

June 15, 2016

**Feasibility Study and Assessment
Public Safety Building**

369 & 375 Washington Street, Pembroke

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Feasibility Study & Assessment

369 & 375 Washington Street

Pembroke, MA

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INTRODUCTION AND BACKGROUND REPORT

June 14, 2016

Town of Pembroke
C/o Lisa Cullity
Pembroke Town Hall
100 Center Street
Pembroke, MA 02359

**RE: Feasibility Study and Assessment
Public Safety Building
369 and 375 Washington Street
Pembroke, MA 02359**

Dear Ms. Cullity,

On May 31, 2016, the Town of Pembroke commissioned Merrill Engineers and Land Surveyors to conduct a "Feasibility Study and Assessment for a Public Safety Complex". The goal of our services was to assess, on a preliminary basis, if adequate conditions exist on and adjacent to the site to support the new facility. The Public Safety Complex primary use is to provide a new Headquarters for the Pembroke Fire Department.

Merrill's project team was commissioned to complete seven tasks as a part of our assessment. The project team consisted of ERC Environmental to complete the Wetlands Delineation, Nover Armstrong Associates Inc. for Phase One Environmental Assessment and Merrill Engineers and Land Surveyors for the remaining tasks. The tasks assessed consisted of:

- Wetland Delineation and Report.
- Wetland Delineation Survey and Limited Base plan Preparation.
- Soils Testing
- Limited Traffic Assessment
- Phase I Environmental Site Assessment.
- Feasibility Report
- Schematic Master Site Plan

The existing fire station is located in the center of Town in congested traffic conditions that doesn't afford easy access in and out of the facility for fire apparatus. Frequent delays are experienced with apparatus travelling in and out of the center of Town. The current facility has reached its limit to adequately accommodate their current first responder needs.

The current site was selected due to its size and location. The properties are identified on Assessors Map E12 as Parcels 1A (#369) and 1B (#375) Washington Street. Parcel 1A contains 9.32+/- acres and 1B contains 0.94 +/- acres. The location includes a substantial upland area. The site is located at a signalized intersection with Traffic Signal Preemption capabilities to provide safe ingress and egress.

Wetland Resource Area Delineation and Report

Environmental Consulting and Restoration (ERC) LLC, completed their assessment of the wetland resource areas on June 1, 2016. Enclosed is their Wetland delineation report dated June 2, 2016 (Attachment 1). ERC completed MA-GIS and FEMA research to determine resource areas present on site and delineate the landward limits of a Bordering Vegetated Wetland (BVW) located on or near the project site. Upon completing the delineation a Wetlands Sketch was furnished to accompany the report. A summary of ECR's findings are contained below:

- The western portion of the site is located within an area mapped as a Priority Habitat & Estimated Habitat for Rare Species according to the Massachusetts Natural Heritage and Endangered Species Program (MaNHESP).
- The site does not contain nor is near a Certified Vernal Pool according to MaNHESP.
- The western portion of the site is mapped by the Federal Emergency Management Agency (FEMA) as Land Subject to Flooding, A Zone AE, at elevation 8. The Zone AE appears to be contained inside of the limits of the BVW.
- The site does contain a perennial stream, Pudding Brook with an inland bank contained more than 200' inside of the BVW.
- The site is not located within an Area of Critical Environmental Concern (ACEC).
- The property contains a BVW with associated 100' Buffer Zone. ECR placed twenty three wetland flags to delineate the edge of the bordering vegetated wetlands.

Note: For additional information please refer to Attachments 1, and 2.

Wetland Delineation Survey and Limited Base Plan Preparation

Merrill performed a Wetland Location Survey of the BVW flags placed on site by ECR Environmental. Twenty three wetland flags were located and numbered WFA1-WFA23. The Existing abandoned home and entrance drive located on the northeast side of the site was located during our field survey. The field data was downloaded and placed on the Existing Conditions Plan (Attachment 2). The remaining information shown on the plan was compiled from; recorded property and plan information, MaGIS and FEMA mappings. Test Pit locations shown are approximate.

Soil Testing

Merrill researched mapped existing soil types available for the site and completed in situ test pits on June 7, 2016. The on-site testing was completed to assess subsurface soil conditions and assess estimated seasonal high water elevations for preliminary drainage and septic purposes. Additional information regarding on-site soils results and research is contained in Attachment 3.

The USDA Natural Resources and Conservation Services (NCRS) Web Soil Survey identifies three soil types on site. A brief description of each type is contained below.

- 49A, Norwell mucky fine sand, extremely stony: This soil type on-site is found in low-lying, depressed areas and drainage ways. The typical depth to water table is 0-12". The soil is poorly drained and is classified in Hydrological Soil Group (HSG) "D". These soils are typical wetland soils. The NCRS soil mappings generally follow the wetlands side of the ECR delineated wetlands.
- 320A, Birchwood Sand: This soil type on site is located in a gently sloping ground moraine. The depth to water table is typically 12-29". The material typically contains dense restrictive layers down to 59". The soil has varying abilities to transmit water and is classified as in HSG Groups "B/D". This HSG classification indicates the soil has moderate to very low capacities to transmit water. The NCRS soils mappings on site generally follow the upland field areas located toward the rear of the property on the landward side of the wetlands.
- 656B, Udorthents- Urban land Complex: This soil type on-site is located on a gentle summit area which is linear and relatively flat. The material is typically a gravelly loam which is well drained. The typical depth to water table is 80", however it should be noted the site is levelled for the current site uses and has been for quite some time. The site levelling yields higher groundwater elevations on site. The HSG category for the site is classified as "B", which typically represents a well-drained soil.

A total of ten test pits were completed on June 7, 2016 to assess soil suitability for drainage and an on-site sanitary disposal septic system. The soil examinations were performed by a DEP licensed Soil Evaluator who is also a Registered Professional Engineer. The test pits (Deep Holes Examinations) were witnessed by Lisa Cullity, the Pembroke Board of Health Agent. Four of the examinations were completed for drainage purposes. The drainage test pits are holes D1-D4. Six examinations were completed for septic purposes. The septic test pits are holes 16-01 through 16-06.

The drainage test pits encountered relatively high groundwater from 24 to 60" below the surface. The natural substratum consisted of firm materials that are slow to drain. DEP Stormwater Regulations have provisions to address such conditions found on the subject site.

