHARDS RD	
50 EDWARD MULVEY 3830066	3 RESIDENCE	
53 JOHN K MCNAB 8 3831818	POND ST	
55 M F DONOVAN 8 3831429	MILTON	
59 K C CHURCHILL 0 3831399	*****	
60 ROBERT BEALE 0 3830591	START 60 PIERCE ST	

	1- END T 4164 SE. N. A	

	8 JOHN H HEALY 6 6960753	
	14 JOHN MCDONAGH 0 8960972	
	15 NICHOLAS G BERGINS 6960607	
	17 THOMAS F MCCARTHY 6960303	
	20 BRENDAN C KELLEY 6968389	
	23 ANTONIOS BANDIS 3 6967291	
	24 THOMAS F MORRIS 6967214	
	28 LUKE J BRENNAN 6963601	
	34 FRANCIS M DALEY 6966550	
	39 NP	
	40 ALONARD J DEAN 2 6967399	
	42 STEPH F GALLAGHERS 6962317	
	45 MARY ANN 6962802	
	46 WILLIAM L NORTON 6960127	

B. DR. PHOTOGRAPHY, IN ANY MANNER WHATSOEVER EXCEPT AS AUTHORIZED IN WRITING BY THE PUBLISHER

Target StreetCross StreetSource

Cole Criss-Cross Directory

POND ST 1971

POND ST	COHASSET
.....	02025
..... 1- END T 4231 \$A..Q 5	
.. CUSHING RD ..	
11 PETER J BARNICLE	3831526
15 NP	
17 RICHARD D OLSON 9	3830812
22 EMMETT W WOOD	3831349
23 JOHN W COE	-3839739
28 KENNETH B COOK 7	3830148
34 H GERRY LIPSETT	3839023
35 LESTER W ALLEN 4	3830153
43 FREDERICK A THAYER	3830433
50 EDWARD MULVEY	3830068
53*JOHN K MCNABB LWYR	3831818
55 M F DONOVAN 8	3831429
59 K C CHURCHILL	3831099
60 ROBERT BEALE	3830591
65 LYLE E BRANAGAN 8	3839183
68 PETER F TAGUE	3830602
70 W E STUART III 8	3831412
73 N FRANK NEER JR	3830122
CARL B FERGUSON	3830122
74 MATTHEW E SULLIVAN	3839757
76 BRUCE A EDMONDS	3830850
79 BERNARD MULCAHY	3830074
80 LEWIS W LORING	3830746
82 KARL S PFAFFMANN 6	3830643
86 STANTON BERENS	3830942
101 GEORGE T CURLEY JR	9 3839299
111 ROBERT J BYRNES	3831413
143*COHASSET SCHL DEPT	3830223
*COHASSET CIVL DFNS	3831124
*COHASSET HIGH SCHL	3830290
*COHASSET HIGH SCHL	3830221
*TOWN HEALTH&GUIDNC	3831080
*DEER HL SHL HLTH	3830464
148 RICHARD LEONARD	3830706
161 EDWARD J GAFFEY 6	3839275
163 FRANK A AMONTE 9	3831519
164 WILLIAM G OBRIEN 3	3830049
165 JOHN F SADLER 3	3831228
166 WILLIAM H JASON 3	3830315
167 J NELSON PATROLIA	3831456
169 EDWINA M ANDREWS	3830931
173 ROBT W FIGUEIREDO	3831970
182 PERCIVAL N JAMES	3831072
186 KEARIN A DUNN 3	3830735
190 NP	
196 NP	
223 MRS T PATTERSON	3831786
JERRY D NEER 9	3831979
225 ROBERT J HALL	3831446
246 NP	
251 ARTHUR F JAMES	3830693
255 COL T L OKEEFFE	3830008
.. KING ST ..	
45 RESIDENCE 7	BUSINESS
POND ST	HINGHAM
.....	02043
..... 1- END T 5011 \$A..N 4	
.. PLEASANT ST ..	
2 MRS BERTRAM BERRY	7490933

Target StreetCross StreetSource

Cole Criss-Cross Directory

POND ST 1968

71	MRS ALFRED CROWD	8282277	
73*	A E TORDOFF PLUMBR	8281156	
..	DEAD END	..	
	7 RESIDENCE 1 BUSINESS		
POND ST			
		COHASET	
	.....	02025	
.....	1- END T 4231	\$A..Q 5	
..	CUSHING RD	..	
11	PETER J BARNICLE	3831526	
15	JOHN A MITCHELL 5	3831563	
17	WM M DOUGHERTY 7	3830077	
22	EMMETT W WOOD	3831349	
23	JEFFREY R POWER	3831893	
28	KENNETH B COOK 7	3830148	
34	H GERRY LIPSETT	3839023	
35	LESTER W ALLEN 4	3830153	
43	FREDERICK A THAYER	3830433	
50	EDWARD MULVEY	3830068	
53	JOHN K MCNABB	3831818	
55	M F DONOVAN	3831429	
59	WILLIAM C BURKE	3830862	
60	ROBT G BUTTERWICK	3831097	
65	LYLE E BRANAGAN	3839183	
68	PAUL L LUALDI 5	3839362	
70	WALLIS STUART JII	3831412	
73	N FRANK NEER JR	3830122	
	CARL B FERGUSON	3830122	
74	JOHN L BLAKE	3831392	
76	BRUCE A EDMONDS	3830850	F
79	BERNARD MULCAHY	3830074	
80	LEWIS W LORING	3830746	
82	KARL S PFAFFMANN 6	3830643	
86	STANTON BERENS	3830942	
101	RICHARD J MADIGAN	3831136	
111	ROBERT J BYRNES	3831413	
143*	COHASSET HIGH SCHL	3830221	
	*COHASSET HIGH SCHL	3830290	
	*DEER HL SHL HLTH	3830464	
	*COHASSET SUP OF SH	3831061	F
	*TOWN HEALTH&GUIDNC	3831080	
	*COHASSET CIVL DFNS	3831124	
148	RICHARD LEONARD	3830706	
161	EDWARD J GAFFEY 6	3839275	
163	ANTHONY DINICOLA	3831519	
164	WILLIAM G OBRIEN 3	3830049	
165	JOHN F SADLER 3	3831228	
166	WILLIAM H JASON 3	3830315	
167	J NELSON PATROLIA	3831456	
169	EDWINA M ANDREWS	3830931	
173	ROBT W FIGUEIREDO	3831970	
182	PERCIVAL N JAMES	3831072	
186	KEARIN A DUNN 3	3830735	
190	MARGARET T MURRAY4	3839167	
196	RUTH A DUBOIS	3839124	
223	LT D P ALLISON	3830682	
	MRS T PATTERSON	3831786	
225	ROBERT J HALL	3831446	
246	N.T.I.A.		
251	ARTHUR F JAMES	3830693	P
255	COL T L OKEFFE	3830008	
NO #*	J S KELLIHER CONTR	3839634	
..	KING ST	..	
	46 RESIDENCE 7 BUSINESS		

photocopied, in any manner whatsoever except as authorized

A large, dark blue right-angled triangle is located in the upper right corner of the page. A thin yellow vertical line extends from the hypotenuse of this triangle down to the footer area.

APPENDIX D

AERIAL PHOTOGRAPHS

143 Pond Street

143 Pond Street

Cohasset, MA 02025

Inquiry Number: 7745719.8

August 27, 2024

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

08/27/24

Site Name:

143 Pond Street
 143 Pond Street
 Cohasset, MA 02025
 EDR Inquiry # 7745719.8

Client Name:

The Vertex Companies, Inc.
 400 Libbey Parkway
 Weymouth, MA 02189-0000
 Contact: Nicollette Bethoney



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2018	1"=500'	Flight Year: 2018	USDA/NAIP
2014	1"=500'	Flight Year: 2014	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1995	1"=500'	Acquisition Date: March 29, 1995	USGS/DOQQ
1986	1"=500'	Flight Date: April 01, 1986	USDA
1978	1"=500'	Flight Date: April 23, 1978	USGS
1970	1"=500'	Flight Date: September 20, 1970	USDA
1969	1"=500'	Flight Date: April 13, 1969	USGS
1960	1"=500'	Flight Date: December 04, 1960	USGS
1957	1"=500'	Flight Date: April 22, 1957	USGS
1952	1"=500'	Flight Date: August 19, 1952	USDA

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INQUIRY #: 7745719.8

YEAR: 2018

_____ = 500'

↑ N

EDR





INQUIRY #: 7745719.8

YEAR: 2010

— = 500'







INQUIRY #: 7745719.8
YEAR: 1995
= 500'

↑ N
CEDR



INQUIRY #: 7745719.8

YEAR: 1986

= 500'







INQUIRY #: 7745719.8

YEAR: 1970

— = 500'






INQUIRY #: 7745719.8

YEAR: 1969

_____ = 500'

↑ N

 CEDR









APPENDIX E TOPOGRAPHIC MAPS

143 Pond Street

143 Pond Street

Cohasset, MA 02025

Inquiry Number: 7745719.4

August 26, 2024

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report		08/26/24
Site Name: 143 Pond Street 143 Pond Street Cohasset, MA 02025 EDR Inquiry # 7745719.4	Client Name: The Vertex Companies, Inc. 400 Libbey Parkway Weymouth, MA 02189-0000 Contact: Nicolette Bethoney	

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by The Vertex Companies, Inc. were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:		Coordinates:	
P.O.#	NA	Latitude:	42.232522 42° 13' 57" North
Project:	77273	Longitude:	-70.809549 -70° 48' 34" West
		UTM Zone:	Zone 19 North
		UTM X Meters:	350681.83
		UTM Y Meters:	4677178.54
		Elevation:	112.76' above sea level

Maps Provided:

2021	1961
2018	1947, 1949
2015	1941
2012	1936
1985	1920
1984	1915
1977	1893
1974	1888, 1892

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2021 Source Sheets



Cohasset
2021
7.5-minute, 24000



Nantasket Beach
2021
7.5-minute, 24000

2018 Source Sheets



Cohasset
2018
7.5-minute, 24000



Nantasket Beach
2018
7.5-minute, 24000

2015 Source Sheets



Cohasset
2015
7.5-minute, 24000



Nantasket Beach
2015
7.5-minute, 24000

2012 Source Sheets



Cohasset
2012
7.5-minute, 24000



Nantasket Beach
2012
7.5-minute, 24000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1985 Source Sheets



WEYMOUTH
1985
15-minute, 50000

1984 Source Sheets



Weymouth
1984
7.5-minute, 25000
Aerial Photo Revised 1978



Hull
1984
7.5-minute, 25000
Aerial Photo Revised 1978

1977 Source Sheets



Cohasset
1977
7.5-minute, 25000

1974 Source Sheets



Nantasket Beach
1974
7.5-minute, 24000
Aerial Photo Revised 1973



Cohasset
1974
7.5-minute, 24000
Aerial Photo Revised 1973

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1961 Source Sheets



Nantasket Beach
1961
7.5-minute, 24000



Cohasset
1961
7.5-minute, 24000



Nantasket
1961
7.5-minute, 24000

1947, 1949 Source Sheets



Cohasset
1947
7.5-minute, 24000



Nantasket
1949
7.5-minute, 24000

1941 Source Sheets

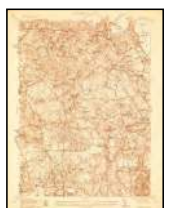


Cohasset
1941
7.5-minute, 31680



Nantasket
1941
7.5-minute, 31680

1936 Source Sheets



Cohasset
1936
7.5-minute, 24000



Nantasket
1936
7.5-minute, 24000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1920 Source Sheets



Abington
1920
15-minute, 62500

1915 Source Sheets



ABINGTON
1915
15-minute, 62500

1893 Source Sheets



Abington
1893
15-minute, 62500

1888, 1892 Source Sheets



Abington
1888
15-minute, 62500

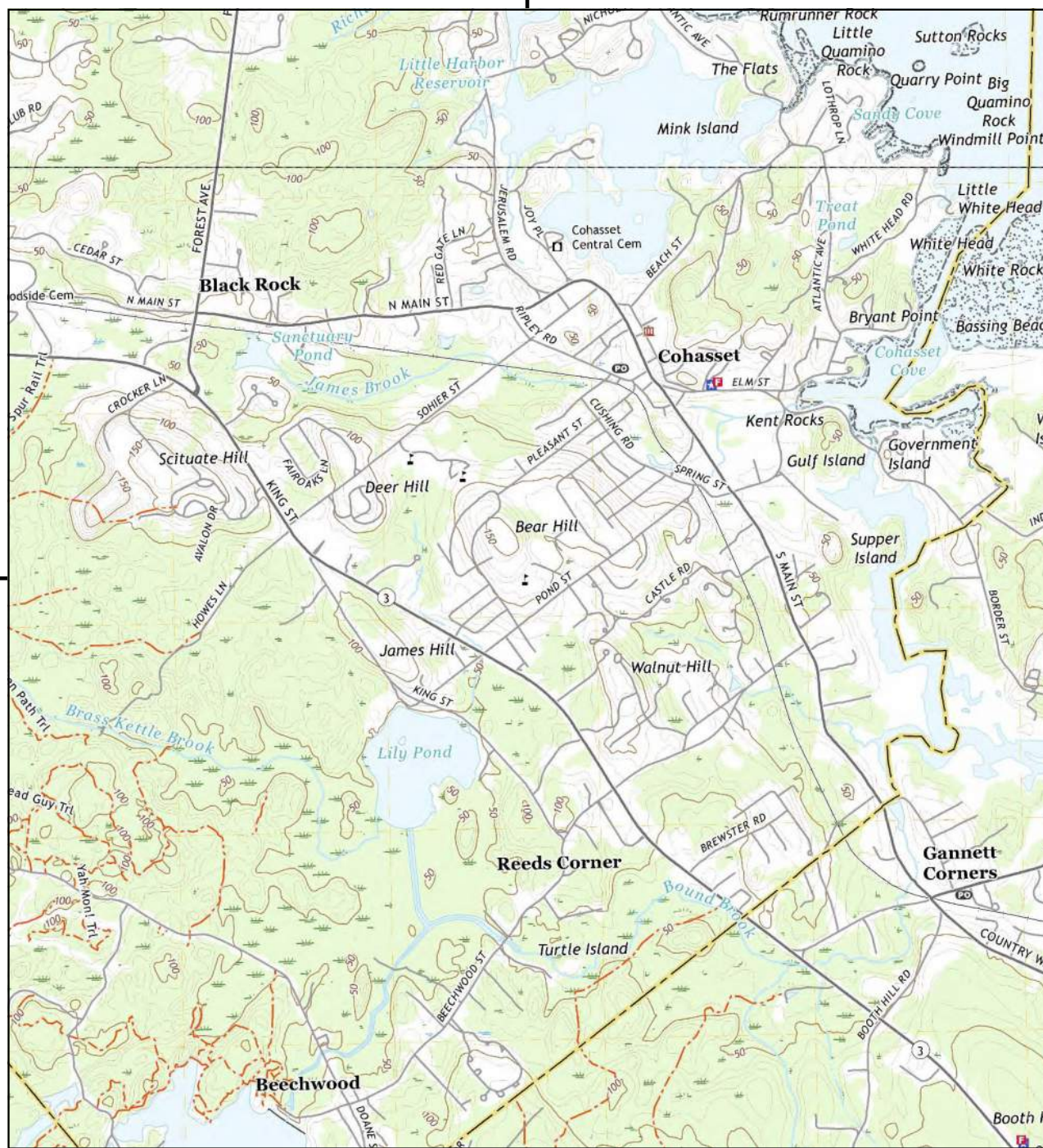


Boston Bay
1892
15-minute, 62500

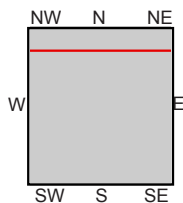
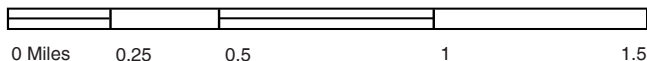


Historical Topo Map

2021



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N, Nantasket Beach, 2021, 7.5-minute

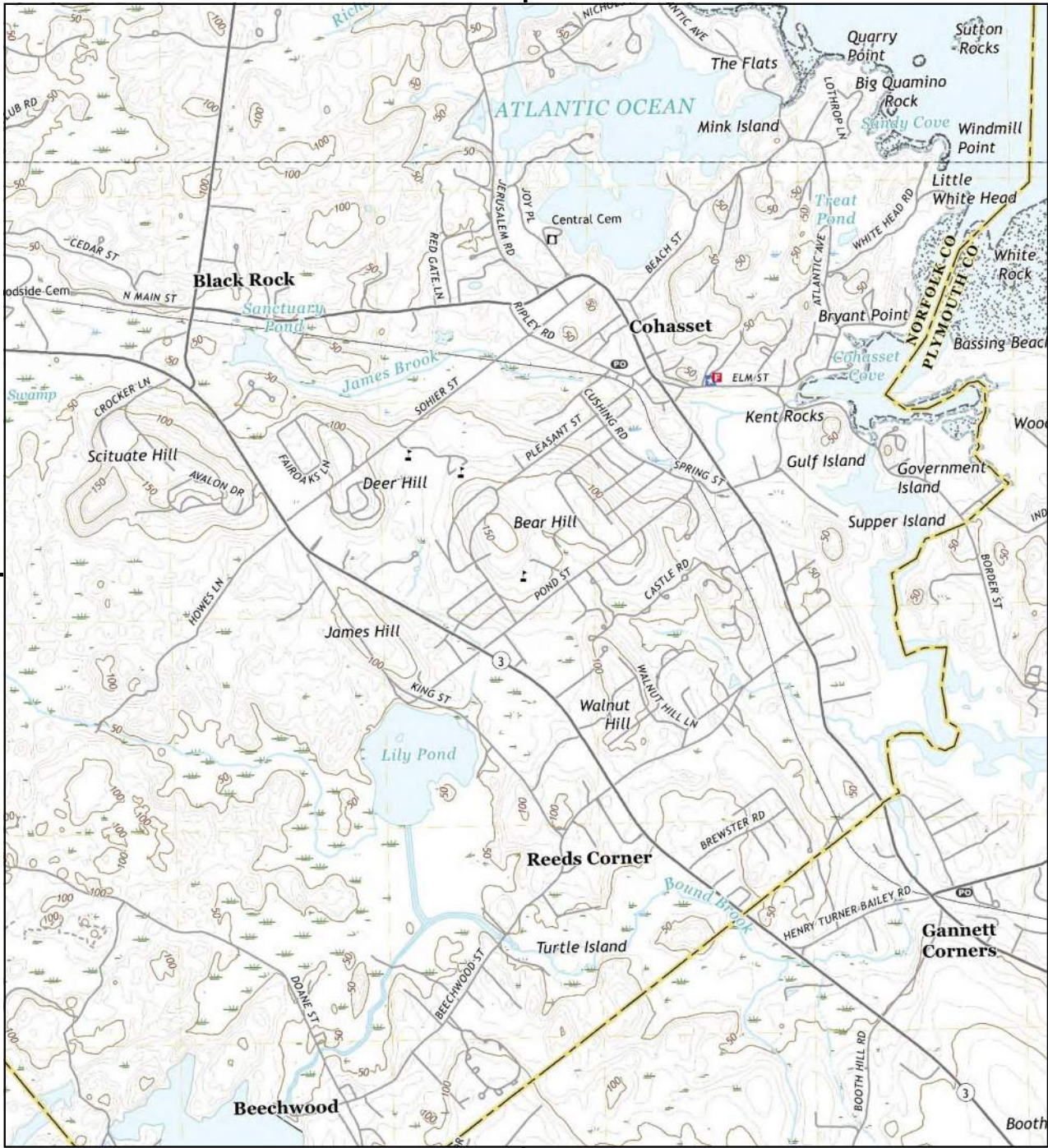
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ADDRESS: 143 Pond Street
Cohasset, MA 02025
CLIENT: The Vertex Companies, Inc.



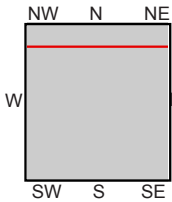
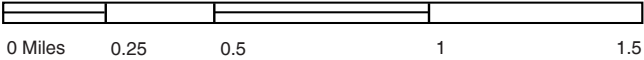


Historical Topo Map

2018



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N, Nantasket Beach, 2018, 7.5-minute

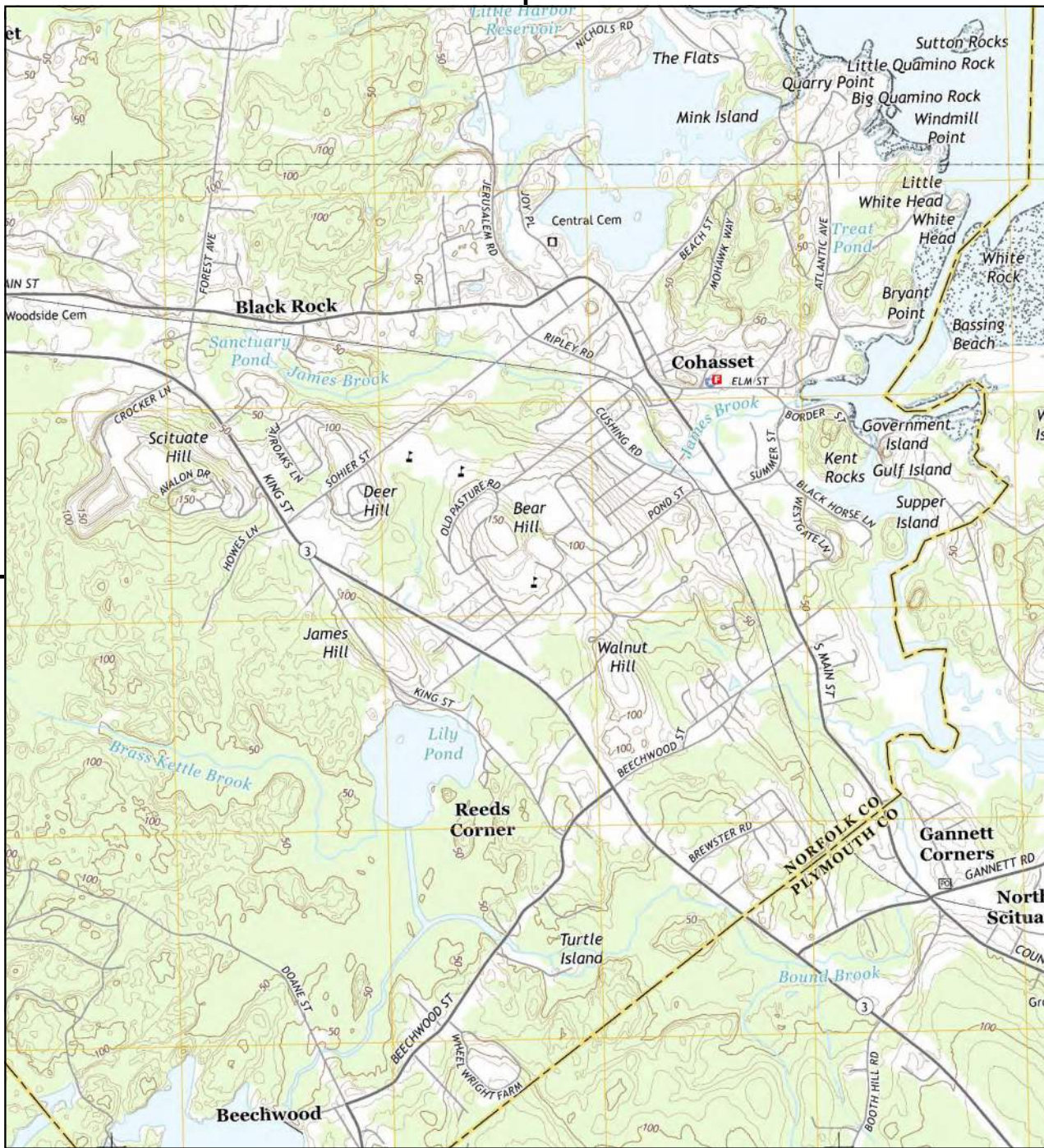
SITE NAME: 143 Pond Street
ADDRESS: 143 Pond Street
Cohasset, MA 02025
CLIENT: The Vertex Companies, Inc.



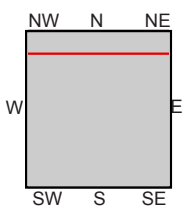
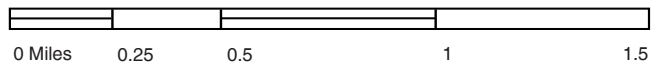


Historical Topo Map

2015



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N, Nantasket Beach, 2015, 7.5-minute

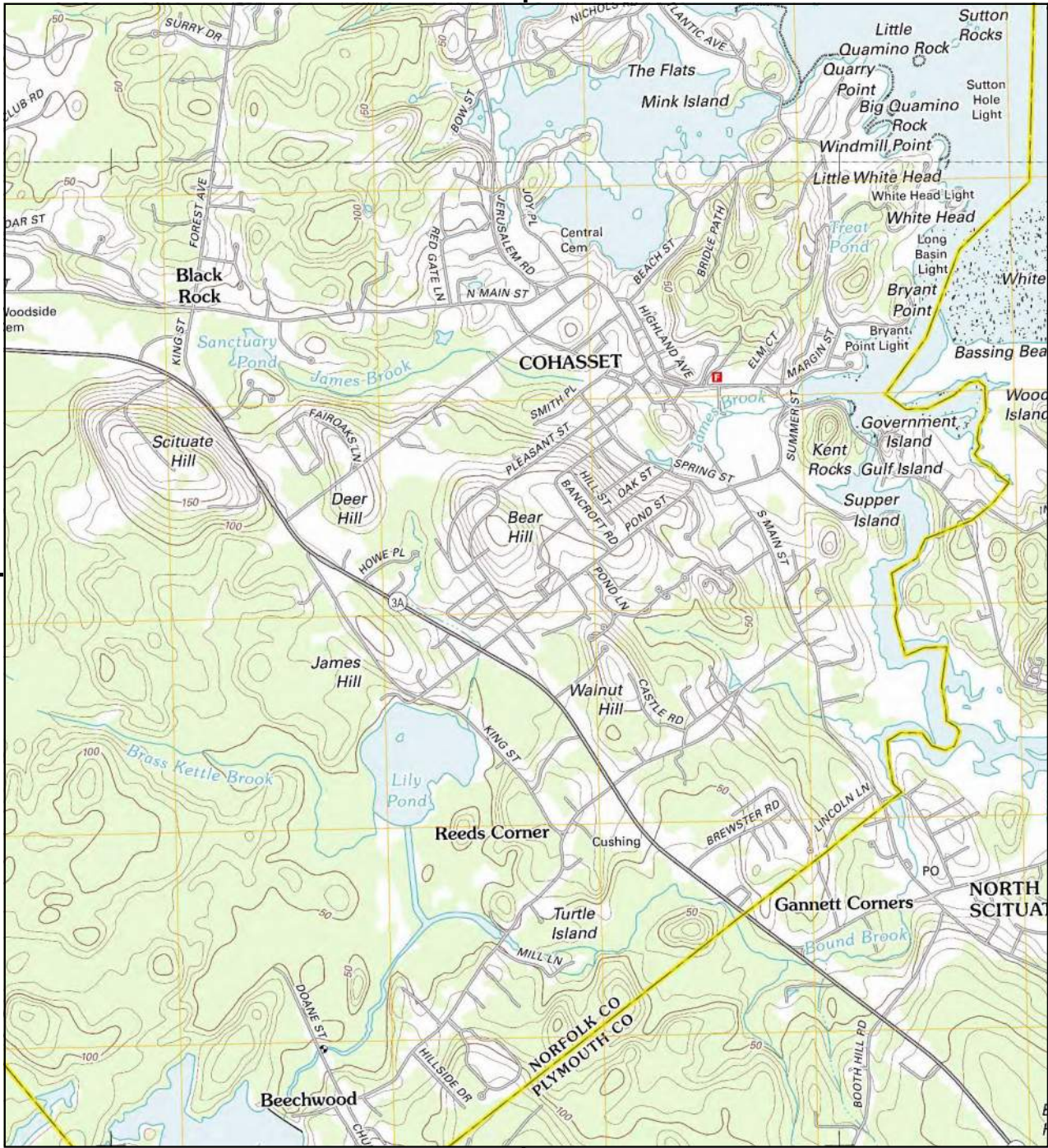
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ADDRESS: 143 Pond Street
Cohasset, MA 02025
CLIENT: The Vertex Companies, Inc.



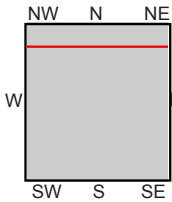
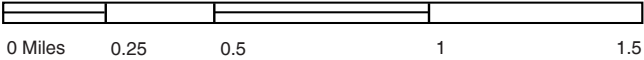


Historical Topo Map

2012



This report includes information from the following map sheet(s).



TP, Cohasset, 2012, 7.5-minute
N, Nantasket Beach, 2012, 7.5-minute

SITE NAME: 143 Pond Street
ADDRESS: 143 Pond Street
Cohasset, MA 02025
CLIENT: The Vertex Companies, Inc.



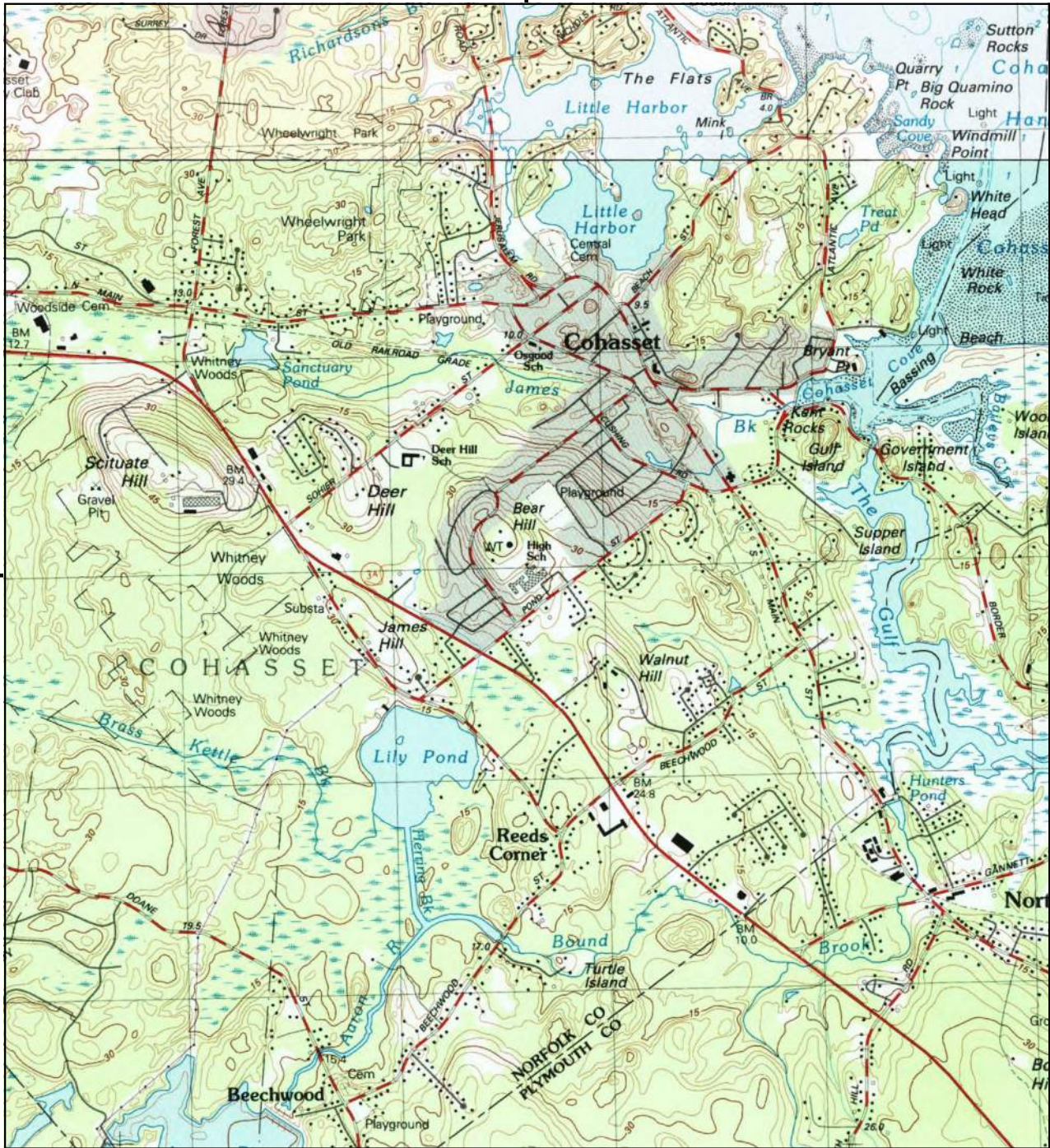
1985



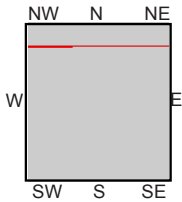
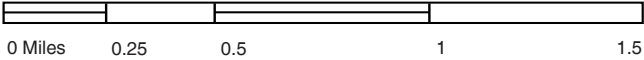


Historical Topo Map

1984



This report includes information from the following map sheet(s).



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NW, Hull, 1984, 7.5-minute

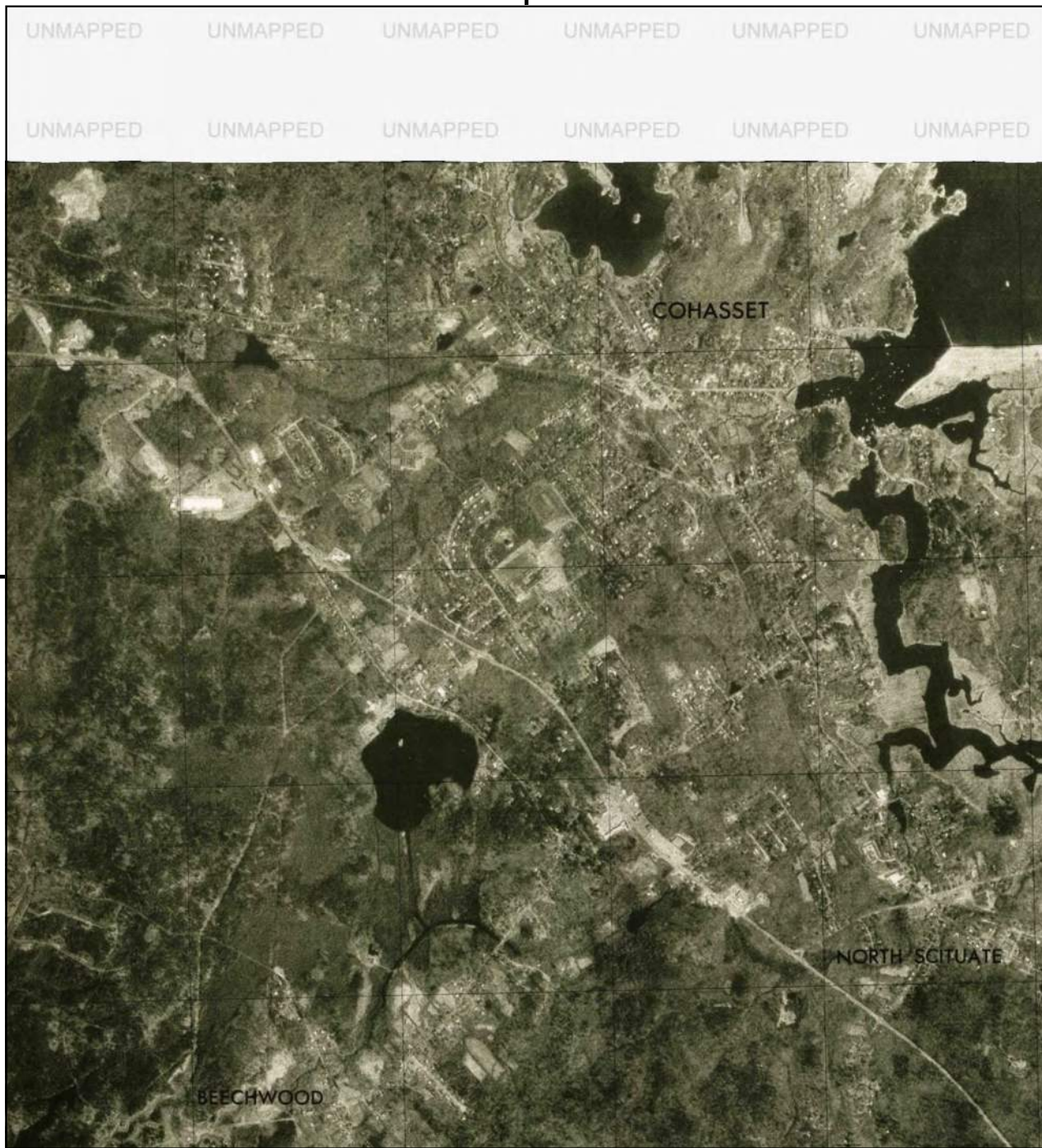
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ADDRESS: 143 Pond Street
Cohasset, MA 02025
CLIENT: The Vertex Companies, Inc.



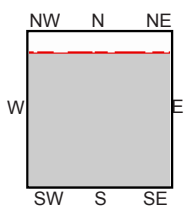
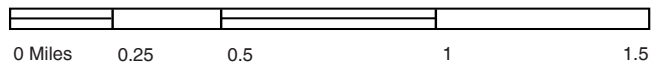


Historical Topo Map

1977



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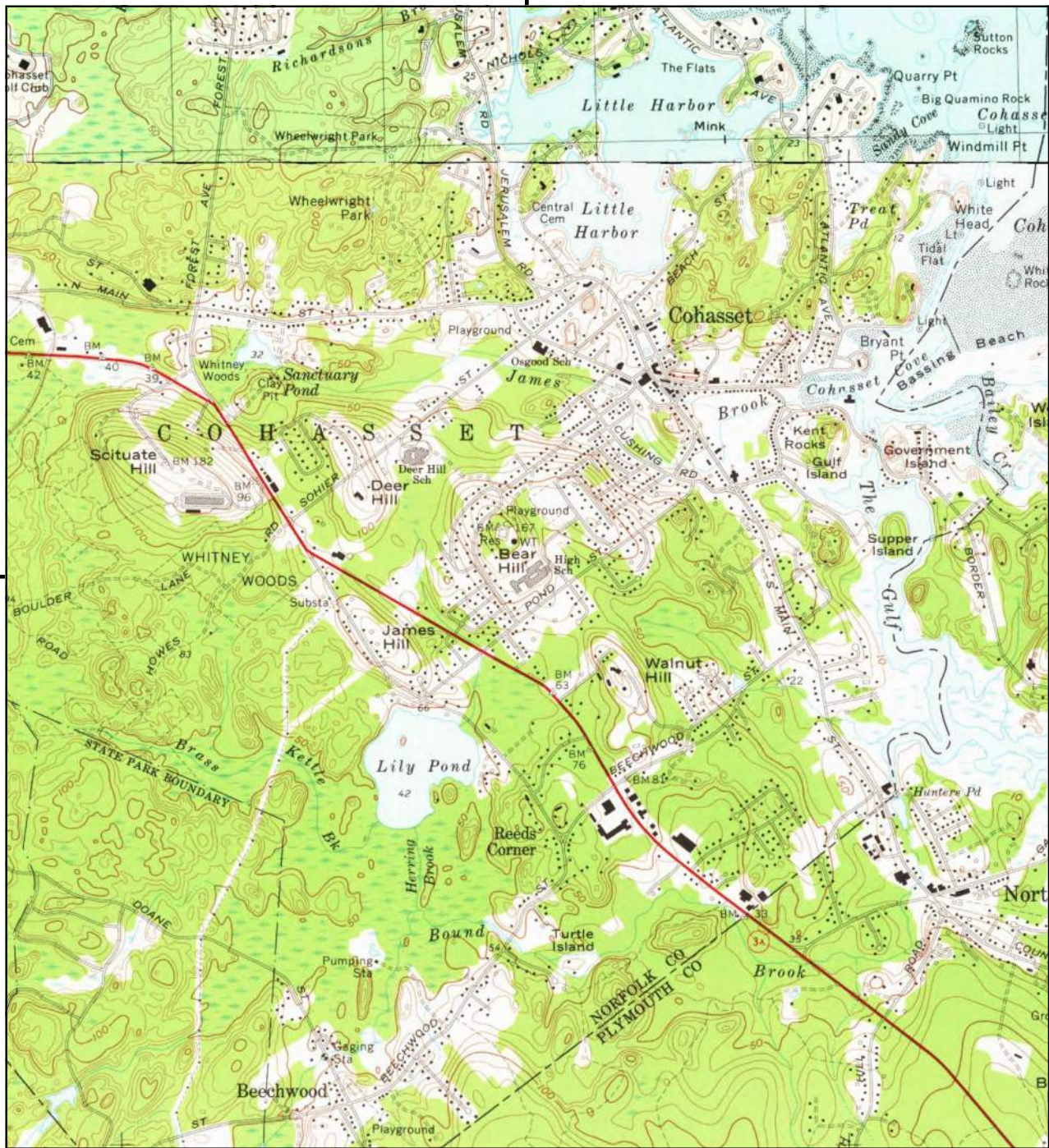
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 ADDRESS: 143 Pond Street
 Cohasset, MA 02025
 CLIENT: The Vertex Companies, Inc.



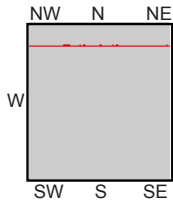
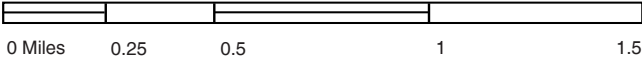


Historical Topo Map

1974



This report includes information from the following map sheet(s).



TP, Cohasset, 1974, 7.5-minute
N, Nantasket Beach, 1974, 7.5-minute

SITE NAME: 143 Pond Street
ADDRESS: 143 Pond Street
Cohasset, MA 02025
CLIENT: The Vertex Companies, Inc.



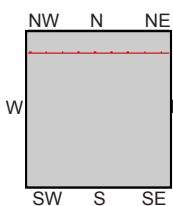
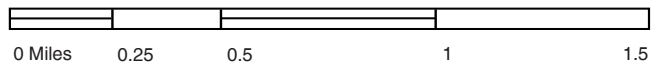


Historical Topo Map

1961



This report includes information from the following map sheet(s).



TP, Cohasset, 1961, 7.5-minute
N, Nantasket Beach, 1961, 7.5-minute
N, Nantasket, 1961, 7.5-minute

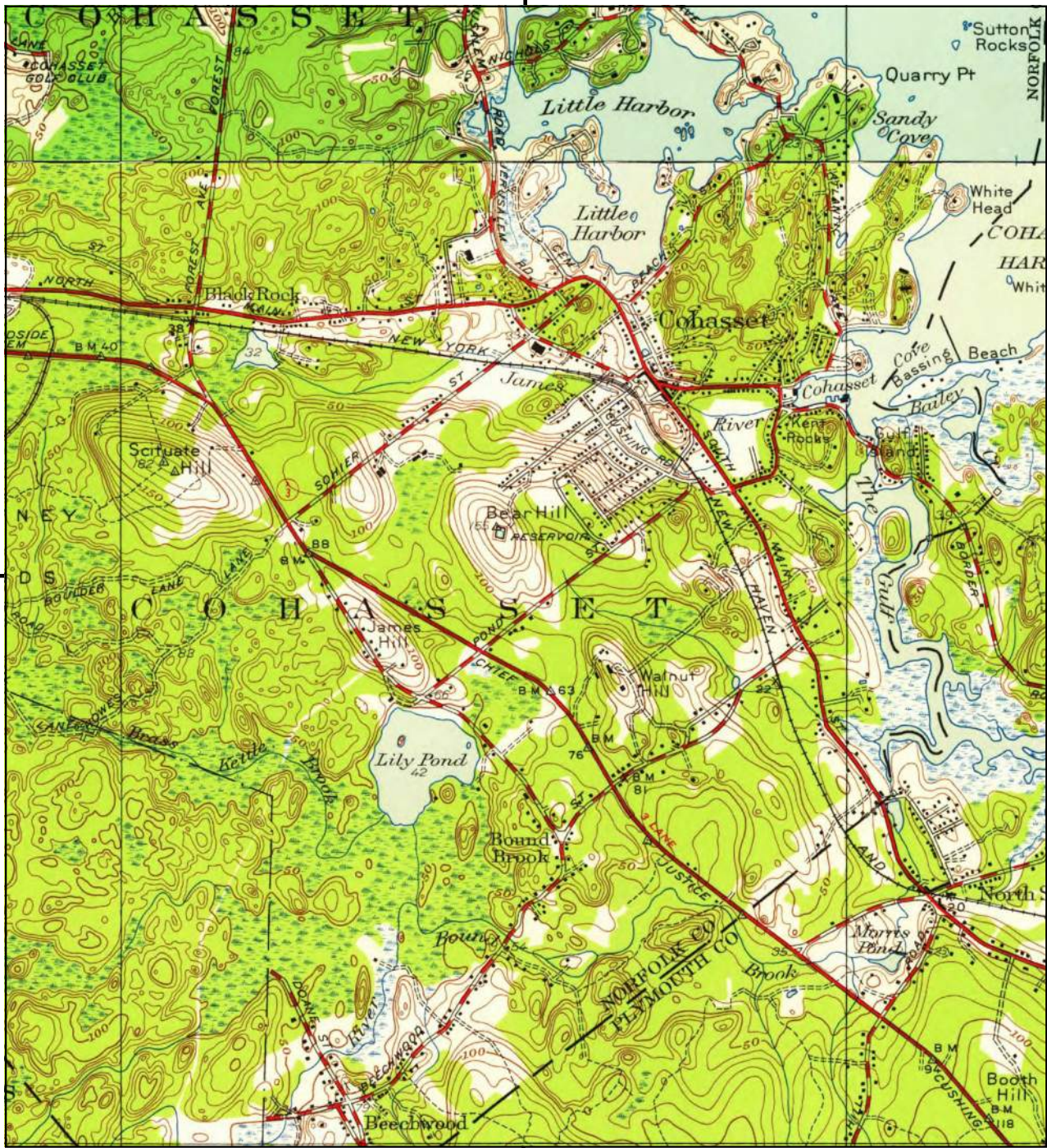
SITE NAME: 143 Pond Street
ADDRESS: 143 Pond Street
Cohasset, MA 02025
CLIENT: The Vertex Companies, Inc.



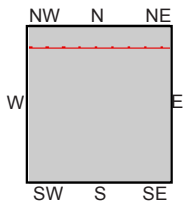
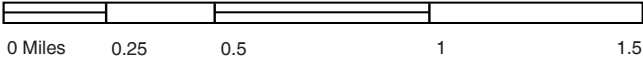


Historical Topo Map

1947, 1949



This report includes information from the following map sheet(s).



TP, Cohasset, 1947, 7.5-minute
N, Nantasket, 1949, 7.5-minute

SITE NAME: 143 Pond Street
ADDRESS: 143 Pond Street
Cohasset, MA 02025
CLIENT: The Vertex Companies, Inc.



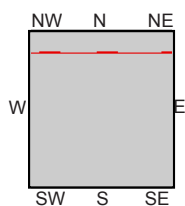
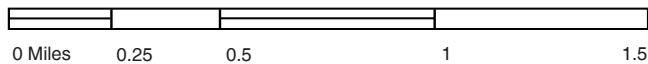


Historical Topo Map

1941



This report includes information from the following map sheet(s).



TP, Cohasset, 1941, 7.5-minute
N, Nantasket, 1941, 7.5-minute

SITE NAME: 143 Pond Street
ADDRESS: 143 Pond Street
Cohasset, MA 02025
CLIENT: The Vertex Companies, Inc.



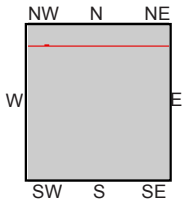
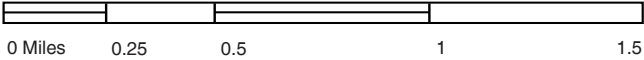


Historical Topo Map

1936



This report includes information from the following map sheet(s).



TP, Cohasset, 1936, 7.5-minute
N, Nantasket, 1936, 7.5-minute

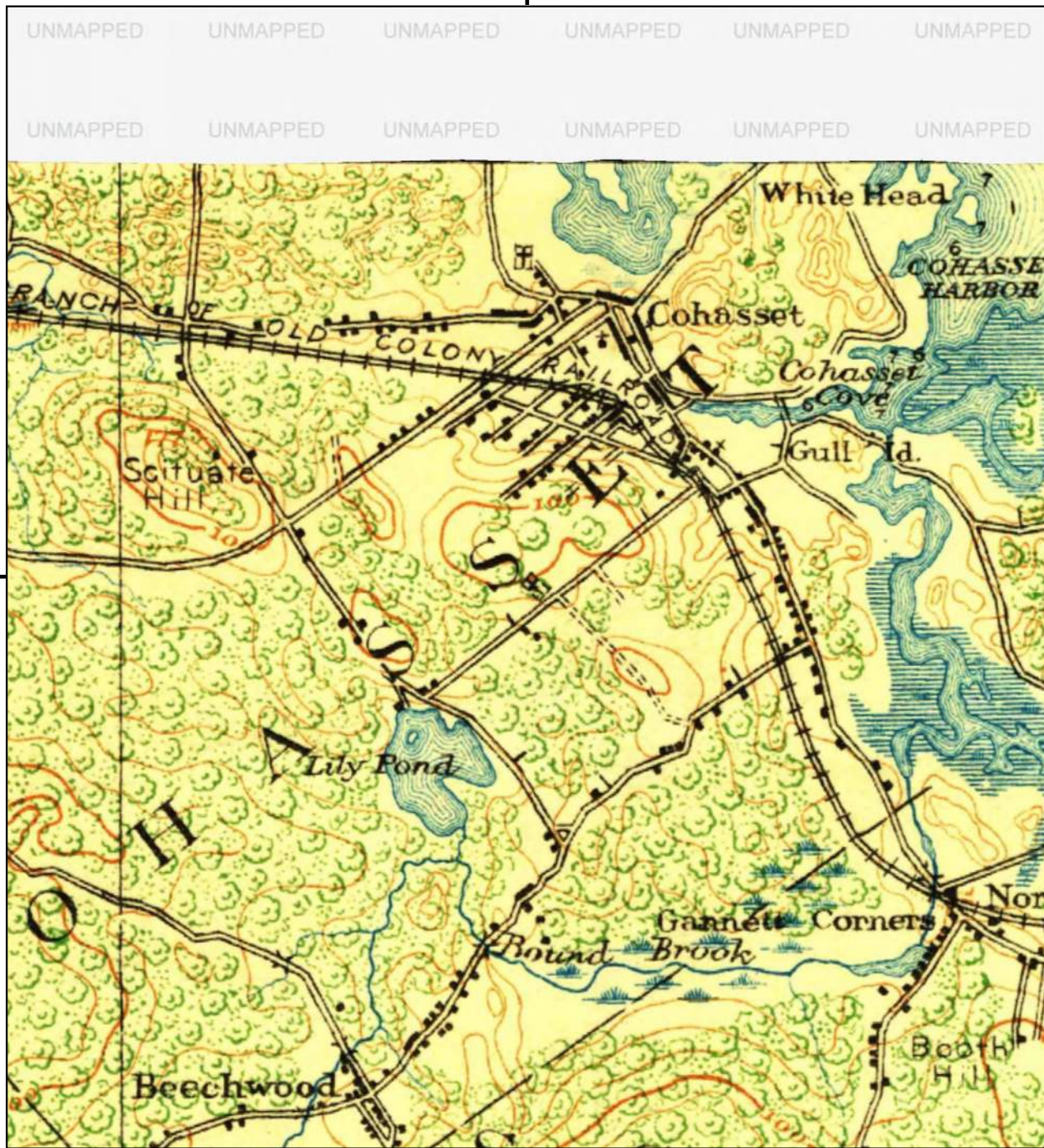
SITE NAME: 143 Pond Street
ADDRESS: 143 Pond Street
Cohasset, MA 02025
CLIENT: The Vertex Companies, Inc.



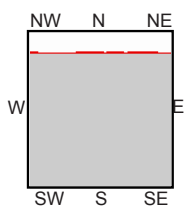
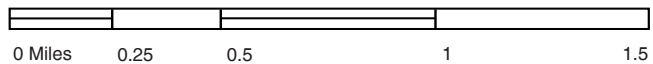


Historical Topo Map

1920



This report includes information from the following map sheet(s).



TP, Abington, 1920, 15-minute

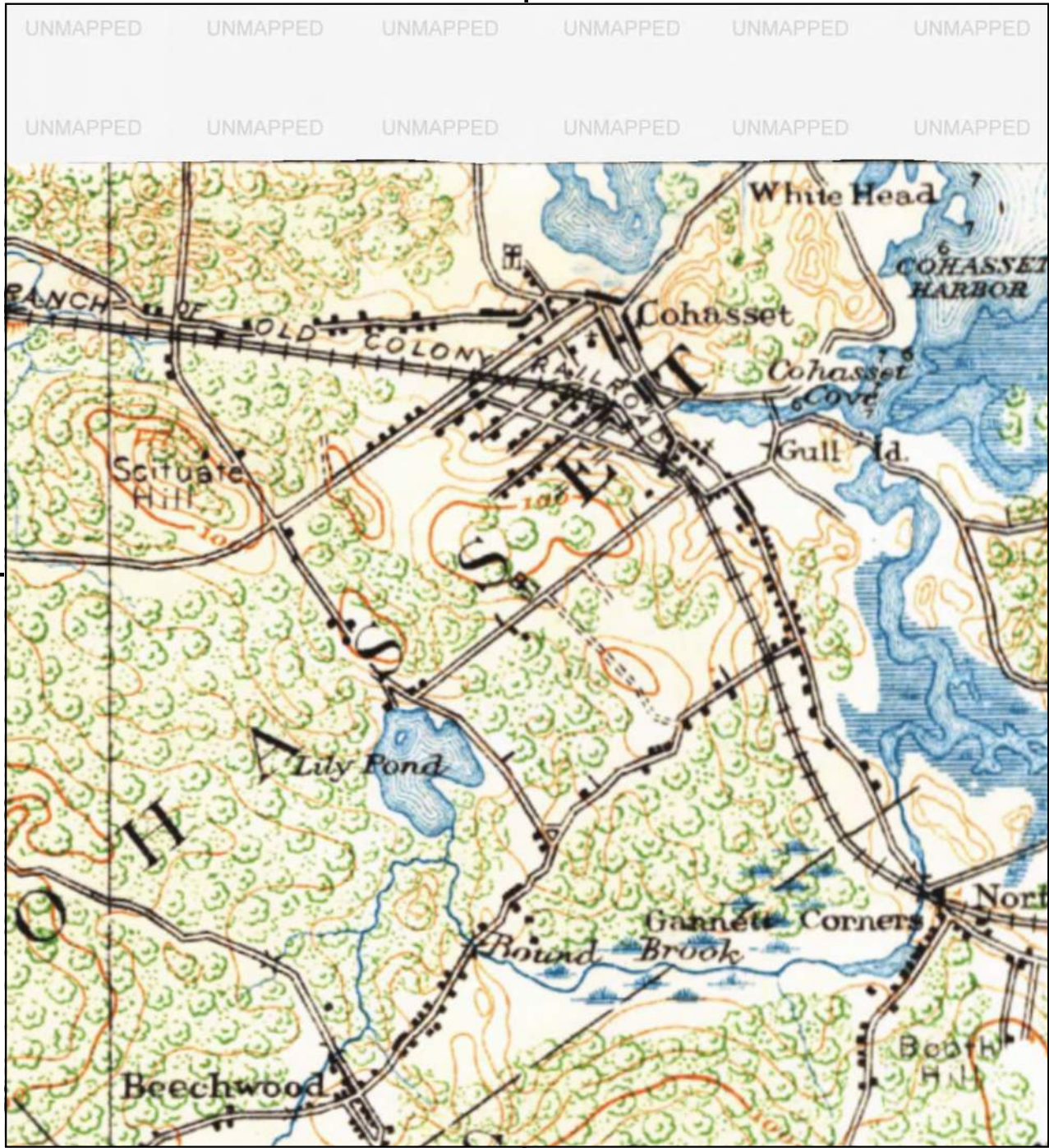
SITE NAME: 143 Pond Street
 ADDRESS: 143 Pond Street
 Cohasset, MA 02025
 CLIENT: The Vertex Companies, Inc.



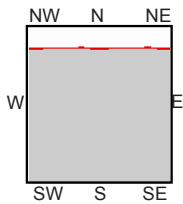
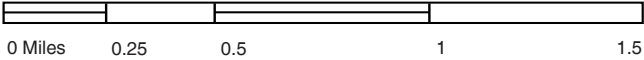


Historical Topo Map

1915



This report includes information from the following map sheet(s).



TP, ABINGTON, 1915, 15-minute

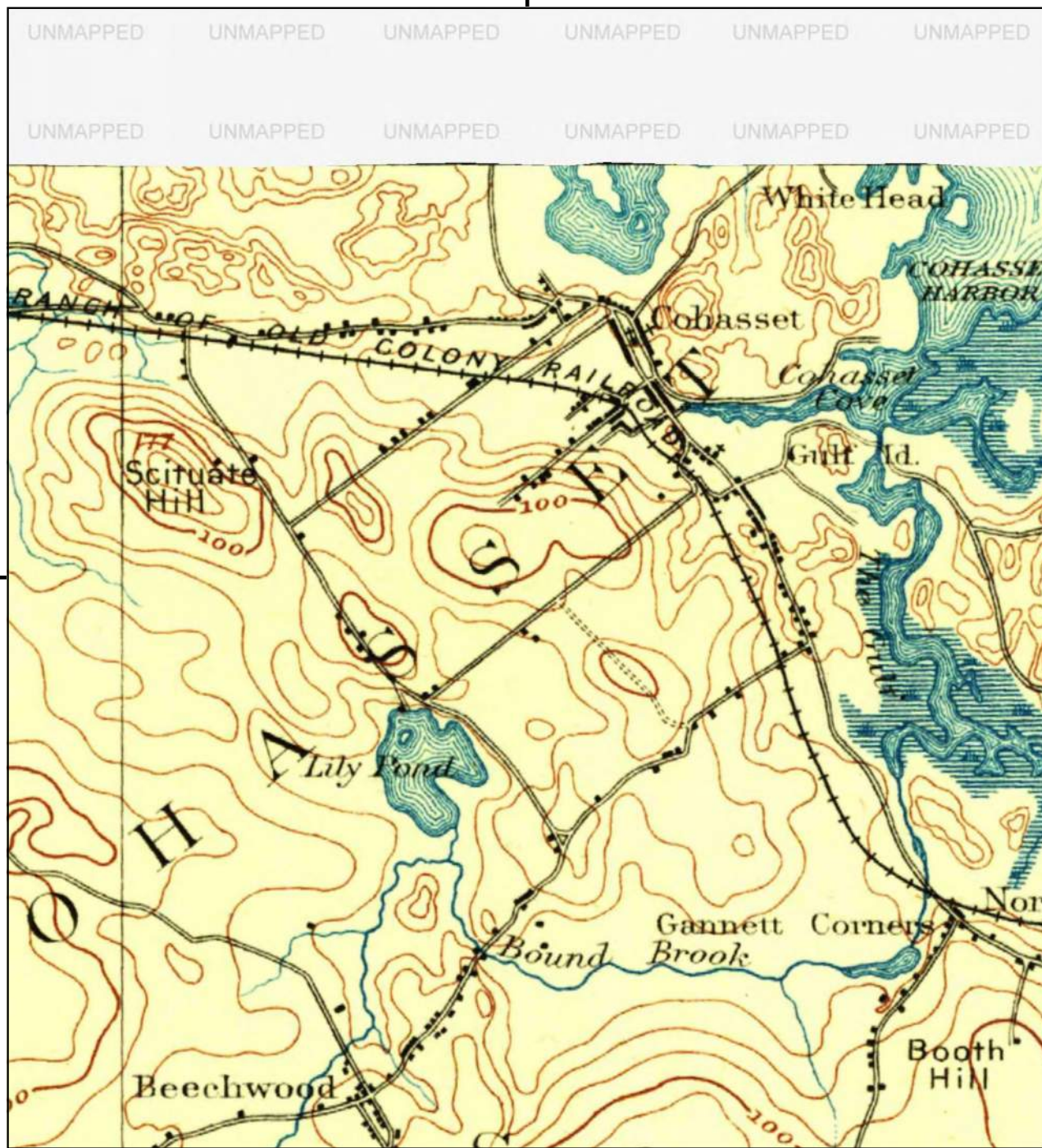
SITE NAME: 143 Pond Street
ADDRESS: 143 Pond Street
Cohasset, MA 02025
CLIENT: The Vertex Companies, Inc.



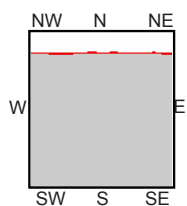
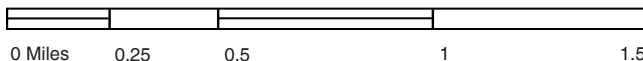


Historical Topo Map

1893



This report includes information from the following map sheet(s).



TP, Abington, 1893, 15-minute

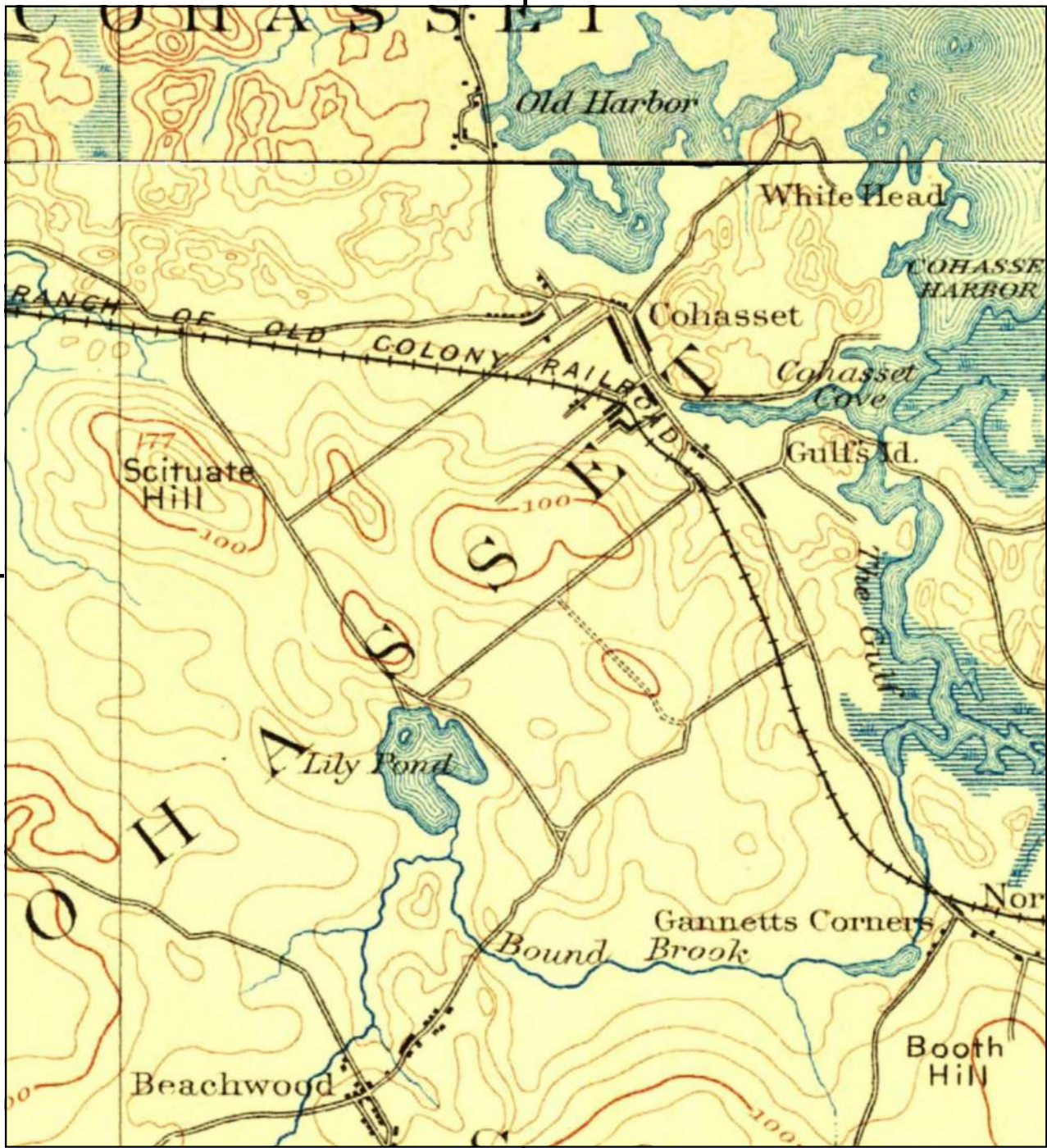
SITE NAME: 143 Pond Street
 ADDRESS: 143 Pond Street
 Cohasset, MA 02025
 CLIENT: The Vertex Companies, Inc.



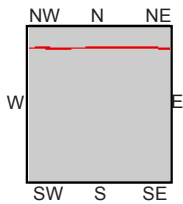
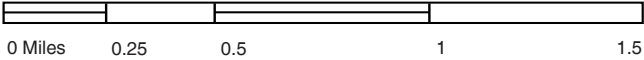


Historical Topo Map

1888, 1892



This report includes information from the following map sheet(s).



TP, Abington, 1888, 15-minute
N, Boston Bay, 1892, 15-minute


SITE NAME: 143 Pond Street
ADDRESS: 143 Pond Street
Cohasset, MA 02025
CLIENT: The Vertex Companies, Inc.





