

**PUBLIC INVOLVEMENT PLAN**

**2472-2484 MASSACHUSETTS AVENUE  
CAMBRIDGE, MASSACHUSETTS  
RTN 3-0013232**

**DECEMBER 2004**

**(REVISED MARCH 31,2005)**

**PUBLIC INVOLVEMENT PLAN**

**2472-2484 MASSACHUSETTS AVENUE  
CAMBRIDGE, MASSACHUSETTS**

*Prepared for:*

VLW Realty Trust, LLC  
12 Chatham Street  
Cambridge, Massachusetts 02139

*Prepared by:*

Jacques Whitford Company, Inc.  
27 Congress Street  
Portsmouth, New Hampshire 03801

Text revised from a December 2004 version prepared by  
MACTEC Engineering and Consulting, Inc.  
107 Audubon Road  
Wakefield, Massachusetts

Jacques Whitford Reference: Cambridge Best Gas/NHP05028

March 2005

<b>1.0</b>	<b>GENERAL INFORMATION.....</b>	<b>1</b>
1.1	PARTY .....	1
1.2	SITE DESCRIPTION .....	1
1.3	DISPOSAL SITE HISTORY .....	1
1.4	OBJECTIVES OF THE PUBLIC PARTICIPATION PLAN .....	2
<b>2.0</b>	<b>COMPONENTS OF THE PIP.....</b>	<b>3</b>
2.1	LOCAL CONCERNS AND SOURCES OF INFORMATION .....	3
2.2	METHODS OF INFORMING THE PUBLIC .....	4
2.3	OPPORTUNITIES TO COMMENT .....	5
2.4	CONSIDERATION OF PUBLIC COMMENTS .....	6
2.5	SCHEDULE OF PUBLIC INVOLVEMENT ACTIVITIES .....	7
2.6	MAILING LIST .....	7
2.7	ACCEPTANCE AND MODIFICATIONS TO THE PIP.....	7

**LIST OF FIGURES**

Figure 1      Site Location Map

**APPENDICES**

Appendix A    December 28<sup>th</sup> PIP Meeting Minutes  
Appendix B    Public Involvement Plan (PIP) Acceptance Statement

## **1.0 GENERAL INFORMATION**

VLW Realty Trust (VLW) has requested that Jacques Whitford Company (Jacques Whitford) perform Licensed Site Professional (LSP) services to complete Response Actions at the property located at 2472-2484 Massachusetts Avenue in Cambridge, Massachusetts. The property is identified as a Disposal Site under the Massachusetts Contingency Plan (MCP) due to the presence of oil and hazardous materials in the form of residual and weathered petroleum related constituents discovered in soil and groundwater at depth between 13 and 16 feet below ground surface throughout a portion of the property.

On behalf of VLW Realty Trust, Jacques Whitford has prepared this Public Involvement Plan in accordance with the MCP (310 CMR 40.1400) to establish a process for disseminating information regarding response actions at this property and off-property as needed, and a process for public comment for consideration in those response actions.

### **1.1 Party**

The party conducting the RAM and the current owner of the Site is:

VLW Realty Trust  
12 Chatham Street  
Cambridge, MA 02139  
Contact: Mr. Brandon Woolkalis  
617-216-2000

### **1.2 Site Description**

The property is located at 2472-2484 (2480) Massachusetts Avenue in Cambridge Massachusetts and is situated on 11,507 square foot parcel of land identified in a commercial and residential zoned urban neighborhood (Figure 1). Until recently, the property was used as a gasoline service station. Former use of the property included a Firestone Tire store in addition to the gasoline station operations. Currently, the more than one half of the property is bare ground and the remaining portion is under construction for new building. Recent decommissioning and demolition activities have razed the former gasoline station building, removed three underground gasoline storage tanks (USTs), a gasoline pump island, concrete pads and an overhead canopy that until recently occupied a portion of the property. These removal actions were conducted under Release Abatement Measure (RAM) Plans submitted in September 2004 and November 2004. New construction is underway at the property of a commercial restaurant building and parking area.

### **1.3 Disposal Site History**

The property was used as a gasoline service station from the 1930s until August 2004 when the property was sold to VLW Realty Trust. There were three cathodically protected, 6,000-gallon, single wall steel USTs present on-site that were formerly used to store gasoline (GES, 1995). The USTs were closed and removed in accordance with a RAM Plan (MACTEC September 2004). During the removal of a UST and one of two pump islands conducted under the above-referenced RAM, a detection of greater than 100 parts per million of total organic vapors was