Merrill encountered poor materials in test holes 16-01 through 16-03. The materials encountered were compact, to very compact natural substratum with approximately 20% of shattered rock, slate and stones. The rock content was too prominent to dig percolations tests. Test holes 16-01 to 16-03 did not appear suitable to support an on-site sanitary disposal system. Test holes 16-04 thru 16-06 transitioned into material typically found in the NCRS mapping 656B, Udorthents. Test hole 16-04 contained a Silt Loam and 16-05 and 16-06 contained loamy sand, bordering on a sandy loam. The last three holes contained more than the 4' of naturally occurring material. A favorable percolation test was completed in Test Pit 16-06, obtaining a percolation rate of 22 minutes per inch.

For more detailed information please refer to the "Soil Suitability Assessment" section Attachment 3.

Limited Traffic Assessment

Introduction

Merrill conducted a site visit on Thursday, June 1, 2016 to observe adjacent roadways, intersections, identify potential safety deficiencies and make a preliminary determination on siting the proposed driveway. Washington (Route 53) and Barker (Route 14) Streets are functionally classified as minor arterial roadways. Land uses in the area are a mix of residential, commercial, retail, and some farms.

Signalization

The intersection operates under signalized controls and has in place Traffic Signal Preemption (also known as traffic prioritization). This type of system allows for normal traffic operations but can be manipulated by emergency vehicles. The Town can anticipate some improvements and minor relocations of controls to accommodate the future drive location.

The signalized intersection affords a single lane width for southbound traffic with a 2' wide bike area. Southbound traffic can easily merge onto Route 14 west or continue southbound on Route 53. The northbound traffic has two lanes that transition into one in front of the site. The width of the paved area in the future drive location is 43'. Route 14 eastbound traffic has two lanes for a left turning movement onto Route 53 north. As vehicles make this turning movement onto Route 53, they turn onto two lanes which safely transitions to a single lane for northbound traffic. Route 14 southbound traffic is a single lane wide which easily merge onto Route 53 south.

Speed Observations

The speed limit for this area and study is 40 MPH. Cars travelling at what appeared to be above the speed limit presented some safety concerns filling gaps in traffic.

Peak Traffic Observations

Peak traffic conditions exist during the typical morning and afternoon commuting conditions, as well as the mid-afternoon following school dismissal. Saturday traffic is heavy as well due to retail traffic conditions. Minor queuing was observed on both roadways and in front of the adjacent retail store located to the north of the site. The major area of queuing was the Pleasant Street and Washington Street intersection located north of the project site. A substantial amount of the queuing is reduced in the vicinity of Route 53 and 14 due to lane configuration and signalization allowing for smooth traffic flow in the area.

Pedestrian and Bicycle Accommodations

Pedestrian accommodations exist in the area with ADA compliant sidewalks existing in front of the site. Bicycle accommodations are very limited in the area with only a 2' wide area near the edge of pavements.

Sight Distance-Speed and Future Drive Assessment

During our site visit, Merrill completed field measurements to assess the future drive location in three areas. The first area assessed is located on the western part of the site on Barker Street. The second area evaluated was the middle of the site at the bend with Washington and Barker Streets. The third area is located on the northern side of the site adjacent to the Sunoco Station. Our assessments were completed in compliance with the American Association of State Highway Transportation Officials (AASHTO), A Policy on the Geometric Design of Highways and Streets (The Green Book), 2011, 6th Edition. The particular areas assessed at the drive intersections were traffic safety, maneuverability, intersection sight distances, sight triangles, sight obstructions and decision sight distances.

The results of our evaluation are contained below:

Western Site Drive Location #1

It is Merrill's opinion the first area evaluated was not suitable. The location lacks safe access making a left turn movement onto Route 14 westbound due to the relatively high rate of speed of traffic entering from the east from Route 53. Left turning movements lack adequate sight distances to exit the site easterly onto Route 14. Maneuverability will be difficult for both left and right turning movements out of the sight drive. Additional safety concerns existed due to Route 53 northbound and southbound traffic entering onto Route 14 west. Several sight obstructions are also present inhibiting drive sight distances looking west for Route 14 eastbound traffic.

Middle Site Drive Location #2

The second area evaluated was quickly dismissed as it is the least favorable location due to safety, existing intersection geometry and difficulty in maneuvering fire apparatus exiting or entering at this location. Existing traffic movements in this area and islands make this location not feasible for an intersecting drive.

Northern Site Drive Location #3

The third drive location evaluated adjacent to the Sunoco Station was found to be a suitable and safe location for an intersecting drive, in Merrill's opinion. The driveway intersection with Washington Street provides safe turning movements for Fire Apparatus in and out of the site. Intersections and decision sight distances complies and exceeds AASHTO's Intersection and stopping sight distances. No sight obstructions were found. ADA compliant pedestrian sidewalks are in place in this area.

Crash Data

Three year Mass DOT Crash Data analysis from 2012-2014 indicates there were only 11 minor crashes. Eight had no injuries and three had minor injuries. The results indicate the intersection is a safe intersection with a minor accident history.

Phase I Environmental Site Assessment

Nover-Armstrong Associates Incorporated completed a Phase I Environmental Site Assessment in June 2016. The assessment was conducted in accordance with applicable Federal and State Regulations. Please see the assessment (attachment 4), dated June 14, 2016 for additional information.

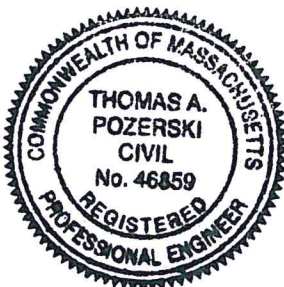
Concept Plan

Our firm prepared a Conceptual Layout plan for your review. The plan shows a 15,000 +/- s.f. facility, visitor and emergency apparatus drive, visitor parking, first responder parking, walks, interior drives and a helipad. We are also showing the existing home being razed. For additional information refer to Attachment 5.

Summary

The preliminary findings appear to demonstrate there is sufficient upland area to accommodate the facility. It is our opinion a stormwater management system could be designed to meet local and state requirements, however it is probable the system required will be relatively large due to the poor soil conditions encountered in several of the soil examinations. Three of the septic test pits appeared to have at least four foot of naturally occurring pervious material required by the State Sanitary Code. A favorable percolation rate was obtained in Test Hole 16-06. Additional soils testing is needed in the on-site sanitary disposal system area to confirm the extent of suitable soils for a fully compliant septic design. In our opinion, the Limited Traffic Assessment Merrill performed indicates a safe driveway intersection can be established for the site including appropriate sight distances. Minor Signalization improvements will be needed to provide safe operations for First Responder Apparatus and vehicles operating in the area. Merrill recommends a full traffic study be performed by a Transportation Engineer to confirm our findings. Please refer to the Phase I Environmental Assessment for conclusions and recommendations regarding the environmental condition of the site.