APPENDIX F

SANBORN FIRE INSURANCE MAPS



143 Pond Street
143 Pond Street
Cohasset, MA 02025

Inquiry Number: 7745719.3
August 26, 2024

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

08/26/24

Site Name:

143 Pond Street
 143 Pond Street
 Cohasset, MA 02025
 EDR Inquiry # 7745719.3

Client Name:

The Vertex Companies, Inc.
 400 Libbey Parkway
 Weymouth, MA 02189-0000
 Contact: Nicolle Bethoney



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by The Vertex Companies, Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:**Certification #** 18DE-4CBE-90F4**PO #** NA**Project** 77273**Maps Provided:**

1963



Sanborn® Library search results

Certification #: 18DE-4CBE-90F4

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

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Sanborn Sheet Key

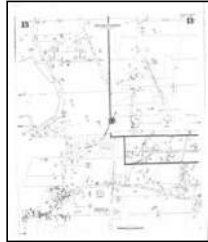
This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1963 Source Sheets



Volume 1, Sheet 16
1963

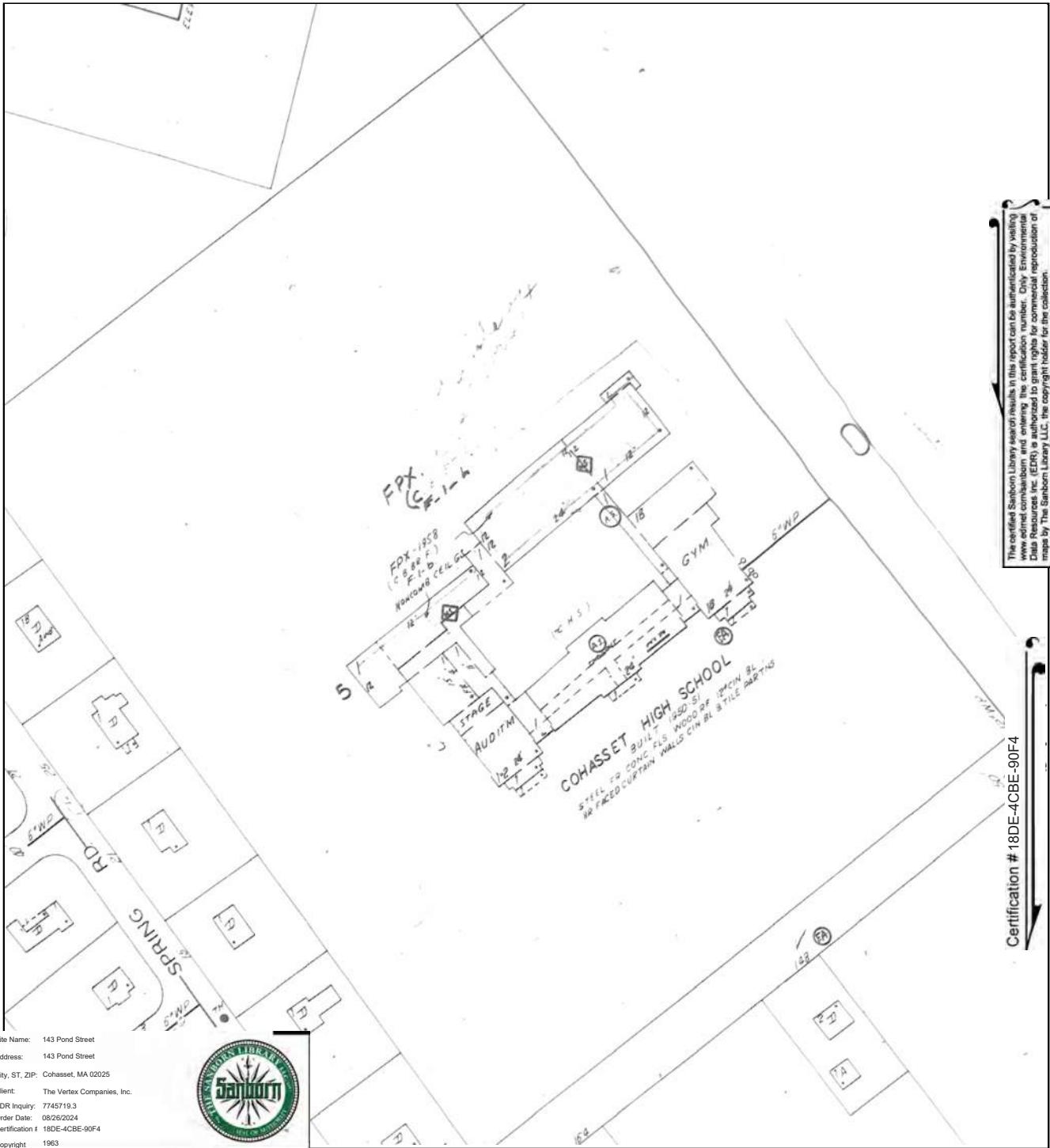


Volume 1, Sheet 13
1963



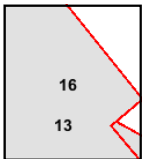
Certified Sanborn® Map

1963



Site Name: 143 Pond Street
Address: 143 Pond Street
City, ST, ZIP: Cohasset, MA 02025
Client: The Vertex Companies, Inc.
EDR Inquiry: 7745719.3
Order Date: 08/26/2024
Certification: 18DE-4CBE-90F4
Copyright: 1963

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 13
Volume 1, Sheet 16

0 Feet 150 300 600





APPENDIX G

REGULATORY DATABASE REPORT

143 Pond Street

143 Pond Street

Cohasset, MA 02025

Inquiry Number: 7745719.2s

August 26, 2024

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.ednet.com

FORM-LBC-GON

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Detail Map	3
Map Findings Summary	4
Map Findings	8
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Government Records Searched/Data Currency Tracking	GR-1
 <u>GEOCHECK ADDENDUM</u>	
Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-11
Physical Setting Source Map Findings	A-13
Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

143 POND STREET
COHASSET, MA 02025

COORDINATES

Latitude (North): 42.2325220 - 42° 13' 57.07"
Longitude (West): 70.8095490 - 70° 48' 34.37"
Universal Tranverse Mercator: Zone 19
UTM X (Meters): 350677.7
UTM Y (Meters): 4676964.5
Elevation: 113 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 19019787 COHASSET, MA
Version Date: 2021

North Map: 19019795 NANTASKET BEACH, MA
Version Date: 2021

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20180806
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
143 POND STREET
COHASSET, MA 02025

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	COHASSET JR/SR HIGH	143 POND ST	UST FINDER		TP
A2	COHASSET HIGH SCHOOL	143 POND ST.	MA RGA HWS		TP
A3	COHASSET MIDDLE SCHO	143 POND ST	E MANIFEST		TP
A4	COHASSET PUBLIC SCHO	143 POND STREET	FTTS, HIST FTTS		TP
A5	COHASSET HIGH SCHOOL	143 POND ST	FINDS		TP
A6	COHASSET HIGH SCHOOL	143 POND ST	MA RGA HWS		TP
A7	COHASSET JUNIOR SENI	143 POND STREET	ICIS, US AIRS, FINDS, ECHO		TP
A8	COHASSET JR/SR HIGH	143 POND ST	MA SHWS, MA UST, MA RELEASE, MA ASBESTOS, MA...		TP
9	LARRYS AUTOMATIC TRA	19 BUTTONWOOD LN	EDR Hist Auto	Lower	633, 0.120, South
10	JOHNS CAR CARE	574 CHIEF JUSTICE CU	MA HW GEN	Lower	743, 0.141, SSW
11	NO LOCATION AID	35 ARROWOOD RD	MA LAST, MA RELEASE	Lower	816, 0.155, WSW
12	RESIDENCE	1 RIDGE TOP ROAD	MA LAST, MA RELEASE	Lower	1091, 0.207, SW
13	NO LOCATION AID	3 MENDEL RD	MA LUST, MA RELEASE	Lower	1201, 0.227, SE
B14	NO LOCATION AID	20B NORFOLK LN	MA LAST, MA RELEASE	Lower	1307, 0.248, NNE
B15	NO LOCATION AID	21 NORFOLK RD	MA SHWS, MA RELEASE	Lower	1380, 0.261, NNE
16	POLE #16/BETWEEN PON	KING ST	MA SHWS, MA RELEASE	Lower	2013, 0.381, SW
17	NO LOCATION AID	6 SCHOFIELD RD	MA LUST, MA RELEASE	Lower	2119, 0.401, SSE
C18	@ SPRING ST	POND ST	MA SHWS, MA RELEASE, MA SPILLS	Lower	2353, 0.446, ENE
19	NO LOCATION AID	30 HAMMOND AVE	MA SHWS, MA LAST, MA RELEASE	Lower	2358, 0.447, SE
C20	PROPERTY	56 SPRING ST	MA SHWS, MA RELEASE	Lower	2438, 0.462, ENE
21	TARGET INDUSTRIES	1 PLEASANT ST	MA SHWS, MA LUST, MA INST CONTROL, MA RELEASE	Lower	2518, 0.477, NNE
D22	RED LION INN	71 SOUTH MAIN ST	MA SHWS, MA RELEASE	Lower	2573, 0.487, NE
23	SPRING & SOUTH MAIN	109 SOUTH MAIN ST	MA LUST, MA RELEASE	Lower	2588, 0.490, NE
E24	SUNOCO STATION	391 CHIEF JUSTICE CU	MA SHWS, MA RELEASE, MA UIC	Lower	2605, 0.493, West
E25	STOP & SHOP FUEL #04	391 CHIEF JUSTICE CU	MA LUST, MA UST	Lower	2605, 0.493, West
E26	FORMER SUNOCO STATIO	391 CHIEF JUSTICE CU	UST FINDER RELEASE	Lower	2605, 0.493, West
F27	HAJJ AUTOCARE	147 SOUTH MAIN STREE	MA SHWS, MA RELEASE, MA SPILLS, MA ASBESTOS	Lower	2677, 0.507, ENE
F28	COHASSET SERVICE STA	151 SOUTH MAIN ST	MA SHWS, MA RELEASE, MA SPILLS, MA HW GEN	Lower	2677, 0.507, ENE
D29	TEXACO STATION	55 MAIN ST	MA SHWS, MA LUST, MA RELEASE, MA ENF, MA HW GEN	Lower	2680, 0.508, NE
D30	NO LOCATION AID	60 SOUTH MAIN ST	MA SHWS, MA RELEASE	Lower	2790, 0.528, NE
D31	NO LOCATION AID	56-68 SOUTH MAIN ST	MA SHWS, MA RELEASE	Lower	2810, 0.532, NE
32	NO LOCATION AID	SUMMER AND SOUTH MAI	MA SHWS, MA RELEASE	Lower	2810, 0.532, ENE
33	COHASSET PLZ	380 CHIEF JUSTICE CU	MA SHWS, MA RELEASE	Lower	2881, 0.546, WNW
34	NO LOCATION AID	13 NORTH MAIN ST	MA SHWS, MA RELEASE, MA ASBESTOS	Lower	3049, 0.577, NNE
35	NO LOCATION AID	217 SOUTH MAIN ST	MA SHWS, MA LAST, MA RELEASE	Lower	3073, 0.582, East
36	PMG #8650	734 CHIEF JUSTICE CU	MA SHWS, MA LUST, MA UST, MA AST, MA RELEASE, MA...	Lower	3173, 0.601, SSE
37	DWYERS FABRICARE CTR	754 CHIEF JUSTICE CU	MA SHWS, MA RELEASE, RCRA NonGen / NLR, FINDS,...	Lower	3652, 0.692, SSE
G38	WEBB NORFOLK CONVEYO	155 KING ST	MA SHWS, MA RELEASE, MA ASBESTOS	Lower	3735, 0.707, WNW
G39	NO LOCATION AID	155 KING ST	MA SHWS, MA RELEASE	Lower	3735, 0.707, WNW

MAPPED SITES SUMMARY

Target Property Address:
143 POND STREET
COHASSET, MA 02025

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
G40	RT 3A	155 KING ST	MA SHWS, MA RELEASE, MA SPILLS	Lower	3735, 0.707, WNW
41	NO LOCATION AID	272 BEACHWOOD ST	MA SHWS, MA RELEASE	Lower	3773, 0.715, South
42	TEDESCHI PLAZA	790 CHIEF JUSTICE CU	MA SHWS, MA RELEASE, MA ASBESTOS, MA HW GEN	Lower	4203, 0.796, SSE
H43	UST RELEASE	124 ELM STREET	MA SHWS, MA LUST, MA RELEASE	Lower	4235, 0.802, NE
H44	124 ELM STREET REDEV	124 ELM STREET	MA SHWS, MA RELEASE, MA ASBESTOS	Lower	4235, 0.802, NE
45	POLE #148	300 SOUTH MAIN STREE	MA SHWS, MA RELEASE	Lower	4422, 0.837, East
46	ROUTE 3A	800 CHIEF JUSTICE CU	MA SHWS, MA RELEASE	Lower	4590, 0.869, SSE
47	MITCHELLS REPAIR	805 CHIEF JUSTICE CU	MA SHWS, MA RELEASE	Lower	4694, 0.889, SSE
48	SALT HOUSE PIER INC	40 BORDER ST	MA SHWS, MA UST, MA RELEASE	Lower	4763, 0.902, ENE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
COHASSET JR/SR HIGH 143 POND ST COHASSET, MA 02025	UST FINDER	N/A
COHASSET HIGH SCHOOL 143 POND ST. COHASSET, MA	MA RGA HWS Facility ID: 3-2328 Facility ID: 3-0002328	N/A
COHASSET MIDDLE SCHO 143 POND ST COHASSET, MA 02025	E MANIFEST	N/A
COHASSET PUBLIC SCHO 143 POND STREET COHASSET, MA 02050	FTTS Database: FTTS INSP, Date of Government Version: 04/09/2009 HIST FTTS Database: HIST FTTS INSP, Date of Government Version: 10/19/2006	N/A
COHASSET HIGH SCHOOL 143 POND ST COHASSET, MA 02025	FINDS Registry ID:: 110024334433	N/A
COHASSET HIGH SCHOOL 143 POND ST COHASSET, MA	MA RGA HWS Facility ID: 4-3002328 Facility ID: 3-0002328	N/A
COHASSET JUNIOR SENI 143 POND STREET COHASSET, MA 02025	ICIS FRS ID:: 110021845930 US AIRS Database: US AIRS MINOR, Date of Government Version: 10/12/2016 EPA plant ID:: 110021845930 FINDS Registry ID:: 110021845930 ECHO Registry ID: 110021845930	N/A
COHASSET JR/SR HIGH 143 POND ST COHASSET, MA 02025	MA SHWS Release Tracking Number: 4-3002328	N/A

EXECUTIVE SUMMARY

Current Status: RAO

MA UST

Tank Status: Tank Removed

Facility Id: 40121

MA RELEASE

Release Tracking Number / Current Status: 4-3002328 / RAO

MA ASBESTOS

MA Financial Assurance

Database: FIN ASSURANCE 2, Date of Government Version: 03/04/2024

MA HW GEN

EPA Id: MV7813833031

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR’s search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL..... National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS..... Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG..... RCRA - Large Quantity Generators

EXECUTIVE SUMMARY

RCRA-SQG..... RCRA - Small Quantity Generators
 RCRA-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System
 US ENG CONTROLS..... Engineering Controls Sites List
 US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

Lists of state and tribal landfills and solid waste disposal facilities

MA SWF/LF..... Solid Waste Facility Database/Transfer Stations

Lists of state and tribal leaking storage tanks

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

FEMA UST..... Underground Storage Tank Listing
 INDIAN UST..... Underground Storage Tanks on Indian Land

Lists of state and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

Lists of state and tribal brownfield sites

MA BROWNFIELDS..... Completed Brownfields Covenants Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
 ODI..... Open Dump Inventory
 DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
 IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register
 US CDL..... National Clandestine Laboratory Register

Local Land Records

MA LIENS..... Liens Information Listing

EXECUTIVE SUMMARY

LIENS 2..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
 MA SPILLS 90..... SPILLS 90 data from FirstSearch
 MA SPILLS 80..... SPILLS 80 data from FirstSearch

Other Ascertainable Records

FUDS..... Formerly Used Defense Sites
 DOD..... Department of Defense Sites
 SCRDRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
 USFINASSUR..... Financial Assurance Information
 EPAWATCHLIST..... EPA WATCH LIST
 2020CORACTION..... 2020 Corrective Action Program List
 TSCA..... Toxic Substances Control Act
 TRIS..... Toxic Chemical Release Inventory System
 SSTs..... Section 7 Tracking Systems
 ROD..... Records Of Decision
 RMP..... Risk Management Plans
 RAATS..... RCRA Administrative Action Tracking System
 PRP..... Potentially Responsible Parties
 PADS..... PCB Activity Database System
 MLTS..... Material Licensing Tracking System
 COALASHDOE..... Steam-Electric Plant Operation Data
 COALASHEPA..... Coal Combustion Residues Surface Impoundments List
 PCBTRANSFORMER..... PCB Transformer Registration Database
 RADINFO..... Radiation Information Database
 DOTOPS..... Incident and Accident Data
 CONSENT..... Superfund (CERCLA) Consent Decrees
 INDIANRESERV..... Indian Reservations
 FUSRAP..... Formerly Utilized Sites Remedial Action Program
 UMTRA..... Uranium Mill Tailings Sites
 LEADSMELTERS..... Lead Smelter Sites
 USMINES..... Mines Master Index File
 ABANDONEDMINES..... Abandoned Mines
 MINESMRDS..... Mineral Resources Data System
 UXO..... Unexploded Ordnance Sites
 DOCKETHWC..... Hazardous Waste Compliance Docket Listing
 FUELSPROGRAM..... EPA Fuels Program Registered Listing
 PFASNPL..... Superfund Sites with PFAS Detections Information
 PFASFEDERALSITES..... Federal Sites PFAS Information
 PFASTSCA..... PFAS Manufacture and Imports Information
 PFASTRIS..... List of PFAS Added to the TRI
 PFASRCRAMANIFEST..... PFAS Transfers Identified In the RCRA Database Listing
 PFASATSDR..... PFAS Contamination Site Location Listing
 PFASWQP..... Ambient Environmental Sampling for PFAS
 PFASPROJECT..... NORTHEASTERN UNIVERSITY PFAS PROJECT
 PFASNPDES..... Clean Water Act Discharge Monitoring Information
 PFASECHO..... Facilities in Industries that May Be Handling PFAS Listing
 PFASECHOFIRETRAIN..... Facilities in Industries that May Be Handling PFAS Listing
 PFASPT139AIRPORT..... All Certified Part 139 Airports PFAS Information Listing
 AQUEOUSFOAMNRC..... Aqueous Foam Related Incidents Listing
 BIOSOLIDS..... ICIS-NPDES Biosolids Facility Data

EXECUTIVE SUMMARY

MA PFAS.....	PFAS Contaminated Sites Listing
MA AIRS.....	Permitted Facilities Listing
MA DRYCLEANERS.....	Regulated Drycleaning Facilities
MA GWDP.....	Ground Water Discharge Permits
MA MERCURY.....	Mercury Product Recycling Drop-Off Locations Listing
MA NPDES.....	NPDES Permit Listing
MA TIER 2.....	Tier 2 Information Listing
MA TSD.....	TSD Facility

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Cleaner.....	EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

MA RGA LUST.....	Recovered Government Archive Leaking Underground Storage Tank
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SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of state- and tribal hazardous waste facilities

MA SHWS: Contains information on releases of oil and hazardous materials that have been reported to DEP.

A review of the MA SHWS list, as provided by EDR, and dated 07/10/2024 has revealed that there are 30 MA SHWS sites within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>NO LOCATION AID</i> Release Tracking Number: 4-3015552 Current Status: RAO	<i>21 NORFOLK RD</i>	<i>NNE 1/4 - 1/2 (0.261 mi.)</i>	<i>B15</i>	<i>48</i>
<i>POLE #16/BETWEEN PON</i>	<i>KING ST</i>	<i>SW 1/4 - 1/2 (0.381 mi.)</i>	<i>16</i>	<i>49</i>

EXECUTIVE SUMMARY

Release Tracking Number: 4-3010097 Current Status: RAO				
@ SPRING ST	POND ST	ENE 1/4 - 1/2 (0.446 mi.)	C18	54
Release Tracking Number: 4-3015070 Current Status: RAO				
NO LOCATION AID	30 HAMMOND AVE	SE 1/4 - 1/2 (0.447 mi.)	19	56
Release Tracking Number: 4-3016914 Current Status: RAO				
PROPERTY	56 SPRING ST	ENE 1/4 - 1/2 (0.462 mi.)	C20	60
Release Tracking Number: 4-3003481 Current Status: RAO				
TARGET INDUSTRIES	1 PLEASANT ST	NNE 1/4 - 1/2 (0.477 mi.)	21	62
Release Tracking Number: 4-3011289 Current Status: RAO				
RED LION INN	71 SOUTH MAIN ST	NE 1/4 - 1/2 (0.487 mi.)	D22	73
Release Tracking Number: 4-0021279 Current Status: RAO				
SUNOCO STATION	391 CHIEF JUSTICE CU	W 1/4 - 1/2 (0.493 mi.)	E24	78
Release Tracking Number: 4-3002378 Current Status: DEPNFA				
HAJJ AUTOCARE	147 SOUTH MAIN STREE	ENE 1/2 - 1 (0.507 mi.)	F27	92
Release Tracking Number: 4-0027719 Current Status: PSNC				
COHASSET SERVICE STA	151 SOUTH MAIN ST	ENE 1/2 - 1 (0.507 mi.)	F28	98
Release Tracking Number: 4-3025746 Current Status: URAM				
TEXACO STATION	55 MAIN ST	NE 1/2 - 1 (0.508 mi.)	D29	105
Release Tracking Number: 4-3019953 Release Tracking Number: 4-3004764 Current Status: RAO Current Status: TIERI				
NO LOCATION AID	60 SOUTH MAIN ST	NE 1/2 - 1 (0.528 mi.)	D30	116
Release Tracking Number: 4-3012973 Current Status: DPS				
NO LOCATION AID	56-68 SOUTH MAIN ST	NE 1/2 - 1 (0.532 mi.)	D31	117
Release Tracking Number: 4-3013576 Current Status: RAO				
NO LOCATION AID	SUMMER AND SOUTH MAI	ENE 1/2 - 1 (0.532 mi.)	32	119
Release Tracking Number: 4-3018896 Current Status: URAM				
COHASSET PLZ	380 CHIEF JUSTICE CU	WNW 1/2 - 1 (0.546 mi.)	33	120
Release Tracking Number: 4-3021307 Current Status: RAO				
NO LOCATION AID	13 NORTH MAIN ST	NNE 1/2 - 1 (0.577 mi.)	34	121
Release Tracking Number: 4-3010589 Current Status: RAO				
NO LOCATION AID	217 SOUTH MAIN ST	E 1/2 - 1 (0.582 mi.)	35	124
Release Tracking Number: 4-3017558 Current Status: RAO				
PMG #8650	734 CHIEF JUSTICE CU	SSE 1/2 - 1 (0.601 mi.)	36	129

EXECUTIVE SUMMARY

Release Tracking Number: 4-0028175				
Release Tracking Number: 4-3012337				
Release Tracking Number: 4-3013164				
Release Tracking Number: 4-3013437				
Release Tracking Number: 4-3004776				
Current Status: PSNC				
Current Status: RAONR				
Current Status: RAO				
DWYERS FABRICARE CTR	754 CHIEF JUSTICE CU	SSE 1/2 - 1 (0.692 mi.)	37	156
Release Tracking Number: 4-3004496				
Current Status: RAO				
WEBB NORFOLK CONVEYO	155 KING ST	WNW 1/2 - 1 (0.707 mi.)	G38	177
Release Tracking Number: 4-3000521				
Current Status: DEPNFA				
NO LOCATION AID	155 KING ST	WNW 1/2 - 1 (0.707 mi.)	G39	181
Release Tracking Number: 4-3021802				
Current Status: RAO				
RT 3A	155 KING ST	WNW 1/2 - 1 (0.707 mi.)	G40	190
Release Tracking Number: 4-3010160				
Current Status: RAO				
NO LOCATION AID	272 BEACHWOOD ST	S 1/2 - 1 (0.715 mi.)	41	192
Release Tracking Number: 4-3018494				
Current Status: RAO				
TEDESCHI PLAZA	790 CHIEF JUSTICE CU	SSE 1/2 - 1 (0.796 mi.)	42	193
Release Tracking Number: 4-0027921				
Current Status: PSNC				
UST RELEASE	124 ELM STREET	NE 1/2 - 1 (0.802 mi.)	H43	197
Release Tracking Number: 4-0029131				
Current Status: PSNC				
124 ELM STREET REDEV	124 ELM STREET	NE 1/2 - 1 (0.802 mi.)	H44	203
Release Tracking Number: 4-0029707				
Current Status: RAONR				
POLE #148	300 SOUTH MAIN STREE	E 1/2 - 1 (0.837 mi.)	45	207
Release Tracking Number: 4-0024403				
Current Status: RAO				
ROUTE 3A	800 CHIEF JUSTICE CU	SSE 1/2 - 1 (0.869 mi.)	46	208
Release Tracking Number: 4-3018152				
Current Status: RAO				
MITCHELLS REPAIR	805 CHIEF JUSTICE CU	SSE 1/2 - 1 (0.889 mi.)	47	209
Release Tracking Number: 4-3000878				
Current Status: RAO				
SALT HOUSE PIER INC	40 BORDER ST	ENE 1/2 - 1 (0.902 mi.)	48	210
Release Tracking Number: 4-3001814				
Release Tracking Number: 4-3014521				
Current Status: DEPNFA				
Current Status: RAO				

EXECUTIVE SUMMARY

Lists of state and tribal leaking storage tanks

MA LAST: The Leaking Aboveground Storage Tanks database

A review of the MA LAST list, as provided by EDR, and dated 07/10/2024 has revealed that there are 4 MA LAST sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NO LOCATION AID Release Tracking Number / Current Status: 4-3021678 / RAO	35 ARROWOOD RD	WSW 1/8 - 1/4 (0.155 mi.)	11	33
RESIDENCE Release Tracking Number / Current Status: 4-0026426 / PSNC	1 RIDGE TOP ROAD	SW 1/8 - 1/4 (0.207 mi.)	12	36
NO LOCATION AID Release Tracking Number / Current Status: 4-3019935 / RAO	20B NORFOLK LN	NNE 1/8 - 1/4 (0.248 mi.)	B14	46
NO LOCATION AID Release Tracking Number / Current Status: 4-3016805 / RAO	30 HAMMOND AVE	SE 1/4 - 1/2 (0.447 mi.)	19	56

MA LUST: Sites within the Releases Database that have a UST listed as its source.

A review of the MA LUST list, as provided by EDR, and dated 07/10/2024 has revealed that there are 5 MA LUST sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NO LOCATION AID Release Tracking Number / Current Status: 4-3023702 / RAO	3 MENDEL RD	SE 1/8 - 1/4 (0.227 mi.)	13	40
NO LOCATION AID Release Tracking Number / Current Status: 4-3015084 / RAO	6 SCHOFIELD RD	SSE 1/4 - 1/2 (0.401 mi.)	17	51
TARGET INDUSTRIES Release Tracking Number / Current Status: 4-3011289 / RAO	1 PLEASANT ST	NNE 1/4 - 1/2 (0.477 mi.)	21	62
SPRING & SOUTH MAIN Release Tracking Number / Current Status: 4-3011599 / RAO	109 SOUTH MAIN ST	NE 1/4 - 1/2 (0.490 mi.)	23	75
STOP & SHOP FUEL #04 Release Tracking Number / Current Status: 4-0022757 / RAO	391 CHIEF JUSTICE CU	W 1/4 - 1/2 (0.493 mi.)	E25	81

State and tribal institutional control / engineering control registries

MA INST CONTROL: Activity and Use Limitations establish limits and conditions on the future use of contaminated property, and therefore allow cleanups to be tailored to these uses.

A review of the MA INST CONTROL list, as provided by EDR, and dated 07/10/2024 has revealed that there is 1 MA INST CONTROL site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TARGET INDUSTRIES Release Tracking Number: 4-3011289	1 PLEASANT ST	NNE 1/4 - 1/2 (0.477 mi.)	21	62

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

UST FINDER RELEASE: US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

A review of the UST FINDER RELEASE list, as provided by EDR, and dated 06/08/2023 has revealed that there is 1 UST FINDER RELEASE site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FORMER SUNOCO STATIO	391 CHIEF JUSTICE CU	W 1/4 - 1/2 (0.493 mi.)	E26	91

MA HW GEN: Permanent generator identification numbers for all Massachusetts generators of hazardous waste and waste oil that have registered with or notified MassDEP of their hazardous waste activities.

A review of the MA HW GEN list, as provided by EDR, and dated 03/08/2024 has revealed that there is 1 MA HW GEN site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
JOHNS CAR CARE State Generator Status: SQG-MA EPA Id: MV5083839955	574 CHIEF JUSTICE CU	SSW 1/8 - 1/4 (0.141 mi.)	10	33

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there is 1 EDR Hist Auto site within approximately 0.125 miles of the target property.

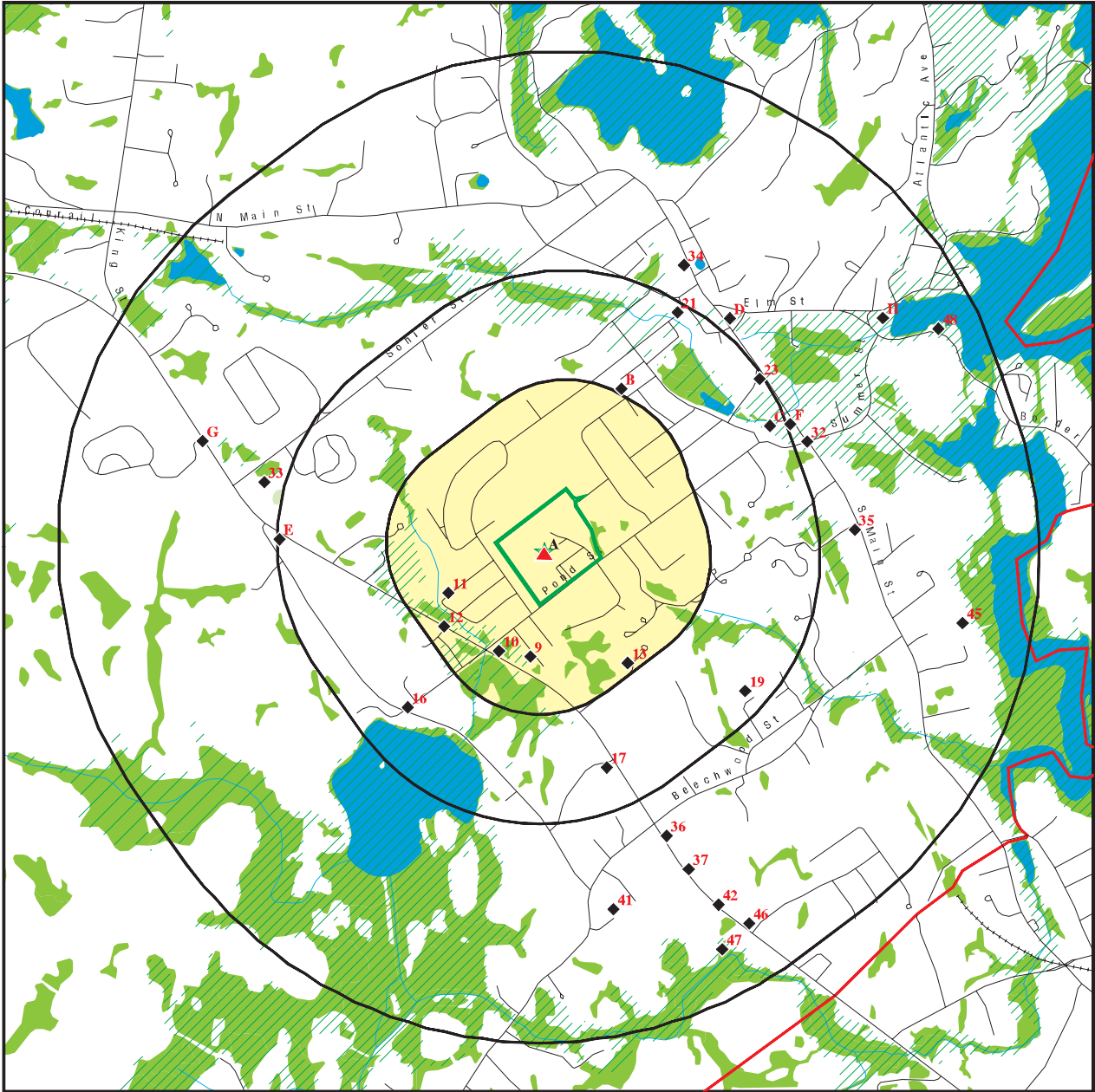
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LARRYS AUTOMATIC TRA	19 BUTTONWOOD LN	S 0 - 1/8 (0.120 mi.)	9	33

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 9 records.

Site Name	Database(s)
INTERSECTION OF BEECHWOOD ST AND R	MA SHWS, MA RELEASE
EASTERN EDISON	MA SHWS, MA RELEASE
FMR BROWNS AUTO REPAIR IN ST	MA SHWS, MA RELEASE
ELLS MEADOW PUMP STA	MA SHWS, MA RELEASE
NO LOCATION AID	MA SHWS, MA RELEASE
NO LOCATION AID	MA SHWS, MA LAST, MA RELEASE
UTILITY POLE 52	MA SHWS, MA RELEASE
FMR COHASSET SKATING RINK	MA LUST, MA RELEASE
CELL TOWER SITE #871579, & #871578	MA LUST, MA RELEASE

OVERVIEW MAP - 7745719.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- County Boundary
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Areas of Critical Environmental Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 143 Pond Street	CLIENT: The Vertex Companies, Inc.
ADDRESS: 143 Pond Street	CONTACT: Nicollette Bethoney
Cohasset MA 02025	INQUIRY #: 7745719.2s
LAT/LONG: 42.232522 / 70.809549	DATE: August 26, 2024 1:44 pm

DETAIL MAP - 7745719.2S



- Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites
- Indian Reservations BIA

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Areas of Critical Environmental Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 143 Pond Street	CLIENT: The Vertex Companies, Inc.
ADDRESS: 143 Pond Street	CONTACT: Nicolette Bethoney
Cohasset MA 02025	INQUIRY #: 7745719.2s
LAT/LONG: 42.232522 / 70.809549	DATE: August 26, 2024 1:45 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>Lists of state- and tribal hazardous waste facilities</i>								
MA SHWS	1.000	1	0	0	8	22	NR	31
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
MA SWF/LF	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal leaking storage tanks</i>								
MA LAST	0.500		0	3	1	NR	NR	4

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MA LUST	0.500		0	1	4	NR	NR	5
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
MA UST	0.250	1	0	0	NR	NR	NR	1
MA AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
MA INST CONTROL	0.500		0	0	1	NR	NR	1
<i>Lists of state and tribal voluntary cleanup sites</i>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
MA BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
<i>Local Land Records</i>								
MA LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS	TP		NR	NR	NR	NR	NR	0
MA SPILLS	TP		NR	NR	NR	NR	NR	0
MA RELEASE	TP	1	NR	NR	NR	NR	NR	1
MA SPILLS 90	TP		NR	NR	NR	NR	NR	0
MA SPILLS 80	TP		NR	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP	1	NR	NR	NR	NR	NR	1
FTTS	TP	1	NR	NR	NR	NR	NR	1
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP	1	NR	NR	NR	NR	NR	1
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP	1	NR	NR	NR	NR	NR	1
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
FINDS	TP	2	NR	NR	NR	NR	NR	2
UXO	1.000		0	0	0	0	NR	0
ECHO	TP	1	NR	NR	NR	NR	NR	1
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS PROJECT	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAIN	0.250		0	0	NR	NR	NR	0
PFAS PT 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	TP		NR	NR	NR	NR	NR	0
UST FINDER	0.250	1	0	0	NR	NR	NR	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UST FINDER RELEASE	0.500		0	0	1	NR	NR	1
E MANIFEST	0.250	1	0	0	NR	NR	NR	1
MA PFAS	0.250		0	0	NR	NR	NR	0
MA AIRS	TP		NR	NR	NR	NR	NR	0
MA ASBESTOS	TP	1	NR	NR	NR	NR	NR	1
MA DRYCLEANERS	0.250		0	0	NR	NR	NR	0
MA ENF	TP		NR	NR	NR	NR	NR	0
MA Financial Assurance	TP	1	NR	NR	NR	NR	NR	1
MA GWDP	TP		NR	NR	NR	NR	NR	0
MA HW GEN	0.250	1	0	1	NR	NR	NR	2
RI MANIFEST	0.250		0	0	NR	NR	NR	0
MA MERCURY	0.500		0	0	0	NR	NR	0
MA NPDES	TP		NR	NR	NR	NR	NR	0
MA TIER 2	TP		NR	NR	NR	NR	NR	0
MA TSD	0.500		0	0	0	NR	NR	0
MA UIC	TP		NR	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		1	NR	NR	NR	NR	1
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

MA RGA HWS	TP	2	NR	NR	NR	NR	NR	2
MA RGA LUST	TP		NR	NR	NR	NR	NR	0

- Totals --		17	1	5	15	22	0	60
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NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID	MAP FINDINGS		EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	
A1	COHASSET JR/SR HIGH SCHOOL	UST FINDER	1028398892
Target	143 POND ST		N/A
Property	COHASSET, MA 2025		
Site 1 of 8 in cluster A			
Actual:	UST FINDER:		
113 ft.	Object ID:	649005	
	Facility ID:	MA40121	
	Name:	COHASSET JR/SR HIGH SCHOOL	
	Address:	143 POND ST	
	City,State,Zip:	COHASSET, MA 2025	
	Address Match Type:	Not reported	
	Open USTs:	0	
	Closed USTs:	3	
	TOS USTs:	0	
	Population 1500ft:	458	
	Private Wells 1500ft:	2	
	Within 100yr Floodplain:	No	
	Land Use:	Developed, High Intensity	
	Within SPA:	No	
	SPA PWS Facility ID:	Not reported	
	SPA Water Type:	Not reported	
	SPA Facility Type:	Not reported	
	SPA HUC12:	Not reported	
	Within WHPA:	No	
	WHPA PWS Facility ID:	Not reported	
	WHPA Water Type:	Not reported	
	WHPA Facility Type:	Not reported	
	WHPA HUC12:	Not reported	
	Facility Status:	Closed UST(s)	
	Date of Last Inspection:	Not reported	
	EPA Region:	1	
	Tribe:	Not reported	
	Coordinate Source:	State	
	X Coord:	-70.80954999999999	
	Y Coord:	42.23252000000001	
	Latitude:	42.23252	
	Longitude:	-70.80955	
	UST FINDER:		
	Object ID:	754396	
	Facility ID:	MA40121	
	Tank ID:	MA40121_1	
	Tank Status:	Closed	
	Installation Date:	1976/06/01 16:00:00+00	
	Removal Date:	1995/05/24 15:59:59+00	
	Tank Capacity:	5000	
	Substances:	Gasoline	
	Tank Wall Type:	Not reported	
	Object ID:	754397	
	Facility ID:	MA40121	
	Tank ID:	MA40121_2	
	Tank Status:	Closed	
	Installation Date:	1976/06/01 16:00:00+00	
	Removal Date:	1995/05/24 15:59:59+00	
	Tank Capacity:	2000	
	Substances:	Gasoline	
	Tank Wall Type:	Not reported	

Map ID
Direction
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COHASSET JR/SR HIGH SCHOOL (Continued)

1028398892

Object ID: 754398
Facility ID: MA40121
Tank ID: MA40121_3
Tank Status: Closed
Installation Date: 1966/01/01 16:00:01+00
Removal Date: 1995/05/24 15:59:59+00
Tank Capacity: 500
Substances: Diesel
Tank Wall Type: Not reported

**A2
Target
Property**

**COHASSET HIGH SCHOOL
143 POND ST.
COHASSET, MA**

MA RGA HWS

**S115016627
N/A**

Site 2 of 8 in cluster A

**Actual:
113 ft.**

RGA HWS:

1995	COHASSET HIGH SCHOOL	143 POND ST.
1994	COHASSET HIGH SCHOOL	143 POND ST.
1993	COHASSET HIGH SCHOOL	143 POND ST.
1992	COHASSET HIGH SCHOOL	143 POND ST.
1991	COHASSET HIGH SCHOOL	143 POND ST.

**A3
Target
Property**

**COHASSET MIDDLE SCHOOL
143 POND ST
COHASSET, MA 02025**

E MANIFEST

**1027956334
N/A**

Site 3 of 8 in cluster A

**Actual:
113 ft.**

E MANIFEST:

Manifest Tracking Number: 014505338FLE
Last Updated Date: 20200302
Shipped Date: 20200124
Received Date: 20200211
Manifest Status: Signed
Submission Type: DataImage5Copy
Origin Type: Service
Generator EPA ID: MV7813833031
Generator Name: Cohasset Middle School
Generator Mail Street Number: Not reported
Generator Mail Street 1: 143 POND ST
Generator Mail Street 2: Not reported
Generator Mail City: COHASSET
Generator Mail State: MA
Generator Mail Zip: 02025
Generator Location Street Number: Not reported
Generator Location Street 1: 143 Pond St
Generator Location Street 2: Not reported
Generator Location City: Cohasset
Generator Location Zip: 02025
Generator Location State: MA
Generator Contact Company Name: Cohasset Middle School
Designated Facility EPA ID: ARD069748192
Designated Facility Name: Clean Harbors El Dorado Llc
Designated Facility Mail Street Number: Not reported

Map ID
Direction
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COHASSET MIDDLE SCHOOL (Continued)

1027956334

Designated Facility Mail Street 1: Not reported
Designated Facility Mail Street 2: 309 American Circle
Designated Facility Mail City: El Dorado
Designated Facility Mail Zip: 71730
Designated Facility Mail State: AR
Designated Facility Location Street Number: Not reported
Designated Facility Location Street 1: 309 American Circle
Designated Facility Location Street 2: Not reported
Designated Facility Location City: El Dorado
Designated Facility Location Zip: 71730
Designated Facility Location State: AR
Designated Facility Contact Company Name: Not reported
Manifest Residue Indicator: N
Rejection Indicator: N

Federal Waste:

Manifest Tracking Number: 014505338FLE
Waste Line Number: 1
Federal Waste Code: D001
Federal Waste: IGNITABLE WASTE

Manifest Tracking Number: 014505338FLE
Waste Line Number: 1
Federal Waste Code: F003
Federal Waste:

THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Manifest Tracking Number: 014505338FLE
Waste Line Number: 2
Federal Waste Code: D001
Federal Waste: IGNITABLE WASTE

Manifest Tracking Number: 014505338FLE
Waste Line Number: 3
Federal Waste Code: D001
Federal Waste: IGNITABLE WASTE

Manifest Tracking Number: 014505338FLE
Waste Line Number: 3
Federal Waste Code: D003
Federal Waste: REACTIVE WASTE

Manifest Tracking Number: 014505338FLE
Waste Line Number: 4
Federal Waste Code: D001
Federal Waste: IGNITABLE WASTE

Manifest Tracking Number: 014505338FLE
Waste Line Number: 5

Map ID

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MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

COHASSET MIDDLE SCHOOL (Continued)**1027956334**

Federal Waste Code: D002
Federal Waste: CORROSIVE WASTE

Manifest Tracking Number: 014505338FLE
Waste Line Number: 6
Federal Waste Code: D006
Federal Waste: CADMIUM

Manifest Tracking Number: 014505338FLE
Waste Line Number: 6
Federal Waste Code: D008
Federal Waste: LEAD

Manifest Tracking Number: 014505338FLE
Waste Line Number: 6
Federal Waste Code: D011
Federal Waste: SILVER

Manifest Tracking Number: 014505338FLE
Waste Line Number: 6
Federal Waste Code: D022
Federal Waste: CHLOROFORM

Manifest Tracking Number: 014505338FLE
Waste Line Number: 7
Federal Waste Code: D002
Federal Waste: CORROSIVE WASTE

Manifest Tracking Number: 014505338FLE
Waste Line Number: 8
Federal Waste Code: D002
Federal Waste: CORROSIVE WASTE

Manifest Tracking Number: 014505338FLE
Waste Line Number: 9
Federal Waste Code: D002
Federal Waste: CORROSIVE WASTE

Manifest Tracking Number: 014505338FLE
Waste Line Number: 10
Federal Waste Code: D001
Federal Waste: IGNITABLE WASTE

Manifest Tracking Number: 014505338FLE
Waste Line Number: 10
Federal Waste Code: D002
Federal Waste: CORROSIVE WASTE

Transporter:

Manifest Tracking Number: 014505338FLE
Transporter Line Number: 1
Transporter EPA ID: MAD039322250
Transporter Name: Clean Harbors Environmental Services, Inc.

Manifest Tracking Number: 014505338FLE
Transporter Line Number: 2
Transporter EPA ID: MAD039322250

Map ID
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MAP FINDINGS

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Database(s)

EDR ID Number
EPA ID Number

COHASSET MIDDLE SCHOOL (Continued)

1027956334

Transporter Name: Clean Harbors Environmental Services, Inc.

Waste Line:

Manifest Tracking Number: 014505338FLE
Waste Line Number: 1
U.S. DOT Hazardous Indicator: Y
U.S. DOT ID Number: UN1993
U.S. DOT Description: UN1993, Waste Flammable Liquids, N.O.S. (1-Butanol, Ethanol), 3, Pg II
Non-Hazardous Waste Description: Not reported
Number of Containers: 1
Container Type Code: CF
Container Type Description: Fiber or plastic boxes, cartons, cases
Waste Quantity: 40
Quantity Unit of Measure Code: P
Quantity Unit of Measure Description: Pounds
Waste Quantity, in Tons: 0.02
Acute Waste Quantity, in Tons: 0
Non-Acute Waste Quantity, in Tons: 0.02
Waste Quantity, in Kilograms: 18.1406
Acute Waste Quantity, in Kilograms: 0
Non-Acute Waste Quantity, in Kilograms: 18.1406
Management Method Code: H040
Management Method Description: INCINERATION
Waste Residue Indicator: N
Quantity Discrepancy Indicator: N
Waste Type Discrepancy Indicator: N
Waste Density: Not reported
Waste Density Unit of Measure Code: Not reported
Waste Density Unit of Measure Description: Not reported
Form Code: Not reported
Form Code Description: Not reported
Source Code: Not reported
Source Code Description: Not reported
Waste Minimization Code: Not reported
Waste Minimization Code Description: Not reported
Consent Number: Not reported
EPA Waste Indicator: Y

Manifest Tracking Number: 014505338FLE
Waste Line Number: 2
U.S. DOT Hazardous Indicator: Y
U.S. DOT ID Number: UN3178
U.S. DOT Description: UN3178, Waste Flammable Solid, Inorganic, N.O.S. (Iron Powder, Vinyl Alcohol), 4.1, Pg II
Non-Hazardous Waste Description: Not reported
Number of Containers: 1
Container Type Code: CF
Container Type Description: Fiber or plastic boxes, cartons, cases
Waste Quantity: 3
Quantity Unit of Measure Code: P
Quantity Unit of Measure Description: Pounds
Waste Quantity, in Tons: 0.0015
Acute Waste Quantity, in Tons: 0
Non-Acute Waste Quantity, in Tons: 0.0015
Waste Quantity, in Kilograms: 1.360545
Acute Waste Quantity, in Kilograms: 0
Non-Acute Waste Quantity, in Kilograms: 1.360545

Map ID
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MAP FINDINGS

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Database(s)

EDR ID Number
EPA ID Number

COHASSET MIDDLE SCHOOL (Continued)

1027956334

Management Method Code:	H040
Management Method Description:	INCINERATION
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Manifest Tracking Number:	014505338FLE
Waste Line Number:	3
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN3208
U.S. DOT Description:	Un3208, Waste Metallic Substance, Water Reactive, N.O.S. (Calcium, Zinc Powder), 4.3, Pg II
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DM
Container Type Description:	Metal drums, barrels, kegs
Waste Quantity:	5
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.0025
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.0025
Waste Quantity, in Kilograms:	2.267575
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilograms:	2.267575
Management Method Code:	H040
Management Method Description:	INCINERATION
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Manifest Tracking Number:	014505338FLE
Waste Line Number:	4
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN3139

Map ID
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COHASSET MIDDLE SCHOOL (Continued)

1027956334

U.S. DOT Description:	Un3139, Waste Oxidizing Liquid, N.O.S (Potassium Permanganate, Silver Nitrate), 5.1, Pg li
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DF
Container Type Description:	Fiberboard or plastic drums, barrels, kegs
Waste Quantity:	20
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.01
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.01
Waste Quantity, in Kilograms:	9.0703
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilograms:	9.0703
Management Method Code:	H040
Management Method Description:	INCINERATION
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Manifest Tracking Number:	014505338FLE
Waste Line Number:	5
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN1588
U.S. DOT Description:	Un1588, Waste Cyanides, Inorganic, Solid, N.O.S., 6.1, Pg li
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	CF
Container Type Description:	Fiber or plastic boxes, cartons, cases
Waste Quantity:	5
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.0025
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.0025
Waste Quantity, in Kilograms:	2.267575
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilograms:	2.267575
Management Method Code:	H040
Management Method Description:	INCINERATION
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported

Map ID

Direction

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MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

COHASSET MIDDLE SCHOOL (Continued)**1027956334**

Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Manifest Tracking Number:	014505338FLE
Waste Line Number:	6
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN3287
U.S. DOT Description:	Un3287, Waste Toxic Liquid, Inorganic, N.O.S (Chloroform, Non Haz Lab Salts), 6.1, Pg li
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	CF
Container Type Description:	Fiber or plastic boxes, cartons, cases
Waste Quantity:	30
Quantity Unit of Measure Code:	G
Quantity Unit of Measure Description:	Gallons
Waste Quantity, in Tons:	0.12510425
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.12510425
Waste Quantity, in Kilograms:	113.47331
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilograms:	113.47331
Management Method Code:	H040
Management Method Description:	INCINERATION
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Manifest Tracking Number:	014505338FLE
Waste Line Number:	7
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN3264
U.S. DOT Description:	Un3264, Waste Corrosive Liquid, Acidic, Inorganic, N.O.S. (Hydrochloric Acid, Sulfuric Acid), 8, Pg li
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DF
Container Type Description:	Fiberboard or plastic drums, barrels, kegs
Waste Quantity:	50

Map ID
Direction
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COHASSET MIDDLE SCHOOL (Continued)

1027956334

Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.025
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.025
Waste Quantity, in Kilograms:	22.67575
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilograms:	22.67575
Management Method Code:	H040
Management Method Description:	INCINERATION
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Manifest Tracking Number:	014505338FLE
Waste Line Number:	8
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN3266
U.S. DOT Description:	Un3266, Waste Corrosive Liquid, Basic, Inorganic, N.O.S. (Ammonium Chloride, Ammonium Hydroxide), 8, Pg li
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	CF
Container Type Description:	Fiber or plastic boxes, cartons, cases
Waste Quantity:	4
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.002
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.002
Waste Quantity, in Kilograms:	1.8140601
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilograms:	1.8140601
Management Method Code:	H040
Management Method Description:	INCINERATION
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

COHASSET MIDDLE SCHOOL (Continued)**1027956334**

Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Manifest Tracking Number:	014505338FLE
Waste Line Number:	9
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN3265
U.S. DOT Description:	Un3265, Waste Corrosive Liquid, Acidic, Organic, N.O.S. (Acetic Acid, Boric Acid), 8, Pg li
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	CF
Container Type Description:	Fiber or plastic boxes, cartons, cases
Waste Quantity:	10
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.005
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.005
Waste Quantity, in Kilograms:	4.53515
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilograms:	4.53515
Management Method Code:	H040
Management Method Description:	INCINERATION
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Manifest Tracking Number:	014505338FLE
Waste Line Number:	10
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN3266
U.S. DOT Description:	Un3266, Waste Corrosive Liquid, Basic, Inorganic, N.O.S. (Potassium Hydroxide, Propanol), 8, Pg li
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	CF
Container Type Description:	Fiber or plastic boxes, cartons, cases
Waste Quantity:	30
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.015
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.015
Waste Quantity, in Kilograms:	13.60545

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COHASSET MIDDLE SCHOOL (Continued)

1027956334

Acute Waste Quantity, in Kilograms: 0
Non-Acute Waste Quantity, in Kilograms: 13.60545
Management Method Code: H040
Management Method Description: INCINERATION
Waste Residue Indicator: N
Quantity Discrepancy Indicator: N
Waste Type Discrepancy Indicator: N
Waste Density: Not reported
Waste Density Unit of Measure Code: Not reported
Waste Density Unit of Measure Description: Not reported
Form Code: Not reported
Form Code Description: Not reported
Source Code: Not reported
Source Code Description: Not reported
Waste Minimization Code: Not reported
Waste Minimization Code Description: Not reported
Consent Number: Not reported
EPA Waste Indicator: Y

A4
Target
Property

COHASSET PUBLIC SCHOOLS
143 POND STREET
COHASSET, MA 2050

FTTS 1007273782
HIST FTTS N/A

Site 4 of 8 in cluster A

Actual:
113 ft.

FTTS INSP:

Inspection Number: 19910213RI007 1
Region: 01
Inspection Date: 02/13/91
Inspector: PIKE
Violation occurred: No
Investigation Type: AHERA, Enforcement, SEE Conducted
Investigation Reason: Neutral Scheme, Follow-Up
Legislation Code: TSCA
Facility Function: User

HIST FTTS INSP:

Inspection Number: 19910213RI007 1
Region: 01
Inspection Date: Not reported
Inspector: PIKE
Violation occurred: No
Investigation Type: AHERA, Enforcement, SEE Conducted
Investigation Reason: Neutral Scheme, Follow-Up
Legislation Code: TSCA
Facility Function: User

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A5
Target
Property

COHASSET HIGH SCHOOL
143 POND ST
COHASSET, MA 02025

FINDS **1009436634**
N/A

Site 5 of 8 in cluster A

Actual:
113 ft.

FINDS:
Registry ID: 110024334433

[Click Here for FRS Facility Detail Report:](#)

Environmental Interest/Information System:

The Massachusetts - Environmental Protection Integrated Computer System (MA-EPICS) is the central repository for all environmental protection data for the State of Massachusetts.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

A6
Target
Property

COHASSET HIGH SCHOOL
143 POND ST
COHASSET, MA

MA RGA HWS **S115016628**
N/A

Site 6 of 8 in cluster A

Actual:
113 ft.

RGA HWS:

2012	COHASSET HIGH SCHOOL	143 POND ST
2011	COHASSET HIGH SCHOOL	143 POND ST
2010	COHASSET HIGH SCHOOL	143 POND ST
2009	COHASSET HIGH SCHOOL	143 POND ST
2008	COHASSET HIGH SCHOOL	143 POND ST
2007	COHASSET HIGH SCHOOL	143 POND ST
2006	COHASSET HIGH SCHOOL	143 POND ST
2005	COHASSET HIGH SCHOOL	143 POND ST
2004	COHASSET HIGH SCHOOL	143 POND ST
2003	COHASSET HIGH SCHOOL	143 POND ST
2002	COHASSET HIGH SCHOOL	143 POND ST
2001	COHASSET HIGH SCHOOL	143 POND ST
2000	COHASSET HIGH SCHOOL	143 POND ST
1999	COHASSET HIGH SCHOOL	143 POND ST
1998	COHASSET HIGH SCHOOL	143 POND ST
1997	COHASSET HIGH SCHOOL	143 POND ST
1996	COHASSET HIGH SCHOOL	143 POND ST

A7
Target
Property

COHASSET JUNIOR SENIOR SCHOOL
143 POND STREET
COHASSET, MA 02025

ICIS **1008293395**
US AIRS **N/A**
FINDS
ECHO

Site 7 of 8 in cluster A

Actual:
113 ft.

ICIS:
Enforcement Action ID: MA000A0000251190801200004
FRS ID: 110021845930
Action Name: COHASSET JUNIOR SENIOR SCHOOL 251190801200004
Facility Name: COHASSET JUNIOR SENIOR SCHOOL
Facility Address: 143 POND STREET
COHASSET, MA 020250000
Enforcement Action Type: Notice of Violation
Facility County: NORFOLK
Program System Acronym: AIR

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COHASSET JUNIOR SENIOR SCHOOL (Continued)

1008293395

Enforcement Action Forum Desc: Administrative - Informal
EA Type Code: NOV
Facility SIC Code: 8211
Federal Facility ID: Not reported
Latitude in Decimal Degrees: 42.23186
Longitude in Decimal Degrees: -70.80781
Permit Type Desc: Not reported
Program System Acronym: MA0000002511908012
Facility NAICS Code: 611110
Tribal Land Code: Not reported

US AIRS MINOR:

Envid: 1008293395
Region Code: 01
Programmatic ID: AIR MA0000002511908012
Facility Registry ID: 110021845930
D and B Number: Not reported
Primary SIC Code: 8211
NAICS Code: 611110
Default Air Classification Code: MIN
Facility Type of Ownership Code: CTG
Air CMS Category Code: Not reported
HPV Status: Not reported

US AIRS MINOR:

Region Code: 01
Programmatic ID: AIR MA0000002511908012
Facility Registry ID: 110021845930
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1988-01-20 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 01
Programmatic ID: AIR MA0000002511908012
Facility Registry ID: 110021845930
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1988-03-01 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 01
Programmatic ID: AIR MA0000002511908012
Facility Registry ID: 110021845930
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1990-02-06 00:00:00

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COHASSET JUNIOR SENIOR SCHOOL (Continued)

1008293395

Activity Status Date: Not reported
 Activity Group: Compliance Monitoring
 Activity Type: Inspection/Evaluation
 Activity Status: Not reported

Region Code: 01
 Programmatic ID: AIR MA0000002511908012
 Facility Registry ID: 110021845930
 Air Operating Status Code: OPR
 Default Air Classification Code: MIN
 Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
 Activity Date: 1993-02-05 00:00:00
 Activity Status Date: Not reported
 Activity Group: Compliance Monitoring
 Activity Type: Inspection/Evaluation
 Activity Status: Not reported

Region Code: 01
 Programmatic ID: AIR MA0000002511908012
 Facility Registry ID: 110021845930
 Air Operating Status Code: OPR
 Default Air Classification Code: MIN
 Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
 Activity Date: 1988-03-23 00:00:00
 Activity Status Date: 1988-03-23 00:00:00
 Activity Group: Enforcement Action
 Activity Type: Administrative - Informal
 Activity Status: Achieved

FINDS:

Registry ID: 110021845930

[Click Here for FRS Facility Detail Report:](#)

Environmental Interest/Information System:

The National Compliance Database (NCDB) supports implementation of the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) and the Toxic Substances Control Act (TSCA).

ICIS-Air (AIR) AIR is the modernization of the Air Facility System (AFS) into the Integrated Compliance Information System (ICIS). AIR contains enforcement, compliance, and permit data for stationary sources of air pollution regulated by the EPA, State, and Local air pollution agencies.

The Air Facility System (AFS) contains compliance and permit data for stationary sources of air pollution regulated by the EPA, state, and local air pollution agencies.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1008293395
 Registry ID: 110021845930
 DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110021845930>
 Name: COHASSET JUNIOR SENIOR SCHOOL
 Address: 143 POND STREET
 City,State,Zip: COHASSET, MA 02025

Map ID	MAP FINDINGS			
Direction				
Distance				
Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
A8	COHASSET JR/SR HIGH SCHOOL	MA SHWS	1000521580	
Target	143 POND ST	MA UST	N/A	
Property	COHASSET, MA 02025	MA RELEASE		
		MA ASBESTOS		
	Site 8 of 8 in cluster A	MA Financial Assurance		
		MA HW GEN		
Actual:				
113 ft.	SHWS:			
	Name:	COHASSET HIGH SCHOOL		
	Address:	143 POND ST		
	City,State,Zip:	COHASSET, MA 02025		
	Facility ID:	4-3002328		
	Source Type:	Not reported		
	Release Town:	COHASSET		
	Notification Date:	01/15/1990		
	Category:	NONE		
	Associated ID:	Not reported		
	Current Status:	RAO		
	Status Date:	01/27/1997		
	Phase:	Not reported		
	Response Action Outcome:	Not reported		
	Oil Or Haz Material:	Not reported		
	UST:			
	Facility ID:	40121		
	Name:	COHASSET JR/SR HIGH SCHOOL		
	Address:	143 POND ST		
	Address 2:	Not reported		
	City,State,Zip:	COHASSET, MA 02025		
	Owner ID:	6830		
	Owner:	TOWN OF COHASSET		
	Owner Address:	41 HIGHLAND AVE		
	Owner Address 2:	Not reported		
	Owner City,State,Zip:	COHASSET, MA 02025		
	Telephone:	Not reported		
	Description:	Not reported		
	Contact Name:	Not reported		
	Contact Address:	Not reported		
	Contact Address 2:	Not reported		
	Contact City,State,Zip:	Not reported		
	Contact Email:	Not reported		
	Update:	2005-11-14 00:00:00		
	Update By:	Not reported		
	Facility Status:	CLOSED		
	Longitude:	-70.80955		
	Latitude:	42.23252		
	URL:	https://ma-ust.windsorcloud.com/ust/facility/40121		
	UST:			
	Facility ID:	40121		
	Tank ID:	1		
	Capacity:	5000.00000		
	Substance:	Gasoline		
	Tank Construct:	Not reported		
	Tank Usage:	Not reported		
	Pipe Construct:	Not reported		
	Pipe Type:	Not reported		
	Latitude:	Not reported		
	Longitude:	Not reported		

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

COHASSET JR/SR HIGH SCHOOL (Continued)**1000521580**

Date Installed: 06/01/1976
 Number of Compartment: Not reported
 Pipe Install Date: Not reported
 Pipe Leak Install Date: Not reported
 Submersible Sump: N
 Submersible Sump Install Date: Not reported
 Turbine Sump: N
 Turbine Sump Sensor: N
 Intermediate Sump: N
 Intermediate Sump Sensor: N
 Spill Bucket Installed Date: Not reported
 Spill Bucket Sensor: N
 Tank Status: Tank Removed
 Status Date: 05/24/1995
 Overfill Protect Install: Not reported
 Overfill Protect Type: Not reported
 Automatic Line Leak Detect: Not reported
 Tank Corrosion Type: Not reported
 Leak Corrosion Type: Not reported
 Tank Leak Detection: Not reported
 Pipe Leak Detection: Not reported

Facility ID: 40121
 Tank ID: 2
 Capacity: 5000.00000
 Substance: Gasoline
 Tank Construct: Not reported
 Tank Usage: Not reported
 Pipe Construct: Not reported
 Pipe Type: Not reported
 Latitude: Not reported
 Longitude: Not reported
 Date Installed: 06/01/1976
 Number of Compartment: Not reported
 Pipe Install Date: Not reported
 Pipe Leak Install Date: Not reported
 Submersible Sump: N
 Submersible Sump Install Date: Not reported
 Turbine Sump: N
 Turbine Sump Sensor: N
 Intermediate Sump: N
 Intermediate Sump Sensor: N
 Spill Bucket Installed Date: Not reported
 Spill Bucket Sensor: N
 Tank Status: Tank Removed
 Status Date: 05/24/1995
 Overfill Protect Install: Not reported
 Overfill Protect Type: Not reported
 Automatic Line Leak Detect: Not reported
 Tank Corrosion Type: Not reported
 Leak Corrosion Type: Not reported
 Tank Leak Detection: Not reported
 Pipe Leak Detection: Not reported

Facility ID: 40121
 Tank ID: 3
 Capacity: 2000.00000

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COHASSET JR/SR HIGH SCHOOL (Continued)

1000521580

Substance:	Diesel
Tank Construct:	Not reported
Tank Usage:	Not reported
Pipe Construct:	Not reported
Pipe Type:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Date Installed:	01/01/1966
Number of Compartment:	Not reported
Pipe Install Date:	Not reported
Pipe Leak Install Date:	Not reported
Submersible Sump:	N
Submersible Sump Install Date:	Not reported
Turbine Sump:	N
Turbine Sump Sensor:	N
Intermediate Sump:	N
Intermediate Sump Sensor:	N
Spill Bucket Installed Date:	Not reported
Spill Bucket Sensor:	N
Tank Status:	Tank Removed
Status Date:	05/24/1995
Overfill Protect Install:	Not reported
Overfill Protect Type:	Not reported
Automatic Line Leak Detect:	Not reported
Tank Corrosion Type:	Not reported
Leak Corrosion Type:	Not reported
Tank Leak Detection:	Not reported
Pipe Leak Detection:	Not reported

Release:

Name:	COHASSET HIGH SCHOOL
Address:	143 POND ST
City,State,Zip:	COHASSET, MA 02025
Release Tracking Number/Current Status:	4-3002328 / RAO
Primary ID:	Not reported
Official City:	COHASSET
Notification:	01/15/1990
Category:	NONE
Status Date:	01/27/1997
Phase:	Not reported
Response Action Outcome:	-
Oil / Haz Material Type:	Not reported

Click here to access the MA DEP site for this facility:

Actions:

Action Type:	Release Disposition
Action Status:	Valid Transition Site
Action Date:	1/15/1990
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RAO Statement Received
Action Date:	1/27/1997
Response Action Outcome:	Not reported

Map ID	<div style="border: 1px solid black; padding: 5px; text-align: center;">MAP FINDINGS</div>		
Direction			
Distance			
Elevation			
	Site	Database(s)	EDR ID Number EPA ID Number

COHASSET JR/SR HIGH SCHOOL (Continued)**1000521580**

Action Type:	Response Action Outcome - RAO
Action Status:	Fee Received - FMCRA Use Only
Action Date:	1/28/1997
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Fee Not Required - Fee Credited-FMCRA Use Only
Action Date:	12/8/2000
Response Action Outcome:	Not reported

Chemicals:

Chemical:	UNKNOWN
Quantity:	Not reported

ASBESTOS:

Name:	COHASSET HIGH SCHOOL
Address:	143 POND STREET
City,State,Zip:	COHASSET, MA
Notification:	Not reported
DEP Region:	Not reported
Notifiers Name:	Not reported
Start Date:	02/16/2010
End Date:	02/18/2010
Date Entered:	Not reported
Entry Date:	02/01/2010
Quantity Material Removed SF:	800.00
Quantity Material Removed LF:	.00
Project Description:	Trns
AR Tracking ID:	122543
Super Lic Number:	AS071933
Monitor Lic Number:	AA000107
Lab Lic Number:	AA000107
Year:	2010
Sticker Number:	100100976
Form Type:	ANF-001
Fee Status:	Exempt
Facility Phone:	7813836108
Sub Town:	Not reported
Worksite:	ROOM 171 LANGUAGE LAB
Occupied:	-1
Contractor:	AC000035
Contract Type:	WRITTEN
Hours:	Week days: 7A-3:30 Week end:
Project Type:	Renv
Abatement Process:	Fcontain,CRITBAR/DECON/NEGAIR
Location:	Indoors
Decon Process:	THREE STAGE
Disposal Methods:	MATERIALS WILL BE WETTED AND PLACED IN DOUBLE BAGS AND LABELED FOR TRANSPORTATION
Facility Usage:	HIGH SCHOOL
Waiver Given:	Not reported
DEP Waiver Number:	Not reported
DLWD Waiver Number:	Not reported
Small Owner Occ:	5
Owner Name:	COHASSETT HIGH SCHOOL
Owner Address:	143 POND STREET

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COHASSET JR/SR HIGH SCHOOL (Continued)

1000521580

Owner City: COHASSET
Owner State: MA
On Site Manager Name: BRIAN ADAMS
On Site Manager Phone: Not reported
Ins Comp: ZURICH AMERICAN
Policy Number: WC655248300
EXP Date: 12/28/2010
Facility Size: 90,000
Transporter Name: Not reported
Transporter Address: Not reported
Transporter City: Not reported
Transporter State: Not reported
Final Site: 39
Certified Name: ADAM GIRARD
Cert Sign Date: 02/01/2010
Certified Company: DEC-TAM
Certified Phone: 9784702860
Entered_by: Not reported

Name: COHASSETT MIDDLE HIGH SCHOOL
Address: 143 POND STREET
City,State,Zip: COHASSET, MA
Notification: Not reported
DEP Region: Not reported
Notifiers Name: Not reported
Start Date: 05/28/2002
End Date: 06/07/2002
Date Entered: Not reported
Entry Date: 05/14/2002
Quantity Material Removed SF: 100.00
Quantity Material Removed LF: .00
Project Description: Insulating Cement
AR Tracking ID: 18060
Super Lic Number: AS900108
Monitor Lic Number: Not reported
Lab Lic Number: AA000074
Year: 2002
Sticker Number: 759619
Form Type: ANF-001
Fee Status: Exempt
Facility Phone: (781) 383-2241
Sub Town: Not reported
Worksite: Not reported
Occupied: -1
Contractor: AC000387
Contract Type: Not reported
Hours: 7:00am-3:30pm
Project Type: N/A
Abatement Process: N/A
Location: Indoors
Decon Process: 3 chamber
Disposal Methods: 2 Ply Poly Bag with Label
Facility Usage: School
Waiver Given: 0
DEP Waiver Number: N/A
DLWD Waiver Number: N/A
Small Owner Occ: 0