Sincerely



Thomas A. Pozerski 6/15/16

Thomas A. Pozerski, P.E., LEED AP
Senior Project Manager

Cf:
Client

Attachments:

- #1- ECR Wetlands Delineation Report, dated 6/2/16
- #2- Existing Conditions Plan, dated 6/9/16
- #3- Soil Suitability Assessment, dated 6/11/16
- #4- Phase I Environmental Assessment, dated 6/14/16
- #5- Concept Plan-Public Safety Complex, dated 6/13/16

ENVIRONMENTAL CONSULTING & RESTORATION, LLC
WETLAND DELINEATION REPORT



Environmental Consulting & Restoration, LLC



June 2, 2016

Wetland Delineation Report – 369 Washington Street, Pembroke, Massachusetts

Wetland Report Narrative

On December 5, 2015 Environmental Consulting & Restoration, LLC (ECR) delineated the landward limit of a Bordering Vegetated Wetland located on and near the property at 369 Washington Street in Pembroke (the Site). ECR reviewed the wetland delineation again on June 1, 2016 to replace lost flags and to verify the accuracy of the 2015 delineation. The site consists of outbuildings, a landscape processing yard, stockpiles of wood chips, logs, meadow, forested areas, etc. As a result of ECR's field work and review of available environmental databases, ECR is able to confirm that the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- Bordering Vegetated Wetlands (BVW)
- 100 foot buffer zone to BVW

Notes:

1. The western portion of the site is located within an area mapped as Priority Habitat & Estimated Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site does not contain or is near a Certified Vernal Pool according to the MaNHESP.
3. The western portion of the site is located within an area mapped as Land Subject to Flooding according to the FEMA Maps (FEMA Zone AE el 8). Please note that this floodplain appears to fall within the Bordering Vegetated Wetland at the site.
4. The site does contain a U.S.G.S. mapped perennial stream (Pudding Brook) along its northern boundary. Please note that the Inland Bank to this stream is more than 200 feet inside the Bordering Vegetated Wetland at the site and therefore the Riverfront Area does not extend into the upland area. Using MassGIS, ECR measured approximately 375 feet from the closest point of the stream to the limit of the BVW.
5. The site is not located within an Area of Critical Environmental Concern (ACEC).

Wetland Delineation

A BVW system is located within the western portion of the site. This vegetated wetland was delineated following the methodology established by the Massachusetts Department of Environmental Protection (DEP) regulations found at 310 CMR 10.55 pertaining to the delineation of Bordering Vegetated Wetlands. The delineation was performed by analyzing vegetation, hydrology within 12 inches of the surface, and soil conditions within 20 inches of the surface. The vegetated wetland contains hydric soils, saturated soils, and dominant wetland indicator plants such as Silky Dogwood (*Cornus amomum*), Bebb Willow (*Salix bebbiana*), Goldenrod (*Solidago spp.*), Soft Rush (*Juncus effusus*), etc. BVW flags (pink & black striped ribbons) #A1 to #A23 were placed on and near the site to mark the limit of the BVW. One transect with two examination plots (yellow numbered plastic ribbons) was conducted in order to verify the accuracy of this wetland delineation (please refer to the DEP BVW Field Data Sheets attached).

Attachments

Attached for your review are the following attachments:

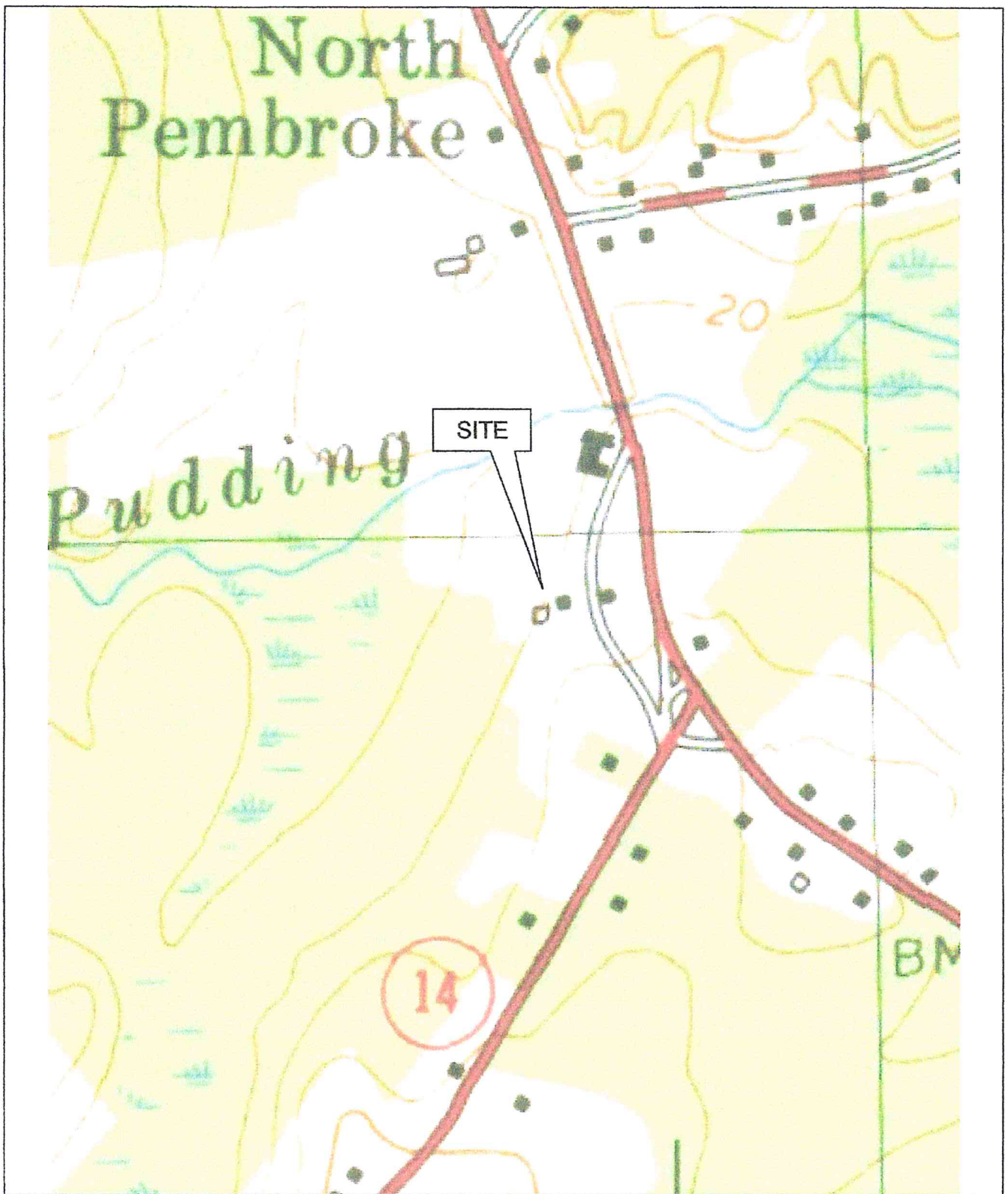
1. USGS Site Locus Map
2. FEMA Map
3. NHESP Estimated & Priority Habitat Map
4. DEP BVW Field Data Sheets

Upon review of this wetland delineation report, please contact me at (617) 529 – 3792 or brad@ecrholmes.com with any questions or requests for additional information.

Sincerely yours,
Environmental Consulting & Restoration, LLC



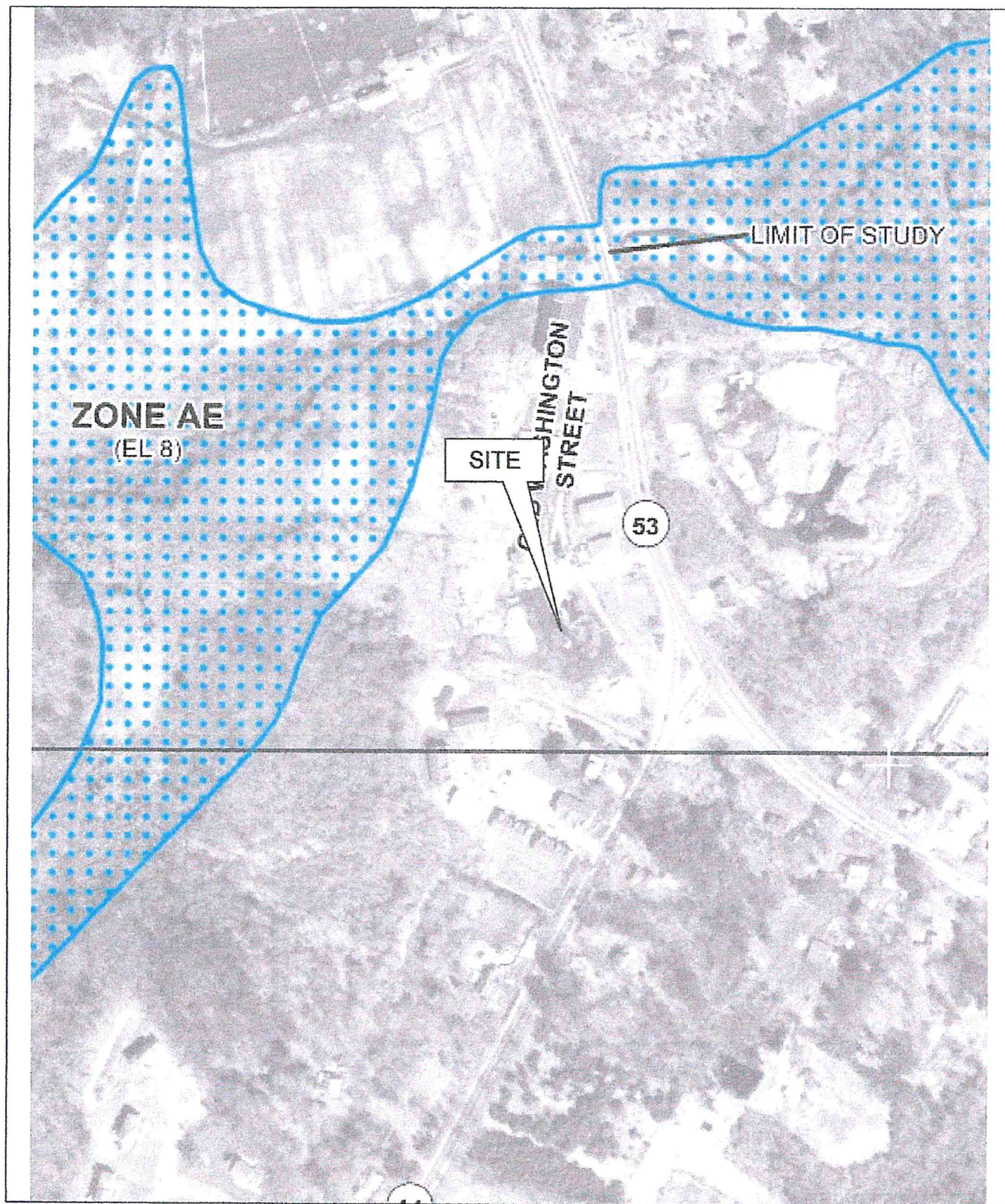
Brad Holmes, PWS, MCA
Manager



USGS SITE LOCUS MAP
369 Washington Street
Pembroke, Massachusetts

Source: MassGIS Oliver Viewer

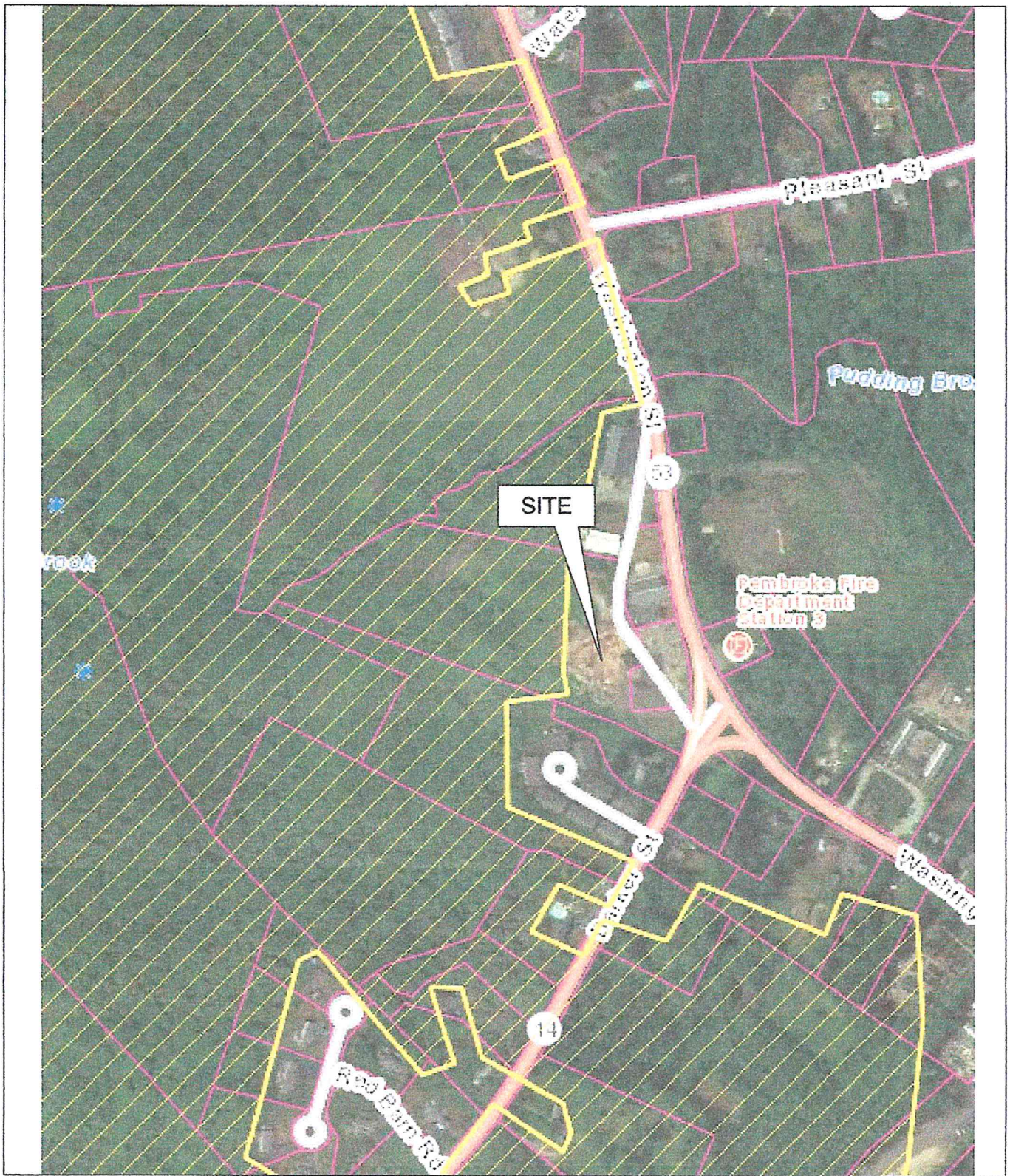




FEMA MAP
369 Washington Street
Pembroke, Massachusetts

Source: FEMA Map 25023C0208J 07/17/2012





**Priority Habitats of Rare Species, Estimated Habitat of Rare Wildlife
& Certified Vernal Pools Map
369 Washington Street
Pembroke, Massachusetts**

Source: MassGIS Oliver Viewer

N
▲

Applicant:

Prepared by: Brad Holmes,

Environmental Consulting & Restoration, LLC

Project Location:

369 Washington Street
Pembroke, MA

Check all that apply:

- ☐ Vegetation alone presumed adequate to delineate BVW boundary; fill out Section I only
- ☒ Vegetation and other indications of hydrology used to delineate BVW boundary: fill out sections I and II
- ☐ Method other than dominance test used (attach additional information)

Section I. Vegetation		Transect 1		Plot 1		Date: 12/5/15		Wetland Indicator Status																					
A. Sample Layer and Plant Species		B. Basal Area (or percent cover)		C. Percent Dominance		D. Dominant Plant																							
Trees	None																												
Saplings	None																												
Shrubs	Silky Dogwood Bebb Willow	Cornus amomum Salix bebbiana	10.0% 10.0%	50.0% 50.0%	Yes Yes			FACW FACW																					
Herbaceous	Golden Rod Soft Rush	Solidago spp. Juncus effusus	50.0% 20.0%	55.6% 22.2%	Yes Yes			FAC FACW+																					
Vines	Japanese Knotweed	Polygonum cuspidatum	20.0%	22.2%	Yes			FACU																					
<p>* Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c. 131, s. 40); plants in the genus <i>Sphagnum</i>; plants listed as FAC, FAC+, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.</p> <p>** Use to identify plants that are acting as hydrophytes (butress roots, adventitious buds, etc)</p>																													
<p>Vegetation Conclusion</p> <p>Number of dominant wetland indicator plants: 4</p> <p>Number of dominant non-wetland indicator plants: 1</p> <p>Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? Yes</p> <p>If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.</p>																													