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

COHASSET JR/SR HIGH SCHOOL (Continued)**1000521580**

Owner Name: Town Of Cohasset
 Owner Address: Not reported
 Owner City: Cohasset
 Owner State: MA
 On Site Manager Name: Not reported
 On Site Manager Phone: Not reported
 Ins Comp: TLT Construction
 Policy Number: WC2-31S-313259-030
 EXP Date: 12/16/02
 Facility Size: 110,000 sq ft
 Transporter Name: Not reported
 Transporter Address: Not reported
 Transporter City: Not reported
 Transporter State: Not reported
 Final Site: 24
 Certified Name: Crystal Eldreth
 Cert Sign Date: 05/13/2002
 Certified Company: Not reported
 Certified Phone: () 752-4964
 Entered_by: Not reported

Name: COHASSET MIDDLE\HIGH SCHOOL
 Address: 143 POND STREET
 City,State,Zip: COHASSET, MA
 Notification: Not reported
 DEP Region: Not reported
 Notifiers Name: Not reported
 Start Date: 02/08/2003
 End Date: 03/10/2003
 Date Entered: Not reported
 Entry Date: 01/29/2003
 Quantity Material Removed SF: 87000.00
 Quantity Material Removed LF: 1500.00
 Project Description: blackboard,gluedaubs,18 doors,20 windows, trans,c
 AR Tracking ID: 22084
 Super Lic Number: AS900108
 Monitor Lic Number: AA000074
 Lab Lic Number: AA000074
 Year: 2003
 Sticker Number: 765030
 Form Type: ANF-001
 Fee Status: E
 Facility Phone: (781) 383-2241
 Sub Town: Not reported
 Worksite: throughout building
 Occupied: -1
 Contractor: AC000387
 Contract Type: Not reported
 Hours: m-f 7-330
 Project Type: Renovation
 Abatement Process: glove Bag-full containment
 Location: Indoors
 Decon Process: 3 chamber
 Disposal Methods: Wet 2 Ply Poly Bag
 Facility Usage: middle\high school
 Waiver Given: Not reported
 DEP Waiver Number: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COHASSET JR/SR HIGH SCHOOL (Continued)

1000521580

DLWD Waiver Number: Not reported
Small Owner Occ: Not reported
Owner Name: town of cohasset bd of selectmen
Owner Address: 48 highland avenue
Owner City: cohasset
Owner State: MA
On Site Manager Name: Not reported
On Site Manager Phone: Not reported
Ins Comp: liberty mutual
Policy Number: Not reported
EXP Date: Not reported
Facility Size: 110000 sf 3 fl
Transporter Name: dart trucking co inc
Transporter Address: 62 railroad street
Transporter City: canfield
Transporter State: OH
Final Site: 39
Certified Name: crystal eldredh
Cert Sign Date: 01/27/2003
Certified Company: Not reported
Certified Phone: (508) 752-4964
Entered_by: Not reported

Name: COHASSET HIGH SCHOOL
Address: 143 POND ST
City,State,Zip: COHASSET, MA
Notification: Not reported
DEP Region: Not reported
Notifiers Name: Not reported
Start Date: 10/30/2008
End Date: 10/30/2008
Date Entered: Not reported
Entry Date: 10/22/2008
Quantity Material Removed SF: 25.00
Quantity Material Removed LF: Not reported
Project Description: TrANISTE LIGHT FIXTURES
AR Tracking ID: 105797
Super Lic Number: AS071933
Monitor Lic Number: AA000074
Lab Lic Number: AA000074
Year: 2008
Sticker Number: 779023
Form Type: ANF-001
Fee Status: E
Facility Phone: (781) 383-6108
Sub Town: Not reported
Worksite: AUDITORIUM
Occupied: -1
Contractor: AC000035
Contract Type: Not reported
Hours: 3P-11P
Project Type: Not reported
Abatement Process: Not reported
Location: Not reported
Decon Process: 3 CHAMBER
Disposal Methods: WET 2 PLY POLY BAG
Facility Usage: Not reported

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

COHASSET JR/SR HIGH SCHOOL (Continued)**1000521580**

Waiver Given:	Not reported
DEP Waiver Number:	Not reported
DLWD Waiver Number:	Not reported
Small Owner Occ:	Not reported
Owner Name:	COHASSET HIGH SCHOOL
Owner Address:	143 POND ST
Owner City:	COHASSET
Owner State:	MA
On Site Manager Name:	Not reported
On Site Manager Phone:	Not reported
Ins Comp:	Not reported
Policy Number:	Not reported
EXP Date:	Not reported
Facility Size:	Not reported
Transporter Name:	SERVICE TRANS
Transporter Address:	58 PYLES LN
Transporter City:	NEW CASTLE
Transporter State:	DE
Final Site:	39
Certified Name:	ADAM GIRARD
Cert Sign Date:	Not reported
Certified Company:	Not reported
Certified Phone:	Not reported
Entered_by:	mmitchell
Name:	COHASSET MIDDLE/HIGH SCHOOL
Address:	143 POND STREET
City,State,Zip:	COHASSET, MA
Notification:	Not reported
DEP Region:	Not reported
Notifiers Name:	Not reported
Start Date:	07/05/2002
End Date:	07/26/2002
Date Entered:	Not reported
Entry Date:	06/21/2002
Quantity Material Removed SF:	5000.00
Quantity Material Removed LF:	.00
Project Description:	troweled on fire proofing
AR Tracking ID:	17543
Super Lic Number:	AS900108
Monitor Lic Number:	AA000074
Lab Lic Number:	AA000074
Year:	2002
Sticker Number:	754966
Form Type:	ANF-001
Fee Status:	Exempt
Facility Phone:	(781) 383-2241
Sub Town:	Not reported
Worksite:	gymnasium
Occupied:	-1
Contractor:	AC000387
Contract Type:	Not reported
Hours:	m-f 7-330
Project Type:	Renovation
Abatement Process:	Full Containment
Location:	Indoors
Decon Process:	3 chamber

Map ID		MAP FINDINGS			
Direction					
Distance					
Elevation	Site		Database(s)	EDR ID Number	EPA ID Number

COHASSET JR/SR HIGH SCHOOL (Continued)**1000521580**

Disposal Methods: Wet 2 Ply Poly Bag
 Facility Usage: school
 Waiver Given: 0
 DEP Waiver Number: Not reported
 DLWD Waiver Number: Not reported
 Small Owner Occ: 0
 Owner Name: town of cohasset
 Owner Address: Not reported
 Owner City: cohasset
 Owner State: MA
 On Site Manager Name: Not reported
 On Site Manager Phone: Not reported
 Ins Comp: liberty mutual
 Policy Number: Not reported
 EXP Date: Not reported
 Facility Size: 110000 sf 3 fl
 Transporter Name: dart trucking co inc
 Transporter Address: 62 railroad street
 Transporter City: canfield
 Transporter State: OH
 Final Site: 39
 Certified Name: crystal eldredh
 Cert Sign Date: 06/20/2002
 Certified Company: Not reported
 Certified Phone: (508) 752-4964
 Entered_by: Not reported

Name: COHASSET MIDDLE/HIGH SCHOOL
 Address: 143 POND STREET
 City,State,Zip: COHASSET, MA
 Notification: Not reported
 DEP Region: Not reported
 Notifiers Name: Not reported
 Start Date: 07/11/2002
 End Date: 09/02/2002
 Date Entered: Not reported
 Entry Date: 06/28/2002
 Quantity Material Removed SF: 146250.00
 Quantity Material Removed LF: Not reported
 Project Description: All Types, Major Removal
 AR Tracking ID: 17544
 Super Lic Number: AS900108
 Monitor Lic Number: AA000074
 Lab Lic Number: AA000074
 Year: 2002
 Sticker Number: 754967
 Form Type: ANF-001
 Fee Status: Exempt
 Facility Phone: (781) 383-2241
 Sub Town: Not reported
 Worksite: throughout school
 Occupied: -1
 Contractor: AC000387
 Contract Type: Not reported
 Hours: 7-3:30
 Project Type: Renovation
 Abatement Process: glove bag,full,mini con

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

COHASSET JR/SR HIGH SCHOOL (Continued)**1000521580**

Location: Indoors
 Decon Process: 3 chamber
 Disposal Methods: 2 Ply Poly Bag with Label
 Facility Usage: school
 Waiver Given: 0
 DEP Waiver Number: Not reported
 DLWD Waiver Number: Not reported
 Small Owner Occ: 0
 Owner Name: town of cohasset
 Owner Address: Not reported
 Owner City: cohasset
 Owner State: MA
 On Site Manager Name: Not reported
 On Site Manager Phone: Not reported
 Ins Comp: liberty mutual
 Policy Number: Not reported
 EXP Date: Not reported
 Facility Size: Not reported
 Transporter Name: dart trucking co inc
 Transporter Address: 62 railroad street
 Transporter City: canfield
 Transporter State: OH
 Final Site: 39
 Certified Name: crystal eldreth
 Cert Sign Date: 06/26/2002
 Certified Company: Not reported
 Certified Phone: (508) 752-4964
 Entered_by: Not reported

Name: COHASSET MIDDLE \ \ HIGH SCHOOL
 Address: 143 POND STREET
 City,State,Zip: COHASSET, MA
 Notification: Not reported
 DEP Region: Not reported
 Notifiers Name: Not reported
 Start Date: 12/26/2002
 End Date: 12/26/2002
 Date Entered: Not reported
 Entry Date: 12/30/2002
 Quantity Material Removed SF: Not reported
 Quantity Material Removed LF: Not reported
 Project Description: 257 fittings
 AR Tracking ID: 21423
 Super Lic Number: AS900108
 Monitor Lic Number: AA000074
 Lab Lic Number: AA000074
 Year: 2002
 Sticker Number: 765027
 Form Type: ANF-001
 Fee Status: E
 Facility Phone: (781) 383-2241
 Sub Town: Not reported
 Worksite: east wing tunnel
 Occupied: -1
 Contractor: AC000387
 Contract Type: Not reported
 Hours: m-f 7-330

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COHASSET JR/SR HIGH SCHOOL (Continued)

1000521580

Project Type: Renovation
Abatement Process: Full Containment
Location: Not reported
Decon Process: 3 chamber
Disposal Methods: Wet 2 Ply Poly Bag
Facility Usage: school
Waiver Given: -1
DEP Waiver Number: 02-128-03
DLWD Waiver Number: 1b-02-402-bs
Small Owner Occ: Not reported
Owner Name: town of cohasset
Owner Address: Not reported
Owner City: cohasset
Owner State: MA
On Site Manager Name: Not reported
On Site Manager Phone: Not reported
Ins Comp: liberty mutual
Policy Number: Not reported
EXP Date: Not reported
Facility Size: 110000 sf 3 fl
Transporter Name: dart trucking co inc
Transporter Address: 62 railroad street
Transporter City: canfield
Transporter State: OH
Final Site: 39
Certified Name: CRYSTAL ELDRETH
Cert Sign Date: 12/23/2002
Certified Company: Not reported
Certified Phone: (508) 752-4964
Entered_by: Not reported

MA Financial Assurance 2:

Name: COHASSET JR/SR HIGH SCHOOL
Address: 143 POND ST
City,State,Zip: COHASSET, MA 02025
Facility Id: 40121
Description: Municipal
FR Type: Financial Test of Insurance

HW GEN:

Name: COHASSET MIDDLE SCHOOL
Address: 143 POND ST
City,State,Zip: COHASSET, MA 02025
EPA Id: MV7813833031
RCRA Generator Status: VSQG
State Generator Status: Not reported

Map ID	<div style="border: 1px solid black; padding: 5px; text-align: center;">MAP FINDINGS</div>		
Direction			
Distance			
Elevation			
	Site	Database(s)	EDR ID Number EPA ID Number

9
South
< 1/8
0.120 mi.
633 ft.

LARRY'S AUTOMATIC TRANSMISSION
19 BUTTONWOOD LN
COHASSET, MA 02025

EDR Hist Auto **1020993295**
N/A

Relative: EDR Hist Auto
Lower

Actual: Year: Name: Type:
59 ft. 1989 LARRY'S AUTOMATIC TRANSMISSION Automotive Transmission Repair Shops
1990 LARRY'S AUTOMATIC TRANSMISSION Automotive Transmission Repair Shops
1991 LARRY'S AUTOMATIC TRANSMISSION Automotive Transmission Repair Shops
1992 LARRY'S AUTOMATIC TRANSMISSION Automotive Transmission Repair Shops
1993 LARRY'S AUTOMATIC TRANSMISSION Automotive Transmission Repair Shops

10
SSW
1/8-1/4
0.141 mi.
743 ft.

JOHNS CAR CARE
574 CHIEF JUSTICE CUSHING HWY
COHASSET, MA 02025

MA HW GEN **S117668089**
N/A

Relative: HW GEN:
Lower Name: JOHNS CAR CARE
Actual: Address: 574 CHIEF JUSTICE CUSHING HWY
57 ft. City,State,Zip: COHASSET, MA 02025
EPA Id: MV5083839955
RCRA Generator Status: Not reported
State Generator Status: SQG-MA

11
WSW
1/8-1/4
0.155 mi.
816 ft.

NO LOCATION AID
35 ARROWOOD RD
COHASSET, MA 02025

MA LAST **S105521978**
MA RELEASE **N/A**

Relative: LAST:
Lower Name: NO LOCATION AID
Actual: Address: 35 ARROWOOD RD
71 ft. City,State,Zip: COHASSET, MA 020250000
Release Tracking Number/Current Status: 4-3021678 / RAO
Source Type: AST
Release Town: COHASSET
Notification Date: 04/12/2002
Category: TWO HR
Associated ID: Not reported
Status Date: 06/07/2002
Phase: Not reported
Response Action Outcome: A1 - A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.
Oil Or Haz Material: Oil

Chemicals:
Chemical: FUEL OIL #2
Quantity: 150 gallons
Chemical: FUEL OIL #2
Quantity: 250 gallons
Location Type: RESIDENTIAL
Source: AST

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NO LOCATION AID (Continued)

S105521978

Actions:

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 4/12/2002
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Immediate Response Action
Action Status: Oral Approval of Plan or Action
Action Date: 4/12/2002
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: FLDISS
Action Date: 4/12/2002
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Immediate Response Action
Action Status: Oral Approval of a Modified Plan
Action Date: 4/16/2002
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Immediate Response Action
Action Status: Oral Approval of a Modified Plan
Action Date: 4/18/2002
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date: 5/6/2002
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Response Action Outcome - RAO
Action Status: RAO Statement Received
Action Date: 6/7/2002
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RNF
Action Status: Reportable Release under MGL 21E
Action Date: 6/7/2002
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Release:

Name: NO LOCATION AID
Address: 35 ARROWOOD RD
City,State,Zip: COHASSET, MA 020250000
Release Tracking Number/Current Status: 4-3021678 / RAO
Primary ID: Not reported

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

NO LOCATION AID (Continued)**S105521978**

Official City: COHASSET
 Notification: 04/12/2002
 Category: TWO HR
 Status Date: 06/07/2002
 Phase: Not reported
 Response Action Outcome: A1 - A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.
 Oil / Haz Material Type: Oil

Click here to access the MA DEP site for this facility:

Actions:

Action Type: Release Disposition
 Action Status: Reportable Release under MGL 21E
 Action Date: 4/12/2002
 Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Immediate Response Action
 Action Status: Oral Approval of Plan or Action
 Action Date: 4/12/2002
 Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
 Action Status: FLDISS
 Action Date: 4/12/2002
 Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Immediate Response Action
 Action Status: Oral Approval of a Modified Plan
 Action Date: 4/16/2002
 Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Immediate Response Action
 Action Status: Oral Approval of a Modified Plan
 Action Date: 4/18/2002
 Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
 Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
 Action Date: 5/6/2002
 Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Response Action Outcome - RAO
 Action Status: RAO Statement Received
 Action Date: 6/7/2002
 Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RNF
 Action Status: Reportable Release under MGL 21E
 Action Date: 6/7/2002

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NO LOCATION AID (Continued)

S105521978

Response Action Outcome:

A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Chemicals:

Chemical:

FUEL OIL #2

Quantity:

150 gallons

Chemical:

FUEL OIL #2

Quantity:

250 gallons

Location Type:

RESIDENTIAL

Source:

AST

12
SW
1/8-1/4
0.207 mi.
1091 ft.

RESIDENCE
1 RIDGE TOP ROAD
COHASSET, MA 02025

MA LAST **S120630398**
MA RELEASE **N/A**

Relative:
Lower

LAST:

Name:

RESIDENCE

Address:

1 RIDGE TOP ROAD

City, State, Zip:

COHASSET, MA 020250000

Release Tracking Number/Current Status:

4-0026426 / PSNC

Source Type:

AST

Release Town:

COHASSET

Notification Date:

11/17/2016

Category:

TWO HR

Associated ID:

Not reported

Status Date:

05/02/2018

Phase:

Not reported

Response Action Outcome:

PN - PN

Oil Or Haz Material:

Not reported

Chemicals:

Chemical:

Not reported

Quantity:

Not reported

Location Type:

RESIDENTIAL

Source:

AST

Actions:

Action Type:

RNFE

Action Status:

Transmittal, Notice, or Notification Received

Action Date:

1/17/2017

Response Action Outcome:

PN

Action Type:

Immediate Response Action

Action Status:

Written Plan Received

Action Date:

1/17/2017

Response Action Outcome:

PN

Action Type:

Immediate Response Action

Action Status:

Oral Approval of a Modified Plan

Action Date:

1/26/2017

Response Action Outcome:

PN

Action Type:

Immediate Response Action

Action Status:

Level I - Technical Screen Audit

Action Date:

1/31/2017

Response Action Outcome:

PN

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

RESIDENCE (Continued)**S120630398**

Action Type:	Phase 1
Action Status:	Completion Statement Received
Action Date:	11/15/2017
Response Action Outcome:	PN
Action Type:	Tier Classification
Action Status:	Tier 2 Classification
Action Date:	11/15/2017
Response Action Outcome:	PN
Action Type:	Tier Classification
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	11/15/2017
Response Action Outcome:	PN
Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	11/17/2016
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Oral Approval of Plan or Action
Action Date:	11/17/2016
Response Action Outcome:	PN
Action Type:	RLFA
Action Status:	FLDD1A
Action Date:	11/17/2016
Response Action Outcome:	PN
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date:	12/6/2016
Response Action Outcome:	PN
Action Type:	BOL
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	2/7/2017
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Status or Interim Report Received
Action Date:	3/15/2017
Response Action Outcome:	PN
Action Type:	BOL
Action Status:	SHPFAC
Action Date:	5/18/2017
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Level I - Technical Screen Audit
Action Date:	5/2/2017
Response Action Outcome:	PN
Action Type:	Response Action Outcome - RAO
Action Status:	PSNRCD

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RESIDENCE (Continued)

S120630398

Action Date: 5/2/2018
Response Action Outcome: PN

Action Type: Response Action Outcome - RAO
Action Status: Level I - Technical Screen Audit
Action Date: 8/23/2018
Response Action Outcome: PN

Action Type: Immediate Response Action
Action Status: Completion Statement Received
Action Date: 9/15/2017
Response Action Outcome: PN

Release:

Name: RESIDENCE
Address: 1 RIDGE TOP ROAD
City, State, Zip: COHASSET, MA 020250000
Release Tracking Number/Current Status: 4-0026426 / PSNC
Primary ID: Not reported
Official City: COHASSET
Notification: 11/17/2016
Category: TWO HR
Status Date: 05/02/2018
Phase: Not reported
Response Action Outcome: PN - PN
Oil / Haz Material Type: Not reported

[Click here to access the MA DEP site for this facility:](#)

Actions:

Action Type: RNFE
Action Status: Transmittal, Notice, or Notification Received
Action Date: 1/17/2017
Response Action Outcome: PN

Action Type: Immediate Response Action
Action Status: Written Plan Received
Action Date: 1/17/2017
Response Action Outcome: PN

Action Type: Immediate Response Action
Action Status: Oral Approval of a Modified Plan
Action Date: 1/26/2017
Response Action Outcome: PN

Action Type: Immediate Response Action
Action Status: Level I - Technical Screen Audit
Action Date: 1/31/2017
Response Action Outcome: PN

Action Type: Phase 1
Action Status: Completion Statement Received
Action Date: 11/15/2017
Response Action Outcome: PN

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

RESIDENCE (Continued)**S120630398**

Action Type:	Tier Classification
Action Status:	Tier 2 Classification
Action Date:	11/15/2017
Response Action Outcome:	PN
Action Type:	Tier Classification
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	11/15/2017
Response Action Outcome:	PN
Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	11/17/2016
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Oral Approval of Plan or Action
Action Date:	11/17/2016
Response Action Outcome:	PN
Action Type:	RLFA
Action Status:	FLDD1A
Action Date:	11/17/2016
Response Action Outcome:	PN
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date:	12/6/2016
Response Action Outcome:	PN
Action Type:	BOL
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	2/7/2017
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Status or Interim Report Received
Action Date:	3/15/2017
Response Action Outcome:	PN
Action Type:	BOL
Action Status:	SHPFAC
Action Date:	5/18/2017
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Level I - Technical Screen Audit
Action Date:	5/2/2017
Response Action Outcome:	PN
Action Type:	Response Action Outcome - RAO
Action Status:	PSNRCD
Action Date:	5/2/2018
Response Action Outcome:	PN
Action Type:	Response Action Outcome - RAO
Action Status:	Level I - Technical Screen Audit

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RESIDENCE (Continued)

S120630398

Action Date: 8/23/2018
Response Action Outcome: PN

Action Type: Immediate Response Action
Action Status: Completion Statement Received
Action Date: 9/15/2017
Response Action Outcome: PN

Chemicals:
Chemical: Not reported
Quantity: Not reported
Location Type: RESIDENTIAL
Source: AST

13
SE
1/8-1/4
0.227 mi.
1201 ft.

NO LOCATION AID
3 MENDEL RD
COHASSET, MA 02025

MA LUST S106343867
MA RELEASE N/A

Relative:
Lower

LUST:

Actual:
96 ft.

Facility:

Name: NO LOCATION AID
Address: 3 MENDEL RD
City,State,Zip: COHASSET, MA 020250000
Current Status: **Response Action Outcome**
Release Tracking Number/Current Status: 4-3023702 / RAO
Status Date: 07/13/2009
Source Type: UST
Release Town: COHASSET
Notification Date: 03/25/2004
Category: TWO HR
Associated ID: Not reported
Phase: Not reported
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.
Oil Or Haz Material: Oil

Location Type: RESIDENTIAL
Source: UST

Click here to access the MA DEP site for this facility:

Chemicals:
Chemical: PETROLEUM
Quantity: Not reported

Actions:

Action Type: Downgradient Property Status
Action Status: Fee Received - FMCRA Use Only
Action Date: 3/17/2004
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition

Map ID
Direction
Distance
Elevation

Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

NO LOCATION AID (Continued)

S106343867

Action Status:	Reportable Release under MGL 21E
Action Date:	3/17/2004
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Immediate Response Action
Action Status:	Status or Interim Report Received
Action Date:	3/21/2005
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Immediate Response Action
Action Status:	Oral Approval of Plan or Action
Action Date:	3/25/2004
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Downgradient Property Status
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	3/25/2004
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Tier Classification
Action Status:	Tier 2 Classification
Action Date:	4/1/2005
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Phase 1
Action Status:	Completion Statement Received
Action Date:	4/1/2005
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Tier Classification
Action Status:	Legal Notice Published
Action Date:	4/1/2005
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Phase 2
Action Status:	Scope of Work Received
Action Date:	4/1/2005
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Tier Classification
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	4/1/2005
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.)
Action Date:	4/29/2004
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been

Map ID
Direction
Distance
Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number
EPA ID Number

NO LOCATION AID (Continued)

S106343867

reduced to background.

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 5/1/2006
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Downgradient Property Status
Action Status: Action Status or AUL Terminated
Action Date: 6/13/2006
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: An activity type that is related to an Audit
Action Status: Notice of Non-compliance related to an Audit
Action Date: 6/13/2006
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Status or Interim Report Received
Action Date: 7/13/2006
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: An activity type that is related to an Audit
Action Status: Audit Follow-up Completion Statement Received
Action Date: 7/13/2006
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO
Action Status: RAO Statement Received
Action Date: 7/13/2009
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Completion Statement Received
Action Date: 7/13/2009
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Written Plan Received
Action Date: 8/2/2004
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Status or Interim Report Received
Action Date: 8/2/2004
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO

Map ID
Direction
Distance
Elevation

Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

NO LOCATION AID (Continued)

S106343867

Action Status: Level I - Technical Screen Audit
Action Date: 8/26/2009
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Modified Revised or Updated Plan Received
Action Date: 9/15/2008
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Release:
Name: NO LOCATION AID
Address: 3 MENDEL RD
City, State, Zip: COHASSET, MA 020250000
Release Tracking Number/Current Status: 4-3023702 / RAO
Primary ID: Not reported
Official City: COHASSET
Notification: 03/25/2004
Category: TWO HR
Status Date: 07/13/2009
Phase: Not reported
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.
Oil / Haz Material Type: Oil

[Click here to access the MA DEP site for this facility:](#)

Actions:

Action Type: Downgradient Property Status
Action Status: Fee Received - FMCRA Use Only
Action Date: 3/17/2004
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 3/17/2004
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Status or Interim Report Received
Action Date: 3/21/2005
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Oral Approval of Plan or Action
Action Date: 3/25/2004
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Downgradient Property Status
Action Status: Transmittal, Notice, or Notification Received

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NO LOCATION AID (Continued)

S106343867

Action Date:	3/25/2004
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Tier Classification
Action Status:	Tier 2 Classification
Action Date:	4/1/2005
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Phase 1
Action Status:	Completion Statement Received
Action Date:	4/1/2005
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Tier Classification
Action Status:	Legal Notice Published
Action Date:	4/1/2005
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Phase 2
Action Status:	Scope of Work Received
Action Date:	4/1/2005
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Tier Classification
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	4/1/2005
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.)
Action Date:	4/29/2004
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	5/1/2006
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Downgradient Property Status
Action Status:	Action Status or AUL Terminated
Action Date:	6/13/2006
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	An activity type that is related to an Audit
Action Status:	Notice of Non-compliance related to an Audit
Action Date:	6/13/2006
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.

Map ID
Direction
Distance
Elevation

Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

NO LOCATION AID (Continued)

S106343867

Action Type: Immediate Response Action
Action Status: Status or Interim Report Received
Action Date: 7/13/2006
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: An activity type that is related to an Audit
Action Status: Audit Follow-up Completion Statement Received
Action Date: 7/13/2006
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO
Action Status: RAO Statement Received
Action Date: 7/13/2009
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Completion Statement Received
Action Date: 7/13/2009
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Written Plan Received
Action Date: 8/2/2004
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Status or Interim Report Received
Action Date: 8/2/2004
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO
Action Status: Level I - Technical Screen Audit
Action Date: 8/26/2009
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Modified Revised or Updated Plan Received
Action Date: 9/15/2008
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Chemicals:
Chemical: PETROLEUM
Quantity: Not reported
Location Type: RESIDENTIAL
Source: UST

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

B14
NNE
1/8-1/4
0.248 mi.
1307 ft.
NO LOCATION AID
20B NORFOLK LN
COHASSET, MA 02025
Site 1 of 2 in cluster B

MA LAST
MA RELEASE
S104774281
N/A

Relative:
Lower

LAST:

Actual:
39 ft.

Name: NO LOCATION AID
Address: 20B NORFOLK LN
City,State,Zip: COHASSET, MA 020250000
Release Tracking Number/Current Status: 4-3019935 / RAO
Source Type: AST
Release Town: COHASSET
Notification Date: 09/14/2000
Category: TWO HR
Associated ID: Not reported
Status Date: 11/13/2000
Phase: Not reported
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.
Oil Or Haz Material: Oil

Chemicals:

Chemical: #2 FUEL OIL
Quantity: 11000 parts per million
Chemical: FUEL OIL #2
Quantity: Not reported
Location Type: RESIDENTIAL
Source: AST

Actions:

Action Type: RNF
Action Status: Reportable Release under MGL 21E
Action Date: 11/13/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO
Action Status: RAO Statement Received
Action Date: 11/13/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RLFA
Action Status: FLDD1A
Action Date: 9/14/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 9/14/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Oral Approval of Plan or Action
Action Date: 9/14/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

NO LOCATION AID (Continued)**S104774281**

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
 Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
 Action Date: 9/22/2000
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
 Action Status: Oral Approval of Plan or Action
 Action Date: 9/27/2000
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Release:

Name: NO LOCATION AID
 Address: 20B NORFOLK LN
 City,State,Zip: COHASSET, MA 020250000
 Release Tracking Number/Current Status: 4-3019935 / RAO
 Primary ID: Not reported
 Official City: COHASSET
 Notification: 09/14/2000
 Category: TWO HR
 Status Date: 11/13/2000
 Phase: Not reported
 Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.
 Oil / Haz Material Type: Oil

[Click here to access the MA DEP site for this facility:](#)

Actions:

Action Type: RNF
 Action Status: Reportable Release under MGL 21E
 Action Date: 11/13/2000
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO
 Action Status: RAO Statement Received
 Action Date: 11/13/2000
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RLFA
 Action Status: FLDD1A
 Action Date: 9/14/2000
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition
 Action Status: Reportable Release under MGL 21E
 Action Date: 9/14/2000
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NO LOCATION AID (Continued)

S104774281

Action Status: Oral Approval of Plan or Action
Action Date: 9/14/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date: 9/22/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Oral Approval of Plan or Action
Action Date: 9/27/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Chemicals:
Chemical: #2 FUEL OIL
Quantity: 11000 parts per million
Chemical: FUEL OIL #2
Quantity: Not reported
Location Type: RESIDENTIAL
Source: AST

B15
NNE
1/4-1/2
0.261 mi.
1380 ft.

NO LOCATION AID
21 NORFOLK RD
COHASSET, MA 02025
Site 2 of 2 in cluster B

MA SHWS **S102687463**
MA RELEASE **N/A**

Relative:
Lower
Actual:
34 ft.

SHWS:
Name: NO LOCATION AID
Address: 21 NORFOLK RD
City,State,Zip: COHASSET, MA 020250000
Facility ID: 4-3015552
Source Type: Not reported
Release Town: COHASSET
Notification Date: 09/19/1997
Category: 120 DY
Associated ID: Not reported
Current Status: RAO
Status Date: 09/17/1998
Phase: Not reported
Response Action Outcome: Not reported
Oil Or Haz Material: Oil

Release:
Name: NO LOCATION AID
Address: 21 NORFOLK RD
City,State,Zip: COHASSET, MA 020250000
Release Tracking Number/Current Status: 4-3015552 / RAO
Primary ID: Not reported
Official City: COHASSET
Notification: 09/19/1997
Category: 120 DY
Status Date: 09/17/1998

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

NO LOCATION AID (Continued)**S102687463**

Phase: Not reported
 Response Action Outcome: -
 Oil / Haz Material Type: Oil

Click here to access the MA DEP site for this facility:

Actions:

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
 Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)
 Action Date: 12/29/1997
 Response Action Outcome: Not reported

Action Type: Release Abatement Measure
 Action Status: Completion Statement Received
 Action Date: 4/16/1998
 Response Action Outcome: Not reported

Action Type: Release Abatement Measure
 Action Status: Fee Received - FMCRA Use Only
 Action Date: 4/16/1998
 Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO
 Action Status: RAO Statement Received
 Action Date: 9/17/1998
 Response Action Outcome: Not reported

Action Type: RNF
 Action Status: Reportable Release under MGL 21E
 Action Date: 9/19/1997
 Response Action Outcome: Not reported

Action Type: Release Disposition
 Action Status: Reportable Release under MGL 21E
 Action Date: 9/19/1997
 Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO
 Action Status: Fee Received - FMCRA Use Only
 Action Date: 9/25/1998
 Response Action Outcome: Not reported

Chemicals:

Chemical: TPH
 Quantity: 7000 milligrams per kilogram

16
SW
1/4-1/2
0.381 mi.
2013 ft.

POLE #16/BETWEEN POND ST & SCHOFIELD RD
KING ST
COHASSET, MA 02025

MA SHWS **S103545661**
MA RELEASE **N/A**

Relative:
Lower

SHWS:

Actual:
72 ft.

Name: POLE #16/BETWEEN POND ST & SCHOFIELD RD
 Address: KING ST
 City,State,Zip: COHASSET, MA 02025
 Facility ID: 4-3010097

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

POLE #16/BETWEEN POND ST & SCHOFIELD RD (Continued)

S103545661

Source Type: TRANSFORM
Release Town: COHASSET
Notification Date: 10/24/1993
Category: TWO HR
Associated ID: Not reported
Current Status: RAO
Status Date: 01/03/1994
Phase: Not reported
Response Action Outcome: A2
Oil Or Haz Material: Oil

Release:

Name: POLE #16/BETWEEN POND ST & SCHOFIELD RD
Address: KING ST
City,State,Zip: COHASSET, MA 02025
Release Tracking Number/Current Status: 4-3010097 / RAO
Primary ID: Not reported
Official City: COHASSET
Notification: 10/24/1993
Category: TWO HR
Status Date: 01/03/1994
Phase: Not reported
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.
Oil / Haz Material Type: Oil

Click here to access the MA DEP site for this facility:

Actions:

Action Type: Response Action Outcome - RAO
Action Status: RAO Statement Received
Action Date: 1/3/1994
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Oral Approval of Plan or Action
Action Date: 10/24/1993
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 10/24/1993
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RLFA
Action Status: FOLOFF
Action Date: 11/10/1993
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date: 12/13/1993

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

POLE #16/BETWEEN POND ST & SCHOFIELD RD (Continued)**S103545661**

Response Action Outcome:

A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type:

RNF

Action Status:

Reportable Release under MGL 21E

Action Date:

12/21/1993

Response Action Outcome:

A permanent solution has been achieved. Contamination has not been reduced to background.

Chemicals:

Chemical:

MINERAL OIL

Quantity:

33 gallons

Chemical:

TRANSFORMER OIL

Quantity:

30 gallons

Location Type:

ROADWAY

Source:

TRANSFORM

17
SSE
1/4-1/2
0.401 mi.
2119 ft.

**NO LOCATION AID
6 SCHOFIELD RD
COHASSET, MA 02025**

**MA LUST S102618496
MA RELEASE N/A**

**Relative:
Lower**

LUST:

**Actual:
75 ft.**

Facility:

Name:

NO LOCATION AID

Address:

6 SCHOFIELD RD

City, State, Zip:

COHASSET, MA 020250000

Current Status:**Response Action Outcome**

Release Tracking Number/Current Status:

4-3015084 / RAO

Status Date:

03/12/1998

Source Type:

UST

Release Town:

COHASSET

Notification Date:

05/09/1997

Category:

72 HR

Associated ID:

Not reported

Phase:

Not reported

Response Action Outcome:

-

Oil Or Haz Material:

Oil

Location Type:

RESIDENTIAL

Source:

UST

Click here to access the MA DEP site for this facility:

Chemicals:

Chemical:

FUEL OIL #2

Quantity:

140 parts per million

Chemical:

FUEL OIL #2

Quantity:

5100 parts per million

Actions:

Action Type:

Response Action Outcome - RAO

Action Status:

Fee Received - FMCRA Use Only

Action Date:

3/11/1998

Map ID
Direction
Distance
Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number
EPA ID Number

NO LOCATION AID (Continued)

S102618496

Response Action Outcome:	Not reported
Action Type:	Immediate Response Action
Action Status:	Completion Statement Received
Action Date:	3/12/1998
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RAO Statement Received
Action Date:	3/12/1998
Response Action Outcome:	Not reported
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.)
Action Date:	5/16/1997
Response Action Outcome:	Not reported
Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	5/9/1997
Response Action Outcome:	Not reported
Action Type:	Immediate Response Action
Action Status:	Oral Approval of Plan or Action
Action Date:	5/9/1997
Response Action Outcome:	Not reported
Action Type:	RLFA
Action Status:	FOLOFF
Action Date:	5/9/1997
Response Action Outcome:	Not reported
Action Type:	RLFA
Action Status:	FOLFLD
Action Date:	6/23/1997
Response Action Outcome:	Not reported
Action Type:	RNF
Action Status:	Reportable Release under MGL 21E
Action Date:	7/15/1997
Response Action Outcome:	Not reported
Action Type:	Immediate Response Action
Action Status:	Written Plan Received
Action Date:	7/15/1997
Response Action Outcome:	Not reported
Action Type:	Immediate Response Action
Action Status:	Status or Interim Report Received
Action Date:	9/22/1997
Response Action Outcome:	Not reported

Release:

Name:	NO LOCATION AID
Address:	6 SCHOFIELD RD
City,State,Zip:	COHASSET, MA 020250000

Map ID
Direction
Distance
Elevation

Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

NO LOCATION AID (Continued)

S102618496

Release Tracking Number/Current Status: 4-3015084 / RAO
Primary ID: Not reported
Official City: COHASSET
Notification: 05/09/1997
Category: 72 HR
Status Date: 03/12/1998
Phase: Not reported
Response Action Outcome: -
Oil / Haz Material Type: Oil

Click here to access the MA DEP site for this facility:

Actions:

Action Type: Response Action Outcome - RAO
Action Status: Fee Received - FMCRA Use Only
Action Date: 3/11/1998
Response Action Outcome: Not reported

Action Type: Immediate Response Action
Action Status: Completion Statement Received
Action Date: 3/12/1998
Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO
Action Status: RAO Statement Received
Action Date: 3/12/1998
Response Action Outcome: Not reported

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)
Action Date: 5/16/1997
Response Action Outcome: Not reported

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 5/9/1997
Response Action Outcome: Not reported

Action Type: Immediate Response Action
Action Status: Oral Approval of Plan or Action
Action Date: 5/9/1997
Response Action Outcome: Not reported

Action Type: RLFA
Action Status: FOLOFF
Action Date: 5/9/1997
Response Action Outcome: Not reported

Action Type: RLFA
Action Status: FOLFLD
Action Date: 6/23/1997
Response Action Outcome: Not reported

Action Type: RNF
Action Status: Reportable Release under MGL 21E
Action Date: 7/15/1997
Response Action Outcome: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NO LOCATION AID (Continued)

S102618496

Action Type: Immediate Response Action
Action Status: Written Plan Received
Action Date: 7/15/1997
Response Action Outcome: Not reported

Action Type: Immediate Response Action
Action Status: Status or Interim Report Received
Action Date: 9/22/1997
Response Action Outcome: Not reported

Chemicals:
Chemical: FUEL OIL #2
Quantity: 140 parts per million
Chemical: FUEL OIL #2
Quantity: 5100 parts per million
Location Type: RESIDENTIAL
Source: UST

C18
ENE
1/4-1/2
0.446 mi.
2353 ft.

@ SPRING ST
POND ST
COHASSET, MA 02025

Site 1 of 2 in cluster C

MA SHWS
MA RELEASE
MA SPILLS

S101017816
N/A

Relative:
Lower
Actual:
9 ft.

SHWS:
Name: @ SPRING ST
Address: POND ST
City,State,Zip: COHASSET, MA 020250000
Facility ID: 4-3015070
Source Type: VEHICLE
Release Town: COHASSET
Notification Date: 05/05/1997
Category: TWO HR
Associated ID: Not reported
Current Status: RAO
Status Date: 07/07/1997
Phase: Not reported
Response Action Outcome: A1
Oil Or Haz Material: Oil

Release:
Name: @ SPRING ST
Address: POND ST
City,State,Zip: COHASSET, MA 020250000
Release Tracking Number/Current Status: 4-3015070 / RAO
Primary ID: Not reported
Official City: COHASSET
Notification: 05/05/1997
Category: TWO HR
Status Date: 07/07/1997
Phase: Not reported
Response Action Outcome: A1 - A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.
Oil / Haz Material Type: Oil

Map ID
Direction
Distance
Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number
EPA ID Number

@ SPRING ST (Continued)

S101017816

[Click here to access the MA DEP site for this facility:](#)

Actions:

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 5/14/1997
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 5/5/1997
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: FLDISS
Action Date: 5/5/1997
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RLFA
Action Status: FOLFLD
Action Date: 5/5/1997
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Response Action Outcome - RAO
Action Status: RAO Statement Received
Action Date: 7/7/1997
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RNF
Action Status: Reportable Release under MGL 21E
Action Date: 7/7/1997
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Chemicals:

Chemical: DIESEL FUEL
Quantity: 50 gallons
Chemical: DIESEL FUEL
Quantity: 25 gallons
Location Type: ROADWAY
Source: VEHICLE

MA Spills:

Facility ID: 3-2328
Staff Lead: LUTHER, W
Last Entered: 19930804
Spill Date: 19871123
Report Date: 19871123
Case Closed: YES
Virgin Waste: VIRGIN
Env Impact: -----

Spill ID: N87-1653
Date Entered: 19871207
First Response: 19871123
Spill Time: Not reported
Report Time: 04:00
Mat Type: PETROLEUM
Contam Soil: Not reported
Other Impact: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

@ SPRING ST (Continued)

S101017816

Material:	#4 FUEL OIL	Other Material:	Not reported
Qty Reported:	NONE	Qty Actual:	NONE
Qty Reported:	-----	Qty Actual:	-----
CAS No:	Not reported	PCB Lev (ppm):	-----
Source:	U.S.T.	Other Source:	Not reported
Incident:	RUPTURE	Other Incdnt:	Not reported
Cleanup Type:	---	Contractor:	NOT USED
Referral:	SA	LUST Elig:	NO
Report Prep:	Not reported	Category:	Not reported
Notifier:	Not reported		
Notif Tel:	Not reported		
Days/Close:	0		

19
SE
1/4-1/2
0.447 mi.
2358 ft.

NO LOCATION AID
30 HAMMOND AVE
COHASSET, MA 02025

MA SHWS
MA LAST
MA RELEASE

S103250001
N/A

Relative:
Lower

SHWS:

Actual:
75 ft.

Name: NO LOCATION AID
Address: 30 HAMMOND AVE
City,State,Zip: COHASSET, MA 020250000
Facility ID: 4-3016914
Source Type: BOXTRUCK
Release Town: COHASSET
Notification Date: 06/14/1998
Category: TWO HR
Associated ID: Not reported
Current Status: RAO
Status Date: 03/24/2000
Phase: Not reported
Response Action Outcome: A2
Oil Or Haz Material: Oil

Name: NO LOCATION AID
Address: 30 HAMMOND AVE
City,State,Zip: COHASSET, MA 020250000
Facility ID: 4-3016914
Source Type: WITH ASTS
Release Town: COHASSET
Notification Date: 06/14/1998
Category: TWO HR
Associated ID: Not reported
Current Status: RAO
Status Date: 03/24/2000
Phase: Not reported
Response Action Outcome: A2
Oil Or Haz Material: Oil

Name: NO LOCATION AID
Address: 30 HAMMOND AVE
City,State,Zip: COHASSET, MA 020250000
Facility ID: 4-3016914
Source Type: DRUMS
Release Town: COHASSET
Notification Date: 06/14/1998
Category: TWO HR

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

NO LOCATION AID (Continued)**S103250001**

Associated ID: Not reported
 Current Status: RAO
 Status Date: 03/24/2000
 Phase: Not reported
 Response Action Outcome: A2
 Oil Or Haz Material: Oil

LAST:

Name: NO LOCATION AID
 Address: 30 HAMMOND AVE
 City,State,Zip: COHASSET, MA 020250000
 Release Tracking Number/Current Status: 4-3016805 / RAO
 Source Type: AST
 Release Town: COHASSET
 Notification Date: 05/15/1998
 Category: TWO HR
 Associated ID: Not reported
 Status Date: 02/17/1999
 Phase: Not reported
 Response Action Outcome: A1 - A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.
 Oil Or Haz Material: Oil

Chemicals:

Chemical: OIL
 Quantity: Not reported
 Chemical: FUEL OIL #2
 Quantity: 400 gallons
 Location Type: RESIDENTIAL
 Source: AST

Actions:

Action Type: Immediate Response Action
 Action Status: Completion Statement Received
 Action Date: 2/17/1999
 Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Response Action Outcome - RAO
 Action Status: RAO Statement Received
 Action Date: 2/17/1999
 Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Immediate Response Action
 Action Status: Oral Approval of Plan or Action
 Action Date: 5/15/1998
 Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Release Disposition
 Action Status: Reportable Release under MGL 21E
 Action Date: 5/15/1998
 Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
 Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)

Database(s)	EDR ID Number EPA ID Number
-------------	--------------------------------

S103250001

Release:	
Name:	NO LOCATION AID
Address:	30 HAMMOND AVE
City,State,Zip:	COHASSET, MA 020250000
Release Tracking Number/Current Status:	4-3016805 / RAO
Primary ID:	Not reported
Official City:	COHASSET
Notification:	05/15/1998
Category:	TWO HR
Status Date:	02/17/1999
Phase:	Not reported
Response Action Outcome:	A1 - A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.
Oil / Haz Material Type:	Oil

Actions:	
Action Type:	Immediate Response Action
Action Status:	Completion Statement Received
Action Date:	2/17/1999
Response Action Outcome:	A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.
Action Type:	Response Action Outcome - RAO
Action Status:	RAO Statement Received
Action Date:	2/17/1999
Response Action Outcome:	A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.
Action Type:	Immediate Response Action
Action Status:	Oral Approval of Plan or Action
Action Date:	5/15/1998
Response Action Outcome:	A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.
Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	5/15/1998

Map ID
Direction
Distance
Elevation

Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

NO LOCATION AID (Continued)

S103250001

Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date: 5/26/1998
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date: 5/29/1998
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RNF
Action Status: Reportable Release under MGL 21E
Action Date: 8/4/1998
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Chemicals:
Chemical: OIL
Quantity: Not reported
Chemical: FUEL OIL #2
Quantity: 400 gallons
Location Type: RESIDENTIAL
Source: AST

Name: NO LOCATION AID
Address: 30 HAMMOND AVE
City,State,Zip: COHASSET, MA 020250000
Release Tracking Number/Current Status: 4-3016914 / RAO
Primary ID: Not reported
Official City: COHASSET
Notification: 06/14/1998
Category: TWO HR
Status Date: 03/24/2000
Phase: Not reported
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.
Oil / Haz Material Type: Oil

Click here to access the MA DEP site for this facility:

Actions:

Action Type: Response Action Outcome - RAO
Action Status: RAO Statement Received
Action Date: 3/24/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Completion Statement Received
Action Date: 3/24/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has not been

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NO LOCATION AID (Continued)

S103250001

reduced to background.

Action Type: Immediate Response Action
Action Status: Written Plan Received
Action Date: 3/24/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: FLDISS
Action Date: 6/14/1998
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 6/14/1998
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RLFA
Action Status: FOLFLD
Action Date: 6/14/1998
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Oral Approval of Plan or Action
Action Date: 6/14/1998
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date: 7/27/1998
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Chemicals:
Chemical: FUEL OIL #2
Quantity: Not reported
Location Type: RESIDENTIAL
Source: BOXTRUCK
Source: WITH ASTS
Source: DRUMS

C20
ENE
1/4-1/2
0.462 mi.
2438 ft.
PROPERTY
56 SPRING ST
COHASSET, MA 02025
Site 2 of 2 in cluster C

MA SHWS **S100361056**
MA RELEASE **N/A**

Relative: SHWS:
Lower Name: PROPERTY
Actual: Address: 56 SPRING ST
6 ft. City, State, Zip: COHASSET, MA 02025
Facility ID: 4-3003481

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

PROPERTY (Continued)**S100361056**

Source Type: TANKER
 Release Town: COHASSET
 Notification Date: 01/15/1991
 Category: NONE
 Associated ID: Not reported
 Current Status: RAO
 Status Date: 05/01/1996
 Phase: Not reported
 Response Action Outcome: A2
 Oil Or Haz Material: Oil

Release:

Name: PROPERTY
 Address: 56 SPRING ST
 City,State,Zip: COHASSET, MA 02025
 Release Tracking Number/Current Status: 4-3003481 / RAO
 Primary ID: Not reported
 Official City: COHASSET
 Notification: 01/15/1991
 Category: NONE
 Status Date: 05/01/1996
 Phase: Not reported
 Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.
 Oil / Haz Material Type: Oil

[Click here to access the MA DEP site for this facility:](#)

Actions:

Action Type: Release Disposition
 Action Status: Valid Transition Site
 Action Date: 1/15/1991
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure
 Action Status: Completion Statement Received
 Action Date: 5/1/1996
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO
 Action Status: RAO Statement Received
 Action Date: 5/1/1996
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure
 Action Status: Fee Received - FMCRA Use Only
 Action Date: 8/29/1994
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure
 Action Status: Written Plan Received
 Action Date: 9/27/1994

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PROPERTY (Continued)

S100361056

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Chemicals:
Chemical: PETROLEUM
Quantity: Not reported
Location Type: RESIDENTIAL
Source: TANKER

21
NNE
1/4-1/2
0.477 mi.
2518 ft.

TARGET INDUSTRIES
1 PLEASANT ST
COHASSET, MA 02025

MA SHWS
MA LUST
MA INST CONTROL
MA RELEASE

S102085794
N/A

Relative:
Lower
Actual:
14 ft.

SHWS:
Name: TARGET INDUSTRIES
Address: 1 PLEASANT ST
City,State,Zip: COHASSET, MA 02025
Facility ID: 4-3011289
Source Type: TANK
Release Town: COHASSET
Notification Date: 07/12/1994
Category: 72 HR
Associated ID: Not reported
Current Status: RAO
Status Date: 07/19/1995
Phase: Not reported
Response Action Outcome: Not reported
Oil Or Haz Material: Oil

LUST:

Facility:
Name: TARGET INDUSTRIES
Address: 1 PLEASANT ST
City,State,Zip: COHASSET, MA 02025
Current Status: **Response Action Outcome**
Release Tracking Number/Current Status: 4-3011289 / RAO
Status Date: 07/19/1995
Source Type: USTOTHER
Release Town: COHASSET
Notification Date: 07/12/1994
Category: 72 HR
Associated ID: Not reported
Phase: Not reported
Response Action Outcome: -
Oil Or Haz Material: Oil

Location Type: COMMERCIAL
Source: USTOTHER
Source: TANK
Source: UST

Click here to access the MA DEP site for this facility:

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

TARGET INDUSTRIES (Continued)**S102085794**

Chemicals:

Chemical:

FUEL OIL

Quantity:

Not reported

Chemical:

#2 FUEL OIL

Quantity:

110 parts per million

Actions:

Action Type:

An activity type that is related to an Audit

Action Status:

NAFNVD

Action Date:

1/11/2024

Response Action Outcome:

Not reported

Action Type:

RLFA

Action Status:

FLDRAN

Action Date:

10/4/2023

Response Action Outcome:

Not reported

Action Type:

Release Abatement Measure

Action Status:

Level I - Technical Screen Audit

Action Date:

11/1/2022

Response Action Outcome:

Not reported

Action Type:

Activity and Use Limitation

Action Status:

Action Status or AUL Terminated

Action Date:

11/15/2022

Response Action Outcome:

Not reported

Action Type:

Activity and Use Limitation

Action Status:

Legal Notice Published

Action Date:

11/30/2022

Response Action Outcome:

Not reported

Action Type:

Activity and Use Limitation

Action Status:

Level I - Technical Screen Audit

Action Date:

12/12/2011

Response Action Outcome:

Not reported

Action Type:

Response Action Outcome - RAO

Action Status:

PSNREV

Action Date:

12/16/2022

Response Action Outcome:

Not reported

Action Type:

Response Action Outcome - RAO

Action Status:

Level I - Technical Screen Audit

Action Date:

12/20/2022

Response Action Outcome:

Not reported

Action Type:

Activity and Use Limitation

Action Status:

Level I - Technical Screen Audit

Action Date:

12/21/2022

Response Action Outcome:

Not reported

Action Type:

Immediate Response Action

Action Status:

Status or Interim Report Received

Action Date:

3/20/1995

Response Action Outcome:

Not reported

Map ID
Direction
Distance
Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number
EPA ID Number

TARGET INDUSTRIES (Continued)

S102085794

Action Type:	RLFA
Action Status:	FLDRUN
Action Date:	3/23/2011
Response Action Outcome:	Not reported
Action Type:	Compliance and Enforcement Action
Action Status:	Interim Deadline Letter Issued
Action Date:	3/25/1996
Response Action Outcome:	Not reported
Action Type:	An activity type that is related to an Audit
Action Status:	NAFNVD
Action Date:	3/25/1996
Response Action Outcome:	Not reported
Action Type:	An activity type that is related to an Audit
Action Status:	Notice of Non-compliance related to an Audit
Action Date:	4/11/2011
Response Action Outcome:	Not reported
Action Type:	Release Abatement Measure
Action Status:	Written Plan Received
Action Date:	5/19/2022
Response Action Outcome:	Not reported
Action Type:	Immediate Response Action
Action Status:	Oral Approval of Plan or Action
Action Date:	7/12/1994
Response Action Outcome:	Not reported
Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	7/12/1994
Response Action Outcome:	Not reported
Action Type:	Release Abatement Measure
Action Status:	Level I - Technical Screen Audit
Action Date:	7/12/2022
Response Action Outcome:	Not reported
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date:	7/18/1994
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RAO Statement Received
Action Date:	7/19/1995
Response Action Outcome:	Not reported
Action Type:	Activity and Use Limitation
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	7/19/1995
Response Action Outcome:	Not reported
Action Type:	Immediate Response Action
Action Status:	Completion Statement Received

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

TARGET INDUSTRIES (Continued)**S102085794**

Action Date: 7/19/1995
Response Action Outcome: Not reported

Action Type: Activity and Use Limitation
Action Status: Amendment Received or Issued
Action Date: 7/22/2011
Response Action Outcome: Not reported

Action Type: An activity type that is related to an Audit
Action Status: Audit Follow-up Completion Statement Received
Action Date: 7/22/2011
Response Action Outcome: Not reported

Action Type: An activity type that is related to an Audit
Action Status: NOA
Action Date: 8/11/2023
Response Action Outcome: Not reported

Action Type: An activity type that is related to an Audit
Action Status: NOA
Action Date: 8/12/1999
Response Action Outcome: Not reported

Action Type: BOL
Action Status: Transmittal, Notice, or Notification Received
Action Date: 8/17/2022
Response Action Outcome: Not reported

Action Type: RNF
Action Status: Reportable Release under MGL 21E
Action Date: 9/13/1994
Response Action Outcome: Not reported

Action Type: Immediate Response Action
Action Status: Written Plan Received
Action Date: 9/20/1994
Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO
Action Status: Fee Received - FMCRA Use Only
Action Date: 9/6/1995
Response Action Outcome: Not reported

Action Type: Release Abatement Measure
Action Status: Completion Statement Received
Action Date: 9/8/2022
Response Action Outcome: Not reported

Action Type: BOL
Action Status: SHPFAC
Action Date: 9/8/2022
Response Action Outcome: Not reported

Facility:

Name:

Address:

TARGET INDUSTRIES

1 PLEASANT ST

Map ID
Direction
Distance
Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number
EPA ID Number

TARGET INDUSTRIES (Continued)

S102085794

City,State,Zip: COHASSET, MA 02025
Current Status: **Response Action Outcome**
 Release Tracking Number/Current Status: 4-3011289 / RAO
 Status Date: 07/19/1995
 Source Type: UST
 Release Town: COHASSET
 Notification Date: 07/12/1994
 Category: 72 HR
 Associated ID: Not reported
 Phase: Not reported
 Response Action Outcome: -
 Oil Or Haz Material: Oil

 Location Type: COMMERCIAL
 Source: USTOTHER
 Source: TANK
 Source: UST

Click here to access the MA DEP site for this facility:

Chemicals:
 Chemical: FUEL OIL
 Quantity: Not reported
 Chemical: #2 FUEL OIL
 Quantity: 110 parts per million

 Actions:
 Action Type: An activity type that is related to an Audit
 Action Status: NAFNVD
 Action Date: 1/11/2024
 Response Action Outcome: Not reported

 Action Type: RLFA
 Action Status: FLDRAN
 Action Date: 10/4/2023
 Response Action Outcome: Not reported

 Action Type: Release Abatement Measure
 Action Status: Level I - Technical Screen Audit
 Action Date: 11/1/2022
 Response Action Outcome: Not reported

 Action Type: Activity and Use Limitation
 Action Status: Action Status or AUL Terminated
 Action Date: 11/15/2022
 Response Action Outcome: Not reported

 Action Type: Activity and Use Limitation
 Action Status: Legal Notice Published
 Action Date: 11/30/2022
 Response Action Outcome: Not reported

 Action Type: Activity and Use Limitation
 Action Status: Level I - Technical Screen Audit
 Action Date: 12/12/2011

Map ID
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Elevation

Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

TARGET INDUSTRIES (Continued)

S102085794

Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	PSNREV
Action Date:	12/16/2022
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Level I - Technical Screen Audit
Action Date:	12/20/2022
Response Action Outcome:	Not reported
Action Type:	Activity and Use Limitation
Action Status:	Level I - Technical Screen Audit
Action Date:	12/21/2022
Response Action Outcome:	Not reported
Action Type:	Immediate Response Action
Action Status:	Status or Interim Report Received
Action Date:	3/20/1995
Response Action Outcome:	Not reported
Action Type:	RLFA
Action Status:	FLDRUN
Action Date:	3/23/2011
Response Action Outcome:	Not reported
Action Type:	Compliance and Enforcement Action
Action Status:	Interim Deadline Letter Issued
Action Date:	3/25/1996
Response Action Outcome:	Not reported
Action Type:	An activity type that is related to an Audit
Action Status:	NAFNVD
Action Date:	3/25/1996
Response Action Outcome:	Not reported
Action Type:	An activity type that is related to an Audit
Action Status:	Notice of Non-compliance related to an Audit
Action Date:	4/11/2011
Response Action Outcome:	Not reported
Action Type:	Release Abatement Measure
Action Status:	Written Plan Received
Action Date:	5/19/2022
Response Action Outcome:	Not reported
Action Type:	Immediate Response Action
Action Status:	Oral Approval of Plan or Action
Action Date:	7/12/1994
Response Action Outcome:	Not reported
Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	7/12/1994
Response Action Outcome:	Not reported

Map ID
Direction
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Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number
EPA ID Number

TARGET INDUSTRIES (Continued)

S102085794

Action Type:	Release Abatement Measure
Action Status:	Level I - Technical Screen Audit
Action Date:	7/12/2022
Response Action Outcome:	Not reported
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date:	7/18/1994
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RAO Statement Received
Action Date:	7/19/1995
Response Action Outcome:	Not reported
Action Type:	Activity and Use Limitation
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	7/19/1995
Response Action Outcome:	Not reported
Action Type:	Immediate Response Action
Action Status:	Completion Statement Received
Action Date:	7/19/1995
Response Action Outcome:	Not reported
Action Type:	Activity and Use Limitation
Action Status:	Amendment Received or Issued
Action Date:	7/22/2011
Response Action Outcome:	Not reported
Action Type:	An activity type that is related to an Audit
Action Status:	Audit Follow-up Completion Statement Received
Action Date:	7/22/2011
Response Action Outcome:	Not reported
Action Type:	An activity type that is related to an Audit
Action Status:	NOA
Action Date:	8/11/2023
Response Action Outcome:	Not reported
Action Type:	An activity type that is related to an Audit
Action Status:	NOA
Action Date:	8/12/1999
Response Action Outcome:	Not reported
Action Type:	BOL
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	8/17/2022
Response Action Outcome:	Not reported
Action Type:	RNF
Action Status:	Reportable Release under MGL 21E
Action Date:	9/13/1994
Response Action Outcome:	Not reported
Action Type:	Immediate Response Action
Action Status:	Written Plan Received

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

TARGET INDUSTRIES (Continued)**S102085794**

Action Date: 9/20/1994
 Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO
 Action Status: Fee Received - FMCRA Use Only
 Action Date: 9/6/1995
 Response Action Outcome: Not reported

Action Type: Release Abatement Measure
 Action Status: Completion Statement Received
 Action Date: 9/8/2022
 Response Action Outcome: Not reported

Action Type: BOL
 Action Status: SHPFAC
 Action Date: 9/8/2022
 Response Action Outcome: Not reported

INST CONTROL:

Name: TARGET INDUSTRIES
 Address: 1 PLEASANT ST
 City,State,Zip: COHASSET, MA 02025
 Release Tracking Number: 4-3011289
 Action Type: AUL
 Action Stat: AMEND
 Action Date: 07/22/2011
 Response Action Outcome: -

Name: TARGET INDUSTRIES
 Address: 1 PLEASANT ST
 City,State,Zip: COHASSET, MA 02025
 Release Tracking Number: 4-3011289
 Action Type: AUL
 Action Stat: LEGNOT
 Action Date: 11/30/2022
 Response Action Outcome: -

Name: TARGET INDUSTRIES
 Address: 1 PLEASANT ST
 City,State,Zip: COHASSET, MA 02025
 Release Tracking Number: 4-3011289
 Action Type: AUL
 Action Stat: RECPT
 Action Date: 07/19/1995
 Response Action Outcome: -

Name: TARGET INDUSTRIES
 Address: 1 PLEASANT ST
 City,State,Zip: COHASSET, MA 02025
 Release Tracking Number: 4-3011289
 Action Type: AUL
 Action Stat: TERMIN
 Action Date: 11/15/2022
 Response Action Outcome: -

Name: TARGET INDUSTRIES

Map ID		MAP FINDINGS			
Direction					
Distance					
Elevation	Site		Database(s)	EDR ID Number	EPA ID Number

TARGET INDUSTRIES (Continued)**S102085794**

Address: 1 PLEASANT ST
 City,State,Zip: COHASSET, MA 02025
 Release Tracking Number: 4-3011289
 Action Type: AUL
 Action Stat: TSAUD
 Action Date: 12/12/2011
 Response Action Outcome: -

Name: TARGET INDUSTRIES
 Address: 1 PLEASANT ST
 City,State,Zip: COHASSET, MA 02025
 Release Tracking Number: 4-3011289
 Action Type: AUL
 Action Stat: TSAUD
 Action Date: 12/21/2022
 Response Action Outcome: -

Release:
 Name: TARGET INDUSTRIES
 Address: 1 PLEASANT ST
 City,State,Zip: COHASSET, MA 02025
 Release Tracking Number/Current Status: 4-3011289 / RAO
 Primary ID: Not reported
 Official City: COHASSET
 Notification: 07/12/1994
 Category: 72 HR
 Status Date: 07/19/1995
 Phase: Not reported
 Response Action Outcome: -
 Oil / Haz Material Type: Oil

Click here to access the MA DEP site for this facility:

Actions:
 Action Type: An activity type that is related to an Audit
 Action Status: NAFNVD
 Action Date: 1/11/2024
 Response Action Outcome: Not reported

Action Type: RLFA
 Action Status: FLDRAN
 Action Date: 10/4/2023
 Response Action Outcome: Not reported

Action Type: Release Abatement Measure
 Action Status: Level I - Technical Screen Audit
 Action Date: 11/1/2022
 Response Action Outcome: Not reported

Action Type: Activity and Use Limitation
 Action Status: Action Status or AUL Terminated
 Action Date: 11/15/2022
 Response Action Outcome: Not reported

Action Type: Activity and Use Limitation
 Action Status: Legal Notice Published

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

TARGET INDUSTRIES (Continued)**S102085794**

Action Date:	11/30/2022
Response Action Outcome:	Not reported
Action Type:	Activity and Use Limitation
Action Status:	Level I - Technical Screen Audit
Action Date:	12/12/2011
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	PSNREV
Action Date:	12/16/2022
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Level I - Technical Screen Audit
Action Date:	12/20/2022
Response Action Outcome:	Not reported
Action Type:	Activity and Use Limitation
Action Status:	Level I - Technical Screen Audit
Action Date:	12/21/2022
Response Action Outcome:	Not reported
Action Type:	Immediate Response Action
Action Status:	Status or Interim Report Received
Action Date:	3/20/1995
Response Action Outcome:	Not reported
Action Type:	RLFA
Action Status:	FLDRUN
Action Date:	3/23/2011
Response Action Outcome:	Not reported
Action Type:	Compliance and Enforcement Action
Action Status:	Interim Deadline Letter Issued
Action Date:	3/25/1996
Response Action Outcome:	Not reported
Action Type:	An activity type that is related to an Audit
Action Status:	NAFNVD
Action Date:	3/25/1996
Response Action Outcome:	Not reported
Action Type:	An activity type that is related to an Audit
Action Status:	Notice of Non-compliance related to an Audit
Action Date:	4/11/2011
Response Action Outcome:	Not reported
Action Type:	Release Abatement Measure
Action Status:	Written Plan Received
Action Date:	5/19/2022
Response Action Outcome:	Not reported
Action Type:	Immediate Response Action
Action Status:	Oral Approval of Plan or Action
Action Date:	7/12/1994
Response Action Outcome:	Not reported

Map ID
Direction
Distance
Elevation

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MAP FINDINGS

Database(s)

EDR ID Number
EPA ID Number

TARGET INDUSTRIES (Continued)

S102085794

Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	7/12/1994
Response Action Outcome:	Not reported
Action Type:	Release Abatement Measure
Action Status:	Level I - Technical Screen Audit
Action Date:	7/12/2022
Response Action Outcome:	Not reported
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date:	7/18/1994
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RAO Statement Received
Action Date:	7/19/1995
Response Action Outcome:	Not reported
Action Type:	Activity and Use Limitation
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	7/19/1995
Response Action Outcome:	Not reported
Action Type:	Immediate Response Action
Action Status:	Completion Statement Received
Action Date:	7/19/1995
Response Action Outcome:	Not reported
Action Type:	Activity and Use Limitation
Action Status:	Amendment Received or Issued
Action Date:	7/22/2011
Response Action Outcome:	Not reported
Action Type:	An activity type that is related to an Audit
Action Status:	Audit Follow-up Completion Statement Received
Action Date:	7/22/2011
Response Action Outcome:	Not reported
Action Type:	An activity type that is related to an Audit
Action Status:	NOA
Action Date:	8/11/2023
Response Action Outcome:	Not reported
Action Type:	An activity type that is related to an Audit
Action Status:	NOA
Action Date:	8/12/1999
Response Action Outcome:	Not reported
Action Type:	BOL
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	8/17/2022
Response Action Outcome:	Not reported
Action Type:	RNF
Action Status:	Reportable Release under MGL 21E

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

TARGET INDUSTRIES (Continued)

S102085794

Action Date: 9/13/1994
 Response Action Outcome: Not reported

Action Type: Immediate Response Action
 Action Status: Written Plan Received
 Action Date: 9/20/1994
 Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO
 Action Status: Fee Received - FMCRA Use Only
 Action Date: 9/6/1995
 Response Action Outcome: Not reported

Action Type: Release Abatement Measure
 Action Status: Completion Statement Received
 Action Date: 9/8/2022
 Response Action Outcome: Not reported

Action Type: BOL
 Action Status: SHPFAC
 Action Date: 9/8/2022
 Response Action Outcome: Not reported

Chemicals:
 Chemical: FUEL OIL
 Quantity: Not reported
 Chemical: #2 FUEL OIL
 Quantity: 110 parts per million
 Location Type: COMMERCIAL
 Source: USTOTHER
 Source: TANK
 Source: UST

D22
 NE
 1/4-1/2
 0.487 mi.
 2573 ft.

RED LION INN
 71 SOUTH MAIN ST
 COHASSET, MA

Site 1 of 4 in cluster D

MA SHWS S109146556
 MA RELEASE N/A

Relative:
 Lower

Actual:
 22 ft.