<p>Section II. Indicators of Hydrology</p> <p>Hydric Soil Interpretation</p>																													
<p>1. Soil Survey</p> <p>Is there a published soil survey for this site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>title/date: http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx</p> <p>map number: MA023</p> <p>soil type map: Saco mucky silt loam, Norwell mucky fine sandy loam, Birchwood sand, Underthents-Urban land complex</p> <p>hydric soil inclusions: Yes, Saco & Norwell</p> <p>Are field observations consistent with soil survey? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Remarks:</p>																													
<p>2. Soil Description</p> <table border="1"> <thead> <tr> <th>Horizon</th> <th>Depth</th> <th>Matrix</th> <th>Texture</th> <th>Redoximorphic Features</th> </tr> </thead> <tbody> <tr> <td>O</td> <td>0-3"</td> <td>10YR3/2</td> <td></td> <td></td> </tr> <tr> <td>A</td> <td>3"-18"</td> <td>10YR4/2</td> <td></td> <td>Redox. concentrations & reductions</td> </tr> <tr> <td>B</td> <td>18"-20"</td> <td>10YR5/4</td> <td></td> <td>Redox. concentrations & reductions</td> </tr> </tbody> </table> <p>Other: Plot is in wetland below wetland flag #A9</p> <p>Evidence of flooding <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Number of wetland plants > than number of non-wetland plants? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Wetland hydrology present: hydric soil <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>other indicators <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>SAMPLE PLOT IS IN A BVW <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>										Horizon	Depth	Matrix	Texture	Redoximorphic Features	O	0-3"	10YR3/2			A	3"-18"	10YR4/2		Redox. concentrations & reductions	B	18"-20"	10YR5/4		Redox. concentrations & reductions
Horizon	Depth	Matrix	Texture	Redoximorphic Features																									
O	0-3"	10YR3/2																											
A	3"-18"	10YR4/2		Redox. concentrations & reductions																									
B	18"-20"	10YR5/4		Redox. concentrations & reductions																									
<p>3. Other</p> <p>Is soil hydric? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>																													