SHWS:
 Name: RED LION INN
 Address: 71 SOUTH MAIN ST
 City,State,Zip: COHASSET, MA
 Facility ID: 4-0021279
 Source Type: VEHICLE
 Release Town: COHASSET
 Notification Date: 05/29/2008
 Category: TWO HR
 Associated ID: Not reported
 Current Status: RAO
 Status Date: 09/25/2008
 Phase: Not reported
 Response Action Outcome: A2
 Oil Or Haz Material: Oil

Release:
 Name: RED LION INN

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RED LION INN (Continued)

S109146556

Address: 71 SOUTH MAIN ST
City, State, Zip: COHASSET, MA
Release Tracking Number/Current Status: 4-0021279 / RAO
Primary ID: Not reported
Official City: COHASSET
Notification: 05/29/2008
Category: TWO HR
Status Date: 09/25/2008
Phase: Not reported
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.
Oil / Haz Material Type: Oil

Click here to access the MA DEP site for this facility:

Actions:

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 5/29/2008
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: FLDISS
Action Date: 5/30/2008
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RLFA
Action Status: FLDRUN
Action Date: 5/30/2008
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)
Action Date: 6/11/2008
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RNF
Action Status: Reportable Release under MGL 21E
Action Date: 6/19/2008
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RLFA
Action Status: FOLOFF
Action Date: 6/4/2008
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Written Plan Received
Action Date: 9/25/2008
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Map ID
Direction
Distance
Elevation

Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

RED LION INN (Continued)**S109146556**

Action Type: Response Action Outcome - RAO
Action Status: RAO Statement Received
Action Date: 9/25/2008
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Chemicals:
Chemical: GASOLINE
Quantity: 18 gallons
Location Type: COMMERCIAL
Location Type: PRIVPROP
Source: VEHICLE

23
NE
1/4-1/2
0.490 mi.
2588 ft.

SPRING & SOUTH MAIN STS
109 SOUTH MAIN ST
COHASSET, MA 02025

MA LUST S102086037
MA RELEASE N/A

Relative:
Lower

LUST:

Actual:
15 ft.

Facility:

Name: SPRING & SOUTH MAIN STS
Address: 109 SOUTH MAIN ST
City,State,Zip: COHASSET, MA 02025
Current Status: **Response Action Outcome**
Release Tracking Number/Current Status: 4-3011599 / RAO
Status Date: 11/15/1994
Source Type: UST
Release Town: COHASSET
Notification Date: 09/16/1994
Category: 72 HR
Associated ID: Not reported
Phase: Not reported
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.

Oil Or Haz Material:

Oil

Location Type:

RESIDENTIAL

Source:

UST

Click here to access the MA DEP site for this facility:

Chemicals:
Chemical: #2 FUEL OIL
Quantity: 90 parts per million
Chemical: #2 FUEL OIL
Quantity: Not reported

Actions:

Action Type: RLFA
Action Status: FOLOFF
Action Date: 1/31/1997
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SPRING & SOUTH MAIN STS (Continued)

S102086037

Action Type:	RNF
Action Status:	Reportable Release under MGL 21E
Action Date:	11/15/1994
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Immediate Response Action
Action Status:	Completion Statement Received
Action Date:	11/15/1994
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Response Action Outcome - RAO
Action Status:	RAO Statement Received
Action Date:	11/15/1994
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Immediate Response Action
Action Status:	Oral Approval of Plan or Action
Action Date:	9/16/1994
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	9/16/1994
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date:	9/22/1994
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.

Release:

Name:	SPRING & SOUTH MAIN STS
Address:	109 SOUTH MAIN ST
City,State,Zip:	COHASSET, MA 02025
Release Tracking Number/Current Status:	4-3011599 / RAO
Primary ID:	Not reported
Official City:	COHASSET
Notification:	09/16/1994
Category:	72 HR
Status Date:	11/15/1994
Phase:	Not reported
Response Action Outcome:	A2 - A permanent solution has been achieved. Contamination has not been reduced to background.
Oil / Haz Material Type:	Oil

Click here to access the MA DEP site for this facility:

Actions:

Action Type:	RLFA
--------------	------

Map ID
Direction
Distance
Elevation

Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

SPRING & SOUTH MAIN STS (Continued)

S102086037

Action Status:	FOLOFF
Action Date:	1/31/1997
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	RNF
Action Status:	Reportable Release under MGL 21E
Action Date:	11/15/1994
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Immediate Response Action
Action Status:	Completion Statement Received
Action Date:	11/15/1994
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Response Action Outcome - RAO
Action Status:	RAO Statement Received
Action Date:	11/15/1994
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Immediate Response Action
Action Status:	Oral Approval of Plan or Action
Action Date:	9/16/1994
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	9/16/1994
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date:	9/22/1994
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Chemicals:	
Chemical:	#2 FUEL OIL
Quantity:	90 parts per million
Chemical:	#2 FUEL OIL
Quantity:	Not reported
Location Type:	RESIDENTIAL
Source:	UST

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

E24
West
1/4-1/2
0.493 mi.
2605 ft.
SUNOCO STATION
391 CHIEF JUSTICE CUSHING HWY
COHASSET, MA 02025
Site 1 of 3 in cluster E

MA SHWS
MA RELEASE
MA UIC
S110479538
N/A

Relative:
Lower

SHWS:

Actual:
82 ft.

Name: SUNOCO STATION
Address: 391 CHIEF JUSTICE CUSHING HWY
City, State, Zip: COHASSET, MA 020250000
Facility ID: 4-3002378
Source Type: Not reported
Release Town: COHASSET
Notification Date: 01/17/1989
Category: NONE
Associated ID: Not reported
Current Status: DEPNFA
Status Date: 05/02/1996
Phase: Not reported
Response Action Outcome: Not reported
Oil Or Haz Material: Not reported

Release:

Name: FORMER SUNOCO STATION
Address: 391 CHIEF JUSTICE CUSHING HWY
City, State, Zip: COHASSET, MA
Release Tracking Number/Current Status: 4-0022757 / RAO
Primary ID: Not reported
Official City: COHASSET
Notification: 07/27/2010
Category: 72 HR
Status Date: 07/22/2011
Phase: Not reported
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.
Oil / Haz Material Type: Oil

Click here to access the MA DEP site for this facility:

Actions:

Action Type: BOL
Action Status: Transmittal, Notice, or Notification Received
Action Date: 1/27/2011
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO
Action Status: Level I - Technical Screen Audit
Action Date: 10/26/2011
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Level I - Technical Screen Audit
Action Date: 12/21/2010
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

SUNOCO STATION (Continued)**S110479538**

Action Type:	Immediate Response Action
Action Status:	Completion Statement Received
Action Date:	12/8/2010
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Response Action Outcome - RAO
Action Status:	RAO Statement Received
Action Date:	7/22/2011
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Immediate Response Action
Action Status:	Oral Approval of Plan or Action
Action Date:	7/27/2010
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	7/27/2010
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Response Action Outcome - RAO
Action Status:	Fee Received - FMCRA Use Only
Action Date:	7/27/2011
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	RLFA
Action Status:	FLDRAN
Action Date:	7/28/2010
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	RLFA
Action Status:	FLDD1A
Action Date:	7/28/2010
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	RNFE
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	9/16/2010
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Immediate Response Action
Action Status:	Written Plan Received
Action Date:	9/20/2010
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date:	9/29/2010

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUNOCO STATION (Continued)

S110479538

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Chemicals:

Chemical: GASOLINE
Quantity: 272 parts per million
Location Type: COMMERCIAL
Source: UST

Name: SUNOCO STATION
Address: 391 CHIEF JUSTICE CUSHING HWY
City,State,Zip: COHASSET, MA 020250000
Release Tracking Number/Current Status: 4-3002378 / DEPNFA
Primary ID: Not reported
Official City: COHASSET
Notification: 01/17/1989
Category: NONE
Status Date: 05/02/1996
Phase: Not reported
Response Action Outcome: -
Oil / Haz Material Type: Not reported

Click here to access the MA DEP site for this facility:

Actions:

Action Type: Release Disposition
Action Status: Valid Transition Site
Action Date: 1/17/1989
Response Action Outcome: Not reported

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)
Action Date: 1/17/1989
Response Action Outcome: Not reported

Action Type: TREGS
Action Status: DEPNFA
Action Date: 5/2/1996
Response Action Outcome: Not reported

Action Type: TREGS
Action Status: LSPFA
Action Date: 7/18/1996
Response Action Outcome: Not reported

Action Type: Release Abatement Measure
Action Status: Written Plan Received
Action Date: 7/18/1996
Response Action Outcome: Not reported

Action Type: Release Abatement Measure
Action Status: Fee Received - FMCRA Use Only
Action Date: 7/23/1996
Response Action Outcome: Not reported

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

SUNOCO STATION (Continued)**S110479538**

Chemicals:

Chemical:

UNKNOWN

Quantity:

Not reported

UIC:

RTN Number:

Not reported

Name:

SUNOCO

Address:

391 CHIEF JUSTICE HIGHWAY

City,State,Zip:

COHASSET, MA

Permit Date:

Not reported

Actor Name:

Not reported

Air Sparging:

Not reported

Injection Well:

Not reported

ReInjection Well:

Not reported

UIC APL Type:

WS-06d

Latitude:

Not reported

Well Status:

Not reported

Longitude:

Not reported

UIC ID:

Not reported

EPA Code:

Not reported

Indicates Area:

Not reported

Number of Wells:

Not reported

Owner:

SUN COMPANY INC.; K. HAHN

Receive Date:

Not reported

Authorization to Install/Close Date:

Not reported

Confirmation of Install Receive:

Not reported

Post-Closure Receive:

10/06/1993

Final Approval Date:

Not reported

Permit Number:

Not reported

Permit Type:

Not reported

Permit Type Description:

Not reported

Program:

Not reported

Applicant Name:

Not reported

Decision Date:

Not reported

Operator Name:

Not reported

Well ID:

Not reported

Well Type Name:

Not reported

Max Well Depth:

Not reported

Date Complete:

Not reported

Work Performed:

Not reported

Depth to Bedrock:

Not reported

Water Level:

Not reported

E25
West
1/4-1/2
0.493 mi.
2605 ft.

STOP & SHOP FUEL #0482
391 CHIEF JUSTICE CUSHING HWY
COHASSET, MA 02025

MA LUST **U001008348**
MA UST **N/A**

Site 2 of 3 in cluster E

Relative:
Lower

LUST:

Actual:
82 ft.

Facility:

Name:

FORMER SUNOCO STATION

Address:

391 CHIEF JUSTICE CUSHING HW

City,State,Zip:

COHASSET, MA

Current Status:**Response Action Outcome**

Release Tracking Number/Current Status: 4-0022757 / RAO

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

STOP & SHOP FUEL #0482 (Continued)

U001008348

Status Date: 07/22/2011
 Source Type: UST
 Release Town: COHASSET
 Notification Date: 07/27/2010
 Category: 72 HR
 Associated ID: Not reported
 Phase: Not reported
 Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.
 Oil Or Haz Material: Oil
 Location Type: COMMERCIAL
 Source: UST

[Click here to access the MA DEP site for this facility:](#)

Chemicals:
 Chemical: GASOLINE
 Quantity: 272 parts per million

Actions:

Action Type: BOL
 Action Status: Transmittal, Notice, or Notification Received
 Action Date: 1/27/2011
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO
 Action Status: Level I - Technical Screen Audit
 Action Date: 10/26/2011
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
 Action Status: Level I - Technical Screen Audit
 Action Date: 12/21/2010
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
 Action Status: Completion Statement Received
 Action Date: 12/8/2010
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO
 Action Status: RAO Statement Received
 Action Date: 7/22/2011
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
 Action Status: Oral Approval of Plan or Action
 Action Date: 7/27/2010
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Map ID
Direction
Distance
Elevation

Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

STOP & SHOP FUEL #0482 (Continued)

U001008348

reduced to background.

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 7/27/2010
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO
Action Status: Fee Received - FMCRA Use Only
Action Date: 7/27/2011
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RLFA
Action Status: FLDRAN
Action Date: 7/28/2010
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RLFA
Action Status: FLDD1A
Action Date: 7/28/2010
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RNFE
Action Status: Transmittal, Notice, or Notification Received
Action Date: 9/16/2010
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Written Plan Received
Action Date: 9/20/2010
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date: 9/29/2010
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

UST:

Facility ID: 18996
Name: STOP & SHOP FUEL #0482
Address: 391 CHIEF JUSTICE CUSHING HWY
Address 2: Not reported
City,State,Zip: COHASSET, MA 02025
Owner ID: 201
Owner: THE STOP & SHOP SUPERMARKET COMPANY LLC
Owner Address: 1385 HANCOCK ST
Owner Address 2: Not reported
Owner City,State,Zip: QUINCY, MA 02169
Telephone: 7813832101

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

STOP & SHOP FUEL #0482 (Continued)

U001008348

Description: Retail Motor Vehicle Fuel Dispensing
Contact Name: Ken Kehres
Contact Address: 1149 Harrisburg Pike
Contact Address 2: Not reported
Contact City,State,Zip: Carlisle, PA 17013
Contact Email: kkehres@ahold.com
Update: 2016-04-25 00:00:00
Update By: Not reported
Facility Status: OPEN
Longitude: -70.82135
Latitude: 42.23291
URL: <https://ma-ust.windsorcloud.com/ust/facility/18996>

UST:

Facility ID: 18996
Tank ID: 2
Capacity: 8000.00000
Substance: Gasoline
Tank Construct: Double-walled non-corrodible (including "composite") material (cathodic protection not required)
Tank Usage: Motor Vehicle
Pipe Construct: Double-walled non-corrodible material (No corrosion protection required)
Pipe Type: Not reported
Latitude: Not reported
Longitude: Not reported
Date Installed: 03/01/1989
Number of Compartment: Not reported
Pipe Install Date: Not reported
Pipe Leak Install Date: Not reported
Submersible Sump: N
Submersible Sump Install Date: Not reported
Turbine Sump: N
Turbine Sump Sensor: N
Intermediate Sump: N
Intermediate Sump Sensor: N
Spill Bucket Installed Date: Not reported
Spill Bucket Sensor: N
Tank Status: Tank Removed
Status Date: 07/27/2010
Overfill Protect Install: Not reported
Overfill Protect Type: Not reported
Automatic Line Leak Detect: Not reported
Tank Corrosion Type: Not reported
Leak Corrosion Type: Not reported
Tank Leak Detection: Continuous Interstitial Monitoring
Pipe Leak Detection: Annual Automatic Line Leak Detection Test

Facility ID: 18996
Tank ID: 9
Capacity: 4000.00000
Substance: Gasoline
Tank Construct: Not reported
Tank Usage: Not reported
Pipe Construct: Not reported
Pipe Type: Not reported
Latitude: Not reported
Longitude: Not reported

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

STOP & SHOP FUEL #0482 (Continued)**U001008348**

Date Installed:	09/05/1966
Number of Compartment:	Not reported
Pipe Install Date:	Not reported
Pipe Leak Install Date:	Not reported
Submersible Sump:	N
Submersible Sump Install Date:	Not reported
Turbine Sump:	N
Turbine Sump Sensor:	N
Intermediate Sump:	N
Intermediate Sump Sensor:	N
Spill Bucket Installed Date:	Not reported
Spill Bucket Sensor:	N
Tank Status:	Tank Removed
Status Date:	09/05/1986
Overfill Protect Install:	Not reported
Overfill Protect Type:	Not reported
Automatic Line Leak Detect:	Not reported
Tank Corrosion Type:	Not reported
Leak Corrosion Type:	Not reported
Tank Leak Detection:	Not reported
Pipe Leak Detection:	Not reported
Facility ID:	18996
Tank ID:	12
Capacity:	10000.00000
Substance:	Gasoline
Tank Construct:	Double-walled non-corrodible (including "composite") material (cathodic protection not required)
Tank Usage:	Motor Vehicle
Pipe Construct:	Double-walled non-corrodible material (No corrosion protection required)
Pipe Type:	Pressurized piping system with electronic automatic line leak detection
Latitude:	42.23291
Longitude:	-70.82135
Date Installed:	03/14/2013
Number of Compartment:	Not reported
Pipe Install Date:	03/14/2013
Pipe Leak Install Date:	03/14/2013
Submersible Sump:	Y
Submersible Sump Install Date:	03/14/2013
Turbine Sump:	Y
Turbine Sump Sensor:	Y
Intermediate Sump:	N
Intermediate Sump Sensor:	N
Spill Bucket Installed Date:	05/05/2021
Spill Bucket Sensor:	N
Tank Status:	In Use
Status Date:	Not reported
Overfill Protect Install:	05/05/2021
Overfill Protect Type:	Automatic shut-off valve
Automatic Line Leak Detect:	03/14/2013
Tank Corrosion Type:	Not reported
Leak Corrosion Type:	Not reported
Tank Leak Detection:	Continuous Interstitial Monitoring
Pipe Leak Detection:	Continuous Interstitial Space Monitoring

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

STOP & SHOP FUEL #0482 (Continued)

U001008348

Facility ID: 18996
 Tank ID: 1
 Capacity: 8000.00000
 Substance: Gasoline
 Tank Construct: Double-walled non-corrodible (including "composite") material (cathodic protection not required)
 Tank Usage: Motor Vehicle
 Pipe Construct: Double-walled non-corrodible material (No corrosion protection required)
 Pipe Type: Not reported
 Latitude: Not reported
 Longitude: Not reported
 Date Installed: 03/01/1989
 Number of Compartment: Not reported
 Pipe Install Date: Not reported
 Pipe Leak Install Date: Not reported
 Submersible Sump: N
 Submersible Sump Install Date: Not reported
 Turbine Sump: N
 Turbine Sump Sensor: N
 Intermediate Sump: N
 Intermediate Sump Sensor: N
 Spill Bucket Installed Date: Not reported
 Spill Bucket Sensor: N
 Tank Status: Tank Removed
 Status Date: 07/27/2010
 Overfill Protect Install: Not reported
 Overfill Protect Type: Not reported
 Automatic Line Leak Detect: Not reported
 Tank Corrosion Type: Not reported
 Leak Corrosion Type: Not reported
 Tank Leak Detection: Continuous Interstitial Monitoring
 Pipe Leak Detection: Annual Automatic Line Leak Detection Test

Facility ID: 18996
 Tank ID: 4
 Capacity: 1000.00000
 Substance: Waste Oil
 Tank Construct: Double-walled non-corrodible (including "composite") material (cathodic protection not required)
 Tank Usage: Not reported
 Pipe Construct: Not reported
 Pipe Type: Not reported
 Latitude: Not reported
 Longitude: Not reported
 Date Installed: 01/01/1989
 Number of Compartment: Not reported
 Pipe Install Date: Not reported
 Pipe Leak Install Date: Not reported
 Submersible Sump: N
 Submersible Sump Install Date: Not reported
 Turbine Sump: N
 Turbine Sump Sensor: N
 Intermediate Sump: N
 Intermediate Sump Sensor: N
 Spill Bucket Installed Date: Not reported
 Spill Bucket Sensor: N

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

STOP & SHOP FUEL #0482 (Continued)**U001008348**

Tank Status:	Tank Removed
Status Date:	07/27/2010
Overfill Protect Install:	Not reported
Overfill Protect Type:	Not reported
Automatic Line Leak Detect:	Not reported
Tank Corrosion Type:	Not reported
Leak Corrosion Type:	Not reported
Tank Leak Detection:	Continuous Interstitial Monitoring
Pipe Leak Detection:	Not reported
Facility ID:	18996
Tank ID:	13
Capacity:	30000.00000
Substance:	Gasoline
Tank Construct:	Double-walled non-corrodible (including "composite") material (cathodic protection not required)
Tank Usage:	Motor Vehicle
Pipe Construct:	Double-walled non-corrodible material (No corrosion protection required)
Pipe Type:	Pressurized piping system with electronic automatic line leak detection
Latitude:	42.23291
Longitude:	-70.82135
Date Installed:	03/14/2013
Number of Compartment:	Not reported
Pipe Install Date:	03/14/2013
Pipe Leak Install Date:	03/14/2013
Submersible Sump:	Y
Submersible Sump Install Date:	03/14/2013
Turbine Sump:	Y
Turbine Sump Sensor:	Y
Intermediate Sump:	Y
Intermediate Sump Sensor:	Y
Spill Bucket Installed Date:	05/05/2021
Spill Bucket Sensor:	N
Tank Status:	In Use
Status Date:	Not reported
Overfill Protect Install:	05/05/2021
Overfill Protect Type:	Automatic shut-off valve
Automatic Line Leak Detect:	03/14/2013
Tank Corrosion Type:	Not reported
Leak Corrosion Type:	Not reported
Tank Leak Detection:	Continuous Interstitial Monitoring
Pipe Leak Detection:	Continuous Interstitial Space Monitoring
Facility ID:	18996
Tank ID:	5
Capacity:	1000.00000
Substance:	Bulk Heating or Fuel Oil (#2,#4,#6)
Tank Construct:	Double-walled non-corrodible (including "composite") material (cathodic protection not required)
Tank Usage:	Not reported
Pipe Construct:	Not reported
Pipe Type:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Date Installed:	01/01/1989

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

STOP & SHOP FUEL #0482 (Continued)

U001008348

Number of Compartment: Not reported
Pipe Install Date: Not reported
Pipe Leak Install Date: Not reported
Submersible Sump: N
Submersible Sump Install Date: Not reported
Turbine Sump: N
Turbine Sump Sensor: N
Intermediate Sump: N
Intermediate Sump Sensor: N
Spill Bucket Installed Date: Not reported
Spill Bucket Sensor: N
Tank Status: Tank Removed
Status Date: 07/27/2010
Overfill Protect Install: Not reported
Overfill Protect Type: Not reported
Automatic Line Leak Detect: Not reported
Tank Corrosion Type: Not reported
Leak Corrosion Type: Not reported
Tank Leak Detection: Continuous Interstitial Monitoring
Pipe Leak Detection: Not reported

Facility ID: 18996
Tank ID: 8
Capacity: 4000.00000
Substance: Gasoline
Tank Construct: Not reported
Tank Usage: Not reported
Pipe Construct: Not reported
Pipe Type: Not reported
Latitude: Not reported
Longitude: Not reported
Date Installed: 09/05/1966
Number of Compartment: Not reported
Pipe Install Date: Not reported
Pipe Leak Install Date: Not reported
Submersible Sump: N
Submersible Sump Install Date: Not reported
Turbine Sump: N
Turbine Sump Sensor: N
Intermediate Sump: N
Intermediate Sump Sensor: N
Spill Bucket Installed Date: Not reported
Spill Bucket Sensor: N
Tank Status: Tank Removed
Status Date: 09/05/1986
Overfill Protect Install: Not reported
Overfill Protect Type: Not reported
Automatic Line Leak Detect: Not reported
Tank Corrosion Type: Not reported
Leak Corrosion Type: Not reported
Tank Leak Detection: Not reported
Pipe Leak Detection: Not reported

Facility ID: 18996
Tank ID: 6
Capacity: 550.00000
Substance: Waste Oil

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

STOP & SHOP FUEL #0482 (Continued)**U001008348**

Tank Construct:	Not reported
Tank Usage:	Not reported
Pipe Construct:	Not reported
Pipe Type:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Date Installed:	09/05/1966
Number of Compartment:	Not reported
Pipe Install Date:	Not reported
Pipe Leak Install Date:	Not reported
Submersible Sump:	N
Submersible Sump Install Date:	Not reported
Turbine Sump:	N
Turbine Sump Sensor:	N
Intermediate Sump:	N
Intermediate Sump Sensor:	N
Spill Bucket Installed Date:	Not reported
Spill Bucket Sensor:	N
Tank Status:	Tank Removed
Status Date:	09/05/1986
Overfill Protect Install:	Not reported
Overfill Protect Type:	Not reported
Automatic Line Leak Detect:	Not reported
Tank Corrosion Type:	Not reported
Leak Corrosion Type:	Not reported
Tank Leak Detection:	Not reported
Pipe Leak Detection:	Not reported
Facility ID:	18996
Tank ID:	3
Capacity:	8000.00000
Substance:	Gasoline
Tank Construct:	Double-walled non-corrodible (including "composite") material (cathodic protection not required)
Tank Usage:	Motor Vehicle
Pipe Construct:	Double-walled non-corrodible material (No corrosion protection required)
Pipe Type:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Date Installed:	03/01/1989
Number of Compartment:	Not reported
Pipe Install Date:	Not reported
Pipe Leak Install Date:	Not reported
Submersible Sump:	N
Submersible Sump Install Date:	Not reported
Turbine Sump:	N
Turbine Sump Sensor:	N
Intermediate Sump:	N
Intermediate Sump Sensor:	N
Spill Bucket Installed Date:	Not reported
Spill Bucket Sensor:	N
Tank Status:	Tank Removed
Status Date:	07/27/2010
Overfill Protect Install:	Not reported
Overfill Protect Type:	Not reported
Automatic Line Leak Detect:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

STOP & SHOP FUEL #0482 (Continued)

U001008348

Tank Corrosion Type: Not reported
Leak Corrosion Type: Not reported
Tank Leak Detection: Continuous Interstitial Monitoring
Pipe Leak Detection: Annual Automatic Line Leak Detection Test

Facility ID: 18996
Tank ID: 7
Capacity: 550.00000
Substance: Diesel
Tank Construct: Not reported
Tank Usage: Not reported
Pipe Construct: Not reported
Pipe Type: Not reported
Latitude: Not reported
Longitude: Not reported
Date Installed: 09/05/1966
Number of Compartment: Not reported
Pipe Install Date: Not reported
Pipe Leak Install Date: Not reported
Submersible Sump: N
Submersible Sump Install Date: Not reported
Turbine Sump: N
Turbine Sump Sensor: N
Intermediate Sump: N
Intermediate Sump Sensor: N
Spill Bucket Installed Date: Not reported
Spill Bucket Sensor: N
Tank Status: Tank Removed
Status Date: 09/08/1986
Overfill Protect Install: Not reported
Overfill Protect Type: Not reported
Automatic Line Leak Detect: Not reported
Tank Corrosion Type: Not reported
Leak Corrosion Type: Not reported
Tank Leak Detection: Not reported
Pipe Leak Detection: Not reported

Facility ID: 18996
Tank ID: 10
Capacity: 4000.00000
Substance: Gasoline
Tank Construct: Not reported
Tank Usage: Not reported
Pipe Construct: Not reported
Pipe Type: Not reported
Latitude: Not reported
Longitude: Not reported
Date Installed: 09/05/1986
Number of Compartment: Not reported
Pipe Install Date: Not reported
Pipe Leak Install Date: Not reported
Submersible Sump: N
Submersible Sump Install Date: Not reported
Turbine Sump: N
Turbine Sump Sensor: N
Intermediate Sump: N
Intermediate Sump Sensor: N

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

STOP & SHOP FUEL #0482 (Continued)**U001008348**

Spill Bucket Installed Date: Not reported
 Spill Bucket Sensor: N
 Tank Status: Tank Removed
 Status Date: 09/08/1986
 Overfill Protect Install: Not reported
 Overfill Protect Type: Not reported
 Automatic Line Leak Detect: Not reported
 Tank Corrosion Type: Not reported
 Leak Corrosion Type: Not reported
 Tank Leak Detection: Not reported
 Pipe Leak Detection: Not reported

Facility ID: 18996
 Tank ID: 11
 Capacity: 4000.00000
 Substance: Gasoline
 Tank Construct: Not reported
 Tank Usage: Not reported
 Pipe Construct: Not reported
 Pipe Type: Not reported
 Latitude: Not reported
 Longitude: Not reported
 Date Installed: 09/05/1966
 Number of Compartment: Not reported
 Pipe Install Date: Not reported
 Pipe Leak Install Date: Not reported
 Submersible Sump: N
 Submersible Sump Install Date: Not reported
 Turbine Sump: N
 Turbine Sump Sensor: N
 Intermediate Sump: N
 Intermediate Sump Sensor: N
 Spill Bucket Installed Date: Not reported
 Spill Bucket Sensor: N
 Tank Status: Tank Removed
 Status Date: 09/05/1986
 Overfill Protect Install: Not reported
 Overfill Protect Type: Not reported
 Automatic Line Leak Detect: Not reported
 Tank Corrosion Type: Not reported
 Leak Corrosion Type: Not reported
 Tank Leak Detection: Not reported
 Pipe Leak Detection: Not reported

E26
West
1/4-1/2
0.493 mi.
2605 ft.

FORMER SUNOCO STATION
391 CHIEF JUSTICE CUSHING HW
COHASSET, MA 0

UST FINDER RELEASE 1028965981
N/A

Site 3 of 3 in cluster E

Relative:
Lower

UST FINDER RELEASE:

Actual:
82 ft.

Object ID: 202427
 Facility ID: Not reported
 Lust ID: MA4-0022757
 Name: FORMER SUNOCO STATION
 Address: 391 CHIEF JUSTICE CUSHING HW
 City,State,Zip: COHASSET, MA 0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FORMER SUNOCO STATION (Continued)

1028965981

Address Match Type:	PointAddress
Reported Date:	2010/07/27 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	161
Domestic Wells within 1500ft:	2
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	1
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	Geocode
X Coord:	-70.82119141
Y Coord:	42.2331086
Latitude:	42.2331086
Longitude:	-70.8211914099999

F27
ENE
1/2-1
0.507 mi.
2677 ft.

HAJJ AUTOCARE
147 SOUTH MAIN STREET
COHASSET, MA

Site 1 of 2 in cluster F

MA SHWS
MA RELEASE
MA SPILLS
MA ASBESTOS

S101029440
N/A

Relative:
Lower

Actual:
6 ft.

SHWS:	
Name:	HAJJ AUTOCARE
Address:	147 SOUTH MAIN STREET
City,State,Zip:	COHASSET, MA
Facility ID:	4-0027719
Source Type:	UNKNOWN
Release Town:	COHASSET
Notification Date:	04/04/2019
Category:	TWO HR
Associated ID:	Not reported
Current Status:	PSNC
Status Date:	02/27/2020
Phase:	Not reported
Response Action Outcome:	PN
Oil Or Haz Material:	Not reported

Release:

Name:	HAJJ AUTOCARE
Address:	147 SOUTH MAIN STREET
City,State,Zip:	COHASSET, MA

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

HAJJ AUTOCARE (Continued)**S101029440**

Release Tracking Number/Current Status: 4-0027719 / PSNC

Primary ID: Not reported

Official City: COHASSET

Notification: 04/04/2019

Category: TWO HR

Status Date: 02/27/2020

Phase: Not reported

Response Action Outcome: PN - PN

Oil / Haz Material Type: Not reported

Click here to access the MA DEP site for this facility:

Actions:

Action Type: Response Action Outcome - RAO

Action Status: PSNRCD

Action Date: 2/27/2020

Response Action Outcome: PN

Action Type: Immediate Response Action

Action Status: Completion Statement Received

Action Date: 2/27/2020

Response Action Outcome: PN

Action Type: Response Action Outcome - RAO

Action Status: Fee Received - FMCRA Use Only

Action Date: 3/5/2020

Response Action Outcome: PN

Action Type: RLFA

Action Status: FOLFLD

Action Date: 4/10/2019

Response Action Outcome: PN

Action Type: RLFA

Action Status: FOLFLD

Action Date: 4/12/2019

Response Action Outcome: PN

Action Type: Immediate Response Action

Action Status: Level I - Technical Screen Audit

Action Date: 4/16/2020

Response Action Outcome: PN

Action Type: Response Action Outcome - RAO

Action Status: Level I - Technical Screen Audit

Action Date: 4/16/2020

Response Action Outcome: PN

Action Type: A Notice sent to a Potentially Responsible Party (PRP)

Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.

Action Date: 4/19/2019

Response Action Outcome: PN

Action Type: RLFA

Action Status: FOLFLD

Action Date: 4/26/2019

Response Action Outcome: PN

Map ID		MAP FINDINGS			
Direction					
Distance					
Elevation	Site		Database(s)	EDR ID Number	EPA ID Number

HAJJ AUTOCARE (Continued)**S101029440**

Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	4/4/2019
Response Action Outcome:	PN
Action Type:	RLFA
Action Status:	FLDD1A
Action Date:	4/4/2019
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Oral Approval of Plan or Action
Action Date:	4/4/2019
Response Action Outcome:	PN
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	FLDISS
Action Date:	4/4/2019
Response Action Outcome:	PN
Action Type:	RLFA
Action Status:	FOLFLD
Action Date:	4/5/2019
Response Action Outcome:	PN
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	FLDISS
Action Date:	4/8/2019
Response Action Outcome:	PN
Action Type:	RLFA
Action Status:	FOLFLD
Action Date:	5/20/2019
Response Action Outcome:	PN
Action Type:	RLFA
Action Status:	FOLOFF
Action Date:	5/20/2019
Response Action Outcome:	PN
Action Type:	RLFA
Action Status:	PRPMTG
Action Date:	5/20/2019
Response Action Outcome:	PN
Action Type:	RNFE
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	5/31/2019
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Written Plan Received
Action Date:	6/4/2019
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Level I - Technical Screen Audit

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

HAJJ AUTOCARE (Continued)**S101029440**

Action Date: 6/7/2019
 Response Action Outcome: PN

Action Type: Immediate Response Action
 Action Status: Status or Interim Report Received
 Action Date: 8/7/2019
 Response Action Outcome: PN

Action Type: Immediate Response Action
 Action Status: Modified Revised or Updated Plan Received
 Action Date: 8/7/2019
 Response Action Outcome: PN

Action Type: Immediate Response Action
 Action Status: Level I - Technical Screen Audit
 Action Date: 9/19/2019
 Response Action Outcome: PN

Chemicals:

Chemical: Not reported
 Quantity: Not reported
 Location Type: COMMERCIAL
 Location Type: FORMER AUT
 Source: UNKNOWN

MA Spills:

Facility ID:	0000	Spill ID:	N85-0716
Staff Lead:	BESTER	Date Entered:	Not reported
Last Entered:	Not reported	First Response:	Not reported
Spill Date:	19850919	Spill Time:	Not reported
Report Date:	Not reported	Report Time:	Not reported
Case Closed:	YES	Mat Type:	Not reported
Virgin Waste:	Not reported	Contam Soil:	Not reported
Env Impact:	Not reported	Other Impact:	Not reported
Material:	TRANSMISSION OIL	Other Material:	Not reported
Qty Reported:	2-3 GAL.	Qty Actual:	Not reported
Qty Reported:	Not reported	Qty Actual:	Not reported
CAS No:	Not reported	PCB Lev (ppm):	Not reported
Source:	Not reported	Other Source:	Not reported
Incident:	Not reported	Other Incdnt:	Not reported
Cleanup Type:	Not reported	Contractor:	Not reported
Referral:	Not reported	LUST Elig:	Not reported
Report Prep:	Not reported	Category:	Not reported
Notifier:	Not reported		
Notif Tel:	Not reported		
Days/Close:	1		

ASBESTOS:

Name: 147 SOUTH MAIN STREET
 Address: 147 SOUTH MAIN STREET
 City,State,Zip: COHASSET, MA
 Notification: Not reported
 DEP Region: Not reported
 Notifiers Name: Not reported
 Start Date: 07/31/2019
 End Date: 08/16/2019

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HAJJ AUTOCARE (Continued)

S101029440

Date Entered: Not reported
 Entry Date: 08/14/2019
 Quantity Material Removed SF: 8100
 Quantity Material Removed LF: Not reported
 Project Description: OTHER DEMO DEBRIS
 AR Tracking ID: 326499
 Super Lic Number: AS001122
 Monitor Lic Number: AM0
 Lab Lic Number: AA000006
 Year: 2019
 Sticker Number: 100313168R
 Form Type: ANF-001
 Fee Status: THIRTY FIVE
 Facility Phone: 7815884849
 Sub Town: Not reported
 Worksite: AUTO GARAGE
 Occupied: 0
 Contractor: AC000790
 Contract Type: WRITTEN
 Hours: 7-5
 Project Type: Renv
 Abatement Process: oth:EXCLUSION ZONE
 Location: OUTDOORS
 Decon Process: 3 STAGE DECON
 Disposal Methods: ALL MATERIAL SHALL BE PLACED INTO LINED WASTE CONTAINERS
 Facility Usage: AUTO GARAGE
 Waiver Given: Not reported
 DEP Waiver Number: SAW-19-358
 DLWD Waiver Number: 26431-2019
 Small Owner Occ: 0
 Owner Name: SCHIAVO REALTY TRUST
 Owner Address: 2103 OCEAN STREET
 Owner City: MARSHFIELD
 Owner State: MA
 On Site Manager Name: JOHN SCHIAVO
 On Site Manager Phone: 7815884849
 Ins Comp: GREAT DIVIDE INSURANCE GROUP
 Policy Number: 800692816
 EXP Date: 11/1/2019
 Facility Size: 1000
 Transporter Name: MINERVA ENTERPRISES
 Transporter Address: 9000 MINERVA ROAD
 Transporter City: WAYNESBURG
 Transporter State: OH
 Final Site: Not reported
 Certified Name: ERIN CONNELLY
 Cert Sign Date: 08/14/2019
 Certified Company: KARMA ENVIRONMENTAL
 Certified Phone: 6174054807
 Entered_by: KARMA1

 Name: 147 SOUTH MAIN STREET
 Address: 147 SOUTH MAIN STREET
 City,State,Zip: COHASSET, MA
 Notification: Not reported
 DEP Region: Not reported
 Notifiers Name: Not reported

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

HAJJ AUTOCARE (Continued)**S101029440**

Start Date: 07/31/2019
 End Date: 08/14/2019
 Date Entered: Not reported
 Entry Date: 07/30/2019
 Quantity Material Removed SF: 8100
 Quantity Material Removed LF: Not reported
 Project Description: OTHER DEMO DEBRIS
 AR Tracking ID: 325296
 Super Lic Number: AS001122
 Monitor Lic Number: AM0
 Lab Lic Number: AA000006
 Year: 2019
 Sticker Number: 100313168
 Form Type: ANF-001
 Fee Status: HUNDRED
 Facility Phone: 7815884849
 Sub Town: Not reported
 Worksite: AUTO GARAGE
 Occupied: 0
 Contractor: AC000790
 Contract Type: WRITTEN
 Hours: 7-5
 Project Type: Renv
 Abatement Process: oth:EXCLUSION ZONE
 Location: OUTDOORS
 Decon Process: 3 STAGE DECON
 Disposal Methods: ALL MATERIAL SHALL BE PLACED INTO LINED WASTE CONTAINERS
 Facility Usage: AUTO GARAGE
 Waiver Given: Not reported
 DEP Waiver Number: SAW-19-358
 DLWD Waiver Number: 26431-2019
 Small Owner Occ: 0
 Owner Name: SCHIAVO REALTY TRUST
 Owner Address: 2103 OCEAN STREET
 Owner City: MARSHFIELD
 Owner State: MA
 On Site Manager Name: JOHN SCHIAVO
 On Site Manager Phone: 7815884849
 Ins Comp: GREAT DIVIDE INSURANCE GROUP
 Policy Number: 800692816
 EXP Date: 11/1/2019
 Facility Size: 1000
 Transporter Name: MINERVA ENTERPRISES
 Transporter Address: 9000 MINERVA ROAD
 Transporter City: WAYNESBURG
 Transporter State: OH
 Final Site: Not reported
 Certified Name: ERIN CONNELLY
 Cert Sign Date: 07/30/2019
 Certified Company: KARMA ENVIRONMENTAL
 Certified Phone: 6174054807
 Entered_by: KARMA1

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

F28
ENE
1/2-1
0.507 mi.
2677 ft.
COHASSET SERVICE STATION
151 SOUTH MAIN ST
COHASSET, MA 02025
Site 2 of 2 in cluster F

MA SHWS
MA RELEASE
MA SPILLS
MA HW GEN
S101040046
N/A

Relative:
Lower

Actual:
6 ft.

SHWS:
Name: GASOLINE STATION
Address: 151 SOUTH MAIN ST
City,State,Zip: COHASSET, MA 020250000
Facility ID: 4-3025746
Source Type: UNKNOWN
Release Town: COHASSET
Notification Date: 03/29/2006
Category: 120 DY
Associated ID: Not reported
Current Status: URAM
Status Date: 04/26/2006
Phase: Not reported
Response Action Outcome: Not reported
Oil Or Haz Material: Oil

Release:
Name: COHASSET SERVICE STATION
Address: 151 SOUTH MAIN ST
City,State,Zip: COHASSET, MA 020250000
Release Tracking Number/Current Status: 4-3003655 / TIERI
Primary ID: Not reported
Official City: COHASSET
Notification: 09/26/1991
Category: NONE
Status Date: 10/24/1997
Phase: Not reported
Response Action Outcome: -
Oil / Haz Material Type: Oil

Click here to access the MA DEP site for this facility:

Actions:

Action Type: FTLI
Action Status: APPACC
Action Date: 1/12/2022
Response Action Outcome: Not reported

Action Type: Release Abatement Measure
Action Status: Completion Statement Received
Action Date: 1/30/1998
Response Action Outcome: Not reported

Action Type: Compliance and Enforcement Action
Action Status: Interim Deadline Letter Issued
Action Date: 1/9/2019
Response Action Outcome: Not reported

Action Type: FTLI
Action Status: APPACC
Action Date: 10/10/2013
Response Action Outcome: Not reported

Map ID
Direction
Distance
Elevation

Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

COHASSET SERVICE STATION (Continued)

S101040046

Action Type:	FTLI
Action Status:	APPREC
Action Date:	10/14/2022
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	Permit Effective Date
Action Date:	10/24/1997
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	DEP Disagrees with Classification
Action Date:	10/24/1997
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	Tier 1B Classification
Action Date:	10/24/1997
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPREC
Action Date:	10/30/2019
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPACC
Action Date:	10/4/2023
Response Action Outcome:	Not reported
Action Type:	Utility-related Abatement Measure
Action Status:	Completion Statement Received
Action Date:	11/15/2000
Response Action Outcome:	Not reported
Action Type:	Release Abatement Measure
Action Status:	Fee Received - FMCRA Use Only
Action Date:	11/25/1996
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPACC
Action Date:	11/25/2014
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPACC
Action Date:	11/4/2022
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPACC
Action Date:	12/11/2007
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPACC

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COHASSET SERVICE STATION (Continued)

S101040046

Action Date:	12/4/2019
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	Action Status or AUL Terminated
Action Date:	3/31/2019
Response Action Outcome:	Not reported
Action Type:	RLFA
Action Status:	FLDD1A
Action Date:	3/4/2002
Response Action Outcome:	Not reported
Action Type:	RLFA
Action Status:	FLDRUN
Action Date:	4/18/2008
Response Action Outcome:	Not reported
Action Type:	Compliance and Enforcement Action
Action Status:	Notice of Non-Compliance Issued
Action Date:	5/20/2019
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPREC
Action Date:	5/22/2015
Response Action Outcome:	Not reported
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date:	5/28/2002
Response Action Outcome:	Not reported
Action Type:	Compliance and Enforcement Action
Action Status:	Notice of Non-Compliance Issued
Action Date:	5/28/2002
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	6/13/1997
Response Action Outcome:	Not reported
Action Type:	Release Abatement Measure
Action Status:	Written Plan Received
Action Date:	6/13/1997
Response Action Outcome:	Not reported
Action Type:	TREGS
Action Status:	LSPFA
Action Date:	6/13/1997
Response Action Outcome:	Not reported
Action Type:	Phase 1
Action Status:	Completion Statement Received
Action Date:	6/13/1997
Response Action Outcome:	Not reported

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

COHASSET SERVICE STATION (Continued)**S101040046**

Action Type:	Tier Classification
Action Status:	Tier 1C Classification
Action Date:	6/13/1997
Response Action Outcome:	Not reported
Action Type:	Compliance and Enforcement Action
Action Status:	Notice of Enforcement Conference
Action Date:	6/15/2006
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPREC
Action Date:	6/23/2011
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPREC
Action Date:	6/28/2010
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPREC
Action Date:	6/28/2013
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPREC
Action Date:	7/13/2006
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPREC
Action Date:	7/15/2002
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPREC
Action Date:	7/18/2012
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPREC
Action Date:	7/18/2014
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPREC
Action Date:	7/25/2008
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPACC
Action Date:	7/28/2017
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPACC

Map ID		MAP FINDINGS		
Direction				
Distance				
Elevation	Site		Database(s)	EDR ID Number EPA ID Number

COHASSET SERVICE STATION (Continued)**S101040046**

Action Date:	7/30/2010
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPREC
Action Date:	7/5/2017
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPREC
Action Date:	7/7/2007
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPREC
Action Date:	7/7/2009
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPREC
Action Date:	8/1/2021
Response Action Outcome:	Not reported
Action Type:	RLFA
Action Status:	FLDRUN
Action Date:	8/12/1997
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPREC
Action Date:	8/14/2000
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPACC
Action Date:	8/14/2015
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPREC
Action Date:	8/19/1999
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPACC
Action Date:	8/2/2011
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPACC
Action Date:	8/23/2000
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPACC
Action Date:	8/24/2016
Response Action Outcome:	Not reported

Map ID
Direction
Distance
Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number
EPA ID Number

COHASSET SERVICE STATION (Continued)

S101040046

Action Type:	FTLI
Action Status:	APPACC
Action Date:	8/25/2009
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPACC
Action Date:	8/26/1999
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPDEN
Action Date:	8/8/2002
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPACC
Action Date:	8/8/2006
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPREC
Action Date:	8/9/2016
Response Action Outcome:	Not reported
Action Type:	Compliance and Enforcement Action
Action Status:	NORA
Action Date:	9/17/2002
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPACC
Action Date:	9/19/2008
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPACC
Action Date:	9/20/2012
Response Action Outcome:	Not reported
Action Type:	Release Disposition
Action Status:	Valid Transition Site
Action Date:	9/26/1991
Response Action Outcome:	Not reported
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date:	9/26/1991
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPREC
Action Date:	9/26/2023
Response Action Outcome:	Not reported
Action Type:	Release Abatement Measure
Action Status:	Status or Interim Report Received

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COHASSET SERVICE STATION (Continued)

S101040046

Action Date: 9/29/1997
Response Action Outcome: Not reported

Action Type: BWS02
Action Status: APPROV
Action Date: Not reported
Response Action Outcome: Not reported

Chemicals:

Chemical: GASOLINE
Quantity: Not reported
Location Type: REPAIRYARD
Location Type: GASSTATION
Source: UST

Name: GASOLINE STATION
Address: 151 SOUTH MAIN ST
City,State,Zip: COHASSET, MA 020250000
Release Tracking Number/Current Status: 4-3025746 / URAM
Primary ID: Not reported
Official City: COHASSET
Notification: 03/29/2006
Category: 120 DY
Status Date: 04/26/2006
Phase: Not reported
Response Action Outcome: -
Oil / Haz Material Type: Oil

[Click here to access the MA DEP site for this facility:](#)

Actions:

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 3/29/2006
Response Action Outcome: Not reported

Action Type: Utility-related Abatement Measure
Action Status: Notice of Intent to Conduct a URAM
Action Date: 3/29/2006
Response Action Outcome: Not reported

Action Type: Compliance and Enforcement Action
Action Status: Notice of Non-Compliance Issued
Action Date: 4/25/2006
Response Action Outcome: Not reported

Action Type: Utility-related Abatement Measure
Action Status: Notification of URAM Received
Action Date: 4/26/2006
Response Action Outcome: Not reported

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 5/1/2006
Response Action Outcome: Not reported

Map ID
Direction
Distance
Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number
EPA ID Number

COHASSET SERVICE STATION (Continued)

S101040046

Chemicals:

Chemical: GASOLINE
Quantity: Not reported
Location Type: COMMERCIAL
Source: UNKNOWN

MA Spills:

Facility ID:	3-3655	Spill ID:	N91-1390
Staff Lead:	FAGAN, J	Date Entered:	19920124
Last Entered:	19930727	First Response:	19911003
Spill Date:	Not reported	Spill Time:	Not reported
Report Date:	19911003	Report Time:	10:20AM
Case Closed:	YES	Mat Type:	PETROLEUM
Virgin Waste:	-----	Contam Soil:	Not reported
Env Impact:	SOIL	Other Impact:	Not reported
Material:	GASOLINE	Other Material:	Not reported
Qty Reported:	FUMES	Qty Actual:	-----
Qty Reported:	-----	Qty Actual:	-----
CAS No:	Not reported	PCB Lev (ppm):	-----
Source:	-----	Other Source:	Not reported
Incident:	-----	Other Incdnt:	Not reported
Cleanup Type:	---	Contractor:	NOT USED
Referral:	SA	LUST Elig:	YES
Report Prep:	Not reported	Category:	12
Notifier:	BROCK/FD		
Notif Tel:	Not reported		
Days/Close:	53		

HW GEN:

Name: COHASSET SERVICE CENTER
Address: 151 SOUTH MAIN ST
City,State,Zip: COHASSET, MA 02025
EPA Id: MAD982545147
RCRA Generator Status: Not reported
State Generator Status: SQG-MA

D29
NE
1/2-1
0.508 mi.
2680 ft.

TEXACO STATION
55 MAIN ST
COHASSET, MA 02025
Site 2 of 4 in cluster D

MA SHWS S103043726
MA LUST N/A
MA RELEASE
MA ENF
MA HW GEN

Relative:
Lower
Actual:
12 ft.

SHWS:

Name: NO LOCATION AID
Address: 55 SOUTH MAIN ST
City,State,Zip: COHASSET, MA 020250000
Facility ID: 4-3019953
Source Type: TANKER
Release Town: COHASSET
Notification Date: 09/20/2000
Category: TWO HR
Associated ID: Not reported
Current Status: RAO
Status Date: 01/24/2001
Phase: Not reported
Response Action Outcome: A1

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TEXACO STATION (Continued)

S103043726

Oil Or Haz Material: Oil

Name: TEXACO STATION
Address: 55 MAIN ST
City,State,Zip: COHASSET, MA 020250000
Facility ID: 4-3004764
Source Type: TANK
Release Town: COHASSET
Notification Date: 06/28/1993
Category: NONE
Associated ID: Not reported
Current Status: TIERI
Status Date: 09/19/2005
Phase: Not reported
Response Action Outcome: Not reported
Oil Or Haz Material: Oil

LUST:

Facility:

Name: TEXACO STATION
Address: 55 MAIN ST
City,State,Zip: COHASSET, MA 020250000
Current Status: Site has been classified as Tier 1. Note that subcategories 1A, 1B and 1C have been discontinued as of 2014 and such sites would now be considered simply ?Tier 1?.

Release Tracking Number/Current Status: 4-3004764 / TIERI
Status Date: 09/19/2005
Source Type: UST
Release Town: COHASSET
Notification Date: 06/28/1993
Category: NONE
Associated ID: Not reported
Phase: Not reported
Response Action Outcome: -
Oil Or Haz Material: Oil

Location Type: GASSTATION
Source: TANK
Source: UST

[Click here to access the MA DEP site for this facility:](#)

Chemicals:

Chemical: PETROLEUM
Quantity: Not reported

Actions:

Action Type: RLFA
Action Status: FOLOFF
Action Date: 1/4/2007
Response Action Outcome: Not reported

Action Type: Immediate Response Action
Action Status: Completion Statement Received

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

TEXACO STATION (Continued)**S103043726**

Action Date:	10/1/2021
Response Action Outcome:	Not reported
Action Type:	Immediate Response Action
Action Status:	Written Plan Received
Action Date:	10/1/2021
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	TCTRAN
Action Date:	10/1/2021
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	Legal Notice Published
Action Date:	10/21/2005
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	Level I - Technical Screen Audit
Action Date:	10/25/2021
Response Action Outcome:	Not reported
Action Type:	Immediate Response Action
Action Status:	Level I - Technical Screen Audit
Action Date:	10/25/2021
Response Action Outcome:	Not reported
Action Type:	Release Abatement Measure
Action Status:	Written Approval of Plan
Action Date:	10/31/2005
Response Action Outcome:	Not reported
Action Type:	Release Abatement Measure
Action Status:	Status or Interim Report Received
Action Date:	11/21/2006
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	Permit Effective Date
Action Date:	11/4/2005
Response Action Outcome:	Not reported
Action Type:	Release Abatement Measure
Action Status:	Level I - Technical Screen Audit
Action Date:	12/15/2006
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPACC
Action Date:	12/8/2016
Response Action Outcome:	Not reported
Action Type:	RLFA
Action Status:	FOLOFF
Action Date:	3/19/2021
Response Action Outcome:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TEXACO STATION (Continued)

S103043726

Action Type:	Compliance and Enforcement Action
Action Status:	Interim Deadline Letter Issued
Action Date:	4/6/2021
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	Action Status or AUL Terminated
Action Date:	5/31/2018
Response Action Outcome:	Not reported
Action Type:	Compliance and Enforcement Action
Action Status:	Interim Deadline Letter Issued
Action Date:	5/6/2016
Response Action Outcome:	Not reported
Action Type:	Release Disposition
Action Status:	Valid Transition Site
Action Date:	6/28/1993
Response Action Outcome:	Not reported
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date:	6/28/1993
Response Action Outcome:	Not reported
Action Type:	Compliance and Enforcement Action
Action Status:	Interim Deadline Letter Issued
Action Date:	6/5/2015
Response Action Outcome:	Not reported
Action Type:	Compliance and Enforcement Action
Action Status:	Notice of Non-Compliance Issued
Action Date:	6/9/2014
Response Action Outcome:	Not reported
Action Type:	Release Abatement Measure
Action Status:	Written Plan Received
Action Date:	7/25/2005
Response Action Outcome:	Not reported
Action Type:	Compliance and Enforcement Action
Action Status:	Interim Deadline Letter Issued
Action Date:	7/26/2005
Response Action Outcome:	Not reported
Action Type:	Compliance and Enforcement Action
Action Status:	ACO
Action Date:	7/28/2015
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	TCEXT
Action Date:	8/28/2015
Response Action Outcome:	Not reported
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.

Map ID
Direction
Distance
Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number
EPA ID Number

TEXACO STATION (Continued)

S103043726

Action Date: 8/31/2021
Response Action Outcome: Not reported

Action Type: Compliance and Enforcement Action
Action Status: Interim Deadline Letter Issued
Action Date: 8/31/2021
Response Action Outcome: Not reported

Action Type: Phase 1
Action Status: Completion Statement Received
Action Date: 9/19/2005
Response Action Outcome: Not reported

Action Type: Tier Classification
Action Status: Transmittal, Notice, or Notification Received
Action Date: 9/19/2005
Response Action Outcome: Not reported

Action Type: Tier Classification
Action Status: Tier 1C Classification
Action Date: 9/19/2005
Response Action Outcome: Not reported

Action Type: FTLI
Action Status: APPREC
Action Date: 9/30/2016
Response Action Outcome: Not reported

Action Type: BWS03
Action Status: APPROV
Action Date: Not reported
Response Action Outcome: Not reported

Release:
Name: TEXACO STATION
Address: 55 MAIN ST
City,State,Zip: COHASSET, MA 020250000
Release Tracking Number/Current Status: 4-3004764 / TIERI
Primary ID: Not reported
Official City: COHASSET
Notification: 06/28/1993
Category: NONE
Status Date: 09/19/2005
Phase: Not reported
Response Action Outcome: -
Oil / Haz Material Type: Oil

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Actions:
Action Type: RLFA
Action Status: FOLOFF
Action Date: 1/4/2007
Response Action Outcome: Not reported

Map ID
Direction
Distance
Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number
EPA ID Number

TEXACO STATION (Continued)

S103043726

Action Type: Immediate Response Action
Action Status: Completion Statement Received
Action Date: 10/1/2021
Response Action Outcome: Not reported

Action Type: Immediate Response Action
Action Status: Written Plan Received
Action Date: 10/1/2021
Response Action Outcome: Not reported

Action Type: Tier Classification
Action Status: TCTRAN
Action Date: 10/1/2021
Response Action Outcome: Not reported

Action Type: Tier Classification
Action Status: Legal Notice Published
Action Date: 10/21/2005
Response Action Outcome: Not reported

Action Type: Tier Classification
Action Status: Level I - Technical Screen Audit
Action Date: 10/25/2021
Response Action Outcome: Not reported

Action Type: Immediate Response Action
Action Status: Level I - Technical Screen Audit
Action Date: 10/25/2021
Response Action Outcome: Not reported

Action Type: Release Abatement Measure
Action Status: Written Approval of Plan
Action Date: 10/31/2005
Response Action Outcome: Not reported

Action Type: Release Abatement Measure
Action Status: Status or Interim Report Received
Action Date: 11/21/2006
Response Action Outcome: Not reported

Action Type: Tier Classification
Action Status: Permit Effective Date
Action Date: 11/4/2005
Response Action Outcome: Not reported

Action Type: Release Abatement Measure
Action Status: Level I - Technical Screen Audit
Action Date: 12/15/2006
Response Action Outcome: Not reported

Action Type: FTLI
Action Status: APPACC
Action Date: 12/8/2016
Response Action Outcome: Not reported

Action Type: RLFA
Action Status: FOLOFF

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

TEXACO STATION (Continued)**S103043726**

Action Date:	3/19/2021
Response Action Outcome:	Not reported
Action Type:	Compliance and Enforcement Action
Action Status:	Interim Deadline Letter Issued
Action Date:	4/6/2021
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	Action Status or AUL Terminated
Action Date:	5/31/2018
Response Action Outcome:	Not reported
Action Type:	Compliance and Enforcement Action
Action Status:	Interim Deadline Letter Issued
Action Date:	5/6/2016
Response Action Outcome:	Not reported
Action Type:	Release Disposition
Action Status:	Valid Transition Site
Action Date:	6/28/1993
Response Action Outcome:	Not reported
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date:	6/28/1993
Response Action Outcome:	Not reported
Action Type:	Compliance and Enforcement Action
Action Status:	Interim Deadline Letter Issued
Action Date:	6/5/2015
Response Action Outcome:	Not reported
Action Type:	Compliance and Enforcement Action
Action Status:	Notice of Non-Compliance Issued
Action Date:	6/9/2014
Response Action Outcome:	Not reported
Action Type:	Release Abatement Measure
Action Status:	Written Plan Received
Action Date:	7/25/2005
Response Action Outcome:	Not reported
Action Type:	Compliance and Enforcement Action
Action Status:	Interim Deadline Letter Issued
Action Date:	7/26/2005
Response Action Outcome:	Not reported
Action Type:	Compliance and Enforcement Action
Action Status:	ACO
Action Date:	7/28/2015
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	TCEXT
Action Date:	8/28/2015
Response Action Outcome:	Not reported

Map ID
Direction
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Elevation

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MAP FINDINGS

Database(s)

EDR ID Number
EPA ID Number

TEXACO STATION (Continued)

S103043726

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date: 8/31/2021
Response Action Outcome: Not reported

Action Type: Compliance and Enforcement Action
Action Status: Interim Deadline Letter Issued
Action Date: 8/31/2021
Response Action Outcome: Not reported

Action Type: Phase 1
Action Status: Completion Statement Received
Action Date: 9/19/2005
Response Action Outcome: Not reported

Action Type: Tier Classification
Action Status: Transmittal, Notice, or Notification Received
Action Date: 9/19/2005
Response Action Outcome: Not reported

Action Type: Tier Classification
Action Status: Tier 1C Classification
Action Date: 9/19/2005
Response Action Outcome: Not reported

Action Type: FTLI
Action Status: APPREC
Action Date: 9/30/2016
Response Action Outcome: Not reported

Action Type: BWS03
Action Status: APPROV
Action Date: Not reported
Response Action Outcome: Not reported

Chemicals:
Chemical: PETROLEUM
Quantity: Not reported
Location Type: GASSTATION
Source: TANK
Source: UST

Name: NO LOCATION AID
Address: 55 SOUTH MAIN ST
City, State, Zip: COHASSET, MA 020250000
Release Tracking Number/Current Status: 4-3019953 / RAO
Primary ID: Not reported
Official City: COHASSET
Notification: 09/20/2000
Category: TWO HR
Status Date: 01/24/2001
Phase: Not reported
Response Action Outcome: A1 - A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.
Oil / Haz Material Type: Oil

Map ID
Direction
Distance
Elevation

Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

TEXACO STATION (Continued)

S103043726

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Actions:

Action Type: RNF
Action Status: Reportable Release under MGL 21E
Action Date: 1/24/2001
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Response Action Outcome - RAO
Action Status: RAO Statement Received
Action Date: 1/24/2001
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Immediate Response Action
Action Status: Completion Statement Received
Action Date: 1/24/2001
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date: 10/27/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Release Disposition
Action Status: Release Notification Retraction
Action Date: 11/20/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 9/20/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RLFA
Action Status: FLDD1A
Action Date: 9/20/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Immediate Response Action
Action Status: IRA Conducted Prior to Notification
Action Date: 9/20/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: FLDISS
Action Date: 9/20/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TEXACO STATION (Continued)

S103043726

Chemicals:

Chemical: GASOLINE
Quantity: 5 gallons
Location Type: COMMERCIAL
Location Type: ROADWAY
Source: TANKER
Source: UST

ENFORCEMENT:

Name: CITGO SERVICE STATION
Address: 55 MAIN ST
City,State,Zip: COHASSET, MA 020250000
Region: SERO
DEP Region: SERO
DEP Program: 3t
DEP Bureau: BWSC
Program: BWSC
Program Id: 4-3004764
High Or Low Level Enforcement: LLE
FMF #: 0
Town Where Violation Occurred: COHASSET
Date Executed: 06/09/2014
ENF #: NON-SE-14-3T-060
Document Type: NON
AG Ref (Y/N): NO
Doc Archived (Y/N): YES
EJ Community (Y/N): NO
Regional Comment: Not reported
Final Payment Due Date: Not reported
ACOP \$: Not reported
PAN \$: Not reported
EMS (Y/N): Not reported
EMS\$: Not reported
SEP (Y/N): Not reported
SEP \$: Not reported
Demand \$: Not reported
Suspended \$: Not reported
Ownership: Commercially Owned

Name: GEORGE ROUKOUNAKIS
Address: 55 MAIN ST
City,State,Zip: COHASSET, MA 020250000
Region: SERO
DEP Region: SERO
DEP Program: 3t
DEP Bureau: BWSC
Program: BWSC
Program Id: 4-3004764
High Or Low Level Enforcement: LLE
FMF #: 0
Town Where Violation Occurred: COHASSET
Date Executed: 06/05/2015
ENF #: IDL-RTN-4-3004764-Q1
Document Type: IDL
AG Ref (Y/N): NO
Doc Archived (Y/N): NO

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

TEXACO STATION (Continued)**S103043726**

EJ Community (Y/N): NO
 Regional Comment: Not reported
 Final Payment Due Date: Not reported
 ACOP \$: Not reported
 PAN \$: Not reported
 EMS (Y/N): Not reported
 EMS\$: Not reported
 SEP (Y/N): Not reported
 SEP \$: Not reported
 Demand \$: Not reported
 Suspended \$: Not reported
 Ownership: Individually Owned

Name: GEORGE ROUKOUNAKIS
 Address: 55 MAIN ST
 City,State,Zip: COHASSET, MA 020250000
 Region: SERO
 DEP Region: SERO
 DEP Program: 3t
 DEP Bureau: BWSC
 Program: BWSC
 Program Id: 4-3004764
 High Or Low Level Enforcement: HLE
 FMF #: 0
 Town Where Violation Occurred: COHASSET
 Date Executed: 07/28/2015
 ENF #: ACO-SE-15-3T-008
 Document Type: ACO
 AG Ref (Y/N): NO
 Doc Archived (Y/N): YES
 EJ Community (Y/N): NO
 Regional Comment: Not reported
 Final Payment Due Date: Not reported
 ACOP \$: Not reported
 PAN \$: Not reported
 EMS (Y/N): Not reported
 EMS\$: Not reported
 SEP (Y/N): Not reported
 SEP \$: Not reported
 Demand \$: Not reported
 Suspended \$: Not reported
 Ownership: Individually Owned

Name: GEORGE ROUKOUNAKIS
 Address: 55 MAIN ST
 City,State,Zip: COHASSET, MA 020250000
 Region: SERO
 DEP Region: SERO
 DEP Program: 3t
 DEP Bureau: BWSC
 Program: BWSC
 Program Id: 4-3004764
 High Or Low Level Enforcement: LLE
 FMF #: 0
 Town Where Violation Occurred: COHASSET
 Date Executed: 05/06/2016
 ENF #: IDL-RTN-4-3004764-Q2

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TEXACO STATION (Continued)

S103043726

Document Type: IDL
AG Ref (Y/N): NO
Doc Archived (Y/N): YES
EJ Community (Y/N): NO
Regional Comment: Not reported
Final Payment Due Date: Not reported
ACOP \$: Not reported
PAN \$: Not reported
EMS (Y/N): Not reported
EMS\$: Not reported
SEP (Y/N): Not reported
SEP \$: Not reported
Demand \$: Not reported
Suspended \$: Not reported
Ownership: Commercially Owned

HW GEN:
Name: HAJJ AUTO CARE
Address: 55 SOUTH MAIN ST
City,State,Zip: COHASSET, MA 02025
EPA Id: MV7813839612
RCRA Generator Status: Not reported
State Generator Status: VQG-MA

D30
NE
1/2-1
0.528 mi.
2790 ft.
NO LOCATION AID
60 SOUTH MAIN ST
COHASSET, MA 02025
Site 3 of 4 in cluster D

MA SHWS
MA RELEASE
S102087053
N/A

Relative: SHWS:
Lower Name: NO LOCATION AID
Address: 60 SOUTH MAIN ST
City,State,Zip: COHASSET, MA 020250000
Facility ID: 4-3012973
Source Type: Not reported
Release Town: COHASSET
Notification Date: 09/27/1995
Category: 120 DY
Associated ID: Not reported
Current Status: DPS
Status Date: 04/05/1996
Phase: Not reported
Response Action Outcome: Not reported
Oil Or Haz Material: Oil and Hazardous Material

Actual:
11 ft.
Release:
Name: NO LOCATION AID
Address: 60 SOUTH MAIN ST
City,State,Zip: COHASSET, MA 020250000
Release Tracking Number/Current Status: 4-3012973 / DPS
Primary ID: Not reported
Official City: COHASSET
Notification: 09/27/1995
Category: 120 DY
Status Date: 04/05/1996
Phase: Not reported

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

NO LOCATION AID (Continued)**S102087053**

Response Action Outcome: -
 Oil / Haz Material Type: Oil and Hazardous Material

Click here to access the MA DEP site for this facility:

Actions:

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
 Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)
 Action Date: 10/31/1995
 Response Action Outcome: Not reported

Action Type: Downgradient Property Status
 Action Status: Transmittal, Notice, or Notification Received
 Action Date: 4/5/1996
 Response Action Outcome: Not reported

Action Type: Downgradient Property Status
 Action Status: Fee Received - FMCRA Use Only
 Action Date: 4/9/1996
 Response Action Outcome: Not reported

Action Type: RNF
 Action Status: Reportable Release under MGL 21E
 Action Date: 9/27/1995
 Response Action Outcome: Not reported

Action Type: Release Disposition
 Action Status: Reportable Release under MGL 21E
 Action Date: 9/27/1995
 Response Action Outcome: Not reported

Chemicals:

Chemical: MERCURY
 Quantity: 0.001 milligrams per liter
 Chemical: TPH
 Quantity: 1.9 milligrams per liter

D31
NE
1/2-1
0.532 mi.
2810 ft.

NO LOCATION AID
56-68 SOUTH MAIN ST
COHASSET, MA 02025
Site 4 of 4 in cluster D

MA SHWS **S102687292**
MA RELEASE **N/A**

Relative:
Lower

Actual:
12 ft.

SHWS:

Name: NO LOCATION AID
 Address: 56-68 SOUTH MAIN ST
 City,State,Zip: COHASSET, MA 020250000
 Facility ID: 4-3013576
 Source Type: Not reported
 Release Town: COHASSET
 Notification Date: 03/19/1996
 Category: 120 DY
 Associated ID: Not reported
 Current Status: RAO
 Status Date: 04/05/1996
 Phase: Not reported
 Response Action Outcome: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NO LOCATION AID (Continued)

S102687292

Oil Or Haz Material: Oil

Release:

Name: NO LOCATION AID
Address: 56-68 SOUTH MAIN ST
City,State,Zip: COHASSET, MA 020250000
Release Tracking Number/Current Status: 4-3013576 / RAO
Primary ID: Not reported
Official City: COHASSET
Notification: 03/19/1996
Category: 120 DY
Status Date: 04/05/1996
Phase: Not reported
Response Action Outcome: -
Oil / Haz Material Type: Oil

[Click here to access the MA DEP site for this facility:](#)

Actions:

Action Type: RNF
Action Status: Reportable Release under MGL 21E
Action Date: 3/19/1996
Response Action Outcome: Not reported

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 3/19/1996
Response Action Outcome: Not reported

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date: 4/11/1996
Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO
Action Status: RAO Statement Received
Action Date: 4/5/1996
Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO
Action Status: Fee Received - FMCRA Use Only
Action Date: 4/9/1996
Response Action Outcome: Not reported

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date: 5/13/1996
Response Action Outcome: Not reported

Chemicals:

Chemical: TPH
Quantity: 1100 parts per million

Map ID

Direction

Distance

Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

32
ENE
1/2-1
0.532 mi.
2810 ft.

NO LOCATION AID
SUMMER AND SOUTH MAIN STS
COHASSET, MA 02025

MA SHWS **S105810653**
MA RELEASE **N/A**

Relative:
Lower

Actual:
6 ft.

SHWS:

Name: NO LOCATION AID
Address: SUMMER AND SOUTH MAIN STS
City,State,Zip: COHASSET, MA 020250000
Facility ID: 4-3018896
Source Type: UNKNOWN
Release Town: COHASSET
Notification Date: 10/28/1999
Category: 120 DY
Associated ID: Not reported
Current Status: URAM
Status Date: 11/04/1999
Phase: Not reported
Response Action Outcome: Not reported
Oil Or Haz Material: Oil

Release:

Name: NO LOCATION AID
Address: SUMMER AND SOUTH MAIN STS
City,State,Zip: COHASSET, MA 020250000
Release Tracking Number/Current Status: 4-3018896 / URAM
Primary ID: Not reported
Official City: COHASSET
Notification: 10/28/1999
Category: 120 DY
Status Date: 11/04/1999
Phase: Not reported
Response Action Outcome: -
Oil / Haz Material Type: Oil

Click here to access the MA DEP site for this facility:

Actions:

Action Type: Utility-related Abatement Measure
Action Status: Notice of Intent to Conduct a URAM
Action Date: 10/28/1999
Response Action Outcome: Not reported

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 10/28/1999
Response Action Outcome: Not reported

Action Type: Utility-related Abatement Measure
Action Status: Completion Statement Received
Action Date: 11/15/2000
Response Action Outcome: Not reported

Action Type: Utility-related Abatement Measure
Action Status: Notification of URAM Received
Action Date: 11/4/1999
Response Action Outcome: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NO LOCATION AID (Continued)

S105810653

Action Type: RNF
Action Status: Reportable Release under MGL 21E
Action Date: 11/4/1999
Response Action Outcome: Not reported

Action Type: RLFA
Action Status: FOLOFF
Action Date: 12/15/2000
Response Action Outcome: Not reported

Action Type: RLFA
Action Status: FOLFLD
Action Date: 2/5/2001
Response Action Outcome: Not reported

Action Type: Utility-related Abatement Measure
Action Status: Status or Interim Report Received
Action Date: 3/8/2000
Response Action Outcome: Not reported

Chemicals:
Chemical: GASOLINE
Quantity: Not reported
Location Type: ROADWAY
Source: UNKNOWN

33
WNW
1/2-1
0.546 mi.
2881 ft.

COHASSET PLZ
380 CHIEF JUSTICE CUSHING HWY
COHASSET, MA 02025

MA SHWS **S106488481**
MA RELEASE **N/A**

Relative:
Lower

Actual:
75 ft.

SHWS:
Name: COHASSET PLZ
Address: 380 CHIEF JUSTICE CUSHING HWY
City,State,Zip: COHASSET, MA 020250000
Facility ID: 4-3021307
Source Type: Not reported
Release Town: COHASSET
Notification Date: 11/16/2001
Category: 120 DY
Associated ID: Not reported
Current Status: RAO

Map ID
Direction
Distance
Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number
EPA ID Number

COHASSET PLZ (Continued)

S106488481

Status Date: 05/06/2002
Phase: Not reported
Response Action Outcome: -
Oil / Haz Material Type: Hazardous Material

Click here to access the MA DEP site for this facility:

Actions:

Action Type: RNF
Action Status: Reportable Release under MGL 21E
Action Date: 11/16/2001
Response Action Outcome: Not reported

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 11/16/2001
Response Action Outcome: Not reported

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date: 3/11/2002
Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO
Action Status: Fee Received - FMCRA Use Only
Action Date: 5/3/2002
Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO
Action Status: RAO Statement Received
Action Date: 5/6/2002
Response Action Outcome: Not reported

Chemicals:

Chemical: VINYL CHLORIDE
Quantity: 14 parts per billion

34
NNE
1/2-1
0.577 mi.
3049 ft.

NO LOCATION AID
13 NORTH MAIN ST
COHASSET, MA 02025

MA SHWS
MA RELEASE
MA ASBESTOS

S102085250
N/A

Relative:
Lower

Actual:
22 ft.

SHWS:

Name: NO LOCATION AID
Address: 13 NORTH MAIN ST
City,State,Zip: COHASSET, MA 020250000
Facility ID: 4-3010589
Source Type: PIPE
Release Town: COHASSET
Notification Date: 02/16/1994
Category: TWO HR
Associated ID: Not reported
Current Status: RAO
Status Date: 04/22/1994
Phase: Not reported
Response Action Outcome: A2

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NO LOCATION AID (Continued)

S102085250

Oil Or Haz Material:

Oil

Release:

Name: NO LOCATION AID
Address: 13 NORTH MAIN ST
City,State,Zip: COHASSET, MA 020250000
Release Tracking Number/Current Status: 4-3010589 / RAO
Primary ID: Not reported
Official City: COHASSET
Notification: 02/16/1994
Category: TWO HR
Status Date: 04/22/1994
Phase: Not reported
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.
Oil / Haz Material Type: Oil

Click here to access the MA DEP site for this facility:

Actions:

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 2/16/1994
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)
Action Date: 2/16/1994
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Oral Approval of Plan or Action
Action Date: 2/16/1994
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RLFA
Action Status: FOLFLD
Action Date: 2/16/1994
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RLFA
Action Status: FOLOFF
Action Date: 4/13/1994
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 4/20/1995
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Map ID	MAP FINDINGS		
Direction			
Distance			
Elevation			
Site		Database(s)	EDR ID Number EPA ID Number

NO LOCATION AID (Continued)**S102085250**

Action Type: Response Action Outcome - RAO
 Action Status: RAO Statement Received
 Action Date: 4/22/1994
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RNF
 Action Status: Reportable Release under MGL 21E
 Action Date: 4/22/1994
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RLFA
 Action Status: FOLOFF
 Action Date: 4/28/1994
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Chemicals:
 Chemical: #2 FUEL OIL
 Quantity: 200 gallons
 Location Type: RESIDENTIAL
 Source: PIPE

ASBESTOS:
 Name: GORDON STEVENSON
 Address: 13 NORTH MAIN STREET
 City, State, Zip: COHASSET, MA
 Notification: Not reported
 DEP Region: Not reported
 Notifiers Name: Not reported
 Start Date: 01/29/2014
 End Date: 01/29/2014
 Date Entered: Not reported
 Entry Date: 01/13/2014
 Quantity Material Removed SF: .00
 Quantity Material Removed LF: 120.00
 Project Description: Spr
 AR Tracking ID: 184076
 Super Lic Number: AS060773
 Monitor Lic Number: AM035129
 Lab Lic Number: AA000144
 Year: 2014
 Sticker Number: 100191913
 Form Type: ANF-001
 Fee Status: Exempt
 Facility Phone: Not reported
 Sub Town: Not reported
 Worksite: BASEMENT
 Occupied: -1
 Contractor: AC000196
 Contract Type: Off
 Hours: Week days: 8-4 Week end:
 Project Type: Rpr
 Abatement Process: Fcontain
 Location: Indoors

Map ID		MAP FINDINGS			
Direction					
Distance					
Elevation	Site		Database(s)	EDR ID Number	EPA ID Number

NO LOCATION AID (Continued)**S102085250**

Decon Process: AS REQUIRED
 Disposal Methods: AS REQUIRED
 Facility Usage: RESIDENCE
 Waiver Given: Not reported
 DEP Waiver Number: Not reported
 DLWD Waiver Number: Not reported
 Small Owner Occ: 4
 Owner Name: SAME
 Owner Address: Not reported
 Owner City: Not reported
 Owner State: MA
 On Site Manager Name: Not reported
 On Site Manager Phone: Not reported
 Ins Comp: Not reported
 Policy Number: Not reported
 EXP Date: Not reported
 Facility Size: Not reported
 Transporter Name: NESM, LLP
 Transporter Address: Not reported
 Transporter City: Not reported
 Transporter State: Not reported
 Final Site: 39
 Certified Name: JIM DOYLE
 Cert Sign Date: 01/13/2014
 Certified Company: NESM, LLP
 Certified Phone: Not reported
 Entered_by: Not reported

35
East
1/2-1
0.582 mi.
3073 ft.

NO LOCATION AID
217 SOUTH MAIN ST
COHASSET, MA 02025

MA SHWS
MA LAST
MA RELEASE

S103546306
N/A

Relative:
Lower

SHWS:

Actual:
33 ft.

Name: NO LOCATION AID
 Address: 217 SOUTH MAIN ST
 City,State,Zip: COHASSET, MA 020250000
 Facility ID: 4-3017558
 Source Type: PIPE
 Release Town: COHASSET
 Notification Date: 11/11/1998
 Category: TWO HR
 Associated ID: Not reported
 Current Status: RAO
 Status Date: 10/26/2000
 Phase: Not reported
 Response Action Outcome: A2
 Oil Or Haz Material: Oil

LAST:

Name: NO LOCATION AID
 Address: 217 SOUTH MAIN ST
 City,State,Zip: COHASSET, MA 020250000
 Release Tracking Number/Current Status: 4-3017558 / RAO
 Source Type: AST
 Release Town: COHASSET

Map ID		MAP FINDINGS		EDR ID Number
Direction				EPA ID Number
Distance				
Elevation	Site	Database(s)		

NO LOCATION AID (Continued)**S103546306**

Notification Date: 11/11/1998
 Category: TWO HR
 Associated ID: Not reported
 Status Date: 10/26/2000
 Phase: Not reported
 Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.
 Oil Or Haz Material: Oil

Chemicals:
 Chemical: FUEL OIL
 Quantity: 200 gallons
 Chemical: FUEL OIL #2
 Quantity: 200 gallons
 Location Type: RESIDENTIAL
 Source: PIPE
 Source: AST

Actions:
 Action Type: RNF
 Action Status: Reportable Release under MGL 21E
 Action Date: 1/11/1999
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RLFA
 Action Status: FOLOFF
 Action Date: 1/15/1999
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
 Action Status: Written Plan Received
 Action Date: 1/19/1999
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO
 Action Status: RAO Statement Received
 Action Date: 10/26/2000
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
 Action Status: Completion Statement Received
 Action Date: 10/26/2000
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
 Action Status: IRA Assessment Only
 Action Date: 11/11/1998
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition
 Action Status: Reportable Release under MGL 21E
 Action Date: 11/11/1998

Map ID
Direction
Distance
Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number
EPA ID Number

NO LOCATION AID (Continued)

S103546306

Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Tier Classification
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	11/18/1999
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Tier Classification
Action Status:	Tier 2 Classification
Action Date:	11/18/1999
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Phase 1
Action Status:	Completion Statement Received
Action Date:	11/18/1999
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	RLFA
Action Status:	FOLOFF
Action Date:	11/20/1998
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date:	11/20/1998
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	RLFA
Action Status:	FOLOFF
Action Date:	12/9/1998
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Immediate Response Action
Action Status:	Status or Interim Report Received
Action Date:	6/21/2000
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Immediate Response Action
Action Status:	Modified Revised or Updated Plan Received
Action Date:	8/23/1999
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	9/29/1999
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NO LOCATION AID (Continued)

S103546306

Release:

Name: NO LOCATION AID
Address: 217 SOUTH MAIN ST
City,State,Zip: COHASSET, MA 020250000
Release Tracking Number/Current Status: 4-3017558 / RAO
Primary ID: Not reported
Official City: COHASSET
Notification: 11/11/1998
Category: TWO HR
Status Date: 10/26/2000
Phase: Not reported
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.
Oil / Haz Material Type: Oil

Click here to access the MA DEP site for this facility:

Actions:

Action Type: RNF
Action Status: Reportable Release under MGL 21E
Action Date: 1/11/1999
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RLFA
Action Status: FOLOFF
Action Date: 1/15/1999
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Written Plan Received
Action Date: 1/19/1999
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO
Action Status: RAO Statement Received
Action Date: 10/26/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Completion Statement Received
Action Date: 10/26/2000
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: IRA Assessment Only
Action Date: 11/11/1998
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NO LOCATION AID (Continued)

S103546306

Action Date:	11/11/1998
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Tier Classification
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	11/18/1999
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Tier Classification
Action Status:	Tier 2 Classification
Action Date:	11/18/1999
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Phase 1
Action Status:	Completion Statement Received
Action Date:	11/18/1999
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	RLFA
Action Status:	FOLOFF
Action Date:	11/20/1998
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.)
Action Date:	11/20/1998
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	RLFA
Action Status:	FOLOFF
Action Date:	12/9/1998
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Immediate Response Action
Action Status:	Status or Interim Report Received
Action Date:	6/21/2000
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Immediate Response Action
Action Status:	Modified Revised or Updated Plan Received
Action Date:	8/23/1999
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	9/29/1999
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.

Map ID	MAP FINDINGS		EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

NO LOCATION AID (Continued)**S103546306**

Chemicals:
 Chemical: FUEL OIL
 Quantity: 200 gallons
 Chemical: FUEL OIL #2
 Quantity: 200 gallons
 Location Type: RESIDENTIAL
 Source: PIPE
 Source: AST

36	PMG #8650	MA SHWS	U002009139
SSE	734 CHIEF JUSTICE CUSHING	MA LUST	N/A
1/2-1	COHASSET, MA 02025	MA UST	
0.601 mi.		MA AST	
3173 ft.		MA RELEASE	
		MA HW GEN	

Relative:
Lower

Actual:
74 ft.

SHWS:
 Name: GULF GAS STATION
 Address: 740 CHIEF JUSTICE CUSHING HWY
 City,State,Zip: COHASSET, MA
 Facility ID: 4-0028175
 Source Type: LINE
 Release Town: COHASSET
 Notification Date: 02/12/2020
 Category: 72 HR
 Associated ID: Not reported
 Current Status: PSNC
 Status Date: 02/16/2021
 Phase: Not reported
 Response Action Outcome: PN
 Oil Or Haz Material: Not reported

Name: EXXON FACILITY #3-1491
 Address: 740 CHIEF JUSTICE CUSHING HWY
 City,State,Zip: COHASSET, MA 020250000
 Facility ID: 4-3012337
 Source Type: Not reported
 Release Town: COHASSET
 Notification Date: 04/04/1995
 Category: 120 DY
 Associated ID: Not reported
 Current Status: RAONR
 Status Date: 04/05/1996
 Phase: Not reported
 Response Action Outcome: Not reported
 Oil Or Haz Material: Oil

Name: CORNER OF BEECHWOOD & ROUTE 3A
 Address: 740 CHIEF JUSTICE CUSHING HWY
 City,State,Zip: COHASSET, MA 020250000
 Facility ID: 4-3013164
 Source Type: Not reported
 Release Town: COHASSET
 Notification Date: 11/20/1995
 Category: 120 DY
 Associated ID: Not reported
 Current Status: RAONR

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PMG #8650 (Continued)

U002009139

Status Date: 04/05/1996
Phase: Not reported
Response Action Outcome: Not reported
Oil Or Haz Material: Hazardous Material

Name: CORNER OF CUSHING HWY AND BEECHWOOD ST
Address: 740 CHIEF JUSTICE CUSHING HWY
City,State,Zip: COHASSET, MA 020250000
Facility ID: 4-3013437
Source Type: PIPE
Release Town: COHASSET
Notification Date: 02/09/1996
Category: 72 HR
Associated ID: Not reported
Current Status: RAONR
Status Date: 04/05/1996
Phase: Not reported
Response Action Outcome: Not reported
Oil Or Haz Material: Oil

Name: EXXON SERVICE STATION 3-1491
Address: 740 CHIEF JUSTICE CUSHING HWY
City,State,Zip: COHASSET, MA 020250000
Facility ID: 4-3004776
Source Type: MDC TRAP
Release Town: COHASSET
Notification Date: 10/01/1993
Category: NONE
Associated ID: Not reported
Current Status: RAO
Status Date: 04/04/2002
Phase: Not reported
Response Action Outcome: Not reported
Oil Or Haz Material: Oil

Name: EXXON SERVICE STATION 3-1491
Address: 740 CHIEF JUSTICE CUSHING HWY
City,State,Zip: COHASSET, MA 020250000
Facility ID: 4-3004776
Source Type: MDCTRAP
Release Town: COHASSET
Notification Date: 10/01/1993
Category: NONE
Associated ID: Not reported
Current Status: RAO
Status Date: 04/04/2002
Phase: Not reported
Response Action Outcome: Not reported
Oil Or Haz Material: Oil

LUST:

Facility:

Name: GULF GAS STATION
Address: 740 CHIEF JUSTICE CUSHING HWY
City,State,Zip: COHASSET, MA
Current Status: Permanent Solution with No Conditions

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PMG #8650 (Continued)

U002009139

Release Tracking Number/Current Status: 4-0028175 / PSNC
Status Date: 02/16/2021
Source Type: UST
Release Town: COHASSET
Notification Date: 02/12/2020
Category: 72 HR
Associated ID: Not reported
Phase: Not reported
Response Action Outcome: PN - PN
Oil Or Haz Material: Not reported

Location Type: COMMERCIAL
Source: LINE
Source: UST
Source: USTPIPE

[Click here to access the MA DEP site for this facility:](#)

Chemicals:

Chemical: Not reported
Quantity: Not reported

Actions:

Action Type: Immediate Response Action
Action Status: Status or Interim Report Received
Action Date: 11/24/2020
Response Action Outcome: PN

Action Type: Immediate Response Action
Action Status: Level I - Technical Screen Audit
Action Date: 12/10/2020
Response Action Outcome: PN

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 2/12/2020
Response Action Outcome: PN

Action Type: Immediate Response Action
Action Status: Oral Approval of Plan or Action
Action Date: 2/12/2020
Response Action Outcome: PN

Action Type: RLFA
Action Status: PRPMTG
Action Date: 2/13/2020
Response Action Outcome: PN

Action Type: RLFA
Action Status: FLDRUN
Action Date: 2/13/2020
Response Action Outcome: PN

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PMG #8650 (Continued)

U002009139

Action Date:	2/14/2020
Response Action Outcome:	PN
Action Type:	Response Action Outcome - RAO
Action Status:	PSNRCD
Action Date:	2/16/2021
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Completion Statement Received
Action Date:	2/16/2021
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Level I - Technical Screen Audit
Action Date:	3/1/2021
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Written Plan Received
Action Date:	3/10/2020
Response Action Outcome:	PN
Action Type:	RNFE
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	3/10/2020
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Level I - Technical Screen Audit
Action Date:	4/6/2020
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Status or Interim Report Received
Action Date:	5/26/2020
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Level I - Technical Screen Audit
Action Date:	5/27/2020
Response Action Outcome:	PN

Facility:

Name:	GULF GAS STATION
Address:	740 CHIEF JUSTICE CUSHING HWY
City, State, Zip:	COHASSET, MA
Current Status:	Permanent Solution with No Conditions
Release Tracking Number/Current Status:	4-0028175 / PSNC
Status Date:	02/16/2021
Source Type:	USTPIPE
Release Town:	COHASSET
Notification Date:	02/12/2020
Category:	72 HR
Associated ID:	Not reported
Phase:	Not reported

Map ID
Direction
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PMG #8650 (Continued)

U002009139

Response Action Outcome: PN - PN
Oil Or Haz Material: Not reported

Location Type: COMMERCIAL
Source: LINE
Source: UST
Source: USTPIPE

[Click here to access the MA DEP site for this facility:](#)

Chemicals:

Chemical: Not reported
Quantity: Not reported

Actions:

Action Type: Immediate Response Action
Action Status: Status or Interim Report Received
Action Date: 11/24/2020
Response Action Outcome: PN

Action Type: Immediate Response Action
Action Status: Level I - Technical Screen Audit
Action Date: 12/10/2020
Response Action Outcome: PN

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 2/12/2020
Response Action Outcome: PN

Action Type: Immediate Response Action
Action Status: Oral Approval of Plan or Action
Action Date: 2/12/2020
Response Action Outcome: PN

Action Type: RLFA
Action Status: PRPMTG
Action Date: 2/13/2020
Response Action Outcome: PN

Action Type: RLFA
Action Status: FLDRUN
Action Date: 2/13/2020
Response Action Outcome: PN

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date: 2/14/2020
Response Action Outcome: PN

Action Type: Response Action Outcome - RAO
Action Status: PSNRCD
Action Date: 2/16/2021
Response Action Outcome: PN

Map ID
Direction
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PMG #8650 (Continued)

U002009139

Action Type:	Immediate Response Action
Action Status:	Completion Statement Received
Action Date:	2/16/2021
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Level I - Technical Screen Audit
Action Date:	3/1/2021
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Written Plan Received
Action Date:	3/10/2020
Response Action Outcome:	PN
Action Type:	RNFE
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	3/10/2020
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Level I - Technical Screen Audit
Action Date:	4/6/2020
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Status or Interim Report Received
Action Date:	5/26/2020
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Level I - Technical Screen Audit
Action Date:	5/27/2020
Response Action Outcome:	PN

Facility:

Name:	EXXON SERVICE STATION 3-1491
Address:	740 CHIEF JUSTICE CUSHING HWY
City,State,Zip:	COHASSET, MA 020250000
Current Status:	Response Action Outcome
Release Tracking Number/Current Status:	4-3004776 / RAO
Status Date:	04/04/2002
Source Type:	UST
Release Town:	COHASSET
Notification Date:	10/01/1993
Category:	NONE
Associated ID:	Not reported
Phase:	Not reported
Response Action Outcome:	-
Oil Or Haz Material:	Oil

Location Type:	GASSTATION
Location Type:	COMMERCIAL
Source:	MDC TRAP
Source:	UST
Source:	MDCTRAP

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PMG #8650 (Continued)

U002009139

[Click here to access the MA DEP site for this facility:](#)

Chemicals:

Chemical: GASOLINE
Quantity: Not reported
Chemical: WASTE OIL
Quantity: Not reported

Actions:

Action Type: Release Disposition
Action Status: Valid Transition Site
Action Date: 10/1/1993
Response Action Outcome: Not reported

Action Type: Release Abatement Measure
Action Status: Completion Statement Received
Action Date: 12/18/1997
Response Action Outcome: Not reported

Action Type: TREGS
Action Status: LSPFA
Action Date: 12/6/1995
Response Action Outcome: Not reported

Action Type: Tier Classification
Action Status: Legal Notice Published
Action Date: 12/6/1995
Response Action Outcome: Not reported

Action Type: Tier Classification
Action Status: Transmittal, Notice, or Notification Received
Action Date: 12/6/1995
Response Action Outcome: Not reported

Action Type: Tier Classification
Action Status: RTN Linked to TCLASS Via Tier Classification Submittal
Action Date: 12/6/1995
Response Action Outcome: Not reported

Action Type: Phase 1
Action Status: Completion Statement Received
Action Date: 12/6/1995
Response Action Outcome: Not reported

Action Type: Tier Classification
Action Status: Tier 2 Classification
Action Date: 12/8/1995
Response Action Outcome: Not reported

Action Type: Phase 2
Action Status: Completion Statement Received
Action Date: 12/8/1997
Response Action Outcome: Not reported

Action Type: Phase 3

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PMG #8650 (Continued)

U002009139

Action Status:	Completion Statement Received
Action Date:	2/9/1998
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RAO Statement Received
Action Date:	2/9/1998
Response Action Outcome:	Not reported
Action Type:	Phase 2
Action Status:	Scope of Work Received
Action Date:	4/30/1996
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RAO Statement Received
Action Date:	4/4/2002
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	RTN Linked to TCLASS Via IRA Completion Statement
Action Date:	4/5/1996
Response Action Outcome:	Not reported
Action Type:	Release Abatement Measure
Action Status:	Written Plan Received
Action Date:	8/15/1997
Response Action Outcome:	Not reported

Facility:

Name:	RTE 3A
Address:	740 CHIEF JUSTICE CUSHING HWY
City, State, Zip:	COHASSET, MA 020250000
Current Status:	Response Action Outcome Not Required
Release Tracking Number/Current Status:	4-3011912 / RAONR
Status Date:	04/05/1996
Source Type:	UST
Release Town:	COHASSET
Notification Date:	12/01/1994
Category:	72 HR
Associated ID:	4-3011912
Phase:	Not reported
Response Action Outcome:	-
Oil Or Haz Material:	Oil
Location Type:	COMMERCIAL
Source:	UST

Click here to access the MA DEP site for this facility:

Chemicals:

Chemical:	GASOLINE
Quantity:	50 parts per million

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PMG #8650 (Continued)

U002009139

Chemical:	VOCS
Quantity:	124 parts per million
Actions:	
Action Type:	Immediate Response Action
Action Status:	Completion Statement Received
Action Date:	1/30/1995
Response Action Outcome:	Not reported
Action Type:	RNF
Action Status:	Reportable Release under MGL 21E
Action Date:	1/30/1995
Response Action Outcome:	Not reported
Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	12/1/1994
Response Action Outcome:	Not reported
Action Type:	Immediate Response Action
Action Status:	Oral Approval of Plan or Action
Action Date:	12/1/1994
Response Action Outcome:	Not reported
Action Type:	RLFA
Action Status:	FOLOFF
Action Date:	12/1/1994
Response Action Outcome:	Not reported
Action Type:	Release Abatement Measure
Action Status:	Completion Statement Received
Action Date:	12/18/1997
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	12/6/1995
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	RTN Linked to TCLASS Via Tier Classification Submittal
Action Date:	12/6/1995
Response Action Outcome:	Not reported
Action Type:	RAO Not Required
Action Status:	Linked to a Tier Classified Site
Action Date:	12/6/1995
Response Action Outcome:	Not reported
Action Type:	Phase 1
Action Status:	Completion Statement Received
Action Date:	12/6/1995
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	Legal Notice Published
Action Date:	12/6/1995
Response Action Outcome:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PMG #8650 (Continued)

U002009139

Action Type:	Tier Classification
Action Status:	Tier 2 Classification
Action Date:	12/8/1995
Response Action Outcome:	Not reported
Action Type:	Phase 2
Action Status:	Completion Statement Received
Action Date:	12/8/1997
Response Action Outcome:	Not reported
Action Type:	Phase 3
Action Status:	Completion Statement Received
Action Date:	2/9/1998
Response Action Outcome:	Not reported
Action Type:	RAO Not Required
Action Status:	Linked to a Tier Classified Site
Action Date:	4/5/1996
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	RTN Linked to TCLASS Via IRA Completion Statement
Action Date:	4/5/1996
Response Action Outcome:	Not reported
Action Type:	Release Abatement Measure
Action Status:	Written Plan Received
Action Date:	8/15/1997
Response Action Outcome:	Not reported

Facility:

Name:	CORNER OF CUSHING HWY AND BEECHWOOD ST
Address:	740 CHIEF JUSTICE CUSHING HWY
City,State,Zip:	COHASSET, MA 020250000
Current Status:	Response Action Outcome Not Required
Release Tracking Number/Current Status:	4-3013437 / RAONR
Status Date:	04/05/1996
Source Type:	UST
Release Town:	COHASSET
Notification Date:	02/09/1996
Category:	72 HR
Associated ID:	Not reported
Phase:	Not reported
Response Action Outcome:	-
Oil Or Haz Material:	Oil
Location Type:	COMMERCIAL
Source:	PIPE
Source:	UST

Click here to access the MA DEP site for this facility:

Chemicals:

Map ID
Direction
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PMG #8650 (Continued)

U002009139

Chemical:	UNKNOWN CHEMICAL OF TYPE - OIL
Quantity:	Not reported
Actions:	
Action Type:	Tier Classification
Action Status:	Legal Notice Published
Action Date:	12/6/1995
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	12/6/1995
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	RTN Linked to TCLASS Via Tier Classification Submittal
Action Date:	12/6/1995
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	Tier 2 Classification
Action Date:	12/8/1995
Response Action Outcome:	Not reported
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date:	2/26/1996
Response Action Outcome:	Not reported
Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	2/9/1996
Response Action Outcome:	Not reported
Action Type:	Immediate Response Action
Action Status:	IRA Assessment Only
Action Date:	2/9/1996
Response Action Outcome:	Not reported
Action Type:	RNF
Action Status:	Reportable Release under MGL 21E
Action Date:	4/5/1996
Response Action Outcome:	Not reported
Action Type:	Immediate Response Action
Action Status:	Completion Statement Received
Action Date:	4/5/1996
Response Action Outcome:	Not reported
Action Type:	RAO Not Required
Action Status:	Linked to a Tier Classified Site
Action Date:	4/5/1996
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	RTN Linked to TCLASS Via IRA Completion Statement
Action Date:	4/5/1996
Response Action Outcome:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PMG #8650 (Continued)

U002009139

UST:

Facility ID: 11905
Name: PMG #8650
Address: 734 CHIEF JUSTICE CUSHING
Address 2: Not reported
City,State,Zip: COHASSET, MA 02025
Owner ID: 1025613
Owner: PMG Northeast, LLC
Owner Address: 2900 Telestar Court
Owner Address 2: Not reported
Owner City,State,Zip: Falls Church, VA 22042
Telephone: 7813839610
Description: Retail Motor Vehicle Fuel Dispensing
Contact Name: Michael Frank
Contact Address: 2900 Telestar Court
Contact Address 2: Not reported
Contact City,State,Zip: Falls Church, VA 22042
Contact Email: mfrank@petromg.com
Update: 2022-06-01 00:00:00
Update By: Cenzina Velez
Facility Status: OPEN
Longitude: -70.80420
Latitude: 42.22320
URL: <https://ma-ust.windsorcloud.com/ust/facility/11905>

UST:

Facility ID: 11905
Tank ID: 1
Capacity: 8000.00000
Substance: Gasoline
Tank Construct: Single-walled non-corrodible (including "composite") material (cathodic protection not required)
Tank Usage: Motor Vehicle
Pipe Construct: Single-walled non-corrodible material (No corrosion protection required)
Pipe Type: Pressurized piping system with mechanical automatic line leak detection
Latitude: 42.22365
Longitude: -70.80422
Date Installed: 01/01/1988
Number of Compartment: Not reported
Pipe Install Date: 01/01/1988
Pipe Leak Install Date: Not reported
Submersible Sump: Y
Submersible Sump Install Date: Not reported
Turbine Sump: Y
Turbine Sump Sensor: Y
Intermediate Sump: Y
Intermediate Sump Sensor: Y
Spill Bucket Installed Date: Not reported
Spill Bucket Sensor: N
Tank Status: Tank Removed
Status Date: 03/01/2022
Overfill Protect Install: Not reported
Overfill Protect Type: Automatic shut-off valve
Automatic Line Leak Detect: Not reported
Tank Corrosion Type: Not reported

Map ID	MAP FINDINGS		
Direction			
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Elevation			
Site		Database(s)	EDR ID Number EPA ID Number

PMG #8650 (Continued)**U002009139**

Leak Corrosion Type:	Not reported
Tank Leak Detection:	Continuous In-Tank Monitoring System
Pipe Leak Detection:	Annual Automatic Line Leak Detection Test
Facility ID:	11905
Tank ID:	4
Capacity:	1000.00000
Substance:	Waste Oil
Tank Construct:	Single-walled non-corrodible (including "composite") material (cathodic protection not required)
Tank Usage:	Not reported
Pipe Construct:	Not reported
Pipe Type:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Date Installed:	01/01/1988
Number of Compartment:	Not reported
Pipe Install Date:	Not reported
Pipe Leak Install Date:	Not reported
Submersible Sump:	N
Submersible Sump Install Date:	Not reported
Turbine Sump:	N
Turbine Sump Sensor:	N
Intermediate Sump:	N
Intermediate Sump Sensor:	N
Spill Bucket Installed Date:	Not reported
Spill Bucket Sensor:	N
Tank Status:	Tank Removed
Status Date:	11/09/1994
Overfill Protect Install:	Not reported
Overfill Protect Type:	Not reported
Automatic Line Leak Detect:	Not reported
Tank Corrosion Type:	Not reported
Leak Corrosion Type:	Not reported
Tank Leak Detection:	Manual Tank Gauging (1,000G or less capacity tank)
Pipe Leak Detection:	Not reported
Facility ID:	11905
Tank ID:	7
Capacity:	7000.00000
Substance:	Gasoline
Tank Construct:	Double-walled non-corrodible (including "composite") material (cathodic protection not required)
Tank Usage:	Motor Vehicle
Pipe Construct:	Double-walled non-corrodible material (No corrosion protection required)
Pipe Type:	Pressurized piping system with mechanical automatic line leak detection
Latitude:	Not reported
Longitude:	Not reported
Date Installed:	04/05/2022
Number of Compartment:	Not reported
Pipe Install Date:	04/05/2022
Pipe Leak Install Date:	Not reported
Submersible Sump:	Y
Submersible Sump Install Date:	Not reported
Turbine Sump:	Y

Map ID	MAP FINDINGS		EDR ID Number
Direction			EPA ID Number
Distance	Site	Database(s)	
Elevation			
PMG #8650 (Continued)			U002009139
Turbine Sump Sensor:	Y		
Intermediate Sump:	N		
Intermediate Sump Sensor:	N		
Spill Bucket Installed Date:	Not reported		
Spill Bucket Sensor:	N		
Tank Status:	In Use		
Status Date:	06/01/2022		
Overfill Protect Install:	Not reported		
Overfill Protect Type:	Automatic shut-off valve		
Automatic Line Leak Detect:	Not reported		
Tank Corrosion Type:	Not reported		
Leak Corrosion Type:	Not reported		
Tank Leak Detection:	Continuous Interstitial Monitoring		
Pipe Leak Detection:	Continuous Interstitial Space Monitoring		
Facility ID:	11905		
Tank ID:	7		
Capacity:	8000.00000		
Substance:	Gasoline		
Tank Construct:	Double-walled non-corrodible (including "composite") material (cathodic protection not required)		
Tank Usage:	Motor Vehicle		
Pipe Construct:	Double-walled non-corrodible material (No corrosion protection required)		
Pipe Type:	Pressurized piping system with mechanical automatic line leak detection		
Latitude:	Not reported		
Longitude:	Not reported		
Date Installed:	04/05/2022		
Number of Compartment:	Not reported		
Pipe Install Date:	04/05/2022		
Pipe Leak Install Date:	Not reported		
Submersible Sump:	Y		
Submersible Sump Install Date:	Not reported		
Turbine Sump:	Y		
Turbine Sump Sensor:	Y		
Intermediate Sump:	N		
Intermediate Sump Sensor:	N		
Spill Bucket Installed Date:	Not reported		
Spill Bucket Sensor:	N		
Tank Status:	In Use		
Status Date:	06/01/2022		
Overfill Protect Install:	Not reported		
Overfill Protect Type:	Automatic shut-off valve		
Automatic Line Leak Detect:	Not reported		
Tank Corrosion Type:	Not reported		
Leak Corrosion Type:	Not reported		
Tank Leak Detection:	Continuous Interstitial Monitoring		
Pipe Leak Detection:	Continuous Interstitial Space Monitoring		
Facility ID:	11905		
Tank ID:	5		
Capacity:	1000.00000		
Substance:	Bulk Heating or Fuel Oil (#2,#4,#6)		
Tank Construct:	Single-walled non-corrodible (including "composite") material (cathodic protection not required)		
Tank Usage:	Not reported		

Map ID	MAP FINDINGS		
Direction			
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Site		Database(s)	EDR ID Number EPA ID Number

PMG #8650 (Continued)**U002009139**

Pipe Construct:	Not reported
Pipe Type:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Date Installed:	01/01/1988
Number of Compartment:	Not reported
Pipe Install Date:	Not reported
Pipe Leak Install Date:	Not reported
Submersible Sump:	N
Submersible Sump Install Date:	Not reported
Turbine Sump:	N
Turbine Sump Sensor:	N
Intermediate Sump:	N
Intermediate Sump Sensor:	N
Spill Bucket Installed Date:	Not reported
Spill Bucket Sensor:	N
Tank Status:	Tank Removed
Status Date:	11/09/1994
Overfill Protect Install:	Not reported
Overfill Protect Type:	Not reported
Automatic Line Leak Detect:	Not reported
Tank Corrosion Type:	Not reported
Leak Corrosion Type:	Not reported
Tank Leak Detection:	Manual Tank Gauging (1,000G or less capacity tank)
Pipe Leak Detection:	Not reported
Facility ID:	11905
Tank ID:	6
Capacity:	15000.00000
Substance:	Gasoline
Tank Construct:	Double-walled non-corrodible (including "composite") material (cathodic protection not required)
Tank Usage:	Motor Vehicle
Pipe Construct:	Double-walled non-corrodible material (No corrosion protection required)
Pipe Type:	Pressurized piping system with mechanical automatic line leak detection
Latitude:	Not reported
Longitude:	Not reported
Date Installed:	04/05/2022
Number of Compartment:	Not reported
Pipe Install Date:	04/05/2022
Pipe Leak Install Date:	Not reported
Submersible Sump:	Y
Submersible Sump Install Date:	Not reported
Turbine Sump:	Y
Turbine Sump Sensor:	Y
Intermediate Sump:	N
Intermediate Sump Sensor:	N
Spill Bucket Installed Date:	Not reported
Spill Bucket Sensor:	N
Tank Status:	In Use
Status Date:	06/01/2022
Overfill Protect Install:	Not reported
Overfill Protect Type:	Automatic shut-off valve
Automatic Line Leak Detect:	Not reported
Tank Corrosion Type:	Not reported

Map ID Direction Distance Elevation	Site	MAP FINDINGS	Database(s)	EDR ID Number EPA ID Number
PMG #8650 (Continued)			U002009139	
	Leak Corrosion Type:	Not reported		
	Tank Leak Detection:	Continuous Interstitial Monitoring		
	Pipe Leak Detection:	Continuous Interstitial Space Monitoring		
	Facility ID:	11905		
	Tank ID:	3		
	Capacity:	10000.00000		
	Substance:	Gasoline		
	Tank Construct:	Single-walled non-corrodible (including "composite") material (cathodic protection not required)		
	Tank Usage:	Motor Vehicle		
	Pipe Construct:	Double-walled non-corrodible material (No corrosion protection required)		
	Pipe Type:	Pressurized piping system with mechanical automatic line leak detection		
	Latitude:	42.22360		
	Longitude:	-70.80423		
	Date Installed:	01/01/1988		
	Number of Compartment:	Not reported		
	Pipe Install Date:	01/01/1988		
	Pipe Leak Install Date:	Not reported		
	Submersible Sump:	Y		
	Submersible Sump Install Date:	Not reported		
	Turbine Sump:	Y		
	Turbine Sump Sensor:	Y		
	Intermediate Sump:	Y		
	Intermediate Sump Sensor:	Y		
	Spill Bucket Installed Date:	Not reported		
	Spill Bucket Sensor:	N		
	Tank Status:	Tank Removed		
	Status Date:	03/01/2022		
	Overfill Protect Install:	Not reported		
	Overfill Protect Type:	Automatic shut-off valve		
	Automatic Line Leak Detect:	Not reported		
	Tank Corrosion Type:	Not reported		
	Leak Corrosion Type:	Not reported		
	Tank Leak Detection:	Continuous In-Tank Monitoring System		
	Pipe Leak Detection:	Annual Automatic Line Leak Detection Test		
	Facility ID:	11905		
	Tank ID:	2		
	Capacity:	12000.00000		
	Substance:	Gasoline		
	Tank Construct:	Single-walled non-corrodible (including "composite") material (cathodic protection not required)		
	Tank Usage:	Motor Vehicle		
	Pipe Construct:	Single-walled non-corrodible material (No corrosion protection required)		
	Pipe Type:	Pressurized piping system with mechanical automatic line leak detection		
	Latitude:	42.22365		
	Longitude:	-70.80423		
	Date Installed:	01/01/1988		
	Number of Compartment:	Not reported		
	Pipe Install Date:	01/01/1988		
	Pipe Leak Install Date:	Not reported		
	Submersible Sump:	Y		

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MAP FINDINGS

Site

Database(s)

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PMG #8650 (Continued)

U002009139

Submersible Sump Install Date:	Not reported
Turbine Sump:	Y
Turbine Sump Sensor:	Y
Intermediate Sump:	Y
Intermediate Sump Sensor:	Y
Spill Bucket Installed Date:	Not reported
Spill Bucket Sensor:	N
Tank Status:	Tank Removed
Status Date:	03/01/2022
Overfill Protect Install:	Not reported
Overfill Protect Type:	Automatic shut-off valve
Automatic Line Leak Detect:	Not reported
Tank Corrosion Type:	Not reported
Leak Corrosion Type:	Not reported
Tank Leak Detection:	Continuous In-Tank Monitoring System
Pipe Leak Detection:	Annual Automatic Line Leak Detection Test

AST:

Facility ID:	11905
Name:	CUMBERLAND FARMS #70058
Address:	740 CHIEF JUSTICE CUSHING
City,State,Zip:	COHASSET, MA 02025
Owner ID:	1602
Owner Address:	100 CROSSING BLVD
Owner City:	FRAMINGHAM
Owner State:	MA
Owner Zip:	01702
Owner Name:	CUMBERLAND FARMS INC
Tank Type:	Not reported
Class:	Not reported
Stage I Type:	Not reported
CARB # or System Type:	Not reported
Test Cycle:	Not reported
Date Form Mailed:	Not reported
Test Date:	Not reported
Postmark Date:	Not reported
Due Date:	Not reported
Product Type:	Not reported
Vapor Type:	Not reported
Form:	Not reported
Form Rcvd and Complete:	Not reported
Description:	Gas Station
Telephone:	(800) 225-9702
Fire Department:	21065
Date of Inspection:	Not reported
Inspector:	Not reported
Overfill Prevention:	Not reported
Tank ID:	7
Serial Number:	Not reported
Spill Prevention:	Not reported
Tank Status:	In Use
Capacity:	250
Contents:	Fuel Oil
Tank Use:	Other
Tank Material:	Steel
Tank Construction:	2 Walls

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PMG #8650 (Continued)

U002009139

Tank Leak Detection:	Inventory Record-Keeping
Pipe Material:	Not reported
Pipe Construction:	Not reported
Pipe Leak Detection:	Not reported
Aboveground:	Y
Facility ID:	11905
Name:	CUMBERLAND FARMS #70058
Address:	740 CHIEF JUSTICE CUSHING
City,State,Zip:	COHASSET, MA 02025
Owner ID:	1602
Owner Address:	100 CROSSING BLVD
Owner City:	FRAMINGHAM
Owner State:	MA
Owner Zip:	01702
Owner Name:	CUMBERLAND FARMS INC
Tank Type:	Not reported
Class:	Not reported
Stage I Type:	Not reported
CARB # or System Type:	Not reported
Test Cycle:	Not reported
Date Form Mailed:	Not reported
Test Date:	Not reported
Postmark Date:	Not reported
Due Date:	Not reported
Product Type:	Not reported
Vapor Type:	Not reported
Form:	Not reported
Form Rcvd and Complete:	Not reported
Description:	Gas Station
Telephone:	(800) 225-9702
Fire Department:	21065
Date of Inspection:	Not reported
Inspector:	Not reported
Overfill Prevention:	Not reported
Tank ID:	6
Serial Number:	Not reported
Spill Prevention:	Not reported
Tank Status:	In Use
Capacity:	250
Contents:	Waste Oil
Tank Use:	Not reported
Tank Material:	Steel
Tank Construction:	1 Wall
Tank Leak Detection:	Not reported
Pipe Material:	Not reported
Pipe Construction:	Not reported
Pipe Leak Detection:	Not reported
Aboveground:	Y

Release:

Name:	GULF GAS STATION
Address:	740 CHIEF JUSTICE CUSHING HWY
City,State,Zip:	COHASSET, MA
Release Tracking Number/Current Status:	4-0028175 / PSNC
Primary ID:	Not reported
Official City:	COHASSET

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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PMG #8650 (Continued)

U002009139

Notification: 02/12/2020
Category: 72 HR
Status Date: 02/16/2021
Phase: Not reported
Response Action Outcome: PN - PN
Oil / Haz Material Type: Not reported

Click here to access the MA DEP site for this facility:

Actions:

Action Type: Immediate Response Action
Action Status: Status or Interim Report Received
Action Date: 11/24/2020
Response Action Outcome: PN

Action Type: Immediate Response Action
Action Status: Level I - Technical Screen Audit
Action Date: 12/10/2020
Response Action Outcome: PN

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 2/12/2020
Response Action Outcome: PN

Action Type: Immediate Response Action
Action Status: Oral Approval of Plan or Action
Action Date: 2/12/2020
Response Action Outcome: PN

Action Type: RLFA
Action Status: PRPMTG
Action Date: 2/13/2020
Response Action Outcome: PN

Action Type: RLFA
Action Status: FLDRUN
Action Date: 2/13/2020
Response Action Outcome: PN

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date: 2/14/2020
Response Action Outcome: PN

Action Type: Response Action Outcome - RAO
Action Status: PSNRCD
Action Date: 2/16/2021
Response Action Outcome: PN

Action Type: Immediate Response Action
Action Status: Completion Statement Received
Action Date: 2/16/2021
Response Action Outcome: PN

Action Type: Immediate Response Action
Action Status: Level I - Technical Screen Audit

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Database(s)

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EPA ID Number

PMG #8650 (Continued)

U002009139

Action Date: 3/1/2021
Response Action Outcome: PN

Action Type: Immediate Response Action
Action Status: Written Plan Received
Action Date: 3/10/2020
Response Action Outcome: PN

Action Type: RNFE
Action Status: Transmittal, Notice, or Notification Received
Action Date: 3/10/2020
Response Action Outcome: PN

Action Type: Immediate Response Action
Action Status: Level I - Technical Screen Audit
Action Date: 4/6/2020
Response Action Outcome: PN

Action Type: Immediate Response Action
Action Status: Status or Interim Report Received
Action Date: 5/26/2020
Response Action Outcome: PN

Action Type: Immediate Response Action
Action Status: Level I - Technical Screen Audit
Action Date: 5/27/2020
Response Action Outcome: PN

Chemicals:

Chemical: Not reported
Quantity: Not reported
Location Type: COMMERCIAL
Source: LINE
Source: UST
Source: USTPIPE

Name: EXXON SERVICE STATION 3-1491
Address: 740 CHIEF JUSTICE CUSHING HWY
City,State,Zip: COHASSET, MA 020250000
Release Tracking Number/Current Status: 4-3004776 / RAO
Primary ID: Not reported
Official City: COHASSET
Notification: 10/01/1993
Category: NONE
Status Date: 04/04/2002
Phase: Not reported
Response Action Outcome: -
Oil / Haz Material Type: Oil

Click here to access the MA DEP site for this facility:

Actions:

Action Type: Release Disposition
Action Status: Valid Transition Site
Action Date: 10/1/1993
Response Action Outcome: Not reported

Map ID
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Database(s)

EDR ID Number
EPA ID Number

PMG #8650 (Continued)

U002009139

Action Type:	Release Abatement Measure
Action Status:	Completion Statement Received
Action Date:	12/18/1997
Response Action Outcome:	Not reported
Action Type:	TREGS
Action Status:	LSPFA
Action Date:	12/6/1995
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	Legal Notice Published
Action Date:	12/6/1995
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	12/6/1995
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	RTN Linked to TCLASS Via Tier Classification Submittal
Action Date:	12/6/1995
Response Action Outcome:	Not reported
Action Type:	Phase 1
Action Status:	Completion Statement Received
Action Date:	12/6/1995
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	Tier 2 Classification
Action Date:	12/8/1995
Response Action Outcome:	Not reported
Action Type:	Phase 2
Action Status:	Completion Statement Received
Action Date:	12/8/1997
Response Action Outcome:	Not reported
Action Type:	Phase 3
Action Status:	Completion Statement Received
Action Date:	2/9/1998
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RAO Statement Received
Action Date:	2/9/1998
Response Action Outcome:	Not reported
Action Type:	Phase 2
Action Status:	Scope of Work Received
Action Date:	4/30/1996
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RAO Statement Received

Site

Database(s)

EDR ID Number
EPA ID Number

U002009139

Action Date:	4/4/2002
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	RTN Linked to TCLASS Via IRA Completion Statement
Action Date:	4/5/1996
Response Action Outcome:	Not reported
Action Type:	Release Abatement Measure
Action Status:	Written Plan Received
Action Date:	8/15/1997
Response Action Outcome:	Not reported

Chemical:	GASOLINE
Quantity:	Not reported
Chemical:	WASTE OIL
Quantity:	Not reported
Location Type:	GASSTATION
Location Type:	COMMERCIAL
Source:	MDC TRAP
Source:	UST
Source:	MDCTRAP

Name:	RTE 3A
Address:	740 CHIEF JUSTICE CUSHING HWY
City,State,Zip:	COHASSET, MA 020250000
Release Tracking Number/Current Status:	4-3011912 / RAONR
Primary ID:	4-3011912
Official City:	COHASSET
Notification:	12/01/1994
Category:	72 HR
Status Date:	04/05/1996
Phase:	Not reported
Response Action Outcome:	-
Oil / Haz Material Type:	Oil

Click here to access the MA DEP site for this facility:

Action Type:	Immediate Response Action
Action Status:	Completion Statement Received
Action Date:	1/30/1995
Response Action Outcome:	Not reported
Action Type:	RNF
Action Status:	Reportable Release under MGL 21E
Action Date:	1/30/1995
Response Action Outcome:	Not reported
Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	12/1/1994
Response Action Outcome:	Not reported
Action Type:	Immediate Response Action

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MAP FINDINGS

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EDR ID Number
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PMG #8650 (Continued)

U002009139

Action Status:	Oral Approval of Plan or Action
Action Date:	12/1/1994
Response Action Outcome:	Not reported
Action Type:	RLFA
Action Status:	FOLOFF
Action Date:	12/1/1994
Response Action Outcome:	Not reported
Action Type:	Release Abatement Measure
Action Status:	Completion Statement Received
Action Date:	12/18/1997
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	12/6/1995
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	RTN Linked to TCLASS Via Tier Classification Submittal
Action Date:	12/6/1995
Response Action Outcome:	Not reported
Action Type:	RAO Not Required
Action Status:	Linked to a Tier Classified Site
Action Date:	12/6/1995
Response Action Outcome:	Not reported
Action Type:	Phase 1
Action Status:	Completion Statement Received
Action Date:	12/6/1995
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	Legal Notice Published
Action Date:	12/6/1995
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	Tier 2 Classification
Action Date:	12/8/1995
Response Action Outcome:	Not reported
Action Type:	Phase 2
Action Status:	Completion Statement Received
Action Date:	12/8/1997
Response Action Outcome:	Not reported
Action Type:	Phase 3
Action Status:	Completion Statement Received
Action Date:	2/9/1998
Response Action Outcome:	Not reported
Action Type:	RAO Not Required
Action Status:	Linked to a Tier Classified Site
Action Date:	4/5/1996

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MAP FINDINGS

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Database(s)

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PMG #8650 (Continued)

U002009139

Response Action Outcome: Not reported

Action Type: Tier Classification
Action Status: RTN Linked to TCLASS Via IRA Completion Statement
Action Date: 4/5/1996
Response Action Outcome: Not reported

Action Type: Release Abatement Measure
Action Status: Written Plan Received
Action Date: 8/15/1997
Response Action Outcome: Not reported

Chemicals:

Chemical: GASOLINE
Quantity: 50 parts per million
Chemical: VOCS
Quantity: 124 parts per million
Location Type: COMMERCIAL
Source: UST

Name: EXXON FACILITY #3-1491
Address: 740 CHIEF JUSTICE CUSHING HWY
City, State, Zip: COHASSET, MA 020250000
Release Tracking Number/Current Status: 4-3012337 / RAONR
Primary ID: Not reported
Official City: COHASSET
Notification: 04/04/1995
Category: 120 DY
Status Date: 04/05/1996
Phase: Not reported
Response Action Outcome: -
Oil / Haz Material Type: Oil

[Click here to access the MA DEP site for this facility:](#)

Actions:

Action Type: Tier Classification
Action Status: Legal Notice Published
Action Date: 12/6/1995
Response Action Outcome: Not reported

Action Type: Tier Classification
Action Status: Transmittal, Notice, or Notification Received
Action Date: 12/6/1995
Response Action Outcome: Not reported

Action Type: Tier Classification
Action Status: RTN Linked to TCLASS Via Tier Classification Submittal
Action Date: 12/6/1995
Response Action Outcome: Not reported

Action Type: Tier Classification
Action Status: Tier 2 Classification
Action Date: 12/8/1995
Response Action Outcome: Not reported

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MAP FINDINGS

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PMG #8650 (Continued)

U002009139

Action Type: RNF
Action Status: Reportable Release under MGL 21E
Action Date: 4/4/1995
Response Action Outcome: Not reported

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 4/4/1995
Response Action Outcome: Not reported

Action Type: RAO Not Required
Action Status: Linked to a Tier Classified Site
Action Date: 4/5/1996
Response Action Outcome: Not reported

Action Type: Tier Classification
Action Status: RTN Linked to TCLASS Via IRA Completion Statement
Action Date: 4/5/1996
Response Action Outcome: Not reported

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date: 7/25/1995
Response Action Outcome: Not reported

Chemicals:

Chemical: TPH
Quantity: 5360 milligrams per kilogram

Name: CORNER OF BEECHWOOD & ROUTE 3A
Address: 740 CHIEF JUSTICE CUSHING HWY
City,State,Zip: COHASSET, MA 020250000
Release Tracking Number/Current Status: 4-3013164 / RAONR
Primary ID: Not reported
Official City: COHASSET
Notification: 11/20/1995
Category: 120 DY
Status Date: 04/05/1996
Phase: Not reported
Response Action Outcome: -
Oil / Haz Material Type: Hazardous Material

Click here to access the MA DEP site for this facility:

Actions:

Action Type: RNF
Action Status: Reportable Release under MGL 21E
Action Date: 11/20/1995
Response Action Outcome: Not reported

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 11/20/1995
Response Action Outcome: Not reported

Action Type: Tier Classification

Map ID Direction Distance Elevation	Site	MAP FINDINGS	Database(s)	EDR ID Number EPA ID Number
	PMG #8650 (Continued)			U002009139
	Action Status:	Legal Notice Published		
	Action Date:	12/6/1995		
	Response Action Outcome:	Not reported		
	Action Type:	Tier Classification		
	Action Status:	Transmittal, Notice, or Notification Received		
	Action Date:	12/6/1995		
	Response Action Outcome:	Not reported		
	Action Type:	Tier Classification		
	Action Status:	RTN Linked to TCLASS Via Tier Classification Submittal		
	Action Date:	12/6/1995		
	Response Action Outcome:	Not reported		
	Action Type:	A Notice sent to a Potentially Responsible Party (PRP)		
	Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.)		
	Action Date:	12/8/1995		
	Response Action Outcome:	Not reported		
	Action Type:	Tier Classification		
	Action Status:	Tier 2 Classification		
	Action Date:	12/8/1995		
	Response Action Outcome:	Not reported		
	Action Type:	RAO Not Required		
	Action Status:	Linked to a Tier Classified Site		
	Action Date:	4/5/1996		
	Response Action Outcome:	Not reported		
	Action Type:	Tier Classification		
	Action Status:	RTN Linked to TCLASS Via IRA Completion Statement		
	Action Date:	4/5/1996		
	Response Action Outcome:	Not reported		
	Chemicals:			
	Chemical:	BENZENE		
	Quantity:	11300 micrograms per liter		
	Chemical:	TOLUENE		
	Quantity:	13700 micrograms per liter		
	Chemical:	XYLENE		
	Quantity:	15600 micrograms per liter		
	Name:	CORNER OF CUSHING HWY AND BEECHWOOD ST		
	Address:	740 CHIEF JUSTICE CUSHING HWY		
	City,State,Zip:	COHASSET, MA 020250000		
	Release Tracking Number/Current Status:	4-3013437 / RAONR		
	Primary ID:	Not reported		
	Official City:	COHASSET		
	Notification:	02/09/1996		
	Category:	72 HR		
	Status Date:	04/05/1996		
	Phase:	Not reported		
	Response Action Outcome:	-		
	Oil / Haz Material Type:	Oil		

Map ID
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MAP FINDINGS

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PMG #8650 (Continued)

U002009139

[Click here to access the MA DEP site for this facility:](#)

Actions:

Action Type:	Tier Classification
Action Status:	Legal Notice Published
Action Date:	12/6/1995
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	12/6/1995
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	RTN Linked to TCLASS Via Tier Classification Submittal
Action Date:	12/6/1995
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	Tier 2 Classification
Action Date:	12/8/1995
Response Action Outcome:	Not reported
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.)
Action Date:	2/26/1996
Response Action Outcome:	Not reported
Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	2/9/1996
Response Action Outcome:	Not reported
Action Type:	Immediate Response Action
Action Status:	IRA Assessment Only
Action Date:	2/9/1996
Response Action Outcome:	Not reported
Action Type:	RNF
Action Status:	Reportable Release under MGL 21E
Action Date:	4/5/1996
Response Action Outcome:	Not reported
Action Type:	Immediate Response Action
Action Status:	Completion Statement Received
Action Date:	4/5/1996
Response Action Outcome:	Not reported
Action Type:	RAO Not Required
Action Status:	Linked to a Tier Classified Site
Action Date:	4/5/1996
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	RTN Linked to TCLASS Via IRA Completion Statement
Action Date:	4/5/1996
Response Action Outcome:	Not reported

Map ID
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EPA ID Number

PMG #8650 (Continued)

U002009139

Chemicals:

Chemical: UNKNOWN CHEMICAL OF TYPE - OIL
Quantity: Not reported
Location Type: COMMERCIAL
Source: PIPE
Source: UST

HW GEN:

Name: PMG 8650
Address: 740 CHIEF JUSTICE CUSHING HWY
City,State,Zip: COHASSET, MA 02025
EPA Id: MAD985288752
RCRA Generator Status: VSQG
State Generator Status: Not reported

37
SSE
1/2-1
0.692 mi.
3652 ft.
Relative:
Lower
Actual:
63 ft.

DWYERS FABRICARE CTR
754 CHIEF JUSTICE CUSHING WAY
COHASSET, MA 02025

MA SHWS 1000217459
MA RELEASE MAD019323237
RCRA NonGen / NLR
FINDS
ECHO
RI MANIFEST

SHWS:

Name: DWYER CLEANERS
Address: 754 CHIEF JUSTICE CUSHING HWY
City,State,Zip: COHASSET, MA 02025
Facility ID: 4-3004496
Source Type: UNKNOWN
Release Town: COHASSET
Notification Date: 07/15/1993
Category: NONE
Associated ID: Not reported
Current Status: RAO
Status Date: 06/02/2000
Phase: PHASE V
Response Action Outcome: A2
Oil Or Haz Material: Not reported

Release:

Name: DWYER CLEANERS
Address: 754 CHIEF JUSTICE CUSHING HWY
City,State,Zip: COHASSET, MA 02025
Release Tracking Number/Current Status: 4-3004496 / RAO
Primary ID: Not reported
Official City: COHASSET
Notification: 07/15/1993
Category: NONE
Status Date: 06/02/2000
Phase: PHASE V
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.
Oil / Haz Material Type: Not reported

[Click here to access the MA DEP site for this facility:](#)

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MAP FINDINGS

Database(s)
EDR ID Number
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DWYERS FABRICARE CTR (Continued)

1000217459

Actions:

Action Type: Compliance and Enforcement Action
Action Status: Notice of Non-Compliance Issued
Action Date: 1/10/2002
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 4
Action Status: Completion Statement Received
Action Date: 1/11/2007
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RLFA
Action Status: FLDD1A
Action Date: 1/25/2024
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Compliance and Enforcement Action
Action Status: Notice of Non-Compliance Issued
Action Date: 1/28/2003
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure
Action Status: Status or Interim Report Received
Action Date: 1/31/2003
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: RMRINT
Action Date: 1/8/2008
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: RMRINT
Action Date: 10/17/2007
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 4
Action Status: Written Plan Received
Action Date: 11/15/2006
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: RMRINT
Action Date: 11/16/2007
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification
Action Status: Tier 2 Transfer

Map ID		MAP FINDINGS			
Direction					
Distance					
Elevation	Site		Database(s)	EDR ID Number	EPA ID Number

DWYERS FABRICARE CTR (Continued)**1000217459**

Action Date: 11/19/2001
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure
Action Status: Written Plan Received
Action Date: 11/19/2001
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Written Plan Received
Action Date: 11/22/2004
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure
Action Status: Completion Statement Received
Action Date: 11/7/2005
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: RMRINT
Action Date: 12/12/2007
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RLFA
Action Status: FLDRAN
Action Date: 12/14/2004
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 2
Action Status: Scope of Work Received
Action Date: 12/16/2005
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification
Action Status: Tier 2 Transfer
Action Date: 12/16/2005
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: An activity type that is related to an Audit
Action Status: NOA
Action Date: 12/21/2023
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Written Approval of Plan
Action Date: 12/28/2004
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Map ID

Direction

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MAP FINDINGS

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DWYERS FABRICARE CTR (Continued)**1000217459**

Action Type: Release Abatement Measure
 Action Status: Status or Interim Report Received
 Action Date: 12/31/2004
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
 Action Status: Status or Interim Report Received
 Action Date: 2/13/2008
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
 Action Status: RMRINT
 Action Date: 2/13/2008
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
 Action Status: RMRINT
 Action Date: 2/15/2007
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
 Action Status: Status or Interim Report Received
 Action Date: 2/15/2007
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
 Action Status: Status or Interim Report Received
 Action Date: 2/22/2006
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
 Action Status: Status or Interim Report Received
 Action Date: 2/25/2005
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
 Action Status: Level III - Comprehensive Audit
 Action Date: 2/27/2024
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: An activity type that is related to an Audit
 Action Status: Notice of Non-compliance related to an Audit
 Action Date: 2/27/2024
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification
 Action Status: Tier 2 Extension
 Action Date: 3/18/2005

Map ID		MAP FINDINGS			
Direction					
Distance					
Elevation	Site		Database(s)	EDR ID Number	EPA ID Number

DWYERS FABRICARE CTR (Continued)**1000217459**

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 2
 Action Status: Completion Statement Received
 Action Date: 3/29/2006
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RLFA
 Action Status: FLDRAN
 Action Date: 3/6/2006
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
 Action Status: RMRINT
 Action Date: 4/3/2007
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 5
 Action Status: RMRINT
 Action Date: 4/4/2008
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
 Action Status: RMRINT
 Action Date: 4/4/2008
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 5
 Action Status: Remedy Operation Status Report Received
 Action Date: 4/4/2008
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification
 Action Status: Tier 2 Extension
 Action Date: 5/1/2006
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure
 Action Status: Status or Interim Report Received
 Action Date: 5/10/2004
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification
 Action Status: Tier 2 Extension
 Action Date: 5/10/2004
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

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DWYERS FABRICARE CTR (Continued)**1000217459**

Action Type: Immediate Response Action
 Action Status: RMRINT
 Action Date: 5/2/2008
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
 Action Status: Completion Statement Received
 Action Date: 5/25/2000
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RLFA
 Action Status: FLDRUN
 Action Date: 5/30/2008
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
 Action Status: RMRINT
 Action Date: 5/9/2007
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO
 Action Status: RAO Statement Received
 Action Date: 6/2/2000
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification
 Action Status: Tier 2 Extension
 Action Date: 6/2/2002
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 4
 Action Status: Level II - Audit Inspection
 Action Date: 6/20/2008
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure
 Action Status: Status or Interim Report Received
 Action Date: 6/5/2002
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure
 Action Status: Modified Revised or Updated Plan Received
 Action Date: 6/5/2002
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
 Action Status: RMRINT
 Action Date: 6/6/2007

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DWYERS FABRICARE CTR (Continued)

1000217459

Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Release Disposition
Action Status:	Valid Transition Site
Action Date:	7/15/1993
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Immediate Response Action
Action Status:	RMRINT
Action Date:	7/17/2007
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Compliance and Enforcement Action
Action Status:	Notice of Non-Compliance Issued
Action Date:	7/19/2004
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	RLFA
Action Status:	FLDRAN
Action Date:	7/26/2004
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Release Abatement Measure
Action Status:	Status or Interim Report Received
Action Date:	7/28/2003
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Tier Classification
Action Status:	Tier 2 Extension
Action Date:	7/28/2003
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Phase 3
Action Status:	Completion Statement Received
Action Date:	7/28/2006
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Phase 4
Action Status:	Status or Interim Report Received
Action Date:	7/28/2006
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Phase 5
Action Status:	RMRINI
Action Date:	7/28/2006
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.

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MAP FINDINGS

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DWYERS FABRICARE CTR (Continued)**1000217459**

Action Type: RLFA
 Action Status: FOLFLD
 Action Date: 8/13/2002
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure
 Action Status: Written Approval of Plan
 Action Date: 8/19/2002
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
 Action Status: Status or Interim Report Received
 Action Date: 8/25/2006
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
 Action Status: RMRINT
 Action Date: 8/25/2006
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
 Action Status: RMRINT
 Action Date: 8/27/2007
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
 Action Status: Status or Interim Report Received
 Action Date: 8/27/2007
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
 Action Status: Status or Interim Report Received
 Action Date: 8/30/2005
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification
 Action Status: Transmittal, Notice, or Notification Received
 Action Date: 8/5/1997
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification
 Action Status: Tier 2 Classification
 Action Date: 8/5/1997
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 1
 Action Status: Completion Statement Received
 Action Date: 8/5/1997

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DWYERS FABRICARE CTR (Continued)

1000217459

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure
Action Status: Status or Interim Report Received
Action Date: 8/5/2005

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Level I - Technical Screen Audit
Action Date: 9/12/2007

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Compliance and Enforcement Action
Action Status: Interim Deadline Letter Issued
Action Date: 9/16/2004

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 5
Action Status: RMRINI
Action Date: 9/17/2007

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 5
Action Status: Status or Interim Report Received
Action Date: 9/17/2007

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Compliance and Enforcement Action
Action Status: ACO
Action Date: 9/29/2005

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: RMRINT
Action Date: 9/7/2007

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Chemicals:
Chemical: UNKNOWN
Quantity: Not reported
Source: UNKNOWN

RCRA Listings:

Date Form Received by Agency:
Handler Name:
Handler Address:
Handler City, State, Zip:
EPA ID:

20030804
Dwyers Fabricare Ctr
754 Chief Justice Cushing Way
COHASSET, MA 02025
MAD019323237

Map ID

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MAP FINDINGS

Database(s)

EDR ID Number

EPA ID Number

DWYERS FABRICARE CTR (Continued)**1000217459**

Contact Name:	ROBERT DWYER
Contact Address:	754 CH JUSTICE CUSHING WAY
Contact City,State,Zip:	COHASSET, MA 02025-0000
Contact Telephone:	617-383-1090
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	01
Land Type:	Private
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	Ma
State District:	S
Mailing Address:	754 CHIEF JUSTICE CUSHING WAY
Mailing City,State,Zip:	COHASSET, MA 02025-0000
Owner Name:	Dwyers Fabricare Center
Owner Type:	Private
Operator Name:	Dwyers Fabricare Center
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20171020
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No

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DWYERS FABRICARE CTR (Continued)

1000217459

Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code:	F002
Waste Description:	The Following Spent Halogenated Solvents: Tetrachloroethylene, Methylene Chloride, Trichloroethylene, 1,1,1-Trichloroethane, Chlorobenzene, 1,1,2-Trichloro-1,2,2-Trifluoroethane, Ortho-Dichlorobenzene, Trichlorofluoromethane, And 1,1,2, Trichloroethane; All Spent Solvent Mixtures/Blends Containing, Before Use, A Total Of Ten Percent Or More (By Volume) Of One Or More Of The Above Halogenated Solvents Or Those Solvents Listed In F001, F004, And F005; And Still Bottoms From The Recovery Of These Spent Solvents And Spent Solvent Mixtures.