Applicant:

Prepared by: Brad Holmes, Environmental Consulting & Restoration, LLC

Project Location:

369 Washington Street
Plymouth, MA

Check all that apply:

- ☐ Vegetation alone presumed adequate to delineate BVW boundary; fill out Section I only
☒ Vegetation and other indications of hydrology used to delineate BVW boundary; fill out sections I and II
☐ Method other than dominance test used (attach additional information)

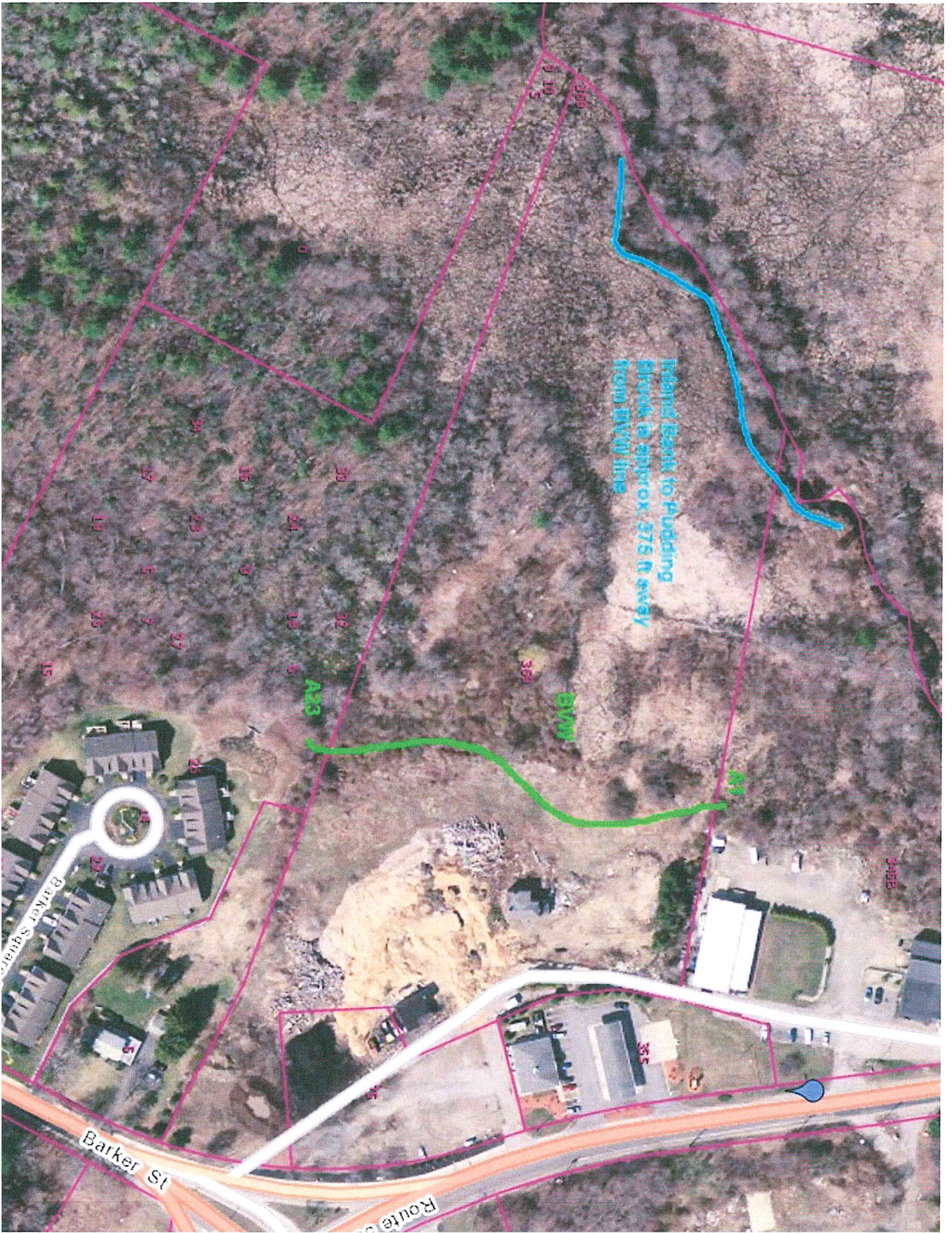
Section I. Vegetation		Plot 2		Date: 12/5/15		Wetland Indicator Status	
A. Sample Layer and Plant Species		B. Basal Area (or percent cover)		C. Percent Dominance		D. Dominant Plant	
Trees	None						
Saplings	None						
Shrubs	Multifloral Rose Crab Apple Mallows Honeysuckle	<i>Rosa multiflora</i> <i>Malus spp.</i> <i>Lonicera morrowii</i>	40.0% 10.0% 10.0%	66.7% 16.7% 16.7%	Yes No No	FACU UPL FACU	
Herbaceous	Golden Rod Multifloral Rose Upland Grasses	<i>Solidago spp.</i> <i>Rosa multiflora</i>	50.0% 20.0% 25.0%	52.6% 21.1% 26.3%	Yes Yes Yes	FAC FACU FACU	
Vines	None						

* Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c. 131, s. 40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.
 ** Use to identify plants that are acting as Hydrophytes (bullrush roots, adventitious buds, etc.)

Vegetation Conclusion
 Number of dominant wetland indicator plants: 1
 Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? No

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

Section II. Indicators of Hydrology		Other Indicators of Hydrology (check all that apply)	
Hydric Soil Interpretation		Site inundated? No	
1. Soil Survey		Depth to free water in observation hole: None	
Is there a published soil survey for this site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Depth to soil saturation in observation hole: None	
Title/date: http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx		Water lines: No	
Map number: MA023		Drift Marks: No	
Soil type map: Saco mucky silt loam, Norwell mucky fine sandy loam, Birchwood sand, Undortheents-Urban land complex		Sediment Deposits: No	
Hydric soil inclusions: Yes, Saco & Norwell		Drainage Patterns in BVW: No	
Are field observations consistent with soil survey? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Oxidized Rhizospheres: No	
Remarks:		Water Stained Leaves: No	
Recorded data (stream, tidal gauge, aerial photo; other)			
2. Soil Description		Other: Plot is in upland above wetland flag #A9	
Horizon	Depth	Matrix	Texture
O	0-2.5"	10YR3/2	
A	2.5"-10"	10YR4/2-4/3	Redox. Concentrations
B	10"-16"	10YR 5/3-5/4	Redox. Concentrations
		Refusal at 16"	
3. Other		Is soil hydric? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
		Number of wetland plants > than number of non-wetland plants? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
		Wetland hydrology present: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
		hydric soil other indicators <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
		SAMPLE PLOT IS IN A BVW <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	