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	DWYERS FABRICARE CENTER
Legal Status:	Private
Date Became Current:	19821209
Date Ended Current:	Not reported
Owner/Operator Address:	754 CH JUSTICE CUSHING WAY
Owner/Operator City,State,Zip:	COHASSET, MA 02025-0000
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	DWYERS FABRICARE CENTER
Legal Status:	Private
Date Became Current:	19821209
Date Ended Current:	Not reported
Owner/Operator Address:	754 CH JUSTICE CUSHING WAY
Owner/Operator City,State,Zip:	COHASSET, MA 02025-0000
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	DWYERS CLEANING SPOT
Legal Status:	Private
Date Became Current:	19970626
Date Ended Current:	20030804
Owner/Operator Address:	754 CH JUSTICE CUSHING WAY
Owner/Operator City,State,Zip:	COHASSET, MA 02025
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

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DWYERS FABRICARE CTR (Continued)

1000217459

Historic Generators:

Receive Date:	19821209
Handler Name:	DWYERS FABRICARE CTR
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	Ma
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	20030804
Handler Name:	DWYERS FABRICARE CTR
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Ma
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	81231
NAICS Description:	COIN-OPERATED LAUNDRIES AND DRYCLEANERS
NAICS Code:	81232
NAICS Description:	DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED)

Has the Facility Received Notices of Violations:

Found Violation:	No
Agency Which Determined Violation:	Not reported
Violation Short Description:	Not reported
Date Violation was Determined:	Not reported
Actual Return to Compliance Date:	Not reported
Return to Compliance Qualifier:	Not reported
Violation Responsible Agency:	Not reported
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	Not reported
Date of Enforcement Action:	Not reported
Enforcement Responsible Agency:	Not reported
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	Not reported
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported

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DWYERS FABRICARE CTR (Continued)

1000217459

Consent/Final Order Lead Agency: Not reported
Enforcement Type: Not reported
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Evaluation Action Summary:

Evaluation Date: 20010226
Evaluation Responsible Agency: State
Found Violation: No
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier: JMMA
Evaluation Responsible Sub-Organization: N
Actual Return to Compliance Date: Not reported
Scheduled Compliance Date: Not reported
Date of Request: Not reported
Date Response Received: Not reported
Request Agency: Not reported
Former Citation: Not reported

FINDS:

Registry ID: 110043980859

[Click Here for FRS Facility Detail Report:](#)

Environmental Interest/Information System:

The Resource Conservation and Recovery Act Information System (RCRAInfo) is EPA's comprehensive information system in support of the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. It tracks many types of information about generators, transporters, treaters, storers, and disposers of hazardous waste.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000217459
Registry ID: 110043980859
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110043980859>
Name: DWYERS FABRICARE CTR
Address: 754 CHIEF JUSTICE CUSHING WAY
City,State,Zip: COHASSET, MA 02025

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DWYERS FABRICARE CTR (Continued)

1000217459

RI MANIFEST:

Name: DWYER'S CLEANING SPOT
Address: 754 CHIEF JUSTICE CUSHING WAY
City,State,Zip: COHASSET, MA 02025
EPA Id: MAD019323237
GEN Cert Date: 3/4/2002
Manifest Document Number: RIS0066938
Waste Description: CARBON FILTRATE & SOLVENT
TSDF Id: RID040098352
TSDF Name: NORTHLAND ENVIRONMENTAL INC.
Qty: 500
WT/Vol Units: L
TSDF Date: Not reported
Transporter 2 Id: Not reported
Item Number: 6030
Transporter 2 Name: Not reported
Transporter Name 2: 21ST CENTURY ENV. MGT. INC.
Transporter EPAID: RID980906986
Transporter Receipt Date: Not reported
Number Of Containers: 0
Container Type: Not reported
Waste Code1: Not reported
Waste Code2: Not reported
Waste Code3: Not reported
Waste Code4: Not reported
Waste Code5: Not reported
Waste Code6: Not reported
Fee Exempt Code: Not reported
Comment: Not reported
Transporter Name 2: Not reported
Company Permit Number: Not reported
Year: Not reported
Quarter: Not reported
Transporter Contact Name: Not reported
Transporter Contact Email: Not reported
Filing Date: Not reported
Total Fee: Not reported
Billing Name: Not reported
Paid Date: Not reported
Paid Time: Not reported
Facility Receipt Date: Not reported
Fee: Not reported
Manifest Created Date: Not reported
Manifest Updated Date: Not reported

RI MANIFEST:

Transporter Receipt Date: 4/8/2003
Number Of Containers: 3
Container Type: DF
Waste Code1: F002, ,
Waste Code2: Not reported
Waste Code3: Not reported
Waste Code4: Not reported
Waste Code5: Not reported
Waste Code6: Not reported
Comment: Not reported
Fee Exempt Code: Not reported

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DWYERS FABRICARE CTR (Continued)**1000217459**

TSDf Name:	United Oil Recovery Inc
TSDf Id:	RID084802842
Transporter Name 2:	Not reported
Company Permit Number:	Not reported
Year:	Not reported
EPA ID:	MAD019323237
Manifest Docket Number:	RIG0209364
Quarter:	Not reported
Waste Description:	RQ WASTE TETRACHLOROETHYLENE
Transporter Contact Name:	Not reported
Quantity:	450
Transporter Contact Email:	Not reported
WT/Vol Units:	P
Filing Date:	Not reported
Total Fee:	Not reported
Item Number:	a
Transporter Name:	CYCLE SOLVE CORPORATION
Billing Name:	Not reported
Transporter EPA ID:	RID982194987
Date Paid:	Not reported
Time Paid:	Not reported
GEN Cert Date:	4/8/2003
Facility Receipt Date:	Not reported
Fee:	Not reported
Transporter 2 Receipt Date:	Not reported
Manifest Created Date:	Not reported
TSDf Receipt Date:	4/8/2003
Transporter 2 ID:	Not reported
Manifest Updated Date:	Not reported
Transporter Receipt Date:	4/8/2003
Number Of Containers:	3
Container Type:	DF
Waste Code1:	F002, ,
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDf Name:	United Oil Recovery Inc
TSDf Id:	RID084802842
Transporter Name 2:	Not reported
Company Permit Number:	Not reported
Year:	Not reported
EPA ID:	MAD019323237
Manifest Docket Number:	RIG0209364
Quarter:	Not reported
Waste Description:	RQ WASTE TETRACHLOROETHYLENE
Transporter Contact Name:	Not reported
Quantity:	450
Transporter Contact Email:	Not reported
WT/Vol Units:	P
Filing Date:	Not reported
Total Fee:	Not reported
Item Number:	a

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DWYERS FABRICARE CTR (Continued)

1000217459

Transporter Name:	CYCLE SOLVE CORPORATION
Billing Name:	Not reported
Transporter EPA ID:	RID982194987
Date Paid:	Not reported
Time Paid:	Not reported
GEN Cert Date:	4/8/2003
Facility Receipt Date:	Not reported
Fee:	Not reported
Transporter 2 Receipt Date:	Not reported
Manifest Created Date:	Not reported
TSDf Receipt Date:	4/8/2003
Transporter 2 ID:	Not reported
Manifest Updated Date:	Not reported
Transporter Receipt Date:	3/17/2003
Number Of Containers:	3
Container Type:	DF
Waste Code1:	F002, ,
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDf Name:	United Oil Recovery
TSDf Id:	RID084802842
Transporter Name 2:	Not reported
Company Permit Number:	Not reported
Year:	Not reported
EPA ID:	MAD019323237
Manifest Docket Number:	RIG0209222
Quarter:	Not reported
Waste Description:	RQ WASTE TETRACHLOROETHYLENE
Transporter Contact Name:	Not reported
Quantity:	450
Transporter Contact Email:	Not reported
WT/Vol Units:	P
Filing Date:	Not reported
Total Fee:	Not reported
Item Number:	a
Transporter Name:	CYCLE SOLVE CORPORATION
Billing Name:	Not reported
Transporter EPA ID:	RID982194987
Date Paid:	Not reported
Time Paid:	Not reported
GEN Cert Date:	3/17/2003
Facility Receipt Date:	Not reported
Fee:	Not reported
Transporter 2 Receipt Date:	Not reported
Manifest Created Date:	Not reported
TSDf Receipt Date:	Not reported
Transporter 2 ID:	Not reported
Manifest Updated Date:	Not reported
Transporter Receipt Date:	4/29/2003
Number Of Containers:	2

Map ID		MAP FINDINGS			
Direction					
Distance					
Elevation	Site		Database(s)	EDR ID Number	EPA ID Number

DWYERS FABRICARE CTR (Continued)**1000217459**

Container Type:	DF
Waste Code1:	F002, ,
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDf Name:	United Oil Recovery Inc
TSDf Id:	RID084802842
Transporter Name 2:	Not reported
Company Permit Number:	Not reported
Year:	Not reported
EPA ID:	MAD019323237
Manifest Docket Number:	RIG0209500
Quarter:	Not reported
Waste Description:	RQ WASTE TETRACHLOROETHYLENE
Transporter Contact Name:	Not reported
Quantity:	300
Transporter Contact Email:	Not reported
WT/Vol Units:	P
Filing Date:	Not reported
Total Fee:	Not reported
Item Number:	a
Transporter Name:	CYCLE SOLVE CORPORATION
Billing Name:	Not reported
Transporter EPA ID:	RID982194987
Date Paid:	Not reported
Time Paid:	Not reported
GEN Cert Date:	4/29/2003
Facility Receipt Date:	Not reported
Fee:	Not reported
Transporter 2 Receipt Date:	Not reported
Manifest Created Date:	Not reported
TSDf Receipt Date:	4/29/2003
Transporter 2 ID:	Not reported
Manifest Updated Date:	Not reported
Transporter Receipt Date:	3/17/2003
Number Of Containers:	3
Container Type:	DF
Waste Code1:	F002, ,
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDf Name:	United Oil Recovery
TSDf Id:	RID084802842
Transporter Name 2:	Not reported
Company Permit Number:	Not reported
Year:	Not reported
EPA ID:	MAD019323237
Manifest Docket Number:	RIG0209222

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DWYERS FABRICARE CTR (Continued)

1000217459

Quarter:	Not reported
Waste Description:	RQ WASTE TETRACHLOROETHYLENE
Transporter Contact Name:	Not reported
Quantity:	450
Transporter Contact Email:	Not reported
WT/Vol Units:	P
Filing Date:	Not reported
Total Fee:	Not reported
Item Number:	a
Transporter Name:	CYCLE SOLVE CORPORATION
Billing Name:	Not reported
Transporter EPA ID:	RID982194987
Date Paid:	Not reported
Time Paid:	Not reported
GEN Cert Date:	3/17/2003
Facility Receipt Date:	Not reported
Fee:	Not reported
Transporter 2 Receipt Date:	Not reported
Manifest Created Date:	Not reported
TSDf Receipt Date:	Not reported
Transporter 2 ID:	Not reported
Manifest Updated Date:	Not reported
Transporter Receipt Date:	4/29/2003
Number Of Containers:	2
Container Type:	DF
Waste Code1:	F002, ,
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDf Name:	United Oil Recovery Inc
TSDf Id:	RID084802842
Transporter Name 2:	Not reported
Company Permit Number:	Not reported
Year:	Not reported
EPA ID:	MAD019323237
Manifest Docket Number:	RIG0209500
Quarter:	Not reported
Waste Description:	RQ WASTE TETRACHLOROETHYLENE
Transporter Contact Name:	Not reported
Quantity:	300
Transporter Contact Email:	Not reported
WT/Vol Units:	P
Filing Date:	Not reported
Total Fee:	Not reported
Item Number:	a
Transporter Name:	CYCLE SOLVE CORPORATION
Billing Name:	Not reported
Transporter EPA ID:	RID982194987
Date Paid:	Not reported
Time Paid:	Not reported
GEN Cert Date:	4/29/2003
Facility Receipt Date:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DWYERS FABRICARE CTR (Continued)

1000217459

Fee:	Not reported
Transporter 2 Receipt Date:	Not reported
Manifest Created Date:	Not reported
TSDf Receipt Date:	4/29/2003
Transporter 2 ID:	Not reported
Manifest Updated Date:	Not reported
Transporter Receipt Date:	5/30/2003
Number Of Containers:	Not reported
Container Type:	Not reported
Waste Code1:	F002, ,
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDf Name:	United Oil Recovery Inc
TSDf Id:	RID084802842
Transporter Name 2:	Not reported
Company Permit Number:	Not reported
Year:	Not reported
EPA ID:	MAD019323237
Manifest Docket Number:	RIG0209778
Quarter:	Not reported
Waste Description:	RQ WASTE TETRACHLOROETHYLENE
Transporter Contact Name:	Not reported
Quantity:	300
Transporter Contact Email:	Not reported
WT/Vol Units:	P
Filing Date:	Not reported
Total Fee:	Not reported
Item Number:	a
Transporter Name:	CYCLE SOLVE CORPORATION
Billing Name:	Not reported
Transporter EPA ID:	RID982194987
Date Paid:	Not reported
Time Paid:	Not reported
GEN Cert Date:	5/30/2003
Facility Receipt Date:	Not reported
Fee:	Not reported
Transporter 2 Receipt Date:	Not reported
Manifest Created Date:	Not reported
TSDf Receipt Date:	5/30/2003
Transporter 2 ID:	Not reported
Manifest Updated Date:	Not reported
Transporter Receipt Date:	5/30/2003
Number Of Containers:	Not reported
Container Type:	Not reported
Waste Code1:	F002, ,
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DWYERS FABRICARE CTR (Continued)

1000217459

Comment:	Not reported
Fee Exempt Code:	Not reported
TSDF Name:	United Oil Recovery Inc
TSDF Id:	RID084802842
Transporter Name 2:	Not reported
Company Permit Number:	Not reported
Year:	Not reported
EPA ID:	MAD019323237
Manifest Docket Number:	RIG0209778
Quarter:	Not reported
Waste Description:	RQ WASTE TETRACHLOROETHYLENE
Transporter Contact Name:	Not reported
Quantity:	300
Transporter Contact Email:	Not reported
WT/Vol Units:	P
Filing Date:	Not reported
Total Fee:	Not reported
Item Number:	a
Transporter Name:	CYCLE SOLVE CORPORATION
Billing Name:	Not reported
Transporter EPA ID:	RID982194987
Date Paid:	Not reported
Time Paid:	Not reported
GEN Cert Date:	5/30/2003
Facility Receipt Date:	Not reported
Fee:	Not reported
Transporter 2 Receipt Date:	Not reported
Manifest Created Date:	Not reported
TSDF Receipt Date:	5/30/2003
Transporter 2 ID:	Not reported
Manifest Updated Date:	Not reported
Transporter Receipt Date:	Not reported
Number Of Containers:	0
Container Type:	Not reported
Waste Code1:	F002
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDF Name:	Chem-Pak Corporation
TSDF Id:	RID084802842
Transporter Name 2:	Not reported
Company Permit Number:	Not reported
Year:	Not reported
EPA ID:	MAD019323237
Manifest Docket Number:	RIG0192953
Quarter:	Not reported
Waste Description:	RQ WASTE TETRACHLOROETHYLENE
Transporter Contact Name:	Not reported
Quantity:	300
Transporter Contact Email:	Not reported
WT/Vol Units:	P
Filing Date:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DWYERS FABRICARE CTR (Continued)

1000217459

Total Fee:	Not reported
Item Number:	4625
Transporter Name:	CYCLE SOLVE CORPORATION
Billing Name:	Not reported
Transporter EPA ID:	RID982194987
Date Paid:	Not reported
Time Paid:	Not reported
GEN Cert Date:	3/12/2002
Facility Receipt Date:	Not reported
Fee:	Not reported
Transporter 2 Receipt Date:	Not reported
Manifest Created Date:	Not reported
TSDf Receipt Date:	Not reported
Transporter 2 ID:	Not reported
Manifest Updated Date:	Not reported
Transporter Receipt Date:	Not reported
Number Of Containers:	0
Container Type:	Not reported
Waste Code1:	F002
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDf Name:	Chem-Pak Corporation
TSDf Id:	RID084802842
Transporter Name 2:	Not reported
Company Permit Number:	Not reported
Year:	Not reported
EPA ID:	MAD019323237
Manifest Docket Number:	RIG0198126
Quarter:	Not reported
Waste Description:	RQ WASTE TETRACHLOROETHYLENE
Transporter Contact Name:	Not reported
Quantity:	150
Transporter Contact Email:	Not reported
WT/Vol Units:	P
Filing Date:	Not reported
Total Fee:	Not reported
Item Number:	12595
Transporter Name:	CYCLE SOLVE CORPORATION
Billing Name:	Not reported
Transporter EPA ID:	RID982194987
Date Paid:	Not reported
Time Paid:	Not reported
GEN Cert Date:	7/5/2002
Facility Receipt Date:	Not reported
Fee:	Not reported
Transporter 2 Receipt Date:	Not reported
Manifest Created Date:	Not reported
TSDf Receipt Date:	Not reported
Transporter 2 ID:	Not reported
Manifest Updated Date:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DWYERS FABRICARE CTR (Continued)

1000217459

Transporter Receipt Date: Not reported
 Number Of Containers: 0
 Container Type: Not reported
 Waste Code1: F002
 Waste Code2: Not reported
 Waste Code3: Not reported
 Waste Code4: Not reported
 Waste Code5: Not reported
 Waste Code6: Not reported
 Comment: Not reported
 Fee Exempt Code: Not reported
 TSDF Name: Chem-Pak Corporation
 TSDF Id: RID084802842
 Transporter Name 2: Not reported
 Company Permit Number: Not reported
 Year: Not reported
 EPA ID: MAD019323237
 Manifest Docket Number: RIG0199693
 Quarter: Not reported
 Waste Description: RQ WASTE TETRACHLOROETHYLENE
 Transporter Contact Name: Not reported
 Quantity: 900
 Transporter Contact Email: Not reported
 WT/Vol Units: P
 Filing Date: Not reported
 Total Fee: Not reported
 Item Number: 13951
 Transporter Name: CYCLE SOLVE CORPORATION
 Billing Name: Not reported
 Transporter EPA ID: RID982194987
 Date Paid: Not reported
 Time Paid: Not reported
 GEN Cert Date: 8/5/2002
 Facility Receipt Date: Not reported
 Fee: Not reported
 Transporter 2 Receipt Date: Not reported
 Manifest Created Date: Not reported
 TSDF Receipt Date: Not reported
 Transporter 2 ID: Not reported
 Manifest Updated Date: Not reported

[Click this hyperlink](#) while viewing on your computer to access
 10 additional RI_MANIFEST: record(s) in the EDR Site Report.

G38
WNW
1/2-1
0.707 mi.
3735 ft.
Site 1 of 3 in cluster G

WEBB NORFOLK CONVEYORFMR
155 KING ST
COHASSET, MA 02025

MA SHWS
MA RELEASE
MA ASBESTOS
1000229853
N/A

Relative:
Lower

SHWS:

Actual:
93 ft.

Name: WEBB NORFOLK CONVEYORFMR
 Address: 155 KING ST
 City,State,Zip: COHASSET, MA 02025
 Facility ID: 4-3000521
 Source Type: DRUMS
 Release Town: COHASSET

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WEBB NORFOLK CONVEYORFMR (Continued)

1000229853

Notification Date: 01/15/1987
Category: NONE
Associated ID: Not reported
Current Status: DEPNFA
Status Date: 07/23/1993
Phase: Not reported
Response Action Outcome: Not reported
Oil Or Haz Material: Not reported

Release:

Name: WEBB NORFOLK CONVEYORFMR
Address: 155 KING ST
City,State,Zip: COHASSET, MA 02025
Release Tracking Number/Current Status: 4-3000521 / DEPNFA
Primary ID: Not reported
Official City: COHASSET
Notification: 01/15/1987
Category: NONE
Status Date: 07/23/1993
Phase: Not reported
Response Action Outcome: -
Oil / Haz Material Type: Not reported

[Click here to access the MA DEP site for this facility:](#)

Actions:

Action Type: Release Disposition
Action Status: Valid Transition Site
Action Date: 1/15/1987
Response Action Outcome: Not reported

Action Type: TREGS
Action Status: REMSIT
Action Date: 7/23/1993
Response Action Outcome: Not reported

Action Type: TREGS
Action Status: DEPNFA
Action Date: 7/23/1993
Response Action Outcome: Not reported

Chemicals:

Chemical: UNKNOWN
Quantity: Not reported
Location Type: INDUSTRIAL
Location Type: LIGHTPLANT
Source: DRUMS

ASBESTOS:

Name: COMMERCIAL PROPERTY
Address: 155 KING STREET
City,State,Zip: COHASSET, MA
Notification: Not reported
DEP Region: Not reported
Notifiers Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WEBB NORFOLK CONVEYORFMR (Continued)

1000229853

Start Date: 10/19/2010
 End Date: 11/09/2010
 Date Entered: Not reported
 Entry Date: 10/05/2010
 Quantity Material Removed SF: 26500.00
 Quantity Material Removed LF: 1212.00
 Project Description: Blr,Insl,Trwl,Trns,GLAZE/FLOOR
 AR Tracking ID: 132742
 Super Lic Number: AS001074
 Monitor Lic Number: AA000005
 Lab Lic Number: AA000156
 Year: 2010
 Sticker Number: 100114392
 Form Type: ANF-001
 Fee Status: Fifty
 Facility Phone: Not reported
 Sub Town: Not reported
 Worksite: VARIOUS
 Occupied: 0
 Contractor: AC000584
 Contract Type: WRITTEN
 Hours: Week days: 7:00-3:00 Week end:
 Project Type: Dem
 Abatement Process: Glv,Fcontain,WHOLE COMPONENT
 Location: Indoors
 Decon Process: THREE CHAMBER DECONTAMINATION FACILITY
 Disposal Methods: DOUBLE 6-MIL POLYETHYLENE BAG OR WRAP
 Facility Usage: Not reported
 Waiver Given: Not reported
 DEP Waiver Number: Not reported
 DLWD Waiver Number: Not reported
 Small Owner Occ: 5
 Owner Name: AVALON BAY
 Owner Address: 51 SLEEPER ST. SUITE 750
 Owner City: BOSTON
 Owner State: MA
 On Site Manager Name: Not reported
 On Site Manager Phone: Not reported
 Ins Comp: Not reported
 Policy Number: Not reported
 EXP Date: Not reported
 Facility Size: Not reported
 Transporter Name: Not reported
 Transporter Address: Not reported
 Transporter City: Not reported
 Transporter State: Not reported
 Final Site: 39
 Certified Name: FRANK KASABIAN
 Cert Sign Date: 10/05/2010
 Certified Company: ACCOLADE
 Certified Phone: 6036086545
 Entered_by: Not reported

 Name: AVALON BAY COHASSET
 Address: 155 KING STREET
 City,State,Zip: COHASSET, MA
 Notification: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WEBB NORFOLK CONVEYORFMR (Continued)

1000229853

DEP Region:	Not reported
Notifiers Name:	Not reported
Start Date:	02/09/2011
End Date:	02/10/2011
Date Entered:	Not reported
Entry Date:	02/08/2011
Quantity Material Removed SF:	.00
Quantity Material Removed LF:	500.00
Project Description:	Trns
AR Tracking ID:	137512
Super Lic Number:	AS061993
Monitor Lic Number:	AA000162
Lab Lic Number:	AA000162
Year:	2011
Sticker Number:	100120480
Form Type:	ANF-001
Fee Status:	Fifty
Facility Phone:	6176453937
Sub Town:	Not reported
Worksite:	WAREHOUSE
Occupied:	0
Contractor:	AC000705
Contract Type:	Off
Hours:	Week days: 7AM-3:30PM Week end:
Project Type:	Dem
Abatement Process:	REGULATED AREA
Location:	Not reported
Decon Process:	REMOTE 3 STAGE DECON
Disposal Methods:	(2) 10-MIL PREFORMED BLADDER BAGS, LABELS, DUMP TRAILERS
Facility Usage:	WAREHOUSE
Waiver Given:	Not reported
DEP Waiver Number:	SE11010
DLWD Waiver Number:	SP11085
Small Owner Occ:	5
Owner Name:	AVALONBAY COMMUNITIES
Owner Address:	51 SLEEPER STREET
Owner City:	BOSTON
Owner State:	MA
On Site Manager Name:	MATT GENDRON
On Site Manager Phone:	6176453937
Ins Comp:	ZURICH AMERICAN INSURANCE COMPANY
Policy Number:	WC6554594
EXP Date:	10/1/2011
Facility Size:	95000
Transporter Name:	Not reported
Transporter Address:	Not reported
Transporter City:	Not reported
Transporter State:	Not reported
Final Site:	7
Certified Name:	NATALIE DARLING
Cert Sign Date:	02/08/2011
Certified Company:	NASDI, LLC
Certified Phone:	7812506600
Entered_by:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

G39
WNW
1/2-1
0.707 mi.
3735 ft.

NO LOCATION AID
155 KING ST
COHASSET, MA 02025
Site 2 of 3 in cluster G

MA SHWS
MA RELEASE

S105735906
N/A

Relative:
Lower
Actual:
93 ft.

SHWS:
Name: NO LOCATION AID
Address: 155 KING ST
City,State,Zip: COHASSET, MA 020250000
Facility ID: 4-3021802
Source Type: DRUMS
Release Town: COHASSET
Notification Date: 11/22/2002
Category: 120 DY
Associated ID: Not reported
Current Status: RAO
Status Date: 09/27/2005
Phase: Not reported
Response Action Outcome: Not reported
Oil Or Haz Material: Hazardous Material

Name: NO LOCATION AID
Address: 155 KING ST
City,State,Zip: COHASSET, MA 020250000
Facility ID: 4-3021802
Source Type: UNKNOWN
Release Town: COHASSET
Notification Date: 11/22/2002
Category: 120 DY
Associated ID: Not reported
Current Status: RAO
Status Date: 09/27/2005
Phase: Not reported
Response Action Outcome: Not reported
Oil Or Haz Material: Hazardous Material

Release:
Name: NO LOCATION AID
Address: 155 KING ST
City,State,Zip: COHASSET, MA 020250000
Release Tracking Number/Current Status: 4-3021802 / RAO
Primary ID: Not reported
Official City: COHASSET
Notification: 11/22/2002
Category: 120 DY
Status Date: 09/27/2005
Phase: Not reported
Response Action Outcome: -
Oil / Haz Material Type: Hazardous Material

Click here to access the MA DEP site for this facility:

Actions:

Action Type: Response Action Outcome - RAO
Action Status: Inspection and Monitoring Report Received
Action Date: 1/10/2017
Response Action Outcome: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NO LOCATION AID (Continued)

S105735906

Action Type:	Response Action Outcome - RAO
Action Status:	RMRINT
Action Date:	1/10/2017
Response Action Outcome:	Not reported
Action Type:	BOL
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	1/17/2011
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Level I - Technical Screen Audit
Action Date:	1/21/2021
Response Action Outcome:	Not reported
Action Type:	PIP
Action Status:	Written Plan Received
Action Date:	1/22/2004
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	1/23/2018
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RMRINT
Action Date:	1/23/2018
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Level I - Technical Screen Audit
Action Date:	1/24/2007
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	1/31/2020
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RMRINT
Action Date:	1/31/2020
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	10/18/2023
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RMRINT
Action Date:	10/18/2023
Response Action Outcome:	Not reported
Action Type:	RLFA
Action Status:	FLDRUN

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NO LOCATION AID (Continued)

S105735906

Action Date:	10/28/2013
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	10/5/2022
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RMRINT
Action Date:	10/5/2022
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Periodic Review Opinion Evaluating Temp Solution
Action Date:	10/5/2022
Response Action Outcome:	Not reported
Action Type:	Compliance and Enforcement Action
Action Status:	Interim Deadline Letter Issued
Action Date:	11/1/2007
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Level I - Technical Screen Audit
Action Date:	11/12/2013
Response Action Outcome:	Not reported
Action Type:	Release Abatement Measure
Action Status:	Fee Received - FMCRA Use Only
Action Date:	11/22/2002
Response Action Outcome:	Not reported
Action Type:	RNF
Action Status:	Reportable Release under MGL 21E
Action Date:	11/22/2002
Response Action Outcome:	Not reported
Action Type:	Release Abatement Measure
Action Status:	Written Plan Received
Action Date:	11/22/2002
Response Action Outcome:	Not reported
Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	11/22/2002
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Level II - Audit Inspection
Action Date:	11/26/2013
Response Action Outcome:	Not reported
Action Type:	An activity type that is related to an Audit
Action Status:	NAFNVD
Action Date:	11/26/2013
Response Action Outcome:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NO LOCATION AID (Continued)

S105735906

Action Type:	PIP
Action Status:	PIPMTG
Action Date:	11/4/2003
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RMRINT
Action Date:	12/16/2020
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	12/16/2020
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Level I - Technical Screen Audit
Action Date:	12/19/2022
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	2/11/2019
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RMRINT
Action Date:	2/11/2019
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RMRINI
Action Date:	2/13/2007
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	2/13/2007
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	2/14/2011
Response Action Outcome:	Not reported
Action Type:	Release Abatement Measure
Action Status:	Status or Interim Report Received
Action Date:	2/14/2011
Response Action Outcome:	Not reported
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date:	3/18/2003
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NO LOCATION AID (Continued)

S105735906

Action Date:	3/24/2022
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RMRINT
Action Date:	3/24/2022
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	3/28/2016
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RMRINT
Action Date:	3/28/2016
Response Action Outcome:	Not reported
Action Type:	Release Abatement Measure
Action Status:	Modified Revised or Updated Plan Received
Action Date:	3/30/2011
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	3/6/2012
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RMRINT
Action Date:	3/6/2012
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RMRINT
Action Date:	4/15/2010
Response Action Outcome:	Not reported
Action Type:	An activity type that is related to an Audit
Action Status:	NOA
Action Date:	4/5/2007
Response Action Outcome:	Not reported
Action Type:	Release Abatement Measure
Action Status:	Completion Statement Received
Action Date:	4/5/2012
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	4/5/2023
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RMRINT
Action Date:	4/5/2023
Response Action Outcome:	Not reported

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
<div>MAP FINDINGS</div>			
NO LOCATION AID (Continued)			S105735906
	Action Type: Tier Classification Action Status: Tier 2 Transfer Action Date: 5/23/2006 Response Action Outcome: Not reported		
	Action Type: Tier Classification Action Status: TCTRAN Action Date: 5/28/2021 Response Action Outcome: Not reported		
	Action Type: Response Action Outcome - RAO Action Status: RMRINT Action Date: 5/5/2009 Response Action Outcome: Not reported		
	Action Type: Response Action Outcome - RAO Action Status: Inspection and Monitoring Report Received Action Date: 5/5/2009 Response Action Outcome: Not reported		
	Action Type: Compliance and Enforcement Action Action Status: ACO Action Date: 6/18/2008 Response Action Outcome: Not reported		
	Action Type: An activity type that is related to an Audit Action Status: Notice of Non-compliance related to an Audit Action Date: 6/19/2007 Response Action Outcome: Not reported		
	Action Type: An activity type that is related to an Audit Action Status: Audit Follow-up Completion Statement Received Action Date: 6/27/2008 Response Action Outcome: Not reported		
	Action Type: Response Action Outcome - RAO Action Status: Revised Statement or Transmittal Received Action Date: 6/27/2008 Response Action Outcome: Not reported		
	Action Type: Compliance and Enforcement Action Action Status: Interim Deadline Letter Issued Action Date: 6/3/2008 Response Action Outcome: Not reported		
	Action Type: Compliance and Enforcement Action Action Status: Amendment Received or Issued Action Date: 6/3/2008 Response Action Outcome: Not reported		
	Action Type: Response Action Outcome - RAO Action Status: Inspection and Monitoring Report Received Action Date: 7/10/2019 Response Action Outcome: Not reported		
	Action Type: Response Action Outcome - RAO Action Status: Inspection and Monitoring Report Received		

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NO LOCATION AID (Continued)

S105735906

Action Date:	7/18/2008
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RMRINT
Action Date:	7/18/2008
Response Action Outcome:	Not reported
Action Type:	Phase 3
Action Status:	Public Comment Period Initiated on Submittal
Action Date:	7/28/2005
Response Action Outcome:	Not reported
Action Type:	Phase 2
Action Status:	Public Comment Period Initiated on Submittal
Action Date:	7/28/2005
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Public Comment Period Initiated on Submittal
Action Date:	7/28/2005
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	7/3/2018
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RMRINT
Action Date:	7/7/2009
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RMRINT
Action Date:	8/15/2011
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	8/15/2011
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	8/21/2020
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	Tier 2 Classification
Action Date:	8/22/2003
Response Action Outcome:	Not reported
Action Type:	Phase 2
Action Status:	Scope of Work Received
Action Date:	8/22/2003
Response Action Outcome:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NO LOCATION AID (Continued)

S105735906

Action Type:	Phase 1
Action Status:	Completion Statement Received
Action Date:	8/22/2003
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	8/22/2003
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RMRINT
Action Date:	8/23/2010
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	8/23/2010
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	8/27/2007
Response Action Outcome:	Not reported
Action Type:	Phase 2
Action Status:	Completion Statement Received
Action Date:	8/29/2005
Response Action Outcome:	Not reported
Action Type:	Phase 3
Action Status:	Completion Statement Received
Action Date:	8/29/2005
Response Action Outcome:	Not reported
Action Type:	Release Abatement Measure
Action Status:	Completion Statement Received
Action Date:	8/29/2005
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	8/30/2016
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	8/7/2017
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Periodic Review Opinion Evaluating Temp Solution
Action Date:	8/7/2017
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RMRINT

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NO LOCATION AID (Continued)

S105735906

Action Date: 9/10/2021
Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO
Action Status: Inspection and Monitoring Report Received
Action Date: 9/10/2021
Response Action Outcome: Not reported

Action Type: PIP
Action Status: Public Involvement Petition Received
Action Date: 9/11/2003
Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO
Action Status: Inspection and Monitoring Report Received
Action Date: 9/11/2013
Response Action Outcome: Not reported

Action Type: Release Abatement Measure
Action Status: Status or Interim Report Received
Action Date: 9/21/2011
Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO
Action Status: Level I - Technical Screen Audit
Action Date: 9/26/2017
Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO
Action Status: RAO Statement Received
Action Date: 9/27/2005
Response Action Outcome: Not reported

Action Type: PIP
Action Status: PIPDLY
Action Date: 9/29/2003
Response Action Outcome: Not reported

Action Type: Release Abatement Measure
Action Status: Written Plan Received
Action Date: 9/29/2010
Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO
Action Status: Inspection and Monitoring Report Received
Action Date: 9/6/2012
Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO
Action Status: RMRINT
Action Date: 9/6/2012
Response Action Outcome: Not reported

Chemicals:

Chemical: ETHENE, TRICHLORO-
Quantity: 2210 micrograms per gallon
Chemical: ETHENE, TETRACHLORO-

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NO LOCATION AID (Continued)

S105735906

Quantity: 11200 micrograms per gallon
Location Type: RESIDENTIAL
Source: DRUMS
Source: UNKNOWN

G40
WNW
1/2-1
0.707 mi.
3735 ft.

RT 3A
155 KING ST
COHASSET, MA 02025

Site 3 of 3 in cluster G

MA SHWS
MA RELEASE
MA SPILLS

S101040007
N/A

Relative:
Lower

Actual:
93 ft.

SHWS:
Name: RT 3A
Address: 155 KING ST
City,State,Zip: COHASSET, MA 02025
Facility ID: 4-3010160
Source Type: FIRE
Release Town: COHASSET
Notification Date: 11/06/1993
Category: TWO HR
Associated ID: Not reported
Current Status: RAO
Status Date: 12/10/1993
Phase: Not reported
Response Action Outcome: A2
Oil Or Haz Material: Hazardous Material

Release:
Name: RT 3A
Address: 155 KING ST
City,State,Zip: COHASSET, MA 02025
Release Tracking Number/Current Status: 4-3010160 / RAO
Primary ID: Not reported
Official City: COHASSET
Notification: 11/06/1993
Category: TWO HR
Status Date: 12/10/1993
Phase: Not reported
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.
Oil / Haz Material Type: Hazardous Material

Click here to access the MA DEP site for this facility:

Actions:

Action Type: RNF
Action Status: Reportable Release under MGL 21E
Action Date: 11/29/1993
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RLFA
Action Status: FOLFLD
Action Date: 11/6/1993
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RT 3A (Continued)

S101040007

Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	11/6/1993
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date:	11/6/1993
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Immediate Response Action
Action Status:	Oral Approval of Plan or Action
Action Date:	11/6/1993
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Response Action Outcome - RAO
Action Status:	RAO Statement Received
Action Date:	12/10/1993
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	RNF
Action Status:	Reportable Release under MGL 21E
Action Date:	2/7/1994
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.

Chemicals:

Chemical:	PAINT
Quantity:	50 gallons
Location Type:	COMMERCIAL
Source:	FIRE

MA Spills:

Facility ID:	0000	Spill ID:	N91-1297
Staff Lead:	STEWART, B	Date Entered:	Not reported
Last Entered:	19911112	First Response:	19910918
Spill Date:	Not reported	Spill Time:	Not reported
Report Date:	19910918	Report Time:	09:00AM
Case Closed:	YES	Mat Type:	HAZARDOUS
Virgin Waste:	-----	Contam Soil:	Not reported
Env Impact:	Not reported	Other Impact:	Not reported
Material:	OTHER MATERIAL -->	Other Material:	THINNER, SOAPS,
Qty Reported:	UNKNOWN	Qty Actual:	UNKNOWN
Qty Reported:	-----	Qty Actual:	-----
CAS No:	Not reported	PCB Lev (ppm):	-----
Source:	-----	Other Source:	Not reported
Incident:	-----	Other Incdnt:	Not reported
Cleanup Type:	---	Contractor:	NOT USED
Referral:	NO	LUST Elig:	NO
Report Prep:	Not reported	Category:	14
Notifier:	ANONYMOUS		
Notif Tel:	Not reported		

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RT 3A (Continued)

S101040007

Days/Close: 1

41
South
1/2-1
0.715 mi.
3773 ft.

NO LOCATION AID
272 BEACHWOOD ST
COHASSET, MA 02025

MA SHWS
MA RELEASE

S104000564
N/A

Relative:
Lower

Actual:
84 ft.

SHWS:
Name: NO LOCATION AID
Address: 272 BEACHWOOD ST
City,State,Zip: COHASSET, MA 020250000
Facility ID: 4-3018494
Source Type: TRANSFORM
Release Town: COHASSET
Notification Date: 07/07/1999
Category: TWO HR
Associated ID: Not reported
Current Status: RAO
Status Date: 09/07/1999
Phase: Not reported
Response Action Outcome: A1
Oil Or Haz Material: Not reported

Release:
Name: NO LOCATION AID
Address: 272 BEACHWOOD ST
City,State,Zip: COHASSET, MA 020250000
Release Tracking Number/Current Status: 4-3018494 / RAO
Primary ID: Not reported
Official City: COHASSET
Notification: 07/07/1999
Category: TWO HR
Status Date: 09/07/1999
Phase: Not reported
Response Action Outcome: A1 - A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.
Oil / Haz Material Type: Not reported

[Click here to access the MA DEP site for this facility:](#)

Actions:

Action Type: Immediate Response Action
Action Status: Oral Approval of Plan or Action
Action Date: 7/7/1999
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 7/7/1999
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date: 8/24/1999

Map ID		MAP FINDINGS			
Direction					
Distance					
Elevation	Site		Database(s)	EDR ID Number	EPA ID Number

NO LOCATION AID (Continued)**S104000564**

Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RNF
 Action Status: Reportable Release under MGL 21E
 Action Date: 9/7/1999
 Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Response Action Outcome - RAO
 Action Status: RAO Statement Received
 Action Date: 9/7/1999
 Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Chemicals:
 Chemical: MODF
 Quantity: 20 gallons
 Location Type: OPENSOURCE
 Source: TRANSFORM

42
SSE
1/2-1
0.796 mi.
4203 ft.

TEDESCHI PLAZA
790 CHIEF JUSTICE CUSHING HWY
COHASSET, MA 02025

MA SHWS
MA RELEASE
MA ASBESTOS
MA HW GEN

S112554077
N/A

Relative:
Lower

SHWS:

Actual:
41 ft.

Name: TEDESCHI PLAZA
 Address: 790 CHIEF JUSTICE CUSHING HWY
 City,State,Zip: COHASSET, MA 020250000
 Facility ID: 4-0027921
 Source Type: TRANSFORM
 Release Town: COHASSET
 Notification Date: 08/14/2019
 Category: TWO HR
 Associated ID: Not reported
 Current Status: PSNC
 Status Date: 11/10/2022
 Phase: PHASE II
 Response Action Outcome: PN
 Oil Or Haz Material: Not reported

Release:

Name: TEDESCHI PLAZA
 Address: 790 CHIEF JUSTICE CUSHING HWY
 City,State,Zip: COHASSET, MA 020250000
 Release Tracking Number/Current Status: 4-0027921 / PSNC
 Primary ID: Not reported
 Official City: COHASSET
 Notification: 08/14/2019
 Category: TWO HR
 Status Date: 11/10/2022
 Phase: PHASE II
 Response Action Outcome: PN - PN
 Oil / Haz Material Type: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TEDESCHI PLAZA (Continued)

S112554077

[Click here to access the MA DEP site for this facility:](#)

Actions:

Action Type:	Immediate Response Action
Action Status:	Level I - Technical Screen Audit
Action Date:	1/13/2021
Response Action Outcome:	PN
Action Type:	RNFE
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	10/11/2019
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Written Plan Received
Action Date:	10/14/2019
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Level I - Technical Screen Audit
Action Date:	10/22/2019
Response Action Outcome:	PN
Action Type:	Response Action Outcome - RAO
Action Status:	PSNRCD
Action Date:	11/10/2022
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Status or Interim Report Received
Action Date:	12/13/2019
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Completion Statement Received
Action Date:	12/14/2020
Response Action Outcome:	PN
Action Type:	Response Action Outcome - RAO
Action Status:	Level I - Technical Screen Audit
Action Date:	12/14/2022
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Level I - Technical Screen Audit
Action Date:	6/15/2020
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Status or Interim Report Received
Action Date:	6/4/2020
Response Action Outcome:	PN
Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	8/14/2019
Response Action Outcome:	PN

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TEDESCHI PLAZA (Continued)

S112554077

Action Type:	Immediate Response Action
Action Status:	Oral Approval of Plan or Action
Action Date:	8/14/2019
Response Action Outcome:	PN
Action Type:	Tier Classification
Action Status:	TIERI
Action Date:	8/14/2020
Response Action Outcome:	PN
Action Type:	Phase 1
Action Status:	Completion Statement Received
Action Date:	8/14/2020
Response Action Outcome:	PN
Action Type:	Tier Classification
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	8/14/2020
Response Action Outcome:	PN
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date:	8/19/2019
Response Action Outcome:	PN
Action Type:	RLFA
Action Status:	FLDRUN
Action Date:	8/28/2019
Response Action Outcome:	PN
Action Type:	RLFA
Action Status:	PRPMTG
Action Date:	8/28/2019
Response Action Outcome:	PN
Chemicals:	
Chemical:	Not reported
Quantity:	Not reported
Location Type:	COMMERCIAL
Source:	TRANSFORM

ASBESTOS:

Name:	COMMERCIAL BUILDING
Address:	790 CHIEF JUSTICE CUSHING HWY
City,State,Zip:	COHASSET, MA
Notification:	Not reported
DEP Region:	Not reported
Notifiers Name:	Not reported
Start Date:	11/07/2022
End Date:	11/11/2022
Date Entered:	Not reported
Entry Date:	10/24/2022
Quantity Material Removed SF:	1900
Quantity Material Removed LF:	Not reported
Project Description:	OTHER FLOOR TILE
AR Tracking ID:	401488

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TEDESCHI PLAZA (Continued)

S112554077

Super Lic Number: AS901820
 Monitor Lic Number: AA000144
 Lab Lic Number: AA000188
 Year: 2022
 Sticker Number: 100375187
 Form Type: ANF-001
 Fee Status: HUNDRED
 Facility Phone: 5088096370
 Sub Town: Not reported
 Worksite: MAIN FLOOR
 Occupied: 0
 Contractor: AC000884
 Contract Type: WRITTEN
 Hours: 7AM - 3PM
 Project Type: Repr
 Abatement Process: Fcontain
 Location: INDOORS
 Decon Process: 3 STAGE DECON UNIT
 Disposal Methods: WASTE TO REMAIN WET AT ALL TIMES AND PLACED IN DOUBLE LINED 6-MIL POLY BAGS AND LABELED
 Facility Usage: COMMERCIAL BUILDING
 Waiver Given: Not reported
 DEP Waiver Number: Not reported
 DLWD Waiver Number: Not reported
 Small Owner Occ: 0
 Owner Name: COHASSET CP LLC
 Owner Address: 300 3RD AVENUE, SUITE 2
 Owner City: WALTHAM
 Owner State: MA
 On Site Manager Name: MAJESTIC CONSTRUCTION INC
 On Site Manager Phone: 5088096370
 Ins Comp: GREAT DIVIDE INSURANCE COMPANY
 Policy Number: WCA2032842 12
 EXP Date: 9/1/2023
 Facility Size: 0
 Transporter Name: BANNER ENVIRONMENTAL
 Transporter Address: 31 HAYWARD ST SUITE 2A-205
 Transporter City: FRANKLIN
 Transporter State: MA
 Final Site: Not reported
 Certified Name: STEPHEN WENZEL
 Cert Sign Date: 10/24/2022
 Certified Company: BANNER ENVIRONMENTAL
 Certified Phone: 7819346873
 Entered_by: BANNERENVIRONMENTAL

HW GEN:

Name: CVS PHARMACY 1182
 Address: 790 CHIEF JUSTICE CUSHING HWY
 City,State,Zip: COHASSET, MA 02025
 EPA Id: MAR000013029
 RCRA Generator Status: SQG
 State Generator Status: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

H43
NE
1/2-1
0.802 mi.
4235 ft.

UST RELEASE
124 ELM STREET
COHASSET, MA
Site 1 of 2 in cluster H

MA SHWS
MA LUST
MA RELEASE
S128182932
N/A

Relative:
Lower
Actual:
10 ft.

SHWS:
Name: UST RELEASE
Address: 124 ELM STREET
City,State,Zip: COHASSET, MA
Facility ID: 4-0029131
Source Type: TANK
Release Town: COHASSET
Notification Date: 12/14/2021
Category: 72 HR
Associated ID: 4-0029131
Current Status: PSNC
Status Date: 03/29/2024
Phase: Not reported
Response Action Outcome: PN
Oil Or Haz Material: Not reported

LUST:

Facility:
Name: UST RELEASE
Address: 124 ELM STREET
City,State,Zip: COHASSET, MA
Current Status: **Permanent Solution with No Conditions**
Release Tracking Number/Current Status: 4-0029131 / PSNC
Status Date: 03/29/2024
Source Type: UST
Release Town: COHASSET
Notification Date: 12/14/2021
Category: 72 HR
Associated ID: 4-0029131
Phase: Not reported
Response Action Outcome: PN - PN
Oil Or Haz Material: Not reported

Location Type: PRIVPROP
Source: TANK
Source: UST

[Click here to access the MA DEP site for this facility:](#)

Chemicals:
Chemical: Not reported
Quantity: Not reported

Actions:
Action Type: Immediate Response Action
Action Status: Oral Approval of a Modified Plan
Action Date: 1/3/2022
Response Action Outcome: PN

Action Type: RLFA

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UST RELEASE (Continued)

S128182932

Action Status:	FOLOFF
Action Date:	1/3/2022
Response Action Outcome:	PN
Action Type:	BOL
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	1/6/2022
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Status or Interim Report Received
Action Date:	10/10/2023
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Status or Interim Report Received
Action Date:	10/12/2022
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Level I - Technical Screen Audit
Action Date:	10/31/2023
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Level I - Technical Screen Audit
Action Date:	11/6/2022
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Oral Approval of Plan or Action
Action Date:	12/14/2021
Response Action Outcome:	PN
Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	12/14/2021
Response Action Outcome:	PN
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date:	12/15/2021
Response Action Outcome:	PN
Action Type:	Tier Classification
Action Status:	TIERI
Action Date:	12/15/2022
Response Action Outcome:	PN
Action Type:	Tier Classification
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	12/15/2022
Response Action Outcome:	PN
Action Type:	Phase 1
Action Status:	Completion Statement Received
Action Date:	12/15/2022

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UST RELEASE (Continued)

S128182932

Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Oral Approval of a Modified Plan
Action Date:	12/20/2021
Response Action Outcome:	PN
Action Type:	RLFA
Action Status:	FLDRUN
Action Date:	12/21/2021
Response Action Outcome:	PN
Action Type:	RLFA
Action Status:	PRPMTG
Action Date:	12/21/2021
Response Action Outcome:	PN
Action Type:	Tier Classification
Action Status:	Legal Notice Published
Action Date:	12/28/2022
Response Action Outcome:	PN
Action Type:	RNFE
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	2/10/2022
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Written Plan Received
Action Date:	2/11/2022
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Level I - Technical Screen Audit
Action Date:	2/18/2021
Response Action Outcome:	PN
Action Type:	BOL
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	2/28/2023
Response Action Outcome:	PN
Action Type:	BOL
Action Status:	SHPFAC
Action Date:	2/28/2024
Response Action Outcome:	PN
Action Type:	BOL
Action Status:	SHPFAC
Action Date:	3/1/2024
Response Action Outcome:	PN
Action Type:	Response Action Outcome - RAO
Action Status:	PSNRCD
Action Date:	3/29/2024
Response Action Outcome:	PN

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UST RELEASE (Continued)

S128182932

Action Type:	Immediate Response Action
Action Status:	Completion Statement Received
Action Date:	3/29/2024
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Status or Interim Report Received
Action Date:	4/13/2023
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Level I - Technical Screen Audit
Action Date:	4/20/2022
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Status or Interim Report Received
Action Date:	4/6/2022
Response Action Outcome:	PN
Action Type:	Tier Classification
Action Status:	RTN Linked to TCLASS Via Tier Classification Submittal
Action Date:	6/5/2023
Response Action Outcome:	PN
Release:	
Name:	UST RELEASE
Address:	124 ELM STREET
City,State,Zip:	COHASSET, MA
Release Tracking Number/Current Status:	4-0029131 / PSNC
Primary ID:	4-0029131
Official City:	COHASSET
Notification:	12/14/2021
Category:	72 HR
Status Date:	03/29/2024
Phase:	Not reported
Response Action Outcome:	PN - PN
Oil / Haz Material Type:	Not reported

Click here to access the MA DEP site for this facility:

Actions:

Action Type:	Immediate Response Action
Action Status:	Oral Approval of a Modified Plan
Action Date:	1/3/2022
Response Action Outcome:	PN
Action Type:	RLFA
Action Status:	FOLOFF
Action Date:	1/3/2022
Response Action Outcome:	PN
Action Type:	BOL
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	1/6/2022

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UST RELEASE (Continued)

S128182932

Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Status or Interim Report Received
Action Date:	10/10/2023
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Status or Interim Report Received
Action Date:	10/12/2022
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Level I - Technical Screen Audit
Action Date:	10/31/2023
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Level I - Technical Screen Audit
Action Date:	11/6/2022
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Oral Approval of Plan or Action
Action Date:	12/14/2021
Response Action Outcome:	PN
Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	12/14/2021
Response Action Outcome:	PN
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date:	12/15/2021
Response Action Outcome:	PN
Action Type:	Tier Classification
Action Status:	TIER I
Action Date:	12/15/2022
Response Action Outcome:	PN
Action Type:	Tier Classification
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	12/15/2022
Response Action Outcome:	PN
Action Type:	Phase 1
Action Status:	Completion Statement Received
Action Date:	12/15/2022
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Oral Approval of a Modified Plan
Action Date:	12/20/2021
Response Action Outcome:	PN

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UST RELEASE (Continued)

S128182932

Action Type:	RLFA
Action Status:	FLDRUN
Action Date:	12/21/2021
Response Action Outcome:	PN
Action Type:	RLFA
Action Status:	PRPMTG
Action Date:	12/21/2021
Response Action Outcome:	PN
Action Type:	Tier Classification
Action Status:	Legal Notice Published
Action Date:	12/28/2022
Response Action Outcome:	PN
Action Type:	RNFE
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	2/10/2022
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Written Plan Received
Action Date:	2/11/2022
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Level I - Technical Screen Audit
Action Date:	2/18/2021
Response Action Outcome:	PN
Action Type:	BOL
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	2/28/2023
Response Action Outcome:	PN
Action Type:	BOL
Action Status:	SHPFAC
Action Date:	2/28/2024
Response Action Outcome:	PN
Action Type:	BOL
Action Status:	SHPFAC
Action Date:	3/1/2024
Response Action Outcome:	PN
Action Type:	Response Action Outcome - RAO
Action Status:	PSNRCD
Action Date:	3/29/2024
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Completion Statement Received
Action Date:	3/29/2024
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Status or Interim Report Received

Map ID	<div style="border: 1px solid black; padding: 5px; text-align: center;">MAP FINDINGS</div>			EDR ID Number
Direction				EPA ID Number
Distance				
Elevation				
Site		Database(s)		

UST RELEASE (Continued)**S128182932**

Action Date: 4/13/2023
Response Action Outcome: PN

Action Type: Immediate Response Action
Action Status: Level I - Technical Screen Audit
Action Date: 4/20/2022
Response Action Outcome: PN

Action Type: Immediate Response Action
Action Status: Status or Interim Report Received
Action Date: 4/6/2022
Response Action Outcome: PN

Action Type: Tier Classification
Action Status: RTN Linked to TCLASS Via Tier Classification Submittal
Action Date: 6/5/2023
Response Action Outcome: PN

Chemicals:
Chemical: Not reported
Quantity: Not reported
Location Type: PRIV/PROP
Source: TANK
Source: UST

H44 NE 1/2-1 0.802 mi. 4235 ft. Relative: Lower Actual: 10 ft.	124 ELM STREET REDEVELOPMENT SITE 124 ELM STREET COHASSET, MA 02025 Site 2 of 2 in cluster H SHWS: Name: 124 ELM STREET REDEVELOPMENT SITE Address: 124 ELM STREET City,State,Zip: COHASSET, MA 020250000 Facility ID: 4-0029707 Source Type: UNKNOWN Release Town: COHASSET Notification Date: 02/06/2023 Category: 120 DY Associated ID: Not reported Current Status: RAONR Status Date: 06/05/2023 Phase: Not reported Response Action Outcome: Not reported Oil Or Haz Material: Not reported Release: Name: 124 ELM STREET REDEVELOPMENT SITE Address: 124 ELM STREET City,State,Zip: COHASSET, MA 020250000 Release Tracking Number/Current Status: 4-0029707 / RAONR Primary ID: Not reported Official City: COHASSET Notification: 02/06/2023 Category: 120 DY Status Date: 06/05/2023	MA SHWS MA RELEASE MA ASBESTOS S128546948 N/A
---	--	--

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

124 ELM STREET REDEVELOPMENT SITE (Continued)

S128546948

Phase: Not reported
Response Action Outcome: -
Oil / Haz Material Type: Not reported

Click here to access the MA DEP site for this facility:

Actions:

Action Type: Tier Classification
Action Status: Transmittal, Notice, or Notification Received
Action Date: 12/15/2022
Response Action Outcome: Not reported

Action Type: Tier Classification
Action Status: TIERI
Action Date: 12/15/2022
Response Action Outcome: Not reported

Action Type: Tier Classification
Action Status: Legal Notice Published
Action Date: 12/28/2022
Response Action Outcome: Not reported

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date: 2/14/2023
Response Action Outcome: Not reported

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 2/6/2023
Response Action Outcome: Not reported

Action Type: RNFE
Action Status: Transmittal, Notice, or Notification Received
Action Date: 2/6/2023
Response Action Outcome: Not reported

Action Type: RAO Not Required
Action Status: Linked to a Tier Classified Site
Action Date: 6/5/2023
Response Action Outcome: Not reported

Action Type: Tier Classification
Action Status: RTN Linked to TCLASS Via Tier Classification Submittal
Action Date: 6/5/2023
Response Action Outcome: Not reported

Chemicals:

Chemical: Not reported
Quantity: Not reported
Source: UNKNOWN

ASBESTOS:

Name: 124 ELM ST
Address: 124 ELM ST
City,State,Zip: COHASSET, MA

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

124 ELM STREET REDEVELOPMENT SITE (Continued)

S128546948

Notification:	Not reported
DEP Region:	Not reported
Notifiers Name:	Not reported
Start Date:	05/20/2022
End Date:	06/20/2022
Date Entered:	Not reported
Entry Date:	05/20/2022
Quantity Material Removed SF:	4500
Quantity Material Removed LF:	Not reported
Project Description:	OTHER DAMP PROOFING
AR Tracking ID:	388716
Super Lic Number:	AS900108
Monitor Lic Number:	AM000146
Lab Lic Number:	AA000233
Year:	2022
Sticker Number:	100366012
Form Type:	ANF-001
Fee Status:	HUNDRED
Facility Phone:	7817105762
Sub Town:	Not reported
Worksite:	FOUNDATION OF FORMER HOTEL
Occupied:	0
Contractor:	AC000533
Contract Type:	WRITTEN
Hours:	7-330
Project Type:	Dem
Abatement Process:	Fcontain
Location:	OUTDOORS
Decon Process:	3 STAGE DECON
Disposal Methods:	WET, DOUBLE BAG, 6 MIL POLY, SEAL FOR TRANSPORT
Facility Usage:	HOTEL
Waiver Given:	Not reported
DEP Waiver Number:	SAW-22-313
DLWD Waiver Number:	347712022
Small Owner Occ:	0
Owner Name:	CHI ELM REALTY LLC
Owner Address:	71 SOUTH MAIN ST
Owner City:	COHASSET
Owner State:	MA
On Site Manager Name:	TED LUBITZ
On Site Manager Phone:	7817105762
Ins Comp:	LIBERTY MUTUAL
Policy Number:	WC5-31S-325338-092
EXP Date:	3/6/2023
Facility Size:	32000
Transporter Name:	DEMO REALTY CO., INC
Transporter Address:	235 OLD WEBSTER RD
Transporter City:	OXFORD
Transporter State:	MA
Final Site:	Not reported
Certified Name:	RONALD BUSSIERE
Cert Sign Date:	05/20/2022
Certified Company:	DEMO REALTY CO., INC
Certified Phone:	5087524964
Entered_by:	LISAS
Name:	124 ELM ST

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

124 ELM STREET REDEVELOPMENT SITE (Continued)

S128546948

Address: 124 ELM ST
City,State,Zip: COHASSET, MA
Notification: Not reported
DEP Region: Not reported
Notifiers Name: Not reported
Start Date: 01/12/2022
End Date: 01/19/2022
Date Entered: Not reported
Entry Date: 12/28/2021
Quantity Material Removed SF: 500
Quantity Material Removed LF: Not reported
Project Description: OTHER GLUE DOBS TILE MASTIC
AR Tracking ID: 379163
Super Lic Number: AS900108
Monitor Lic Number: AM000146
Lab Lic Number: AA000233
Year: 2021
Sticker Number: 100358148
Form Type: ANF-001
Fee Status: HUNDRED
Facility Phone: 7817105762
Sub Town: Not reported
Worksite: FORMER HOTEL
Occupied: 0
Contractor: AC000533
Contract Type: WRITTEN
Hours: 7-330
Project Type: Dem
Abatement Process: Fcontain
Location: INDOORS
Decon Process: 3 STAGE DECON
Disposal Methods: WET, DOUBLE BAG 6 MIL POLY, SEAL FOR TRANSPORT
Facility Usage: HOTEL
Waiver Given: Not reported
DEP Waiver Number: Not reported
DLWD Waiver Number: Not reported
Small Owner Occ: 0
Owner Name: CHI ELM STREET REALTY LLC
Owner Address: 71 SOUTH MAIN ST
Owner City: COHASSET
Owner State: MA
On Site Manager Name: TED LUBITZ
On Site Manager Phone: 7817105762
Ins Comp: LIBERTY MUTUAL
Policy Number: WC5-31S-325338-091
EXP Date: 3/6/2022
Facility Size: 32000
Transporter Name: DEMO REALTY CO., INC
Transporter Address: 235 OLD WEBSTER RD
Transporter City: OXFORD
Transporter State: MA
Final Site: Not reported
Certified Name: RONALD BUSSIERE
Cert Sign Date: 12/28/2021
Certified Company: DEMO REALTY CO., INC
Certified Phone: 5087524964
Entered_by: LISAS

Map ID	<div style="border: 1px solid black; padding: 5px; text-align: center;">MAP FINDINGS</div>		EDR ID Number
Direction			EPA ID Number
Distance			
Elevation			
Site	Database(s)		

45
East
1/2-1
0.837 mi.
4422 ft.

POLE #148
300 SOUTH MAIN STREET
COHASSET, MA 02025

MA SHWS
MA RELEASE

S113411828
N/A

Relative: SHWS:
Lower Name: POLE #148
Address: 300 SOUTH MAIN STREET
City,State,Zip: COHASSET, MA 020250000
Facility ID: 4-0024403
Source Type: TRANSFORM
Release Town: COHASSET
Notification Date: 02/09/2013
Category: TWO HR
Associated ID: Not reported
Current Status: RAO
Status Date: 04/10/2013
Phase: Not reported
Response Action Outcome: A1
Oil Or Haz Material: Oil

Release:
Name: POLE #148
Address: 300 SOUTH MAIN STREET
City,State,Zip: COHASSET, MA 020250000
Release Tracking Number/Current Status: 4-0024403 / RAO
Primary ID: Not reported
Official City: COHASSET
Notification: 02/09/2013
Category: TWO HR
Status Date: 04/10/2013
Phase: Not reported
Response Action Outcome: A1 - A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.
Oil / Haz Material Type: Oil

Click here to access the MA DEP site for this facility:

Actions:
Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date: 2/22/2013
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 2/9/2013
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RNFE
Action Status: Transmittal, Notice, or Notification Received
Action Date: 4/10/2013
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

POLE #148 (Continued)

S113411828

Action Type: Response Action Outcome - RAO
Action Status: RAO Statement Received
Action Date: 4/10/2013
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Response Action Outcome - RAO
Action Status: Level I - Technical Screen Audit
Action Date: 4/22/2013
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Chemicals:
Chemical: NON PCB MODF
Quantity: 25 gallons
Source: TRANSFORM

46
SSE
1/2-1
0.869 mi.
4590 ft.

ROUTE 3A
800 CHIEF JUSTICE CUSHING HWY
COHASSET, MA 02025

MA SHWS S103812207
MA RELEASE N/A

Relative:
Lower

Actual:
35 ft.

SHWS:
Name: ROUTE 3A
Address: 800 CHIEF JUSTICE CUSHING HWY
City,State,Zip: COHASSET, MA 020250000
Facility ID: 4-3018152
Source Type: Not reported
Release Town: COHASSET
Notification Date: 04/01/1999
Category: 120 DY
Associated ID: Not reported
Current Status: RAO
Status Date: 03/29/2000
Phase: Not reported
Response Action Outcome: Not reported
Oil Or Haz Material: Oil

Release:
Name: ROUTE 3A
Address: 800 CHIEF JUSTICE CUSHING HWY
City,State,Zip: COHASSET, MA 020250000
Release Tracking Number/Current Status: 4-3018152 / RAO
Primary ID: Not reported
Official City: COHASSET
Notification: 04/01/1999
Category: 120 DY
Status Date: 03/29/2000
Phase: Not reported
Response Action Outcome: -
Oil / Haz Material Type: Oil

[Click here to access the MA DEP site for this facility:](#)

Actions:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ROUTE 3A (Continued)

S103812207

Action Type:	Response Action Outcome - RAO
Action Status:	Fee Received - FMCRA Use Only
Action Date:	1/12/2000
Response Action Outcome:	Not reported
Action Type:	Phase 1
Action Status:	Completion Statement Received
Action Date:	3/29/2000
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RAO Statement Received
Action Date:	3/29/2000
Response Action Outcome:	Not reported
Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	4/1/1999
Response Action Outcome:	Not reported
Action Type:	RNF
Action Status:	Reportable Release under MGL 21E
Action Date:	4/1/1999
Response Action Outcome:	Not reported
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date:	6/25/1999
Response Action Outcome:	Not reported
Chemicals:	
Chemical:	FUEL OIL
Quantity:	8.1 parts per million

47
SSE
1/2-1
0.889 mi.
4694 ft.

MITCHELLS REPAIR
805 CHIEF JUSTICE CUSHING HWY
COHASSET, MA 02025

MA SHWS **S106510431**
MA RELEASE **N/A**

Relative:
Lower
Actual:
35 ft.

SHWS:

Name:	MITCHELLS REPAIR
Address:	805 CHIEF JUSTICE CUSHING HWY
City,State,Zip:	COHASSET, MA 020250000
Facility ID:	4-3000878
Source Type:	Not reported
Release Town:	COHASSET
Notification Date:	10/15/1988
Category:	NONE
Associated ID:	Not reported
Current Status:	RAO
Status Date:	12/04/1995
Phase:	Not reported
Response Action Outcome:	A2
Oil Or Haz Material:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MITCHELLS REPAIR (Continued)

S106510431

Release:

Name: MITCHELLS REPAIR
Address: 805 CHIEF JUSTICE CUSHING HWY
City,State,Zip: COHASSET, MA 020250000
Release Tracking Number/Current Status: 4-3000878 / RAO
Primary ID: Not reported
Official City: COHASSET
Notification: 10/15/1988
Category: NONE
Status Date: 12/04/1995
Phase: Not reported
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.
Oil / Haz Material Type: Not reported

Click here to access the MA DEP site for this facility:

Actions:

Action Type: Release Disposition
Action Status: Valid Transition Site
Action Date: 10/15/1988
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO
Action Status: RAO Statement Received
Action Date: 12/4/1995
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Chemicals:

Chemical: UNKNOWN
Quantity: Not reported

48
ENE
1/2-1
0.902 mi.
4763 ft.

SALT HOUSE PIER INC
40 BORDER ST
COHASSET, MA 02025

MA SHWS **U001008349**
MA UST **N/A**
MA RELEASE

Relative:
Lower

SHWS:

Actual:
6 ft.