Indiana Bank to Pudding
Creek is approx. 375 ft away
from BVM line

A23

BVM

A1

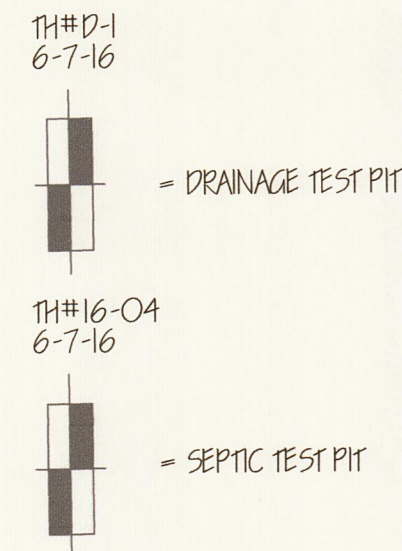
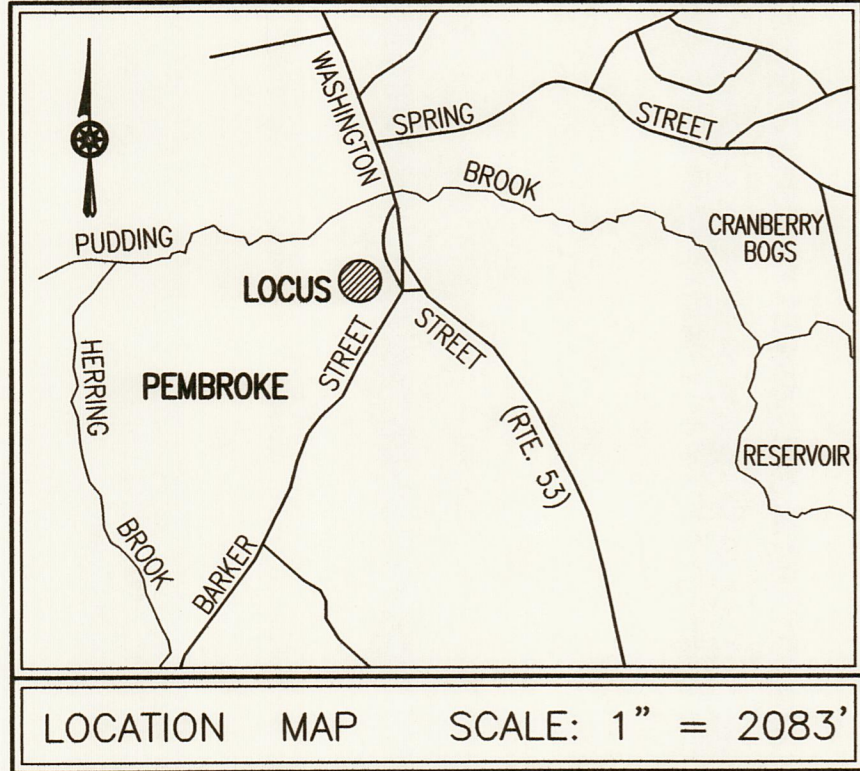
2405B

Barker St

Route 1

Barker Square

EXISTING CONDITIONS PLAN



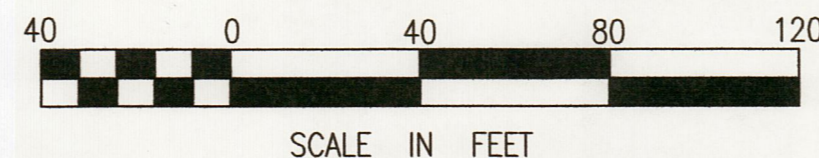
RECORD OWNER:
ASSESSORS PARCEL I.D. No. E12-1A
369 WASHINGTON STREET
MJA REALTY TRUST
P.O. BOX 309
PEMBROKE, MA 02359
DEED BOOK 35859 PAGE 331

ASSESSORS PARCEL I.D. No. E12-1B
375 WASHINGTON STREET
MJA REALTY TRUST
P.O. BOX 309
PEMBROKE, MA 02359
DEED BOOK 13611 PAGE 206

- NOTES:**
- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AND PEMBROKE TOWN HALL.
 - WETLAND FLAGGING AND EXISTING BUILDING INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ACTUAL ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING JUNE OF 2016.
 - ALL ELEVATIONS ARE BASED ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD 88).
 - THE SUBJECT SITE IS LOCATED WITHIN THE "RESIDENTIAL A", "BUSINESS B" AND NORTH PEMBROKE HISTORICAL OVERLAY ZONING DISTRICT AS DEPICTED ON THE TOWN OF PEMBROKE ZONING MAP REVISED OCTOBER 27, 2015.
 - THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND RECORD INFORMATION. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED AS SHOWN OR THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
 - TEST PIT LOCATIONS ARE APPROXIMATE.

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" AND ZONE "AE" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON MAP No. 250230208J, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA.

- ENVIRONMENTAL NOTES:**
- SITE IS NOT WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
 - SITE IS PARTIALLY LOCATED WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER NHESP MAP OCTOBER 1, 2006 "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10).
 - SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP OCTOBER 1, 2006 "CERTIFIED VERNAL POOLS."
 - SITE IS PARTIALLY WITHIN PRIORITY HABITAT No. 1353 PER NHESP MAP OCTOBER 1, 2010 "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR10).
 - SITE IS NOT WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.
 - WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED BY ENVIRONMENTAL RESTORATION & CONSULTING, LLC ON MAY 31, 2016 AND FIELD LOCATED BY MERRILL ENGINEERS AND LAND SURVEYORS.