Name: OLD SALT HOUSE
Address: 40 BORDER ST
City,State,Zip: COHASSET, MA 02025
Facility ID: 4-3001814
Source Type: Not reported
Release Town: COHASSET
Notification Date: 01/15/1989
Category: NONE
Associated ID: Not reported
Current Status: DEPNFA
Status Date: 05/14/1996
Phase: Not reported
Response Action Outcome: Not reported
Oil Or Haz Material: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SALT HOUSE PIER INC (Continued)

U001008349

Name: OLD SALT HOUSE MARINA
Address: 40 BORDER ST
City,State,Zip: COHASSET, MA 020250000
Facility ID: 4-3014521
Source Type: UNKNOWN
Release Town: COHASSET
Notification Date: 11/20/1996
Category: TWO HR
Associated ID: Not reported
Current Status: RAO
Status Date: 03/27/1997
Phase: Not reported
Response Action Outcome: A2
Oil Or Haz Material: Oil

UST:

Facility ID: 18997
Name: SALT HOUSE PIER INC
Address: 40 BORDER ST
Address 2: Not reported
City,State,Zip: COHASSET, MA 02025
Owner ID: 5943
Owner: THOMAS EISENSTADT
Owner Address: 79 RANDOLPH AVE
Owner Address 2: Not reported
Owner City,State,Zip: MILTON, MA 02186
Telephone: Not reported
Description: Marina
Contact Name: Not reported
Contact Address: Not reported
Contact Address 2: Not reported
Contact City,State,Zip: Not reported
Contact Email: Not reported
Update: 2005-11-14 00:00:00
Update By: Not reported
Facility Status: CLOSED
Longitude: -70.79141
Latitude: 42.23962
URL: <https://ma-ust.windsorcloud.com/ust/facility/18997>

UST:

Facility ID: 18997
Tank ID: 2
Capacity: 3000.00000
Substance: Diesel
Tank Construct: Single-walled metal tank (cathodic protection required)
Tank Usage: Motor Vehicle
Pipe Construct: Single-walled metal (Corrosion protection required)
Pipe Type: Not reported
Latitude: Not reported
Longitude: Not reported
Date Installed: 04/14/1980
Number of Compartment: Not reported
Pipe Install Date: Not reported
Pipe Leak Install Date: Not reported
Submersible Sump: N
Submersible Sump Install Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SALT HOUSE PIER INC (Continued)

U001008349

Turbine Sump: N
Turbine Sump Sensor: N
Intermediate Sump: N
Intermediate Sump Sensor: N
Spill Bucket Installed Date: Not reported
Spill Bucket Sensor: N
Tank Status: Tank Removed
Status Date: 02/26/1997
Overfill Protect Install: Not reported
Overfill Protect Type: Not reported
Automatic Line Leak Detect: Not reported
Tank Corrosion Type: Not reported
Leak Corrosion Type: Not reported
Tank Leak Detection: Manual Tank Gauging (1,000G or more capacity tank)
Pipe Leak Detection: Annual Automatic Line Leak Detection Test

Facility ID: 18997
Tank ID: 1
Capacity: 3000.00000
Substance: Gasoline
Tank Construct: Single-walled metal tank (cathodic protection required)
Tank Usage: Motor Vehicle
Pipe Construct: Single-walled metal (Corrosion protection required)
Pipe Type: Not reported
Latitude: Not reported
Longitude: Not reported
Date Installed: 04/14/1980
Number of Compartment: Not reported
Pipe Install Date: Not reported
Pipe Leak Install Date: Not reported
Submersible Sump: N
Submersible Sump Install Date: Not reported
Turbine Sump: N
Turbine Sump Sensor: N
Intermediate Sump: N
Intermediate Sump Sensor: N
Spill Bucket Installed Date: Not reported
Spill Bucket Sensor: N
Tank Status: Tank Removed
Status Date: 02/26/1997
Overfill Protect Install: Not reported
Overfill Protect Type: Not reported
Automatic Line Leak Detect: Not reported
Tank Corrosion Type: Not reported
Leak Corrosion Type: Not reported
Tank Leak Detection: Manual Tank Gauging (1,000G or more capacity tank)
Pipe Leak Detection: Annual Automatic Line Leak Detection Test

Release:

Name: OLD SALT HOUSE
Address: 40 BORDER ST
City,State,Zip: COHASSET, MA 02025
Release Tracking Number/Current Status: 4-3001814 / DEPNFA
Primary ID: Not reported
Official City: COHASSET
Notification: 01/15/1989

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SALT HOUSE PIER INC (Continued)

U001008349

Category: NONE
Status Date: 05/14/1996
Phase: Not reported
Response Action Outcome: -
Oil / Haz Material Type: Not reported

[Click here to access the MA DEP site for this facility:](#)

Actions:

Action Type: Release Disposition
Action Status: Valid Transition Site
Action Date: 1/15/1989
Response Action Outcome: Not reported

Action Type: TREGS
Action Status: DEPNFA
Action Date: 5/14/1996
Response Action Outcome: Not reported

Chemicals:

Chemical: UNKNOWN
Quantity: Not reported

Name: OLD SALT HOUSE MARINA
Address: 40 BORDER ST
City,State,Zip: COHASSET, MA 020250000
Release Tracking Number/Current Status: 4-3014521 / RAO
Primary ID: Not reported
Official City: COHASSET
Notification: 11/20/1996
Category: TWO HR
Status Date: 03/27/1997
Phase: Not reported
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.
Oil / Haz Material Type: Oil

[Click here to access the MA DEP site for this facility:](#)

Actions:

Action Type: RNF
Action Status: Reportable Release under MGL 21E
Action Date: 1/21/1997
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Written Plan Received
Action Date: 1/27/1997
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RLFA
Action Status: FOLOFF
Action Date: 11/20/1996
Response Action Outcome: A permanent solution has been achieved. Contamination has not been

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SALT HOUSE PIER INC (Continued)

U001008349

reduced to background.

Action Type: Release Disposition
Action Status: Reportable Release under MGL 21E
Action Date: 11/20/1996
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action
Action Status: Oral Approval of Plan or Action
Action Date: 11/20/1996
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date: 12/5/1996
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO
Action Status: RAO Statement Received
Action Date: 3/27/1997
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Chemicals:
Chemical: OIL
Quantity: Not reported
Chemical: DIESEL FUEL
Quantity: Not reported
Location Type: COMMERCIAL
Source: UNKNOWN

ORPHAN SUMMARY

Count: 9 records.

City	EDR ID	Site Name	Site Address	Zip	Database(s)
COHASSET	S113805150	INTERSECTION OF BEECHWOOD ST AND R	BEECHWOOD STREET		MA SHWS, MA RELEASE
COHASSET	S103043458	EASTERN EDISON	BEECHWOOD ST	02025	MA SHWS, MA RELEASE
COHASSET	S102085193	FMR COHASSET SKATING RINK	110 CHIEF JUSTICE CUSHING HWY	02025	MA LUST, MA RELEASE
COHASSET	S109489383	FMR BROWNS AUTO REPAIR IN ST	DEPOT CT	02025	MA SHWS, MA RELEASE
COHASSET	S106954030	ELLM'S MEADOW PUMP STA	JAMES LN	02025	MA SHWS, MA RELEASE
COHASSET	S105810960	NO LOCATION AID	1AND3AND5 SOUTH MAIN ST	02025	MA SHWS, MA RELEASE
COHASSET	S109948655	CELL TOWER SITE #871579, & #871578	1 TURKEY HILL LN	02066	MA LUST, MA RELEASE
SCITUATE	S107678288	NO LOCATION AID	BORDER ST	02066	MA SHWS, MA LAST, MA RELEASE
SCITUATE	S104774397	UTILITY POLE 52	CASTLE PIERCE RD	02066	MA SHWS, MA RELEASE

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 05/22/2024	Source: EPA
Date Data Arrived at EDR: 06/03/2024	Telephone: N/A
Date Made Active in Reports: 06/26/2024	Last EDR Contact: 08/01/2024
Number of Days to Update: 23	Next Scheduled EDR Contact: 10/07/2024
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 10
Telephone 206-553-8665

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 05/22/2024	Source: EPA
Date Data Arrived at EDR: 06/03/2024	Telephone: N/A
Date Made Active in Reports: 06/26/2024	Last EDR Contact: 08/01/2024
Number of Days to Update: 23	Next Scheduled EDR Contact: 10/07/2024
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
 Date Data Arrived at EDR: 02/02/1994
 Date Made Active in Reports: 03/30/1994
 Number of Days to Update: 56

Source: EPA
 Telephone: 202-564-4267
 Last EDR Contact: 08/15/2011
 Next Scheduled EDR Contact: 11/28/2011
 Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

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.

Date of Government Version: 05/22/2024
 Date Data Arrived at EDR: 06/03/2024
 Date Made Active in Reports: 06/26/2024
 Number of Days to Update: 23

Source: EPA
 Telephone: N/A
 Last EDR Contact: 08/01/2024
 Next Scheduled EDR Contact: 10/07/2024
 Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 03/25/2024
 Date Data Arrived at EDR: 03/26/2024
 Date Made Active in Reports: 06/24/2024
 Number of Days to Update: 90

Source: Environmental Protection Agency
 Telephone: 703-603-8704
 Last EDR Contact: 06/25/2024
 Next Scheduled EDR Contact: 10/07/2024
 Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 04/22/2024
 Date Data Arrived at EDR: 05/01/2024
 Date Made Active in Reports: 05/24/2024
 Number of Days to Update: 23

Source: EPA
 Telephone: 800-424-9346
 Last EDR Contact: 08/01/2024
 Next Scheduled EDR Contact: 10/21/2024
 Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates 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 the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The 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 potential NPL site.

Date of Government Version: 04/22/2024	Source: EPA
Date Data Arrived at EDR: 05/01/2024	Telephone: 800-424-9346
Date Made Active in Reports: 05/24/2024	Last EDR Contact: 08/01/2024
Number of Days to Update: 23	Next Scheduled EDR Contact: 10/21/2024
	Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/03/2024	Source: EPA
Date Data Arrived at EDR: 06/07/2024	Telephone: 800-424-9346
Date Made Active in Reports: 06/20/2024	Last EDR Contact: 06/07/2024
Number of Days to Update: 13	Next Scheduled EDR Contact: 09/30/2024
	Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/03/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/07/2024	Telephone: (888) 372-7341
Date Made Active in Reports: 06/20/2024	Last EDR Contact: 06/07/2024
Number of Days to Update: 13	Next Scheduled EDR Contact: 09/30/2024
	Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/03/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/07/2024	Telephone: (888) 372-7341
Date Made Active in Reports: 06/20/2024	Last EDR Contact: 06/07/2024
Number of Days to Update: 13	Next Scheduled EDR Contact: 09/30/2024
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/03/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/07/2024	Telephone: (888) 372-7341
Date Made Active in Reports: 06/20/2024	Last EDR Contact: 06/07/2024
Number of Days to Update: 13	Next Scheduled EDR Contact: 09/30/2024
	Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/03/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/07/2024	Telephone: (888) 372-7341
Date Made Active in Reports: 06/20/2024	Last EDR Contact: 06/07/2024
Number of Days to Update: 13	Next Scheduled EDR Contact: 09/30/2024
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 02/14/2024	Source: Department of the Navy
Date Data Arrived at EDR: 02/16/2024	Telephone: 843-820-7326
Date Made Active in Reports: 04/04/2024	Last EDR Contact: 07/31/2024
Number of Days to Update: 48	Next Scheduled EDR Contact: 11/18/2024
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 07/24/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/08/2024	Telephone: 703-603-0695
Date Made Active in Reports: 08/15/2024	Last EDR Contact: 08/08/2024
Number of Days to Update: 7	Next Scheduled EDR Contact: 12/02/2024
	Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 07/24/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/08/2024	Telephone: 703-603-0695
Date Made Active in Reports: 08/15/2024	Last EDR Contact: 08/08/2024
Number of Days to Update: 7	Next Scheduled EDR Contact: 12/02/2024
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 03/13/2024
Date Data Arrived at EDR: 03/19/2024
Date Made Active in Reports: 06/17/2024
Number of Days to Update: 90

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 06/17/2024
Next Scheduled EDR Contact: 09/30/2024
Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

SHWS: Site Transition List

Contains information on releases of oil and hazardous materials that have been reported to DEP.

Date of Government Version: 07/10/2024
Date Data Arrived at EDR: 07/16/2024
Date Made Active in Reports: 08/07/2024
Number of Days to Update: 22

Source: Department of Environmental Protection
Telephone: 617-292-5990
Last EDR Contact: 07/16/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Quarterly

Lists of state and tribal landfills and solid waste disposal facilities

LF PROFILES: Landfill Profiles Listing

This spreadsheet describes landfills that have actively accepted waste or have closed under MassDEP Solid Waste Regulations first adopted in 1971 (310 CMR 16.00 and 310 CMR 19.00). The list does not include landfills that closed before 1971 (and which never had a MassDEP permit or approval), or for which agency data is incomplete.

Date of Government Version: 07/01/2015
Date Data Arrived at EDR: 10/27/2015
Date Made Active in Reports: 12/14/2015
Number of Days to Update: 48

Source: Department of Environmental Protection
Telephone: 617-292-5868
Last EDR Contact: 06/25/2024
Next Scheduled EDR Contact: 10/07/2024
Data Release Frequency: Varies

SWF/LF: Solid Waste Facility Database/Transfer Stations

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 06/09/2023
Date Data Arrived at EDR: 06/26/2023
Date Made Active in Reports: 09/14/2023
Number of Days to Update: 80

Source: Department of Environmental Protection
Telephone: 617-292-5989
Last EDR Contact: 06/28/2024
Next Scheduled EDR Contact: 10/07/2024
Data Release Frequency: Annually

Lists of state and tribal leaking storage tanks

LAST: Leaking Aboveground Storage Tank Sites

Sites within the Releases Database that have a AST listed as its source.

Date of Government Version: 07/10/2024
Date Data Arrived at EDR: 07/16/2024
Date Made Active in Reports: 08/07/2024
Number of Days to Update: 22

Source: Department of Environmental Protection
Telephone: 617-292-5500
Last EDR Contact: 07/16/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST: Leaking Underground Storage Tank Listing

Sites within the Leaking Underground Storage Tank Listing that have a UST listed as its source.

Date of Government Version: 07/10/2024	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/16/2024	Telephone: 617-292-5990
Date Made Active in Reports: 08/07/2024	Last EDR Contact: 07/16/2024
Number of Days to Update: 22	Next Scheduled EDR Contact: 10/14/2024
	Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/25/2023	Source: EPA Region 7
Date Data Arrived at EDR: 01/17/2024	Telephone: 913-551-7003
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 07/10/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 10/28/2024
	Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/25/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/17/2024	Telephone: 415-972-3372
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 07/10/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 10/28/2024
	Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 10/25/2023	Source: EPA Region 10
Date Data Arrived at EDR: 01/17/2024	Telephone: 206-553-2857
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 07/10/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 10/28/2024
	Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/25/2023	Source: EPA Region 1
Date Data Arrived at EDR: 01/17/2024	Telephone: 617-918-1313
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 07/10/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 10/28/2024
	Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/04/2023	Source: EPA, Region 5
Date Data Arrived at EDR: 01/17/2024	Telephone: 312-886-7439
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 07/10/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 10/28/2024
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/25/2023	Source: EPA Region 8
Date Data Arrived at EDR: 01/17/2024	Telephone: 303-312-6271
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 07/10/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 10/28/2024
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 10/25/2023	Source: EPA Region 4
Date Data Arrived at EDR: 01/17/2024	Telephone: 404-562-8677
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 07/10/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 10/28/2024
	Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 10/25/2023	Source: EPA Region 6
Date Data Arrived at EDR: 01/17/2024	Telephone: 214-665-6597
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 07/10/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 10/28/2024
	Data Release Frequency: Varies

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing A listing of all FEMA owned underground storage tanks.

Date of Government Version: 03/15/2024	Source: FEMA
Date Data Arrived at EDR: 03/19/2024	Telephone: 202-646-5797
Date Made Active in Reports: 06/17/2024	Last EDR Contact: 08/01/2024
Number of Days to Update: 90	Next Scheduled EDR Contact: 10/14/2024
	Data Release Frequency: Varies

UST: Summary Listing of all the Tanks Registered in the State of Massachusetts Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 03/04/2024	Source: Department of Fire Services, Office of the Public Safety
Date Data Arrived at EDR: 04/26/2024	Telephone: 617-556-1035
Date Made Active in Reports: 07/19/2024	Last EDR Contact: 07/31/2024
Number of Days to Update: 84	Next Scheduled EDR Contact: 10/21/2024
	Data Release Frequency: Quarterly

AST: Aboveground Storage Tank Database Registered Aboveground Storage Tanks.

Date of Government Version: 03/01/2024	Source: Department of Public Safety
Date Data Arrived at EDR: 04/10/2024	Telephone: 617-556-1035
Date Made Active in Reports: 05/14/2024	Last EDR Contact: 07/09/2024
Number of Days to Update: 34	Next Scheduled EDR Contact: 10/21/2024
	Data Release Frequency: No Update Planned

AST 2: Aboveground Storage Tanks Aboveground storage tanks

Date of Government Version: 04/11/2024	Source: Department of Fire Services
Date Data Arrived at EDR: 04/11/2024	Telephone: 978-567-3181
Date Made Active in Reports: 07/10/2024	Last EDR Contact: 07/03/2024
Number of Days to Update: 90	Next Scheduled EDR Contact: 10/21/2024
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/24/2023	Source: EPA Region 4
Date Data Arrived at EDR: 01/17/2024	Telephone: 404-562-9424
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 07/10/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 10/28/2024
	Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/24/2023	Source: EPA Region 9
Date Data Arrived at EDR: 01/17/2024	Telephone: 415-972-3368
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 07/10/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 10/28/2024
	Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 10/24/2023	Source: EPA Region 7
Date Data Arrived at EDR: 01/17/2024	Telephone: 913-551-7003
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 07/10/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 10/28/2024
	Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/24/2023	Source: EPA, Region 1
Date Data Arrived at EDR: 01/17/2024	Telephone: 617-918-1313
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 07/10/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 10/28/2024
	Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 10/17/2023	Source: EPA Region 5
Date Data Arrived at EDR: 01/17/2024	Telephone: 312-886-6136
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 07/10/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 10/28/2024
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 10/24/2023	Source: EPA Region 6
Date Data Arrived at EDR: 01/17/2024	Telephone: 214-665-7591
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 07/10/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 10/28/2024
	Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/24/2023	Source: EPA Region 10
Date Data Arrived at EDR: 01/17/2024	Telephone: 206-553-2857
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 07/10/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 10/28/2024
	Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/24/2023	Source: EPA Region 8
Date Data Arrived at EDR: 01/17/2024	Telephone: 303-312-6137
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 07/10/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 10/28/2024
	Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

INST CONTROL: Sites With Activity and Use Limitation

Activity and Use Limitations establish limits and conditions on the future use of contaminated property, and therefore allow cleanups to be tailored to these uses.

Date of Government Version: 07/10/2024	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/16/2024	Telephone: 617-292-5990
Date Made Active in Reports: 08/07/2024	Last EDR Contact: 07/16/2024
Number of Days to Update: 22	Next Scheduled EDR Contact: 10/14/2024
	Data Release Frequency: Quarterly

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 07/08/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 06/14/2024
Number of Days to Update: 142	Next Scheduled EDR Contact: 09/30/2024
	Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BROWNFIELDS 2: Potential Brownfields Listing

A listing of potential brownfields site locations in the state.

Date of Government Version: 07/11/2023	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/27/2023	Telephone: 617-556-1007
Date Made Active in Reports: 10/16/2023	Last EDR Contact: 07/25/2024
Number of Days to Update: 81	Next Scheduled EDR Contact: 11/04/2024
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

BROWNFIELDS: Completed Brownfields Covenants Listing

Under Massachusetts law, M.G.L. c. 21E is the statute that governs the cleanup of releases of oil and/or hazardous material to the environment. The Brownfields Act of 1998 amended M.G.L. c. 21E by establishing significant liability relief and financial incentives to spur the redevelopment of brownfields, while ensuring that the Commonwealth's environmental standards are met. Most brownfields are redeveloped with the benefit of liability protections that operate automatically under M.G.L. c. 21E.

Date of Government Version: 12/31/2019
 Date Data Arrived at EDR: 01/26/2024
 Date Made Active in Reports: 04/17/2024
 Number of Days to Update: 82

Source: Office of the Attorney General
 Telephone: 617-963-2423
 Last EDR Contact: 07/25/2024
 Next Scheduled EDR Contact: 11/04/2024
 Data Release Frequency: Annually

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

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 takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 03/11/2024
 Date Data Arrived at EDR: 03/12/2024
 Date Made Active in Reports: 05/10/2024
 Number of Days to Update: 59

Source: Environmental Protection Agency
 Telephone: 202-566-2777
 Last EDR Contact: 06/11/2024
 Next Scheduled EDR Contact: 09/23/2024
 Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
 Date Data Arrived at EDR: 12/03/2007
 Date Made Active in Reports: 01/24/2008
 Number of Days to Update: 52

Source: Environmental Protection Agency
 Telephone: 703-308-8245
 Last EDR Contact: 07/22/2024
 Next Scheduled EDR Contact: 11/04/2024
 Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
 Date Data Arrived at EDR: 08/09/2004
 Date Made Active in Reports: 09/17/2004
 Number of Days to Update: 39

Source: Environmental Protection Agency
 Telephone: 800-424-9346
 Last EDR Contact: 06/09/2004
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
 Date Data Arrived at EDR: 05/07/2009
 Date Made Active in Reports: 09/21/2009
 Number of Days to Update: 137

Source: EPA, Region 9
 Telephone: 415-947-4219
 Last EDR Contact: 07/10/2024
 Next Scheduled EDR Contact: 10/28/2024
 Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014	Source: Department of Health & Human Services, Indian Health Service
Date Data Arrived at EDR: 08/06/2014	Telephone: 301-443-1452
Date Made Active in Reports: 01/29/2015	Last EDR Contact: 07/18/2024
Number of Days to Update: 176	Next Scheduled EDR Contact: 11/04/2024
	Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 05/20/2024	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 05/21/2024	Telephone: 202-307-1000
Date Made Active in Reports: 08/08/2024	Last EDR Contact: 08/19/2024
Number of Days to Update: 79	Next Scheduled EDR Contact: 12/02/2024
	Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site 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. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 05/20/2024	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 05/21/2024	Telephone: 202-307-1000
Date Made Active in Reports: 08/08/2024	Last EDR Contact: 08/19/2024
Number of Days to Update: 79	Next Scheduled EDR Contact: 12/02/2024
	Data Release Frequency: Quarterly

Local Land Records

LIENS: Liens Information Listing

A listing of environmental liens.

Date of Government Version: 03/07/2018	Source: Department of Environmental Protection
Date Data Arrived at EDR: 03/09/2018	Telephone: 617-292-5628
Date Made Active in Reports: 06/21/2018	Last EDR Contact: 08/20/2024
Number of Days to Update: 104	Next Scheduled EDR Contact: 11/26/2024
	Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 05/22/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/03/2024	Telephone: 202-564-6023
Date Made Active in Reports: 06/26/2024	Last EDR Contact: 08/01/2024
Number of Days to Update: 23	Next Scheduled EDR Contact: 10/07/2024
	Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/14/2024	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 06/17/2024	Telephone: 202-366-4555
Date Made Active in Reports: 06/24/2024	Last EDR Contact: 06/17/2024
Number of Days to Update: 7	Next Scheduled EDR Contact: 09/30/2024
	Data Release Frequency: Quarterly

RELEASE: Reportable Releases

Contains information on all releases of oil and hazardous materials that have been reported to DEP

Date of Government Version: 07/10/2024	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/16/2024	Telephone: 617-292-5990
Date Made Active in Reports: 08/07/2024	Last EDR Contact: 07/16/2024
Number of Days to Update: 22	Next Scheduled EDR Contact: 10/14/2024
	Data Release Frequency: Quarterly

MA SPILLS: Historical Spill List

The Spills Database was the release notification tracking system 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 Reportable Releases or Sites Transition List databases.

Date of Government Version: 09/30/1993	Source: Department of Environmental Protection
Date Data Arrived at EDR: 12/03/2003	Telephone: 617-292-5720
Date Made Active in Reports: 12/31/2003	Last EDR Contact: 12/03/2003
Number of Days to Update: 28	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 12/11/2012	Source: FirstSearch
Date Data Arrived at EDR: 01/03/2013	Telephone: N/A
Date Made Active in Reports: 02/08/2013	Last EDR Contact: 01/03/2013
Number of Days to Update: 36	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

SPILLS 80: SPILLS80 data from FirstSearch

Spills 80 includes those spill and release records available from FirstSearch databases prior to 1990. Typically, they may include chemical, oil and/or hazardous substance spills recorded before 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 80.

Date of Government Version: 03/10/1998	Source: FirstSearch
Date Data Arrived at EDR: 01/03/2013	Telephone: N/A
Date Made Active in Reports: 03/05/2013	Last EDR Contact: 01/03/2013
Number of Days to Update: 61	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/03/2024
 Date Data Arrived at EDR: 06/07/2024
 Date Made Active in Reports: 06/20/2024
 Number of Days to Update: 13

Source: Environmental Protection Agency
 Telephone: (888) 372-7341
 Last EDR Contact: 06/07/2024
 Next Scheduled EDR Contact: 09/30/2024
 Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 05/13/2024
 Date Data Arrived at EDR: 05/14/2024
 Date Made Active in Reports: 08/08/2024
 Number of Days to Update: 86

Source: U.S. Army Corps of Engineers
 Telephone: 202-528-4285
 Last EDR Contact: 08/12/2024
 Next Scheduled EDR Contact: 11/26/2024
 Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
 Date Data Arrived at EDR: 07/13/2021
 Date Made Active in Reports: 03/09/2022
 Number of Days to Update: 239

Source: USGS
 Telephone: 888-275-8747
 Last EDR Contact: 07/11/2024
 Next Scheduled EDR Contact: 10/21/2024
 Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
 Date Data Arrived at EDR: 04/11/2018
 Date Made Active in Reports: 11/06/2019
 Number of Days to Update: 574

Source: U.S. Geological Survey
 Telephone: 888-275-8747
 Last EDR Contact: 07/02/2024
 Next Scheduled EDR Contact: 10/14/2024
 Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 07/30/2021
 Date Data Arrived at EDR: 02/03/2023
 Date Made Active in Reports: 02/10/2023
 Number of Days to Update: 7

Source: Environmental Protection Agency
 Telephone: 615-532-8599
 Last EDR Contact: 08/05/2024
 Next Scheduled EDR Contact: 11/18/2024
 Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 03/18/2024
 Date Data Arrived at EDR: 03/19/2024
 Date Made Active in Reports: 06/20/2024
 Number of Days to Update: 93

Source: Environmental Protection Agency
 Telephone: 202-566-1917
 Last EDR Contact: 06/17/2024
 Next Scheduled EDR Contact: 09/30/2024
 Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EPA WATCH LIST: EPA Watch List

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/21/2014	Telephone: 617-520-3000
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 07/25/2024
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/11/2024
	Data Release Frequency: No Update Planned

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/08/2018	Telephone: 703-308-4044
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 08/01/2024
Number of Days to Update: 73	Next Scheduled EDR Contact: 11/11/2024
	Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2020	Source: EPA
Date Data Arrived at EDR: 06/14/2022	Telephone: 202-260-5521
Date Made Active in Reports: 03/24/2023	Last EDR Contact: 06/13/2024
Number of Days to Update: 283	Next Scheduled EDR Contact: 09/23/2024
	Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2022	Source: EPA
Date Data Arrived at EDR: 11/13/2023	Telephone: 202-566-0250
Date Made Active in Reports: 02/07/2024	Last EDR Contact: 08/15/2024
Number of Days to Update: 86	Next Scheduled EDR Contact: 11/26/2024
	Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 07/11/2024	Source: EPA
Date Data Arrived at EDR: 07/11/2024	Telephone: 202-564-4203
Date Made Active in Reports: 07/12/2024	Last EDR Contact: 07/11/2024
Number of Days to Update: 1	Next Scheduled EDR Contact: 10/28/2024
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 05/22/2024	Source: EPA
Date Data Arrived at EDR: 06/03/2024	Telephone: 703-416-0223
Date Made Active in Reports: 06/26/2024	Last EDR Contact: 08/01/2024
Number of Days to Update: 23	Next Scheduled EDR Contact: 09/09/2024
	Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 04/01/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/17/2024	Telephone: 202-564-8600
Date Made Active in Reports: 07/12/2024	Last EDR Contact: 07/11/2024
Number of Days to Update: 86	Next Scheduled EDR Contact: 10/28/2024
	Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 09/19/2023	Source: EPA
Date Data Arrived at EDR: 10/03/2023	Telephone: 202-564-6023
Date Made Active in Reports: 10/19/2023	Last EDR Contact: 08/01/2024
Number of Days to Update: 16	Next Scheduled EDR Contact: 11/11/2024
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 03/20/2023	Source: EPA
Date Data Arrived at EDR: 04/04/2023	Telephone: 202-566-0500
Date Made Active in Reports: 06/09/2023	Last EDR Contact: 07/02/2024
Number of Days to Update: 66	Next Scheduled EDR Contact: 10/14/2024
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 06/26/2024
Number of Days to Update: 79	Next Scheduled EDR Contact: 10/14/2024
	Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/02/2024	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 01/16/2024	Telephone: 301-415-0717
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 07/11/2024
Number of Days to Update: 57	Next Scheduled EDR Contact: 10/28/2024
	Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2022	Source: Department of Energy
Date Data Arrived at EDR: 11/27/2023	Telephone: 202-586-8719
Date Made Active in Reports: 02/22/2024	Last EDR Contact: 05/28/2024
Number of Days to Update: 87	Next Scheduled EDR Contact: 09/09/2024
	Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/05/2019	Telephone: N/A
Date Made Active in Reports: 11/11/2019	Last EDR Contact: 08/22/2024
Number of Days to Update: 251	Next Scheduled EDR Contact: 12/09/2024
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/06/2019	Telephone: 202-566-0517
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 08/01/2024
Number of Days to Update: 96	Next Scheduled EDR Contact: 11/11/2024
	Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2019	Telephone: 202-343-9775
Date Made Active in Reports: 09/23/2019	Last EDR Contact: 06/21/2024
Number of Days to Update: 84	Next Scheduled EDR Contact: 10/07/2024
	Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2008
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 01/28/2020	Telephone: 202-366-4595
Date Made Active in Reports: 04/17/2020	Last EDR Contact: 07/23/2024
Number of Days to Update: 80	Next Scheduled EDR Contact: 11/04/2024
	Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/31/2024	Source: Department of Justice, Consent Decree Library
Date Data Arrived at EDR: 04/19/2024	Telephone: Varies
Date Made Active in Reports: 06/26/2024	Last EDR Contact: 06/26/2024
Number of Days to Update: 68	Next Scheduled EDR Contact: 10/14/2024
	Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2021	Source: EPA/NTIS
Date Data Arrived at EDR: 03/09/2023	Telephone: 800-424-9346
Date Made Active in Reports: 03/20/2023	Last EDR Contact: 06/07/2024
Number of Days to Update: 11	Next Scheduled EDR Contact: 09/30/2024
	Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014	Source: USGS
Date Data Arrived at EDR: 07/14/2015	Telephone: 202-208-3710
Date Made Active in Reports: 01/10/2017	Last EDR Contact: 07/02/2024
Number of Days to Update: 546	Next Scheduled EDR Contact: 10/14/2024
	Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 03/03/2023	Source: Department of Energy
Date Data Arrived at EDR: 03/03/2023	Telephone: 202-586-3559
Date Made Active in Reports: 06/09/2023	Last EDR Contact: 07/24/2024
Number of Days to Update: 98	Next Scheduled EDR Contact: 11/11/2024
	Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019	Source: Department of Energy
Date Data Arrived at EDR: 11/15/2019	Telephone: 505-845-0011
Date Made Active in Reports: 01/28/2020	Last EDR Contact: 08/08/2024
Number of Days to Update: 74	Next Scheduled EDR Contact: 11/26/2024
	Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 05/22/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/03/2024	Telephone: 703-603-8787
Date Made Active in Reports: 06/24/2024	Last EDR Contact: 08/01/2024
Number of Days to Update: 21	Next Scheduled EDR Contact: 10/07/2024
	Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/05/2001	Source: American Journal of Public Health
Date Data Arrived at EDR: 10/27/2010	Telephone: 703-305-6451
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 12/02/2009
Number of Days to Update: 36	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016	Source: EPA
Date Data Arrived at EDR: 10/26/2016	Telephone: 202-564-2496
Date Made Active in Reports: 02/03/2017	Last EDR Contact: 09/26/2017
Number of Days to Update: 100	Next Scheduled EDR Contact: 01/08/2018
	Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016	Source: EPA
Date Data Arrived at EDR: 10/26/2016	Telephone: 202-564-2496
Date Made Active in Reports: 02/03/2017	Last EDR Contact: 09/26/2017
Number of Days to Update: 100	Next Scheduled EDR Contact: 01/08/2018
	Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/06/2024	Source: Department of Labor, Mine Safety and Health Administration
Date Data Arrived at EDR: 08/14/2024	Telephone: 303-231-5959
Date Made Active in Reports: 08/15/2024	Last EDR Contact: 08/14/2024
Number of Days to Update: 1	Next Scheduled EDR Contact: 12/02/2024
	Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 04/01/2024	Source: DOL, Mine Safety & Health Admi
Date Data Arrived at EDR: 04/04/2024	Telephone: 202-693-9424
Date Made Active in Reports: 07/12/2024	Last EDR Contact: 07/02/2024
Number of Days to Update: 99	Next Scheduled EDR Contact: 12/02/2024
	Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 04/15/2024	Source: USGS
Date Data Arrived at EDR: 05/22/2024	Telephone: 703-648-7709
Date Made Active in Reports: 08/15/2024	Last EDR Contact: 08/20/2024
Number of Days to Update: 85	Next Scheduled EDR Contact: 12/02/2024
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011	Source: USGS
Date Data Arrived at EDR: 06/08/2011	Telephone: 703-648-7709
Date Made Active in Reports: 09/13/2011	Last EDR Contact: 08/22/2024
Number of Days to Update: 97	Next Scheduled EDR Contact: 12/02/2024
	Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System Mineral Resources Data System

Date of Government Version: 08/23/2022	Source: USGS
Date Data Arrived at EDR: 11/22/2022	Telephone: 703-648-6533
Date Made Active in Reports: 02/28/2023	Last EDR Contact: 08/22/2024
Number of Days to Update: 98	Next Scheduled EDR Contact: 12/02/2024
	Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory 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.

Date of Government Version: 03/18/2024	Source: Department of Interior
Date Data Arrived at EDR: 03/19/2024	Telephone: 202-208-2609
Date Made Active in Reports: 06/06/2024	Last EDR Contact: 06/13/2024
Number of Days to Update: 79	Next Scheduled EDR Contact: 09/16/2024
	Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 02/09/2024	Source: EPA
Date Data Arrived at EDR: 02/27/2024	Telephone: (617) 918-1111
Date Made Active in Reports: 05/24/2024	Last EDR Contact: 08/20/2024
Number of Days to Update: 87	Next Scheduled EDR Contact: 12/09/2024
	Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/21/2021	Telephone: 202-564-0527
Date Made Active in Reports: 08/11/2021	Last EDR Contact: 08/13/2024
Number of Days to Update: 82	Next Scheduled EDR Contact: 12/02/2024
	Data Release Frequency: Varies

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/06/2023	Source: Department of Defense
Date Data Arrived at EDR: 09/13/2023	Telephone: 703-704-1564
Date Made Active in Reports: 12/11/2023	Last EDR Contact: 07/08/2024
Number of Days to Update: 89	Next Scheduled EDR Contact: 10/21/2024
	Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 06/23/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/28/2024	Telephone: 202-564-2280
Date Made Active in Reports: 07/12/2024	Last EDR Contact: 06/28/2024
Number of Days to Update: 14	Next Scheduled EDR Contact: 10/14/2024
	Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 05/13/2024	Source: EPA
Date Data Arrived at EDR: 05/14/2024	Telephone: 800-385-6164
Date Made Active in Reports: 08/08/2024	Last EDR Contact: 08/13/2024
Number of Days to Update: 86	Next Scheduled EDR Contact: 11/26/2024
	Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information

EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing 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.

Date of Government Version: 07/01/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2024	Telephone: 703-603-8895
Date Made Active in Reports: 07/12/2024	Last EDR Contact: 07/01/2024
Number of Days to Update: 11	Next Scheduled EDR Contact: 10/14/2024
	Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 07/01/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2024	Telephone: 202-272-0167
Date Made Active in Reports: 07/12/2024	Last EDR Contact: 07/01/2024
Number of Days to Update: 11	Next Scheduled EDR Contact: 10/14/2024
	Data Release Frequency: Varies

PFAS TRIS: List of PFAS Added to the TRI

Section 7321 of the National Defense Authorization Act for Fiscal Year 2020 (NDAA) immediately added certain per- and polyfluoroalkyl substances (PFAS) to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) and provided a framework for additional PFAS to be added to TRI on an annual basis.

Date of Government Version: 07/01/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2024	Telephone: 202-566-0250
Date Made Active in Reports: 07/12/2024	Last EDR Contact: 07/01/2024
Number of Days to Update: 11	Next Scheduled EDR Contact: 10/14/2024
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PFAS TSCA: PFAS Manufacture and Imports Information

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. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 07/01/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2024	Telephone: 202-272-0167
Date Made Active in Reports: 07/12/2024	Last EDR Contact: 07/01/2024
Number of Days to Update: 11	Next Scheduled EDR Contact: 10/14/2024
	Data Release Frequency: Varies

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

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 VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

Date of Government Version: 07/01/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2024	Telephone: 202-272-0167
Date Made Active in Reports: 07/12/2024	Last EDR Contact: 07/01/2024
Number of Days to Update: 11	Next Scheduled EDR Contact: 10/14/2024
	Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 06/24/2020	Source: Department of Health & Human Services
Date Data Arrived at EDR: 03/17/2021	Telephone: 202-741-5770
Date Made Active in Reports: 11/08/2022	Last EDR Contact: 07/18/2024
Number of Days to Update: 601	Next Scheduled EDR Contact: 11/04/2024
	Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a 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. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 07/01/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2024	Telephone: 202-272-0167
Date Made Active in Reports: 07/12/2024	Last EDR Contact: 07/01/2024
Number of Days to Update: 11	Next Scheduled EDR Contact: 10/14/2024
	Data Release Frequency: Varies

PFAS PROJECT: NORTHEASTERN UNIVERSITY PFAS PROJECT

The PFAS Contamination Site Tracker records qualitative and quantitative data from each site in a chart, specifically examining discovery, contamination levels, government response, litigation, health impacts, media coverage, and community characteristics. All data presented in the chart were extracted from government websites, such as state health departments or the Environmental Protection Agency, and news articles.

Date of Government Version: 05/19/2023	Source: Social Science Environmental Health Research Institute
Date Data Arrived at EDR: 04/05/2024	Telephone: N/A
Date Made Active in Reports: 06/06/2024	Last EDR Contact: 06/04/2024
Number of Days to Update: 62	Next Scheduled EDR Contact: 09/16/2024
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits. Caveats and Limitations: Less 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. New rulemakings have been initiated that may increase the number of facilities monitoring for PFAS in the future.

Date of Government Version: 07/01/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2024	Telephone: 202-272-0167
Date Made Active in Reports: 07/12/2024	Last EDR Contact: 07/01/2024
Number of Days to Update: 11	Next Scheduled EDR Contact: 10/14/2024
	Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 07/01/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2024	Telephone: 202-272-0167
Date Made Active in Reports: 07/12/2024	Last EDR Contact: 07/01/2024
Number of Days to Update: 11	Next Scheduled EDR Contact: 10/14/2024
	Data Release Frequency: Varies

PFAS ECHO FIRE TRAIN: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facilities name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset, as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 07/01/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2024	Telephone: 202-272-0167
Date Made Active in Reports: 07/12/2024	Last EDR Contact: 07/01/2024
Number of Days to Update: 11	Next Scheduled EDR Contact: 10/14/2024
	Data Release Frequency: Varies

PFAS PT 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration's document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 07/01/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2024	Telephone: 202-272-0167
Date Made Active in Reports: 07/12/2024	Last EDR Contact: 07/01/2024
Number of Days to Update: 11	Next Scheduled EDR Contact: 10/14/2024
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 07/01/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2024	Telephone: 202-267-2675
Date Made Active in Reports: 07/12/2024	Last EDR Contact: 07/01/2024
Number of Days to Update: 11	Next Scheduled EDR Contact: 10/14/2024
	Data Release Frequency: Varies

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014	Source: EPA
Date Data Arrived at EDR: 02/05/2015	Telephone: 202-564-2497
Date Made Active in Reports: 03/06/2015	Last EDR Contact: 06/27/2024
Number of Days to Update: 29	Next Scheduled EDR Contact: 10/14/2024
	Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 12/16/2016	Source: EPA, Office of Water
Date Data Arrived at EDR: 01/06/2017	Telephone: 202-564-2496
Date Made Active in Reports: 03/10/2017	Last EDR Contact: 06/27/2024
Number of Days to Update: 63	Next Scheduled EDR Contact: 10/14/2024
	Data Release Frequency: No Update Planned

BIOSOLIDS: ICIS-NPDES Biosolids Facility Data

The data reflects compliance information about facilities in the biosolids program.

Date of Government Version: 04/14/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/16/2024	Telephone: 202-564-4700
Date Made Active in Reports: 07/12/2024	Last EDR Contact: 07/16/2024
Number of Days to Update: 87	Next Scheduled EDR Contact: 10/28/2024
	Data Release Frequency: Varies

UST FINDER: UST Finder Database

EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories. UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

Date of Government Version: 06/08/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/04/2023	Telephone: 202-564-0394
Date Made Active in Reports: 01/18/2024	Last EDR Contact: 08/08/2024
Number of Days to Update: 106	Next Scheduled EDR Contact: 11/18/2024
	Data Release Frequency: Varies

UST FINDER RELEASE: UST Finder Releases Database

US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/08/2023
 Date Data Arrived at EDR: 10/31/2023
 Date Made Active in Reports: 01/18/2024
 Number of Days to Update: 79

Source: Environmental Protection Agency
 Telephone: 202-564-0394
 Last EDR Contact: 08/08/2024
 Next Scheduled EDR Contact: 11/18/2024
 Data Release Frequency: Semi-Annually

E MANIFEST: Hazardous Waste Electronic Manifest System

EPA established a national system for tracking hazardous waste shipments electronically. This system, known as e-Manifest, will modernize the nation's cradle-to-grave hazardous waste tracking process while saving valuable time, resources, and dollars for industry and states.

Date of Government Version: 07/24/2023
 Date Data Arrived at EDR: 04/18/2024
 Date Made Active in Reports: 06/06/2024
 Number of Days to Update: 49

Source: Environmental Protection Agency
 Telephone: 833-501-6826
 Last EDR Contact: 06/07/2024
 Next Scheduled EDR Contact: 09/30/2024
 Data Release Frequency: Varies

PFAS: PFAS Contaminated Sites Listing

Detection of Per- and Polyfluoroalkyl Substances (PFAS) in drinking water.

Date of Government Version: 03/01/2024
 Date Data Arrived at EDR: 03/27/2024
 Date Made Active in Reports: 06/13/2024
 Number of Days to Update: 78

Source: Department of Environmental Protection
 Telephone: 617-292-6770
 Last EDR Contact: 06/21/2024
 Next Scheduled EDR Contact: 10/07/2024
 Data Release Frequency: Varies

AIRS: Permitted Facilities Listing

A listing of Air Quality permit applications.

Date of Government Version: 07/08/2024
 Date Data Arrived at EDR: 07/08/2024
 Date Made Active in Reports: 07/10/2024
 Number of Days to Update: 2

Source: Department of Environmental Protection
 Telephone: 617-292-5789
 Last EDR Contact: 07/03/2024
 Next Scheduled EDR Contact: 10/21/2024
 Data Release Frequency: Varies

ASBESTOS: Asbestos Notification Listing

Asbestos sites

Date of Government Version: 02/12/2024
 Date Data Arrived at EDR: 02/13/2024
 Date Made Active in Reports: 05/01/2024
 Number of Days to Update: 78

Source: Department of Environmental Protection
 Telephone: 617-292-5982
 Last EDR Contact: 08/20/2024
 Next Scheduled EDR Contact: 11/26/2024
 Data Release Frequency: Varies

DRYCLEANERS: Regulated Drycleaning Facilities

A listing of Department of Environmental Protection regulated drycleaning facilities that use perchloroethylene under the Environmental Results Program.

Date of Government Version: 06/27/2024
 Date Data Arrived at EDR: 07/08/2024
 Date Made Active in Reports: 07/23/2024
 Number of Days to Update: 15

Source: Department of Environmental Protection
 Telephone: 617-292-5633
 Last EDR Contact: 07/03/2024
 Next Scheduled EDR Contact: 10/21/2024
 Data Release Frequency: Varies

ENFORCEMENT: Enforcement Action Cases

A listing of enforcement action cases tracked by Department of Environmental Protection programs, including Solid Waste and Hazardous Waste.

Date of Government Version: 07/08/2024
 Date Data Arrived at EDR: 07/08/2024
 Date Made Active in Reports: 07/10/2024
 Number of Days to Update: 2

Source: Department of Environmental Quality
 Telephone: 617-292-5979
 Last EDR Contact: 07/03/2024
 Next Scheduled EDR Contact: 10/21/2024
 Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FIN ASSURANCE 1: Financial Assurance Information Listing

Information for hazardous waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 12/01/2010	Source: Department of Environmental Protection
Date Data Arrived at EDR: 12/23/2010	Telephone: 617-292-5970
Date Made Active in Reports: 02/03/2011	Last EDR Contact: 05/31/2024
Number of Days to Update: 42	Next Scheduled EDR Contact: 09/16/2024
	Data Release Frequency: Varies

FIN ASSURANCE 2: Financial Assurance Information Listing

A listing of financial assurance information for underground storage tanks. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 03/04/2024	Source: Office of State Fire Marshal
Date Data Arrived at EDR: 04/26/2024	Telephone: 978-567-3100
Date Made Active in Reports: 07/19/2024	Last EDR Contact: 07/31/2024
Number of Days to Update: 84	Next Scheduled EDR Contact: 10/21/2024
	Data Release Frequency: Varies

FIN ASSURANCE 3: Financial Assurance Information listing

Information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 10/24/2022	Source: Department of Environmental Protection
Date Data Arrived at EDR: 01/12/2023	Telephone: 617-292-5970
Date Made Active in Reports: 03/07/2023	Last EDR Contact: 06/13/2024
Number of Days to Update: 54	Next Scheduled EDR Contact: 10/14/2024
	Data Release Frequency: Varies

GWDP: Ground Water Discharge Permits

The Ground Water Discharge Permits datalayer (formerly known as Groundwater Discharge Points) is a statewide point dataset containing approximate locations of permitted discharges to groundwater.

Date of Government Version: 11/20/2023	Source: MassGIS
Date Data Arrived at EDR: 01/24/2024	Telephone: 617-556-1150
Date Made Active in Reports: 04/09/2024	Last EDR Contact: 07/23/2024
Number of Days to Update: 76	Next Scheduled EDR Contact: 11/04/2024
	Data Release Frequency: Varies

HW GEN: List of Massachusetts Hazardous Waste Generators

Permanent generator identification numbers for all Massachusetts generators of hazardous waste and waste oil that have registered with or notified MassDEP of their hazardous waste activities.

Date of Government Version: 03/08/2024	Source: Department of Environmental Protection
Date Data Arrived at EDR: 03/20/2024	Telephone: 617-292-5500
Date Made Active in Reports: 06/13/2024	Last EDR Contact: 06/17/2024
Number of Days to Update: 85	Next Scheduled EDR Contact: 09/30/2024
	Data Release Frequency: Semi-Annually

MERCURY: Mercury Product Recycling Drop-Off Locations Listing

A listing of locations, collecting and recycling for mercury-added products. Mercury is toxic to the human nervous system, as well as fish and animals. Mercury can enter the body either through skin absorption or through inhalation of mercury vapors. At room temperature, small beads of mercury will vaporize.

Date of Government Version: 02/12/2024	Source: Department of Environmental Protection
Date Data Arrived at EDR: 02/13/2024	Telephone: 617-292-5632
Date Made Active in Reports: 02/21/2024	Last EDR Contact: 08/07/2024
Number of Days to Update: 8	Next Scheduled EDR Contact: 11/26/2024
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NPDES: NPDES Permit Listing

Listing of treatment plants in Massachusetts that hold permits to discharge to groundwater.

Date of Government Version: 05/06/2024	Source: Department of Environmental Protection
Date Data Arrived at EDR: 05/07/2024	Telephone: 508-767-2781
Date Made Active in Reports: 07/30/2024	Last EDR Contact: 08/06/2024
Number of Days to Update: 84	Next Scheduled EDR Contact: 11/18/2024
	Data Release Frequency: Varies

TIER 2: Tier 2 Information Listing

A listing of facilities which store or manufacture hazardous materials and submit a chemical inventory report

Date of Government Version: 12/31/2022	Source: Massachusetts Emergency Management Agency
Date Data Arrived at EDR: 11/09/2023	Telephone: 508-820-2019
Date Made Active in Reports: 11/30/2023	Last EDR Contact: 07/31/2024
Number of Days to Update: 21	Next Scheduled EDR Contact: 10/21/2024
	Data Release Frequency: Annually

TSD: TSD Facility

List of Licensed Hazardous Waste Treatment, Storage Disposal Facilities (TSDFs) in Massachusetts.

Date of Government Version: 03/08/2024	Source: Department of Environmental Protection
Date Data Arrived at EDR: 03/20/2024	Telephone: 617-292-5580
Date Made Active in Reports: 06/13/2024	Last EDR Contact: 06/17/2024
Number of Days to Update: 85	Next Scheduled EDR Contact: 09/30/2024
	Data Release Frequency: Varies

UIC: Underground Injection Control Listing

A list of UIC registration data and their locations

Date of Government Version: 05/06/2024	Source: Department of Environmental Protection
Date Data Arrived at EDR: 05/07/2024	Telephone: 617-566-1172
Date Made Active in Reports: 05/21/2024	Last EDR Contact: 08/06/2023
Number of Days to Update: 14	Next Scheduled EDR Contact: 11/18/2024
	Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A	Source: EDR, Inc.
Date Data Arrived at EDR: N/A	Telephone: N/A
Date Made Active in Reports: N/A	Last EDR Contact: N/A
Number of Days to Update: N/A	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
 Date Data Arrived at EDR: N/A
 Date Made Active in Reports: N/A
 Number of Days to Update: N/A

Source: EDR, Inc.
 Telephone: N/A
 Last EDR Contact: N/A
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
 Date Data Arrived at EDR: N/A
 Date Made Active in Reports: N/A
 Number of Days to Update: N/A

Source: EDR, Inc.
 Telephone: N/A
 Last EDR Contact: N/A
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGH HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Massachusetts.

Date of Government Version: N/A
 Date Data Arrived at EDR: 07/01/2013
 Date Made Active in Reports: 12/24/2013
 Number of Days to Update: 176

Source: Department of Environmental Protection
 Telephone: N/A
 Last EDR Contact: 06/01/2012
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: Varies

RGH LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Massachusetts.

Date of Government Version: N/A
 Date Data Arrived at EDR: 07/01/2013
 Date Made Active in Reports: 12/24/2013
 Number of Days to Update: 176

Source: Department of Environmental Protection
 Telephone: N/A
 Last EDR Contact: 06/01/2012
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a treatment facility.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/05/2024
 Date Data Arrived at EDR: 05/07/2024
 Date Made Active in Reports: 08/01/2024
 Number of Days to Update: 86

Source: Department of Energy & Environmental Protection
 Telephone: 860-424-3375
 Last EDR Contact: 08/06/2024
 Next Scheduled EDR Contact: 11/18/2024
 Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information Hazardous waste manifest information.

Date of Government Version: 12/31/2018
 Date Data Arrived at EDR: 04/10/2019
 Date Made Active in Reports: 05/16/2019
 Number of Days to Update: 36

Source: Department of Environmental Protection
 Telephone: N/A
 Last EDR Contact: 06/26/2024
 Next Scheduled EDR Contact: 10/14/2024
 Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 12/31/2019
 Date Data Arrived at EDR: 11/30/2023
 Date Made Active in Reports: 12/01/2023
 Number of Days to Update: 1

Source: Department of Environmental Conservation
 Telephone: 518-402-8651
 Last EDR Contact: 07/25/2024
 Next Scheduled EDR Contact: 11/04/2024
 Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information Hazardous waste manifest information.

Date of Government Version: 06/30/2018
 Date Data Arrived at EDR: 07/19/2019
 Date Made Active in Reports: 09/10/2019
 Number of Days to Update: 53

Source: Department of Environmental Protection
 Telephone: 717-783-8990
 Last EDR Contact: 07/03/2024
 Next Scheduled EDR Contact: 10/21/2024
 Data Release Frequency: Annually

RI MANIFEST: Manifest information Hazardous waste manifest information

Date of Government Version: 12/31/2020
 Date Data Arrived at EDR: 11/30/2021
 Date Made Active in Reports: 02/18/2022
 Number of Days to Update: 80

Source: Department of Environmental Management
 Telephone: 401-222-2797
 Last EDR Contact: 08/08/2024
 Next Scheduled EDR Contact: 11/26/2024
 Data Release Frequency: Annually

VT MANIFEST: Hazardous Waste Manifest Data Hazardous waste manifest information.

Date of Government Version: 10/28/2019
 Date Data Arrived at EDR: 10/29/2019
 Date Made Active in Reports: 01/09/2020
 Number of Days to Update: 72

Source: Department of Environmental Conservation
 Telephone: 802-241-3443
 Last EDR Contact: 07/03/2024
 Next Scheduled EDR Contact: 10/21/2024
 Data Release Frequency: Annually

WI MANIFEST: Manifest Information Hazardous waste manifest information.

Date of Government Version: 05/31/2018
 Date Data Arrived at EDR: 06/19/2019
 Date Made Active in Reports: 09/03/2019
 Number of Days to Update: 76

Source: Department of Natural Resources
 Telephone: N/A
 Last EDR Contact: 06/03/2024
 Next Scheduled EDR Contact: 09/16/2024
 Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: MassDEP

Telephone: 617-292-5907

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

143 POND STREET
143 POND STREET
COHASSET, MA 02025

TARGET PROPERTY COORDINATES

Latitude (North):	42.232522 - 42° 13' 57.08"
Longitude (West):	70.809549 - 70° 48' 34.38"
Universal Transverse Mercator:	Zone 19
UTM X (Meters):	350677.7
UTM Y (Meters):	4676964.5
Elevation:	113 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	19019787 COHASSET, MA
Version Date:	2021
North Map:	19019795 NANTASKET BEACH, MA
Version Date:	2021

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

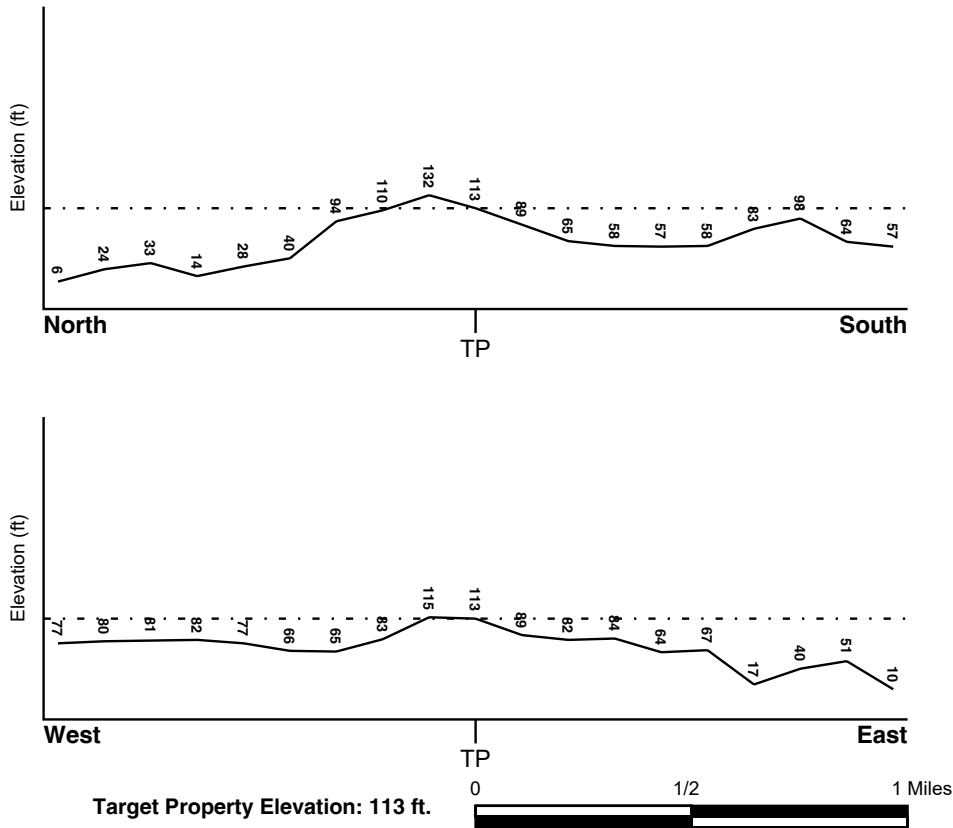
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General South

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
25023C0106J	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
25023C0102J	FEMA FIRM Flood data
25023C0104J	FEMA FIRM Flood data
25023C0108J	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
EAST HALF OF WEYMOUTH	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

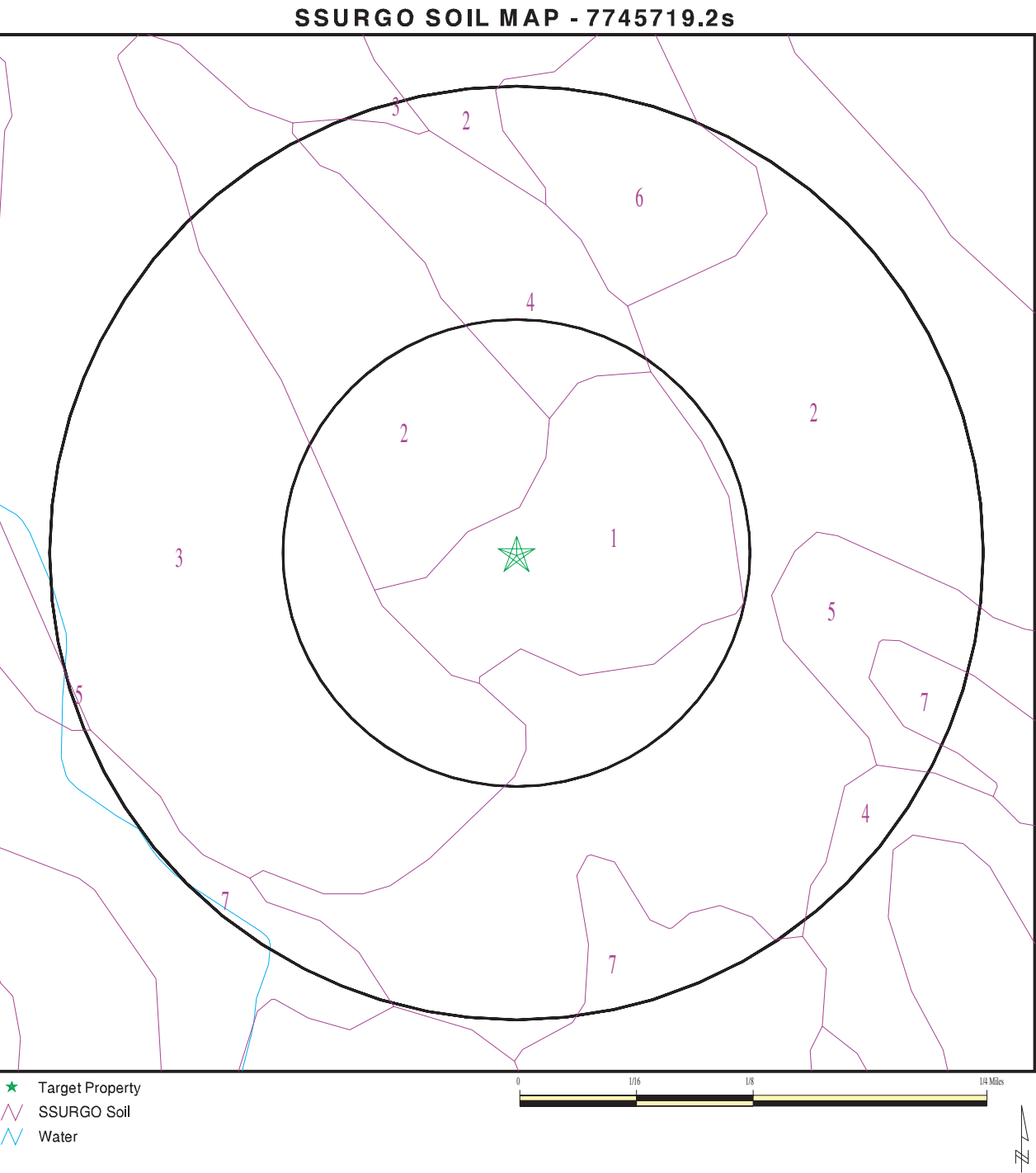
Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

GEOLOGIC AGE IDENTIFICATION

Era:	Precambrian	Category:	Plutonic and Intrusive Rocks
System:	Precambrian		
Series:	Z ganitic rocks		
Code:	Zg		(decoded above as Era, System & Series)

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).



SITE NAME: 143 Pond Street	CLIENT: The Vertex Companies, Inc.
ADDRESS: 143 Pond Street	CONTACT: Nicolette Bethoney
Cohasset MA 02025	INQUIRY #: 7745719.2s
LAT/LONG: 42.232522 / 70.809549	DATE: August 26, 2024 1:45 pm

GEOCHECK[®] - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name:	Urban land
Soil Surface Texture:	
Hydrologic Group:	Not reported
Soil Drainage Class:	
Hydric Status:	Unknown
Corrosion Potential - Uncoated Steel:	Not Reported
Depth to Bedrock Min:	> 0 inches
Depth to Watertable Min:	> 0 inches
No Layer Information available.	

Soil Map ID: 2

Soil Component Name:	Newport
Soil Surface Texture:	silt loam
Hydrologic Group:	Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.
Soil Drainage Class:	Well drained
Hydric Status:	Unknown
Corrosion Potential - Uncoated Steel:	Low
Depth to Bedrock Min:	> 0 inches
Depth to Watertable Min:	> 61 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	silt loam	Not reported	Not reported	Max: 1.41 Min: 0	Max: 6 Min: 4.5
2	9 inches	25 inches	channery silt loam	Not reported	Not reported	Max: 1.41 Min: 0	Max: 6 Min: 4.5
3	25 inches	59 inches	channery silt loam	Not reported	Not reported	Max: 1.41 Min: 0	Max: 6 Min: 4.5

Soil Map ID: 3

Soil Component Name: Newport

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 61 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	silt loam	Not reported	Not reported	Max: 1.41 Min: 0	Max: 6 Min: 4.5
2	9 inches	25 inches	channery silt loam	Not reported	Not reported	Max: 1.41 Min: 0	Max: 6 Min: 4.5
3	25 inches	59 inches	channery silt loam	Not reported	Not reported	Max: 1.41 Min: 0	Max: 6 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 4

Soil Component Name: Newport

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 61 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	silt loam	Not reported	Not reported	Max: 1.41 Min: 0	Max: 6 Min: 4.5
2	9 inches	25 inches	channery silt loam	Not reported	Not reported	Max: 1.41 Min: 0	Max: 6 Min: 4.5
3	25 inches	59 inches	channery silt loam	Not reported	Not reported	Max: 1.41 Min: 0	Max: 6 Min: 4.5

Soil Map ID: 5

Soil Component Name: Woodbridge

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 61 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	fine sandy loam	Not reported	Not reported	Max: 1.41 Min: 0	Max: 6 Min: 4.5
2	7 inches	25 inches	fine sandy loam	Not reported	Not reported	Max: 1.41 Min: 0	Max: 6 Min: 4.5
3	25 inches	59 inches	fine sandy loam	Not reported	Not reported	Max: 1.41 Min: 0	Max: 6 Min: 4.5

Soil Map ID: 6

Soil Component Name: Udorthents

Soil Surface Texture: variable

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class:
Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	variable	Not reported	Not reported	Max: 141.14 Min: 0.42	Max: Min:
2	5 inches	59 inches	variable	Not reported	Not reported	Max: 141.14 Min: 0.42	Max: Min:

Soil Map ID: 7

Soil Component Name: Ridgebury

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Poorly drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 8 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	fine sandy loam	Not reported	Not reported	Max: 1.41 Min: 0	Max: 6.5 Min: 4.5
2	9 inches	18 inches	sandy loam	Not reported	Not reported	Max: 1.41 Min: 0	Max: 6.5 Min: 4.5
3	18 inches	59 inches	sandy loam	Not reported	Not reported	Max: 1.41 Min: 0	Max: 6.5 Min: 4.5

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
2	USGS40000470310	1/4 - 1/2 Mile SSE
3	USGS40000470326	1/4 - 1/2 Mile SE
4	USGS40000470394	1/4 - 1/2 Mile West
A5	USGS40000470311	1/4 - 1/2 Mile SSW
A6	USGS40000470306	1/4 - 1/2 Mile SSW
7	USGS40000470312	1/4 - 1/2 Mile SW
B10	USGS40000470538	1/2 - 1 Mile NE
11	USGS40000470512	1/2 - 1 Mile NW
C13	USGS40000470299	1/2 - 1 Mile SW
14	USGS40000470588	1/2 - 1 Mile North

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
15	USGS40000470300	1/2 - 1 Mile SW
D16	USGS40000470602	1/2 - 1 Mile NNW
17	USGS40000470594	1/2 - 1 Mile NNE
D18	USGS40000470603	1/2 - 1 Mile NNW
19	USGS40000470554	1/2 - 1 Mile NE
E20	USGS40000470487	1/2 - 1 Mile WNW
E21	USGS40000470488	1/2 - 1 Mile WNW
22	USGS40000470245	1/2 - 1 Mile SW
F23	USGS40000470301	1/2 - 1 Mile WSW
24	USGS40000470473	1/2 - 1 Mile WNW
F25	USGS40000470293	1/2 - 1 Mile WSW
26	USGS40000470274	1/2 - 1 Mile WSW
F27	USGS40000470280	1/2 - 1 Mile WSW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

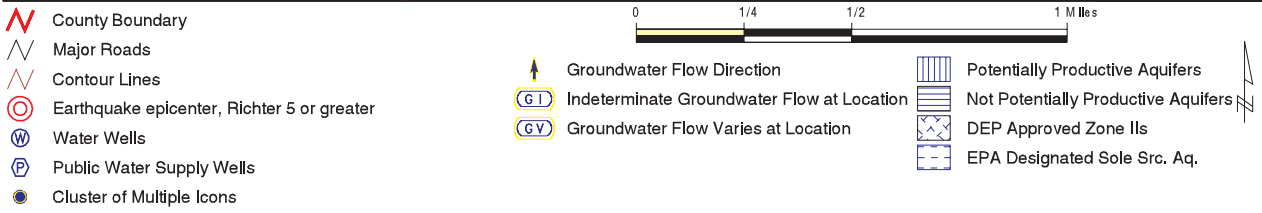
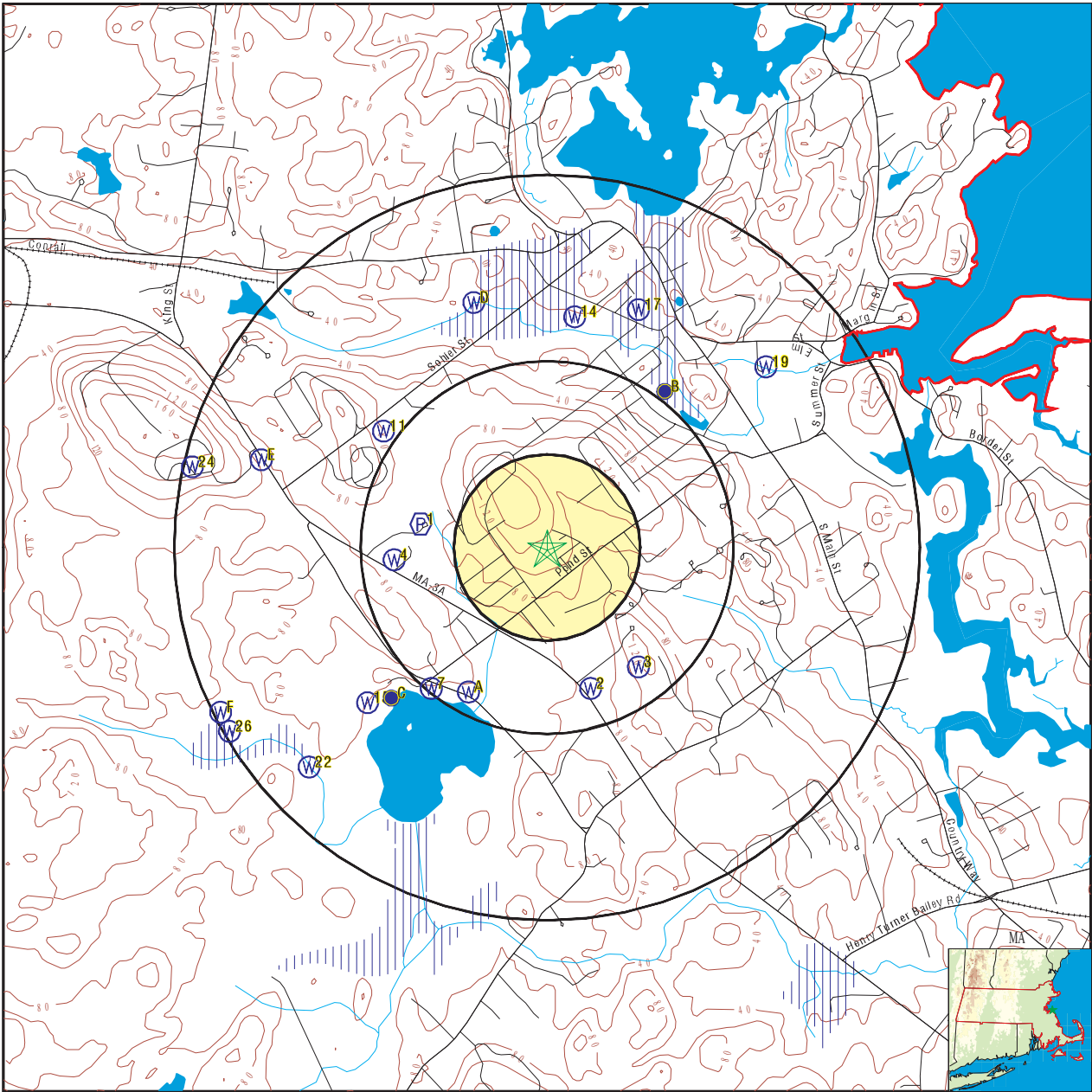
MAP ID	WELL ID	LOCATION FROM TP
1	MA3065000	1/4 - 1/2 Mile West

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
B8	MA1100000000634	1/2 - 1 Mile NE
B9	MA1100000000405	1/2 - 1 Mile NE
C12	MA1100000000671	1/2 - 1 Mile SW

PHYSICAL SETTING SOURCE MAP - 7745719.2s



SITE NAME: 143 Pond Street ADDRESS: 143 Pond Street Cohasset MA 02025 LAT/LONG: 42.232522 / 70.809549	CLIENT: The Vertex Companies, Inc. CONTACT: Nicollette Bethoney INQUIRY #: 7745719.2s DATE: August 26, 2024 1:45 pm
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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1
West
1/4 - 1/2 Mile
Lower

FRDS PWS MA3065000

PWS ID:	MA3065000	PWS name:	COHASSET WATER DEPT
Address:	Not Reported	Care of:	339 KING STREET
City:	COHASSET	State:	MA
Zip:	020250000	Owner:	COHASSET WATER DEPT
Source code:	Surface water	Population:	7100
PWS ID:	MA3065000	PWS type:	Mailing
PWS name:	COHASSET WATER DEPT	PWS address:	339 KING STREET
PWS city:	COHASSET	PWS state:	MA
PWS zip:	020250000	County:	NORFOLK
Source:	Surface water	Treatment Objective:	CORROSION CONTROL
Process:	PH ADJUSTMENT	Population:	7100
County:	NORFOLK	Source:	Surface water
Treatment Objective:	DISINFECTION	Process:	GASEOUS CHLORINATION, POST
Population:	7100		
County:	NORFOLK	Source:	Surface water
Treatment Objective:	DISINFECTION	Process:	GASEOUS CHLORINATION, PRE
Population:	7100		
County:	NORFOLK	Source:	Surface water
Treatment Objective:	IRON REMOVAL	Process:	GASEOUS CHLORINATION, PRE
Population:	7100		
County:	NORFOLK	Source:	Surface water
Treatment Objective:	ORGANICS REMOVAL	Process:	COAGULATION
Population:	7100		
County:	NORFOLK	Source:	Surface water
Treatment Objective:	ORGANICS REMOVAL	Process:	FLOCCULATION
Population:	7100		
County:	NORFOLK	Source:	Surface water
Treatment Objective:	ORGANICS REMOVAL	Process:	SEDIMENTATION
Population:	7100		
County:	NORFOLK	Source:	Surface water
Treatment Objective:	PARTICULATE REMOVAL	Process:	COAGULATION
Population:	7100		
County:	NORFOLK	Source:	Surface water
Treatment Objective:	PARTICULATE REMOVAL	Process:	FILTERED
Population:	7100		
County:	NORFOLK	Source:	Surface water
Treatment Objective:	PARTICULATE REMOVAL	Process:	FLOCCULATION
Population:	7100		
County:	NORFOLK	Source:	Surface water
Treatment Objective:	Z	Process:	FLUORIDATION
Population:	7100		
PWS ID:	MA3065000	Activity status:	Active
Date system activated:	9003	Date system deactivated:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Retail population:	00007100	System name:	COHASSET WATER DEPT
System address:	339 KING STREET	System city:	COHASSET
System state:	MA	System zip:	020250000
Population served:	5,001 - 10,000 Persons	Treatment:	Treated
Latitude:	421400	Longitude:	0704900
Latitude:	421300	Longitude:	0704900
Latitude:	421400	Longitude:	0704800
Latitude:	421200	Longitude:	0704900
Latitude:	421400	Longitude:	0704900
State:	MA	Latitude degrees:	42
Latitude minutes:	12	Latitude seconds:	0.0000
Longitude degrees:	70	Longitude minutes:	49
Longitude seconds:	0.0000		
State:	MA	Latitude degrees:	42
Latitude minutes:	13	Latitude seconds:	0.0000
Longitude degrees:	70	Longitude minutes:	49
Longitude seconds:	0.0000		
State:	MA	Latitude degrees:	42
Latitude minutes:	14	Latitude seconds:	0.0000
Longitude degrees:	70	Longitude minutes:	48
Longitude seconds:	0.0000		
State:	MA	Latitude degrees:	42
Latitude minutes:	14	Latitude seconds:	0.0000
Longitude degrees:	70	Longitude minutes:	49
Longitude seconds:	0.0000		

2 SSE 1/4 - 1/2 Mile Lower

FED USGS USGS40000470310

Organization ID:	USGS-MA		
Organization Name:	USGS Massachusetts Water Science Center		
Monitor Location:	MA-CRW 29	Type:	Well
Description:	Not Reported	HUC:	01090001
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Bedrock
Aquifer Type:	Not Reported	Construction Date:	Not Reported
Well Depth:	112	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

3 SE 1/4 - 1/2 Mile Higher

FED USGS USGS40000470326

Organization ID:	USGS-MA
Organization Name:	USGS Massachusetts Water Science Center

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Monitor Location:	MA-CRW 45	Type:	Well
Description:	Not Reported	HUC:	01090001
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	1952
Well Depth:	110	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels, Number of Measurements:	1	Level reading date:	1952-07-01
Feet below surface:	52.00	Feet to sea level:	Not Reported
Note:	Not Reported		

4
West
1/4 - 1/2 Mile
Lower

FED USGS USGS40000470394

Organization ID:	USGS-MA		
Organization Name:	USGS Massachusetts Water Science Center		
Monitor Location:	MA-CRW 28	Type:	Well
Description:	Not Reported	HUC:	01090001
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	Not Reported
Well Depth:	20	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

A5
SSW
1/4 - 1/2 Mile
Lower

FED USGS USGS40000470311

Organization ID:	USGS-MA		
Organization Name:	USGS Massachusetts Water Science Center		
Monitor Location:	MA-CRW 30	Type:	Well
Description:	Not Reported	HUC:	01090001
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Bedrock
Aquifer Type:	Not Reported	Construction Date:	1966
Well Depth:	290	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

A6
SSW
1/4 - 1/2 Mile
Lower

FED USGS USGS40000470306

Organization ID:	USGS-MA		
Organization Name:	USGS Massachusetts Water Science Center		
Monitor Location:	MA-CRW 3	Type:	Well
Description:	Not Reported	HUC:	01090001
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Aquifer:	Sand and gravel aquifers (glaciated regions)		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	12
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

**7
SW
1/4 - 1/2 Mile
Lower**

FED USGS USGS40000470312

Organization ID:	USGS-MA		
Organization Name:	USGS Massachusetts Water Science Center		
Monitor Location:	MA-CRW 16	Type:	Well
Description:	Not Reported	HUC:	01090001
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Sand and gravel aquifers (glaciated regions)		
Formation Type:	Till	Aquifer Type:	Not Reported
Construction Date:	1954	Well Depth:	45
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

**B8
NE
1/2 - 1 Mile
Lower**

MA WELLS MA110000000634

WELLS:

PWS Source ID:	4065000-02G
Site Name:	ELLS MEADOW WELLS
PWS Type:	Community Groundwater Well
DEP Region:	4
Zone II #:	527

DWP Water Quality Testing System (WQTS) Information:

Water Supplier Name:	COHASSET WATER DEPT
Source Name:	ELLS MEADOW WELLS
Water Supplier Status:	Active
Source Status:	Active
Source Classification:	Community surface and groundwater sources
Source Availability:	ACTIVE

DWP Zone II Information:

Well Name:	ELLS MEADOW WELLS
Major Drainage Basin:	SOUTH COASTAL
Aquifer Type:	UNCNF
Zone II Approved By:	SWAP
Zone II Submitted:	26-NOV-00
Zone II Approved:	20-SEP-01
Zone II Status:	Current
Source Pumping Rate (gpm):	130

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

B9
NE
1/2 - 1 Mile
Lower

MA WELLS MA110000000405

WELLS:

PWS Source ID:	4065000-0AG	Site Name:	ELLS MEADOW REPLCMNT WLFD
PWS Type:	Proposed Well	DEP Region:	4
Zone II #:	527		

DWP Zone II Information:

Well Name:	ELLS MEADOW REPLCMNT WLFD		
Major Drainage Basin:	SOUTH COASTAL	Aquifer Type:	UNCNF
Zone II Approved By:	SWAP	Zone II Submitted:	Not Reported
Zone II Approved:	11-FEB-03	Zone II Status:	Current
Source Pumping Rate (gpm):	120		

B10
NE
1/2 - 1 Mile
Lower

FED USGS USGS40000470538

Organization ID:	USGS-MA		
Organization Name:	USGS Massachusetts Water Science Center		
Monitor Location:	MA-CRW 2	Type:	Well
Description:	Not Reported	HUC:	01090001
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Sand and gravel aquifers (glaciated regions)		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	31
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

11
NW
1/2 - 1 Mile
Lower

FED USGS USGS40000470512

Organization ID:	USGS-MA		
Organization Name:	USGS Massachusetts Water Science Center		
Monitor Location:	MA-CRW 27	Type:	Well
Description:	Not Reported	HUC:	01090001
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Bedrock
Aquifer Type:	Not Reported	Construction Date:	1966
Well Depth:	1005	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

C12
SW
1/2 - 1 Mile
Lower

MA WELLS MA1100000000671

WELLS:

PWS Source ID: 4065000-02S
Site Name: LILY POND
PWS Type: Community Surface Water Source
DEP Region: 4
Zone II #: 0

DWP Water Quality Testing System (WQTS) Information:

Water Supplier Name: COHASSET WATER DEPT
Source Name: LILY POND
Water Supplier Status: Active
Source Status: Active
Source Classification: Community surface and groundwater sources
Source Availability: ACTIVE

C13
SW
1/2 - 1 Mile
Lower

FED USGS USGS40000470299

Organization ID: USGS-MA
Organization Name: USGS Massachusetts Water Science Center
Monitor Location: MA-CRW 13 Type: Well
Description: Not Reported HUC: 01090001
Drainage Area: Not Reported Drainage Area Units: Not Reported
Contrib Drainage Area: Not Reported Contrib Drainage Area Units: Not Reported
Aquifer: Sand and gravel aquifers (glaciated regions)
Formation Type: Till Aquifer Type: Not Reported
Construction Date: 1954 Well Depth: 14
Well Depth Units: ft Well Hole Depth: Not Reported
Well Hole Depth Units: Not Reported

14
North
1/2 - 1 Mile
Lower

FED USGS USGS40000470588

Organization ID: USGS-MA
Organization Name: USGS Massachusetts Water Science Center
Monitor Location: MA-CRW 1 Type: Well
Description: Not Reported HUC: 01090001
Drainage Area: Not Reported Drainage Area Units: Not Reported
Contrib Drainage Area: Not Reported Contrib Drainage Area Units: Not Reported
Aquifer: Sand and gravel aquifers (glaciated regions)
Formation Type: Stratified Deposits, Undifferentiated
Aquifer Type: Not Reported Construction Date: Not Reported
Well Depth: 45 Well Depth Units: ft
Well Hole Depth: Not Reported Well Hole Depth Units: Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

15
SW
1/2 - 1 Mile
Lower

FED USGS USGS40000470300

Organization ID:	USGS-MA		
Organization Name:	USGS Massachusetts Water Science Center		
Monitor Location:	MA-CRW 14	Type:	Well
Description:	Not Reported	HUC:	01090001
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Sand and gravel aquifers (glaciated regions)		
Formation Type:	Till	Aquifer Type:	Not Reported
Construction Date:	1954	Well Depth:	23
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

D16
NNW
1/2 - 1 Mile
Lower

FED USGS USGS40000470602

Organization ID:	USGS-MA		
Organization Name:	USGS Massachusetts Water Science Center		
Monitor Location:	MA-CRW 7	Type:	Well
Description:	Not Reported	HUC:	01090001
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Sand and gravel aquifers (glaciated regions)		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	1951	Well Depth:	24
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

17
NNE
1/2 - 1 Mile
Lower

FED USGS USGS40000470594

Organization ID:	USGS-MA		
Organization Name:	USGS Massachusetts Water Science Center		
Monitor Location:	MA-CRX 7	Type:	Well
Description:	Not Reported	HUC:	01090001
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	1961
Well Depth:	32	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels, Number of Measurements:	1	Level reading date:	1961-05-01
Feet below surface:	1.00	Feet to sea level:	Not Reported
Note:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

D18
NNW
1/2 - 1 Mile
Lower

FED USGS USGS40000470603

Organization ID:	USGS-MA		
Organization Name:	USGS Massachusetts Water Science Center		
Monitor Location:	MA-CRW 6	Type:	Well
Description:	Not Reported	HUC:	01090001
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Sand and gravel aquifers (glaciated regions)		
Formation Type:	Stratified Deposits, Undifferentiated		
Aquifer Type:	Not Reported	Construction Date:	1950
Well Depth:	32	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported
Ground water levels, Number of Measurements:		1	Level reading date:
Feet below surface:		1.00	Feet to sea level:
Note:		Not Reported	1950-06-01
			Not Reported

19
NE
1/2 - 1 Mile
Lower

FED USGS USGS40000470554

Organization ID:	USGS-MA		
Organization Name:	USGS Massachusetts Water Science Center		
Monitor Location:	MA-CRX 8	Type:	Well
Description:	Not Reported	HUC:	01090001
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	Not Reported
Well Depth:	30	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

E20
WNW
1/2 - 1 Mile
Lower

FED USGS USGS40000470487

Organization ID:	USGS-MA		
Organization Name:	USGS Massachusetts Water Science Center		
Monitor Location:	MA-CRW 36	Type:	Well
Description:	Not Reported	HUC:	01090001
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Sand and gravel aquifers (glaciated regions)		
Formation Type:	Bedrock	Aquifer Type:	Not Reported
Construction Date:	1954	Well Depth:	10
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

E21
WNW
1/2 - 1 Mile
Lower

FED USGS USGS40000470488

Organization ID:	USGS-MA		
Organization Name:	USGS Massachusetts Water Science Center		
Monitor Location:	MA-CRW 41	Type:	Well
Description:	Not Reported	HUC:	01090001
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	1958
Well Depth:	258	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels, Number of Measurements:	1	Level reading date:	1958-05-01
Feet below surface:	Not Reported	Feet to sea level:	Not Reported
Note:	The site was flowing, but the head could not be measured without additional equipment.		

22
SW
1/2 - 1 Mile
Lower

FED USGS USGS40000470245

Organization ID:	USGS-MA		
Organization Name:	USGS Massachusetts Water Science Center		
Monitor Location:	MA-CRX 6	Type:	Well
Description:	Not Reported	HUC:	01090001
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Sand and gravel aquifers (glaciated regions)		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	1967	Well Depth:	12
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

F23
WSW
1/2 - 1 Mile
Lower

FED USGS USGS40000470301

Organization ID:	USGS-MA		
Organization Name:	USGS Massachusetts Water Science Center		
Monitor Location:	MA-CRW 21	Type:	Well
Description:	Not Reported	HUC:	01090001
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Sand and gravel aquifers (glaciated regions)		
Formation Type:	Stratified Deposits, Undifferentiated		
Aquifer Type:	Not Reported	Construction Date:	1954
Well Depth:	22	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

24
WNW
1/2 - 1 Mile
Higher

FED USGS USGS40000470473

Organization ID:	USGS-MA		
Organization Name:	USGS Massachusetts Water Science Center		
Monitor Location:	MA-CRW 40	Type:	Well
Description:	Not Reported	HUC:	01090001
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	1954
Well Depth:	206	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

F25
WSW
1/2 - 1 Mile
Lower

FED USGS USGS40000470293

Organization ID:	USGS-MA		
Organization Name:	USGS Massachusetts Water Science Center		
Monitor Location:	MA-CRW 20	Type:	Well
Description:	Not Reported	HUC:	01090001
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Sand and gravel aquifers (glaciated regions)		
Formation Type:	Stratified Deposits, Undifferentiated		
Aquifer Type:	Not Reported	Construction Date:	1954
Well Depth:	28	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels, Number of Measurements:	1	Level reading date:	1954-12-01
Feet below surface:	1.00	Feet to sea level:	Not Reported
Note:	Not Reported		

26
WSW
1/2 - 1 Mile
Lower

FED USGS USGS40000470274

Organization ID:	USGS-MA		
Organization Name:	USGS Massachusetts Water Science Center		
Monitor Location:	MA-CRW 19	Type:	Well
Description:	Not Reported	HUC:	01090001
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Sand and gravel aquifers (glaciated regions)		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	1954	Well Depth:	30
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels, Number of Measurements:	1	Level reading date:	1954-12-01
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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet below surface:	1.00	Feet to sea level:	Not Reported
Note:	Not Reported		

F27
WSW
1/2 - 1 Mile
Lower

FED USGS USGS40000470280

Organization ID:	USGS-MA		
Organization Name:	USGS Massachusetts Water Science Center		
Monitor Location:	MA-CRW 17	Type:	Well
Description:	Not Reported	HUC:	01090001
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Sand and gravel aquifers (glaciated regions)		
Formation Type:	Stratified Deposits, Undifferentiated		
Aquifer Type:	Not Reported	Construction Date:	1954
Well Depth:	32	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels, Number of Measurements:	1	Level reading date:	1954-12-01
Feet below surface:	3.00	Feet to sea level:	Not Reported
Note:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: MA Radon

Radon Test Results

County	% of sites > 4 pCi/L	Median
NORFOLK	21	1.9

Federal EPA Radon Zone for NORFOLK County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 02025

Number of sites tested: 3

Area	Average Activity	% < 4 pCi/L	% 4-20 pCi/L	% > 20 pCi/L
Living Area - 1st Floor	0.700 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	1.633 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: MassDEP

Telephone: 617-292-5907

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Massachusetts Geographic Information System (MassGIS) Datalayers

Source: Executive Office of Environmental Affairs

Telephone:

Public Water Supply Database

Telephone:

The Public Water Supply datalayer contains the locations of public community surface and groundwater supply sources and public non-community supply sources as defined in 310 CMR 22.00.

Areas of Critical Environmental Concern

Telephone:

The Areas of Critical Environmental Concern (ACEC) datalayer shows the location of areas that have been designated ACECs by the Secretary of Environmental Affairs. ACEC designation requires greater environmental review of certain kinds of proposed development under state jurisdiction within the ACEC boundaries. The ACEC Program is administered by the Department of Environmental Management (DEM) on behalf of the Secretary of Environmental Affairs. The Massachusetts Coastal Zone Management (MCZM) Office managed the original Coastal ACEC Program from 1978 to 1993, and continues to play a key role in monitoring coastal ACECs. Procedures for ACEC designation and the general policies governing the effects of designation are contained in the ACEC regulations (301 CMR 12.00). The ACEC datalayer has been compiled by MCZM and DEM and includes both coastal and inland areas.

EPA Designated Sole Source Aquifers

Telephone:

The Sole Source Aquifer datalayer was compiled by the Department of Environmental Protection (DEP) Division of Water Supply (DWS). Seven Sole Source Aquifers have been designated by the US Environmental Protection Agency (EPA) for Massachusetts. A Sole Source Aquifer (SSA) is an aquifer designated by US EPA as the sole or principal source of drinking water for a given aquifer service area; that is, an aquifer which is needed to supply 50% or more of the drinking water for that area and for which there are no reasonably available alternative sources should that aquifer become contaminated. The aquifers were defined by an EPA hydrogeologist.

Aquifers

Telephone:

MassGIS produced an aquifer datalayer composed of 20 individual panels, generally based on the boundaries of the major drainage basins. Areas of high and medium yield were mapped. This datalayer includes polygon attribute coding to help in the identification of areas in which cleanup of hazardous waste sites must meet drinking water standards, as defined in the Massachusetts Contingency Plan (MCP) (310 CMR 40.00000).

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Non-Potential Drinking Water Source Areas

Telephone:

Non-Potential Drinking Water Source Areas (NPDWSA) are regulatory in nature representing one of many considerations used in determining the standards to which ground water must be cleaned in the event of a release of oil or hazardous material. NPDWSAs are not based on existing water quality and do not indicate poor ambient conditions.

DEP Approved Zone IIs

Telephone:

The Department of Environmental Protection (DEP) approved Zone IIs datalayer was compiled by the DEP Division of Water Supply (DWS). The database contains 281 approved Zone IIs statewide. As stated in 310 CMR 22.02, a Zone II is 'that area of an aquifer which contributes water to a well under the most severe pumping and recharge conditions that can be realistically anticipated (180 days of pumping at safe yield, with no recharge from precipitation.) It is bounded by the groundwater divides which result from pumping the well and by the contact of the aquifer with less permeable materials such as till or bedrock. In some cases, streams or lakes may act as recharge boundaries. In all cases, Zone IIs shall extend up gradient to its point of intersection with prevailing hydrogeologic boundaries (a groundwater flow divide, a contact with till or bedrock, or a recharge boundary).' These data are used in association with the Public Water Supplies datalayer. The following describes certain unique features of this association.\n - Any proposed new well which will pump at least 100,000 gallons per day must have a Zone II delineation completed and approved by DEP prior to the well coming on line. \n- Additionally, a new source may not be on-line yet, but other, older wells may fall within its Zone II boundary.\n - Further, existing wells must have a Zone II delineated as a condition of receiving a water withdrawal permit under the Water Management Act.

OTHER STATE DATABASE INFORMATION

RADON

State Database: MA Radon

Source: Department of Health

Telephone: 413-586-7525

Radon Test Results

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRRA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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APPENDIX H

RESUME OF ENVIRONMENTAL PROFESSIONALS



Genevieve Reynolds **Technical Director – Due Diligence**

E greynolds@vertexeng.com |

P 781.952.6000

BIOGRAPHY

Ms. Reynolds has over 15 years of experience in environmental research and environmental consulting. Currently, Ms. Reynolds serves as the Technical Director of Due Diligence at VERTEX.

Ms. Reynolds is an Environmental Professional (EP) as defined by the US EPA's All Appropriate Inquiry Final Rule (40 CFR Part 312). As Technical Director, Ms. Reynolds provides technical support services for VERTEX's national Due Diligence services, as well as development of internal training and review programs to ensure compliance with ASTM, EPA, and industry standards for Due Diligence projects.

Ms. Reynolds also performs specific job functions related to Phase I Environmental Site Assessments (ESAs), due diligence projects, portfolio risk analysis, and subsurface investigations. Ms. Reynolds also oversees environmental compliance assessments for Due Diligence clients.

EDUCATION/TRAINING

A.B., Earth and Planetary Sciences, Harvard College 2004

LICENSES/CERTIFICATIONS

40 Hour OSHA Training

Qualified Environmental Professional under All Appropriate Inquiry Final Rule (40 CFR Part 312)

OSHA 10

Hazwoper 8-hour Refresher

Highlights

Nationwide Due Diligence Experience

Compliance Management for Global Firms

Coaching and Mentoring in Project Management

Expertise

Compliance Audits

Database Review

Environmental Permitting

Environmental Portfolio Reviews

Exit Assessment

Limited Compliance Review

Peer Review

Phase I ESAs

Transaction Screen

Litigation Support & Expert

Testimony (Environmental)

Analysis

Enhanced Services



Nicollette Bethoney
Project Manager

E nlynch@vertexeng.com |
P 781.952.6000

BIOGRAPHY

Ms. Bethoney has over 8+ years of experience in Environmental Phase I Due Diligence and Property Condition Assessments. During this time, she has been involved in 750+ projects in the United States, which have included multi-family residential, commercial/retail, high-rise office, gas stations, bus terminals, marinas, manufacturing facilities, machine shops, and other industrial facilities. Currently, Ms. Bethoney serves as a Project Manager at VERTEX.

As Project Manager, Ms. Bethoney is responsible for specific job functions related to Phase I Environmental Site Assessments (ESAs), Phase II Limited Subsurface Investigations, Transaction Screens, Database Reviews, Property Condition Assessments (PCAs), and Limited Compliance Reviews. Additional assessment proficiencies include visual mold, asbestos, and lead-based paint surveys, radon testing, and drinking water sampling.

When performing a PCA, Ms. Bethoney evaluates typical building systems such as the exterior site improvements, building envelope, interior systems, roofing systems, mechanical systems, plumbing systems, electrical and lighting systems, structural systems, vertical transportation systems, life safety systems, and ADA compliance.

EDUCATION/TRAINING

B.S., Ecology and Environmental Science, University of Maine 2014

LICENSES/CERTIFICATIONS

40 Hour OSHA HAZWOPER
10 Hour OSHA General Industry Certification
Asbestos Awareness
HAZWOPER 8-hour Refresher
CPR/AED & First Aid (Adult, Child & Infant, Pediatric)

SPECIAL TRAINING

Certified Vapor Barrier Inspector
Adult First Aid/CPR/AED

Highlights

Radon Sampling
Phase I ESA Site Visits
Phase I ESA Report Writing
Nationwide Due Diligence Experience
Environmental Due Diligence and Site Investigations
Property Condition Assessments
PCA Report Writing

Expertise

Database Review
Limited Compliance Review
Phase I ESAs
Radon Sampling
Transaction Screen
Compliance Audits
PCA
Peer Review



The Vertex Companies, LLC

For All Inquiries call (888) 298-5162

vertexeng.com

APPENDICES

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E Phase I Traffic Impact Analysis

Mr. Gary DeBlois
The Vertex Companies, LLC
400 Libbey Parkway
Weymouth, MA 02189

Re: **Professional Traffic Engineering Services**
Cohasset Middle/High School
Cohasset, Massachusetts
Pare Project No. 24237.00

Dear Mr.DeBlois:

Pare Corporation (Pare) has completed an existing traffic conditions assessment for the improvements to Cohasset Middle/High School located at 143 Pond Street in Cohasset, Massachusetts. The proposed change is anticipated to serve 800 students and 145 faculty/staff members.

The purpose of this existing conditions traffic assessment is to review existing traffic conditions and vehicle activity at the existing Cohasset Middle/High School. The following information provided within outlines the results of field observations conducted during morning arrival and afternoon dismissal peaks.

A study area map, showing the location of Cohasset Middle/ High School is shown in **Figure 1**.

Existing Conditions

Cohasset Middle/High School currently has 757 students and 130 faculty/staff members. Both middle and high school students share the same building and have the same access and egress to the site. The middle school's main office is located on the western side, while the high school's main office is located on the eastern side. In addition to Cohasset Middle and High School, the Administration Offices is also situated in this building. These offices include that for the Superintendent of Schools, Office of Student Services, and Business Office. The site has two vehicular access points along Pond Street, one providing access to the front of the building (southern side), and another along the eastern side.

Data Collection

A field review of the study area was conducted with geometric measurements and other field observations recorded along the roadway. The information obtained was used in the understanding of the operations of the study area roadways and intersections.

The following is a brief description of the significant roadway in the project area:


10 Lincoln Road, Suite 210
Foxborough, MA 02035
508-543-1755

8 Blackstone Valley Place
Lincoln, RI 02865
401-334-4100

14 Bobala Road, Suite 2B
Holyoke, MA 01040
413-507-3448





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Roadways

Pond Street: In the vicinity of the site, Pond Street is an urban collector under town jurisdiction that runs in the general southwest-northeast direction. This roadway consists of an 11-foot-wide travel lane in each direction. Throughout most of Pond Street, a four-foot-wide sidewalk is present along the northwestern side of the roadway. Aside from Cohasset Middle/High School, land use along this roadway is predominantly residential. A railroad crossing is present and located just east of its intersection with Spring Street. There is a posted speed limit of 20 miles per hour for the section around Cohasset Middle/High School.

SCHOOL OBSERVATIONS

Site Layout and Circulation

- The western driveway can be accessed from Pond Street and provides access to the middle and high school main offices. This same driveway has access to faculty/staff parking and bus drop-off/pick up area.
 - The entrance of this driveway has a posted “DO NOT ENTER” sign which allows buses only from 7:30 a.m. to 8:15 a.m. and 2:30 p.m. to 3:13 p.m. as well as a “ONE WAY” sign.
 - There is a posted “RIGHT TURN ONLY 7:30 AM – 8:30 AM 2:30 PM-3:30 PM” on Pond Street for exiting vehicles.
- The eastern driveway, Bancroft Way, can be accessed from Pond Street and provides access to the eastern side of the building as well as faculty/staff parking lot, student parking lot, and parent loading/unloading area.



Photo 1. Post-mounted signs at the western driveway entrance



Photo 2. Sign at the western driveway exit



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Photo 3. Parent loading and unloading area at the northeastern lot



Photo 4. Eastern driveway (or Bancroft Way). Heading straight leads to Pond Street, while taking a right-turn leads to the southeastern student lot

Parking

- The school contains five distinct parking lots within the property which will be referred to as the western lot, southern lot, eastern lot, northeastern lot, and southeastern lot for the purpose of clarification throughout the report. The locations of these lots are shown in Figures 2 and 3.
- The western lot is located in the middle school side of the building which has direct access to the middle school's main office. This lot is primarily used for faculty/staff with some availability for guest parking.
 - Total spaces (including ADA): 39
 - Occupied: 36 (plus 2 vehicles parked in a no parking zone)
 - Percent Occupied: 92%
- The southern lot is located along the western driveway mainly used by faculty/staff.
 - Total spaces: 30
 - Occupied: 31
 - Percent Occupied: 103%
- The eastern lot is located along the eastern side of the building, in front of the administration department. Administration staff and school faculty/staff members used this parking lot. This lot is accessible through Bancroft Way (the eastern driveway).
 - Total spaces: (including ADA) 39
 - Occupied: 26
 - Percent Occupied: 67%
- The northeastern lot is located at the northeastern corner of the building. This lot is strictly for ADA parking only.
 - Total spaces (including ADA): 5
 - Occupied: 0
 - Percent Occupied: 0%



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- The southeastern lot is located in the southeastern corner of the lot and is mainly used by students, though some staff/faculty parking is also available. All parking spaces (except for ADA parking spaces) are numbered as students have been assigned parking spaces. This lot is accessible through Bancroft Way (the eastern driveway).
 - Total spaces (including ADA): 127
 - Occupied: 103
 - Percent Occupied: 81%
- Aside from the southeastern lot, all remaining parking lots have faded pavement markings. The total number of available parking spaces noted within the western lot is an estimate as markings were faded.



Photo 5. Labeled parking spots in the southeastern student lot



Photo 6. Faded pavement markings

Safety Measures

- A faculty member was observed assisting with student arrival during the morning arrival period and afternoon dismissal period at the parent loading and unloading area located on the property's northeastern corner as shown in Figures 2 and 3.
- A crossing guard was observed at the intersection of Bancroft Way (eastern driveway) and Pond Street during the morning arrival period and afternoon dismissal period.
- There is a posted 20 miles-per-hour speed limit along Pond Street near the driveway.

Morning Arrival Operations

Pare arrived at 7:30 a.m. and observed some vehicle activity to have begun with early drop-offs for students and staff/faculty members arriving for the day. Peak activity during the morning arrival period occurred approximately between 7:55 a.m. and 8:13 a.m. A warning bell was heard at 8:13 a.m., while another bell was heard at 8:15 a.m. to start the school day.

A total of nine standard yellow buses arrived in the morning, each at approximately 7:52, 7:56, 7:57, 7:58, 7:58, 7:58, 8:00, 8:01, and 8:07 a.m. All buses entered and exited through the western driveway, unloading students in front of the building.



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Student drop-off mainly occurred at three different spots as shown in Figure 2 using both the eastern and western driveway. Although there is a sign along the western driveway that states vehicles are not allowed to enter the western driveway between 7:30 a.m. and 8:15 a.m., parents were observed entering between this time frame along with the buses. Most of the student unloading activity occurred at the northeastern corner with vehicles entering through the eastern driveway assisted by a faculty member.

Student parking activity at the southeastern lot started at 8:00 a.m. entering through the eastern driveway.

Students were observed walking across the football field as shown on the path in Figure 2. A faculty member noted high school student drivers who do not have passes (or assigned parking spots) park on Bancroft Road along Miliken Field and cross the school football field to enter the school property. Little to no bicyclists were noted during the time of field observation.

Figure 2 below graphically displays the arrival operations of the school.



Figure 2: Morning Arrival Operations at Cohasset Middle High School



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Afternoon Dismissal Operations

The afternoon dismissal procedure operates in a similar pattern to the morning arrival procedure. Parents parked along the eastern driveway, while buses parked along the western driveway until student dismissal at 2:55 p.m. The peak within the area begins at 2:50 p.m. and dissipates by 3:07 p.m. Similar to the morning arrival period, some students can be observed walking across the football field to Bancroft Road where some vehicles are parked.

When Pare arrived at the site at 2:18 p.m., a bus was already parked along the western driveway. The remaining seven standard buses all arrived between 2:33 and 2:34 p.m. A bus labeled *Local Motion* arrived at 2:55 p.m. Due to the position and size of buses parked along the western driveway as represented by the red solid line in Figure 3, any vehicles parked in the western and southern lot are blocked in, unless the parked buses maneuvered around to make some space. If a vehicle had to exit from the western lot, buses would make just enough space to allow the vehicle to exit through the western driveway entrance by any means necessary, including driving on the grass or sidewalks. A photo of this can be seen below. The lack of space in between the buses and other vehicles made it difficult for any vehicles entering this driveway. By 2:59 p.m., students are loaded on the standard buses, and all eight depart at the same time. The *Local Motion* bus departed last at 3:01 p.m.



Photo 7. Vehicle trying to exit, blocked by parked buses



Photo 8. The same vehicle in Photo 7 driving on the sidewalk to exit

Parent vehicles were observed to have started arriving around 2:32 p.m. Vehicle queueing began at the northeastern lot and extended throughout the eastern driveway (Bancroft Way). The maximum vehicle queue length was observed to be approximately 800 feet, or about 34 vehicles assuming a vehicle length of 25 feet and occurred at around 2:55 p.m.

Student drivers coming from the southeastern lot also formed a queue along the main and side aisles in an attempt to exit and join the queue at the eastern driveway. Some students were observed creating two lanes to exit the southeastern lot. As both the student drivers and parent vehicles share the eastern driveway, vehicle queueing can be observed throughout Bancroft Way for entering and exiting vehicles. At the intersection of the eastern driveway (Bancroft Way) and the southeastern lot, it was observed that the majority of the parent vehicles yield to exiting student drivers.

Administrative office staff members and/or faculty members parked in the eastern lot also formed a queue to join other existing vehicles. Most of the vehicles parked in the western lot and southern lot by staff/faculty members exited after the peak activity period.



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Photo 9. Congestion in the southeastern student parking lot



Photo 8. Students exiting using the entrance lane



Figure 3: Afternoon Dismissal Operations at Cohasset Middle High School



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Trip Generation

Trip generation for the anticipated increase in student population from 757 to 800 students was completed using the industry standard *Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition*. The Trip Generation Manual provides traffic generation information for various land uses compiled from studies conducted by members nationwide. The proposed development trips were determined using Land Use Code (LUC) 525 – High School and LUC 522 – Middle School/Junior High School. For a more conservative analysis, LUC 525 was used, as it resulted in more trips. A summary of the anticipated site-generated trips from the expansion in student population is provided in Table 1 below. Copies of the trip generation worksheets are enclosed.

Table 1: Trip Generation Summary

Land Use		Weekday, AM Peak Hour of Adjacent Street Traffic	Weekday, School Dismissal Peak Hour	Weekday, PM Peak Hour of Adjacent Street Traffic
High School (LUC 525) – 43 Students	Enter	13	3	3
	Exit	6	9	3
	Total	19	12	6

As shown in the table above, the enrollment increase of 43 students is anticipated to generate an additional 19 trips, 12 trips, and six trips for the morning commuter peak hour, afternoon dismissal peak hour, and afternoon commuter peak hours, respectively. During the morning commuter peak hour, it is anticipated that there are 13 trips entering and six trips exiting. Similarly, the afternoon dismissal peak hour is anticipated to generate three entering trips and nine exiting trips. Lastly, the afternoon commuter peak hour is anticipated to generate three entering trips and three exiting trips.

Traffic Safety Analysis

Crash Data

Crash data was obtained through the Massachusetts Department of Transportation (MassDOT) crash portal for the five-year period from December 2019 through November 2024, for Pond Street between Norfolk Road/Bancroft Road and Clay Springs Road. Crashes at intersections formed by each driveway are also included in the analyses.

A total of six crashes occurred within the study area. Of the six crashes, five occurred along Pond Street, while one crash occurred at the intersection of Pond Street with Bancroft Way (eastern driveway) and Woodland Drive.

Three of the crashes that occurred along Pond Street were rear-end crashes. The remaining two crashes were single vehicle crashes. One injury and no fatality were reported for these crashes. Due to limited crash information from the database, there is insufficient data to determine if any of these crashes are associated with the western driveway.

The crash that occurred at the intersection formed by Pond Street and eastern driveway was reported as a single vehicle crash with no fatality or injuries.



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Table 2 below provides a breakdown of the crashes based on type and severity along the study roadways and at the study intersections.

Table 2: Crash Data Summary

Roadway/ Intersection	Total Crashes	Crash Severity		Crash Type					
		Non-Fatal Injuries	Fatalities	Rear-End	Angle	Sideswipe	Head-On	Single Vehicle	Other/ Unknown
Pond Street – between Norfolk Road/Bancroft Road and Clay Springs Road	5	1	0	3	0	0	0	2	0
Pond Street at Bancroft Way/Woodland Drive	1	0	0	0	0	0	0	1	0
Total	6	1	0	3	0	0	0	3	0

Sight Distance

On December 6th, 2024, a spot speed study was conducted on Pond Street near the school's eastern driveway to determine operating speeds within the study area. A speed limit of 20 miles per hour is posted along this section of Pond Street due to the school. A summary of the speed data results for Pond Street is shown in Table 3 below. The most notable metric presented in the table is the 85th percentile speed, which was utilized for the sight distance analysis. Based on the speeds observed, the sight distance analysis was conducted using a design speed of 35 miles per hour for Pond Street, rounded up from 31 and 32 miles per hour for a more conservative analysis.

Table 3: Pond Street Spot Speed Study

	Posted Speed	Average Speed	True Median (50 th Percentile)	85 th Percentile	10 MPH Pace	% over Posted
Southwest bound	25	20	28	31	24 – 33	92
Northeast bound	25	20	28	32	24 – 33	93

In conjunction with the spot speed studies conducted, the available sight distances at both existing site driveway locations along Pond Street were collected. Photos of the sight lines are shown in **Photos 11-14** below.



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Photo 11. Sight distance looking left (northeast) from the eastern driveway



Photo 12. Sight distance looking right (southwest) from the eastern driveway



Photo 14. Sight distance looking left (northeast) from the western driveway



Photo 15. Sight distance looking right (southwest) from the western driveway.



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According to the latest editions of the American Association of State Highway and Transportation Officials (AASHTO) publication *A Policy on the Geometric Design of Highways and Streets*, the minimum intersection sight distance (ISD) to allow oncoming vehicles to avoid a collision for speeds of 35 miles per hour is 200 feet, which is equal to the minimum stopping sight distance for the major road design speed. In addition, AASHTO gives guidance for a more desirable sight distance for this speed, which will not only avoid collisions, but maintain vehicular flow of at least 70 percent of the original operating speed. Meeting the desirable criteria for sight distance is more applicable to heavily traveled arterial corridors, where maintaining steady traffic flow along the major road is important. A summary of the sight distances can be found in Table 4 below.

Table 4: Sight Distance Summary

		Required ISD (ft)	Desirable ISD (ft)	Measured ISD (ft)
Eastern Driveway	Looking Left (North)	200	290	>500
	Looking Right (South)	200	335	380
Western Driveway	Looking Left (North)	200	290	>500
	Looking Right (South)	200	335	>500

As shown, all measured sight distances meet the minimum sight distance requirements to avoid collisions. As such, Pare does not believe mitigation is required to extend the sight distances from either driveway.

Conclusions and Recommendations

Overall, the morning arrival period has a relatively efficient vehicle pattern. During the morning arrival period, buses use the western driveway and unload students in front of the building. Faculty/staff members also use the western driveway to park in the western and southern parking lots. Additionally, some parents are observed unloading students in front of the building despite the restricted signs. Most of the parent vehicles use the eastern driveway to unload students at the northeastern corner of the building. As parents and buses leave immediately, there is minimal congestion in the area unless there are multiple vehicles unloading students at the same time.

The afternoon arrival period follows a similar vehicle pattern. However, as buses and parents typically arrive earlier than dismissal, congestion and queues were common at each driveway. As soon as buses arrive and park along the western driveway, it blocks any vehicles from entering and/or exiting the site, though some were observed driving on the grass or the sidewalks to do so. Many parents during the dismissal period use the eastern driveway to wait for student dismissal. Congestion starts occurring as students are dismissed and exiting parent vehicles are seen yielding to student drivers exiting from the southeastern parking lot. At its intersection with Pond Street, drivers can be observed hesitating to take a turn which aids in vehicle congestion.

In terms of parking, there seems to be sufficient parking given the number of staff/students driving to school remain. However, additional spaces may be required as the year progresses and more students can drive. In general, pavement markings seem to have deteriorated and/or faded in most of the lots.



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Pare recommends that if possible as part of the proposed improvements, the bus loop is modified such that the buses do not restrict other site users from entering or exiting the site while the buses wait for students to be dismissed.

If you have any questions, please feel free to give me a call.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read 'Derek L. Hug', is written over a circular blue ink stamp.

Derek L. Hug, P.E., PTOE
Managing Engineer

BSO/DLH/

Enclosures

Crash Data
Speed Study Data
ITE Trip Generation Worksheets


Z:\JOBS\24 Jobs\24237.00 Cohasset-Cohasset MS-HS TIA-MA\REPORTS\Cohasset MSHS Memo_Traffic-.docx

CRASH DATA SHEET



PROJECT NAME	TOWN/CITY, STATE	DATE
Colchester Middle High School	Colchester, MA	12/23/2024
PROJECT NUMBER		
DATE		

Crash Ref. No.	Report No.	Date	Time	On Street	Intersecting Street(s)	Directions of Travel	No. of Vehicles	No. of Injuries	No. of Fatalities	Road Condition	Light Condition	Weather Condition	Manner of Impact	Notes/Comments
1	49055510	02/07/2020	11:50 AM	POND ST	POND ST	V1:W / V2:W	2	0	0	Wet	Daylight	Rain	Rear-end	
2	49056510	10/18/2020	1:21 AM	POND ST		V1:W	1	1	0	Dry	Dark - lighted roadway	Clear	Single vehicle crash	
3	5151502	09/01/2022	2:25 PM	WOODLAND DR	POND ST	V1:S	1	0	0	Dry	Daylight	Clear	Single vehicle crash	
4	5151513	08/09/2022	8:25 AM	POND ST		V1:W	1	0	0	Dry	Daylight	Clear	Front to Rear	
5	5151521	09/13/2022	5:23 PM	POND ST		V1:E / V2:N	1	0	0	Dry	Daylight	Cloudy	Rear to Side	
6	52969009	03/16/2023	10:59 PM	POND ST Rte		V1:E	1	0	0	Dry	Dark - lighted roadway	Clear	Single vehicle crash	



Pare Corporation8 Blackstone Valley Place
Lincoln, RI 02865www.parecorp.comRoadway: Pond Street
City/State: Cohasset, MA
Weather: 34 and Clear
Taken By: BSOFile Name : Pond Street Speed Study
Site Code : 24237.00
Start Date : 12/6/2024
Page No : 1

#	Westbound	Eastbound
1	26	22
2	26	18
3	26	22
4	26	19
5	19	22
6	27	26
7	16	25
8	19	22
9	26	25
10	21	19
11	17	26
12	20	26
13	26	31
14	26	39
15	20	34
16	31	29
17	22	26
18	27	29
19	29	32
20	30	29
21	28	32
22	29	22
23	34	29
24	30	27
25	32	26
26	27	28
27	23	30
28	35	24
29	28	32
30	41	30
31	33	23
32	18	30
33	28	31
34	24	25
35	27	32
36	28	27
37	33	29
38	27	36
39	29	34
40	30	31
41	30	27
42	27	30
43	27	29
44	42	27
45	30	33
46	24	30
47	27	34
48	21	28
49	24	26
50	28	22
51	28	28
52	29	31
53	27	27
54	25	28
55	28	32
56	32	30
57	28	28
58	30	31
59	26	26
60	29	24
61	28	28
62	28	25
63	26	28
64	41	27
65	32	19

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#	Westbound	Eastbound
66	27	20
67	27	23
68	25	25
69	28	27
70	41	20
71	29	28
72	30	30
73	28	29
74	25	37
75	30	32
76	32	33
77	33	28
78	20	29
79	24	32
80	27	30
81	22	29
82	26	31
83	28	39
84	21	29
85	22	29
86	31	31
87	37	32
88	29	29
89	31	33
90	25	32
91	28	28
92	29	28
93	28	15
94	29	24
95	28	31
96	30	22
97	29	36
98	32	28
99	28	27
100	23	29
101		

Class	Vehicle Count	85 Percentile	10 MPH Pace Speed	Number in Pace	Percent in Pace	Number of Vehicles Over 20 MPH	Percent of Vehicles Over 20 MPH	Average Speed	Number of Vehicles Over 20 MPH	Percent of Vehicles Over 20 MPH
Westbound	100	31	24 - 33	77	77	92	92	28	92	92
Eastbound	100	32	24 - 33	76	76	93	93	28	93	93
Summary	200	32	24 - 33	153	76	185	92	28	185	92

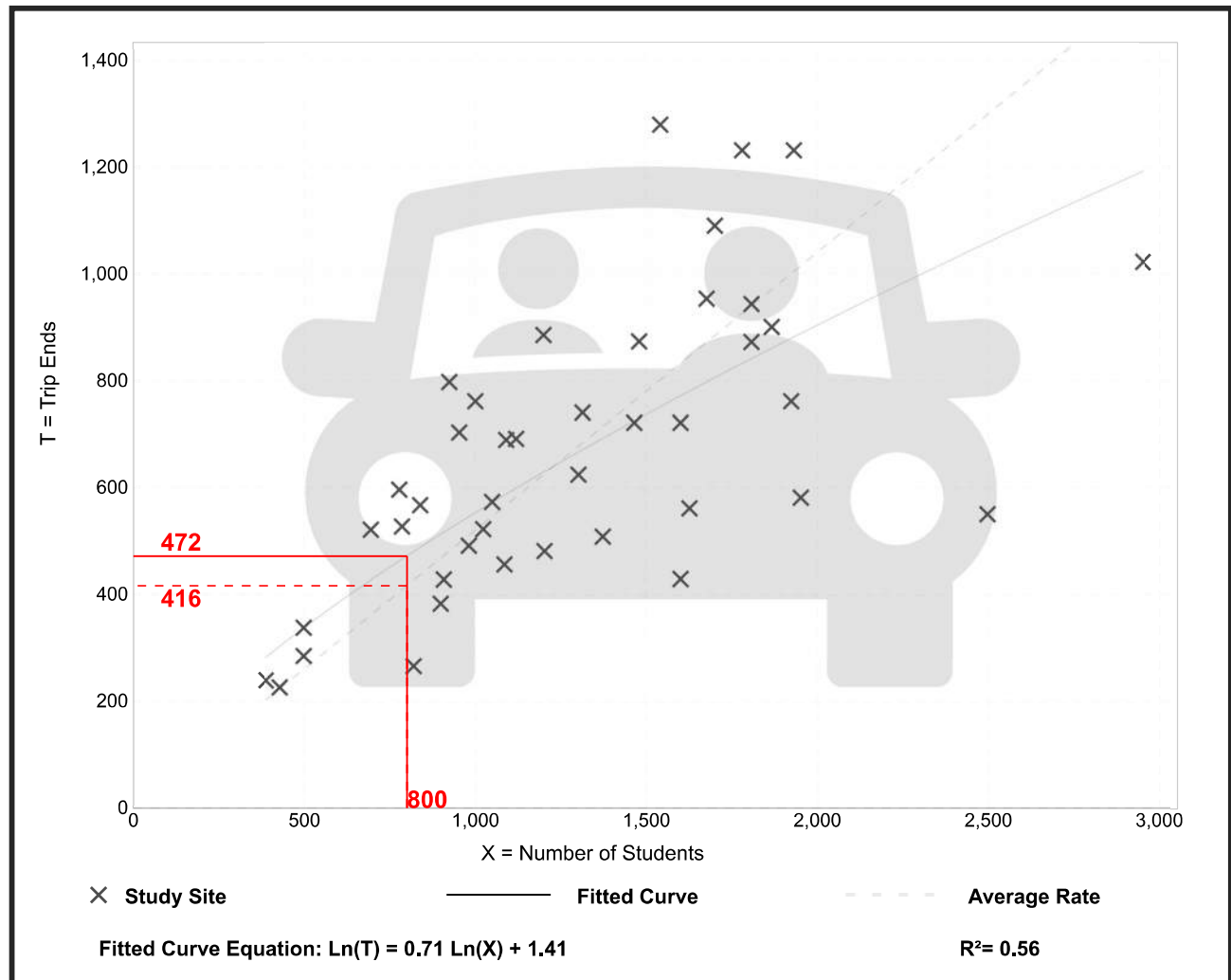
High School (525)

Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 42
 Avg. Num. of Students: 1295
 Directional Distribution: 68% entering, 32% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.52	0.22 - 0.86	0.16

Data Plot and Equation



High School (525)

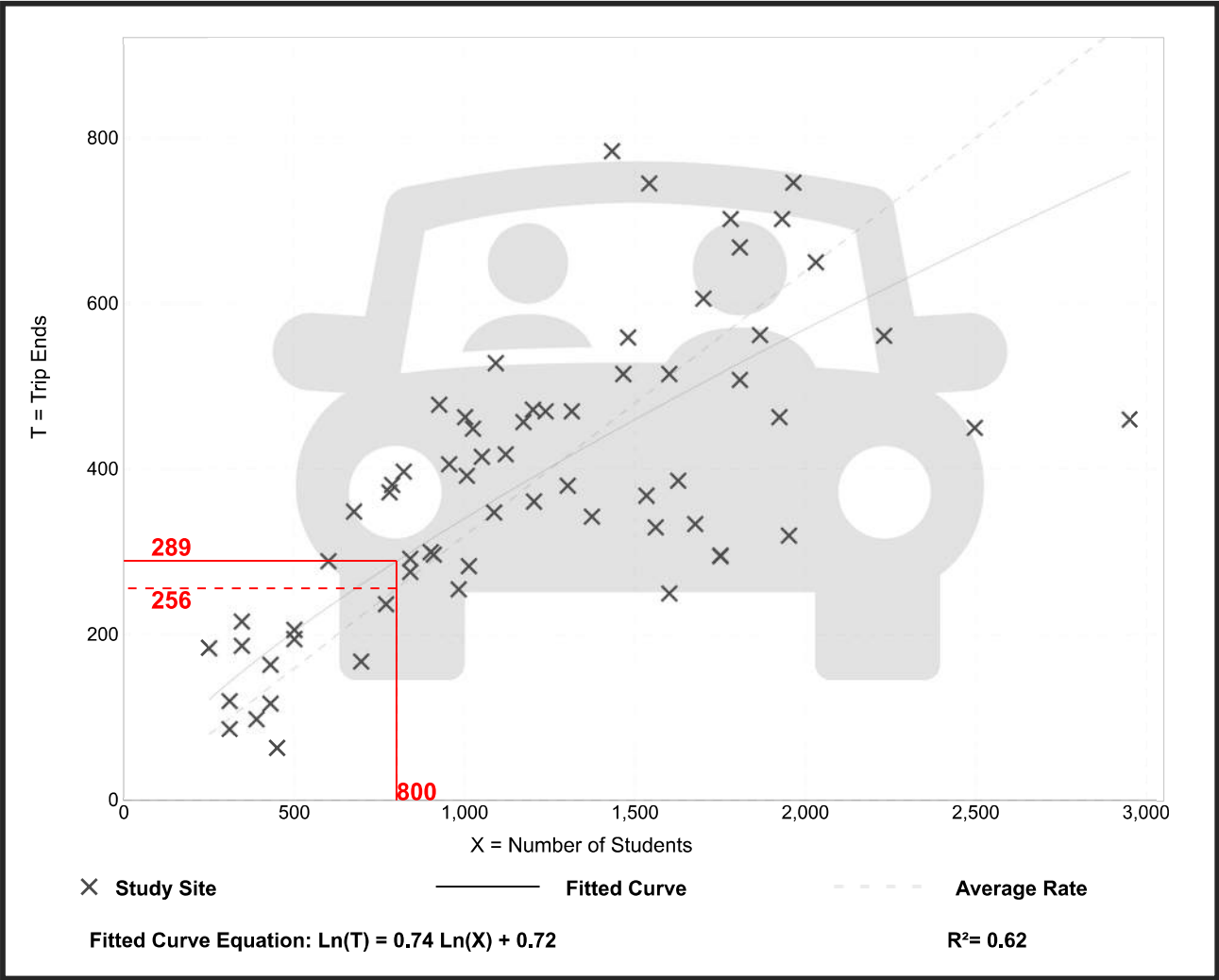
Vehicle Trip Ends vs: **Students**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 65
Avg. Num. of Students: 1206
Directional Distribution: 32% entering, 68% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.32	0.14 - 0.74	0.11

Data Plot and Equation



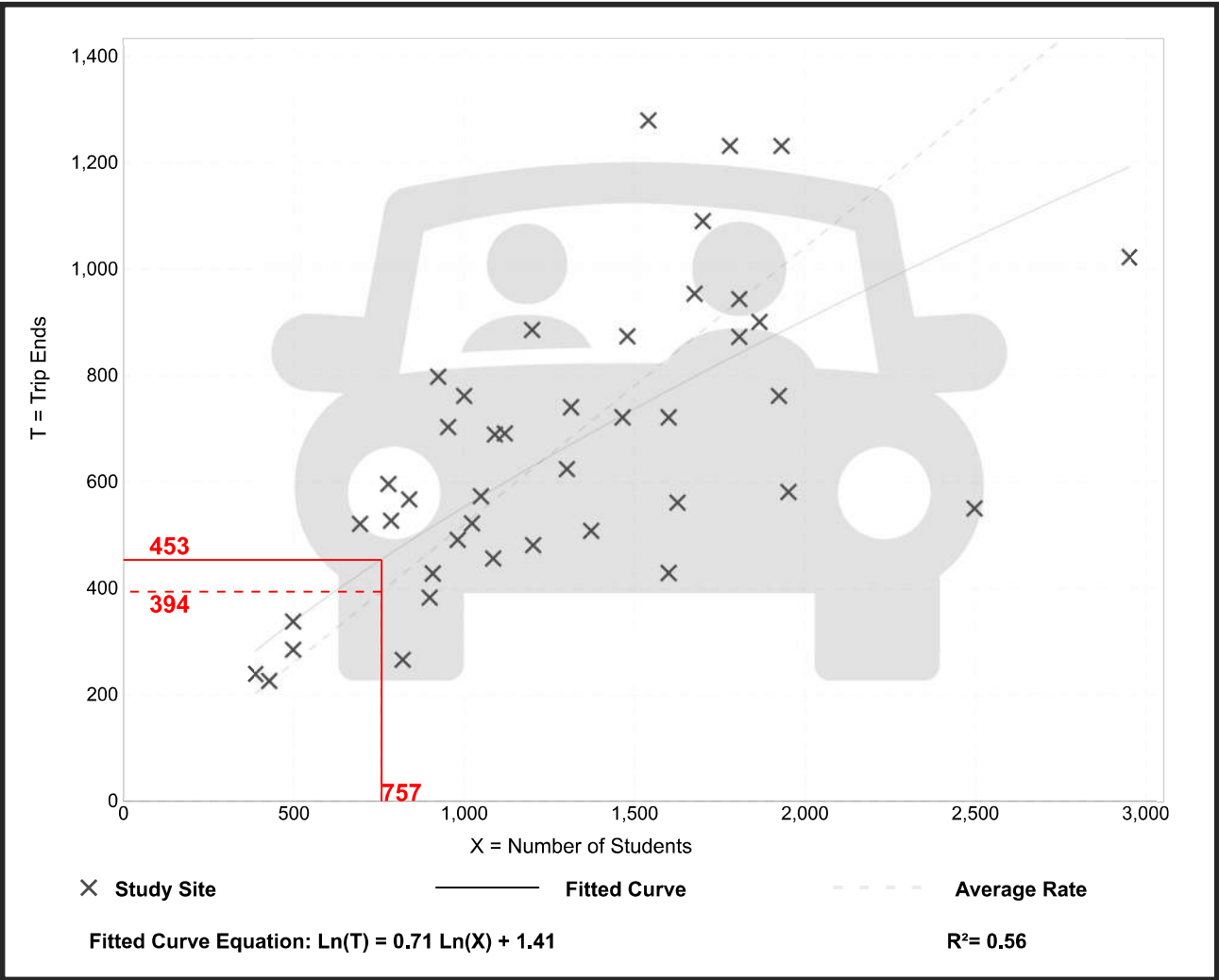
High School (525)

Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 42
Avg. Num. of Students: 1295
Directional Distribution: 68% entering, 32% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.52	0.22 - 0.86	0.16

Data Plot and Equation



High School (525)

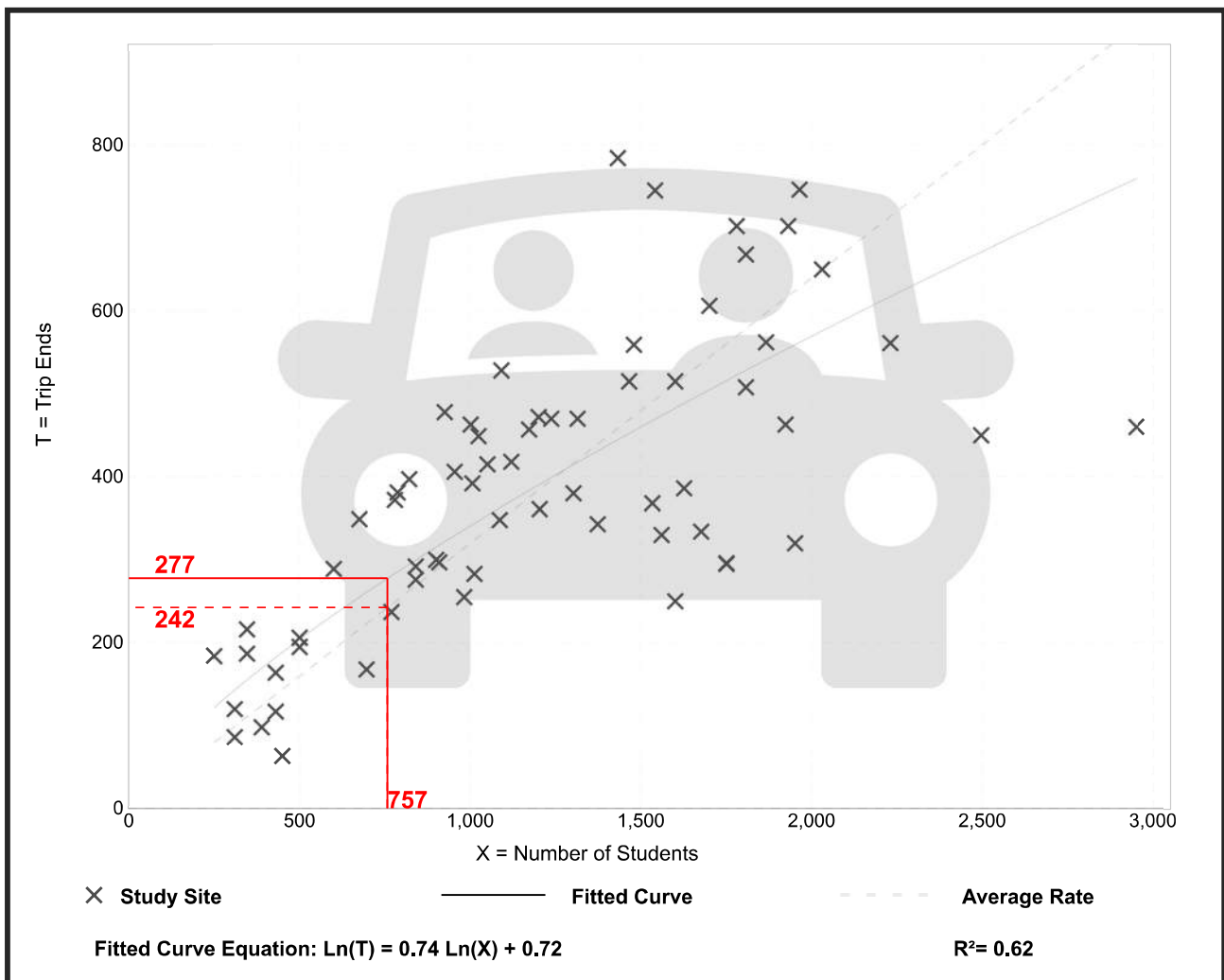
Vehicle Trip Ends vs: **Students**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 65
Avg. Num. of Students: 1206
Directional Distribution: 32% entering, 68% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.32	0.14 - 0.74	0.11

Data Plot and Equation



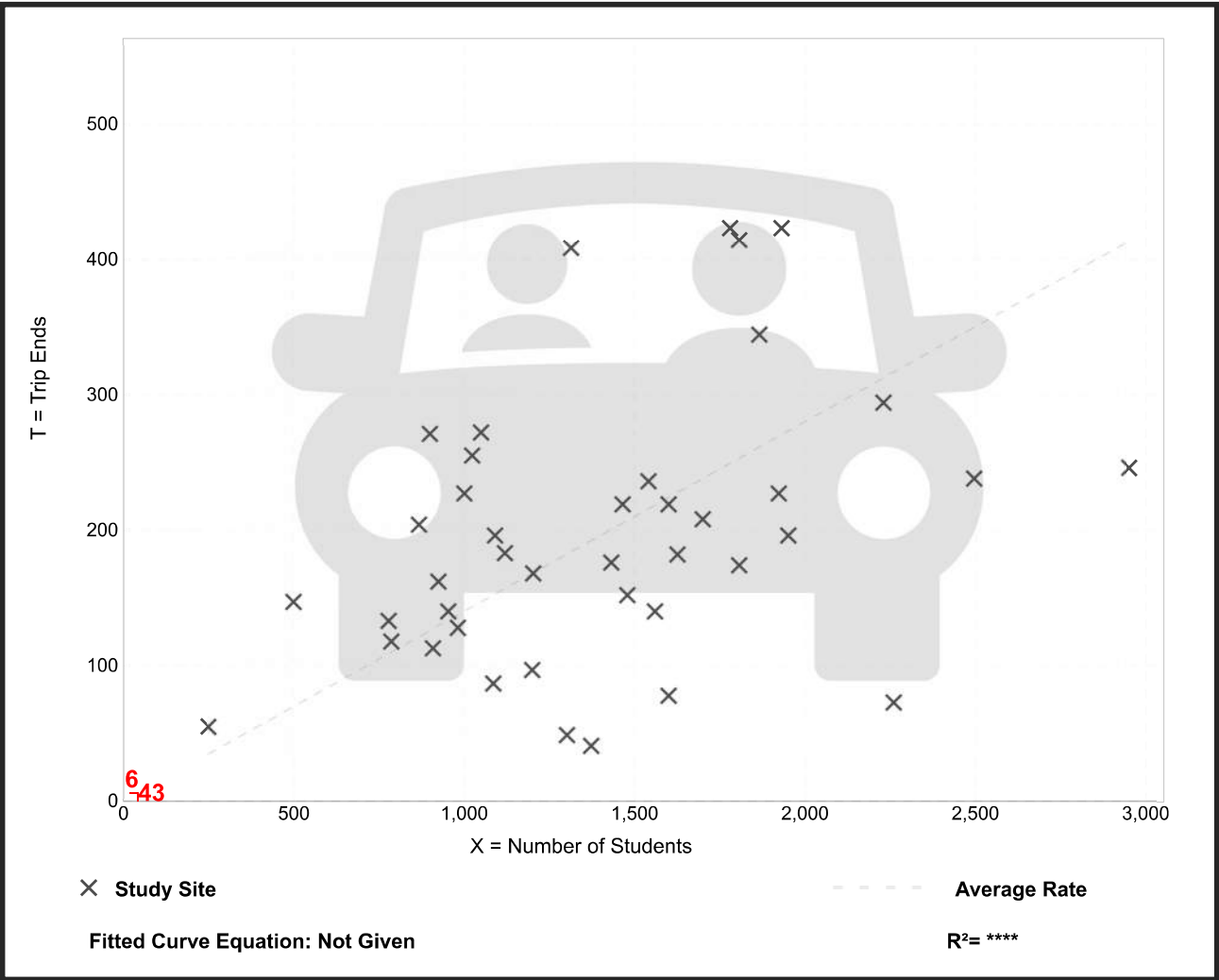
High School (525)

Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 41
Avg. Num. of Students: 1405
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.14	0.03 - 0.31	0.07

Data Plot and Equation





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