REVISIONS

COMMONWEALTH OF MASSACHUSETTS

THOMAS A. POZERSKI

CIVIL

No. 46889

REGISTERED

PROFESSIONAL ENGINEER

Thomas A. Pozerski
6/14/16

DRAWN BY: BKL

DESIGNED BY:

CHECKED BY: SMB

Merrill

Engineers and Land Surveyors

427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826-9200
26 UNION STREET, PLYMOUTH, MA 02360 / T: (508) 746-6060
WWW.MERRILLINC.COM

EXISTING CONDITIONS PLAN

369 & 375 WASHINGTON STREET

PEMBROKE, MASSACHUSETTS

PREPARED FOR: TOWN OF PEMBROKE
100 CENTER STREET
PEMBROKE, MA 02359

JUNE 9, 2016

SCALE: 1"=40'

JOB No. 16-102

LATEST REVISION:

SHEET 1 OF 1

SOIL SUITABILITY ASSESSMENT
FOR
ON-SITE SEWAGE DISPOSAL

Project No. 16-102

Date: 6/11/16
Revision: _____

Commonwealth of Massachusetts
Pembroke, Massachusetts

Soil Suitability Assessment for On-site Sewage Disposal

Performed By: <u>Thomas A.Pozerski,P.E.</u>	Test Dates: <u>6/7/16</u>
Performed By: _____	Test Dates: _____
Witnessed By: <u>Lisa Cullity</u>	Testhole #: <u>D1-D4 (Drainage) 16-1 to 16-6 (Septic)</u>
Witnessed By: _____	Testhole #: _____

FACILITY INFORMATION

Site Location:

Builder's lot #: 1A AND 1B
Street Address: 369 and 375 Washington Street
Town, State, Zip: Pembroke, MA 02359
Assessor's Map: E12

Owner/ Applicant Information:

Name: Town of Pembroke
Address: 100 Center Street
Town, State, Zip: Pembroke, MA 02359
Telephone no.: 781-293-2718

SITE INFORMATION

Construction Type:

New Construction: ☒ Repair: ☐ Upgrade: ☐

Published Soil Survey Available: No: ☐ Yes: ☒

Year Published: 2016 Publication Scale: -
NCRS-Soils Map

a. Soil Map Unit: 320A-656E Drainage Class: Pd-Wd
b. Soil Map Unit: _____ Drainage Class: _____

Soil Name: a. Birchwood Sand b. Udorthents Soil Limitations: Restrictive layers-Groundwater

Surficial Geologic Report Available: No: ☐ Yes: ☐

Year Published: N/A Publication Scale: _____

Geological Material/map unit: _____

Landform: Moraine and Summit

Flood Insurance Rate Map:

Above 500 year flood boundary? No: ☐ Yes: ☒ Within a velocity zone? No: ☒ Yes: ☐

Within 500 year flood boundary? No: ☒ Yes: ☐ Within 100 year flood boundary? No: ☒ Yes: ☐

Wetland Area:

National Wetland Inventory Map: (map unit) n/a Name: _____

Wetlands Conservancy Program Map: (map unit) n/a Name: _____

Current Water Resource Conditions (USGS): (Month/year) June-2016

Range: Above Normal: ☐ Normal: ☐ Below Normal: ☒

Other References Reviewed: _____

Project No.: 16-102

Date: 6/11/16

Revised: _____

*Deep Hole # 16-06
Builder's lot #: 1A AND 1B
Street Address: 369 and 375 Washington Street
Town: Pembroke, MA 02359
Assessor's Map: E12

DETERMINATION OF HIGH GROUNDWATER ELEVATION

Method Used:

- ☐ Depth observed standing in observation hole: A: _____ inches B: _____ inches
- ☐ Depth weeping from side of observation hole: A: _____ inches B: _____ inches
- ☐ Depth to soil mottles: _____ inches
- ☒ Ground water adjustment: 31.8 inches

Index Well Number: D4W 79 Duxbury Reading Date: 6/7/16 Index well level: 8+/-'

Adjustment factor: 0 Adjustment groundwater level:

DEPTH OF PERVIOUS MATERIAL

Depth of Naturally Occurring Pervious Material

Does at least four feet of naturally occurring pervious material exist in all areas observed throughout the area proposed for the soil absorption system? Yes: ☒ No: ☐

If yes, at what depth was it observed? Upper Boundary (inches): see logs
Lower Boundary (inches): see logs

CERTIFICATION

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

Signature of Soil Evaluator: 
Typed or Printed Name of Soil Evaluator: Thomas A. Pozerski, P.E.
Date of Soil Evaluator Exam: _____

Date: 6/14/16

Name of Board of Health Witness: Lisa Cullity
Board of Health: Pembroke, MA 02359

*If applicable, only deep hole with shallowest ESHGW listed.

ON-SITE REVIEW

DEEP HOLE #: D-1 DATE: 6/7/16 TIME: 8:30 AM WEATHER: Sunny 82 degrees
SITE ADDRESS or MAP/LOT #: 369 and 375 Washington Street Pembroke, MA 02359
OWNER: Town of Pembroke JOB NO.: 16-102
LOCATION (Identify on Plan): See Attached Plan GROUND ELEVATION AT SURFACE OF HOLE: To be determined

LAND USE: Field SURFACE STONES: Yes: ☒ No: ☐ SLOPE (%): 2-4%

VEGETATION: Field LANDFORM: Ground moraine

DISTANCES FROM:

OPEN WATER BODY: N/A ft PROPERTY LINE: 130 ft POSSIBLE WET AREA: 35 ft DRAINAGEWAY: 500+/- ft

DRINKING WATER WELL: N/A ft OTHER: _____

DEEP OBSERVATION HOLE LOG

Depth (inches)	Soil Hor./ Layer	Soil Texture (USDA)	Soil Color (Munsell)	Redoximorphic Features	Other (Structure, Consistency, % Gravels, Stones, Boulders)
0-60"	Fill				
60-108"	C	Clay	10 YR 4/2	60"	Fine-Medium Sand and grey clay
				Oxide 10 YR 5/2	
				Depl. 10 YR 5/1	
				Damp 60"	
				Water 84"	

PARENT MATERIAL: Sandy Eolian deposits Unsuitable Material Present? Yes: ☒ No: ☐ If Yes:

Disturbed Soil: ☐ Fill Mat'l: ☒ Impervious Layer(s): ☐ Weathered/Fractured Rock: ☐ Bedrock: ☐

GROUNDWATER OBSERVED: Yes: ☒ No: ☐ If Yes: What is the depth of Groundwater:

Standing in Hole: 84" Weeping from Face: _____ Saturating the Face: 60" Mottling: 60"

Estimated Depth to Seasonal High Ground Water : 60"

PERCOLATION TEST

Percolation Hole #:	_____	Percolation Hole #:	_____
Test Date:	_____	Test Date:	_____
Depth of Perc:	_____	Depth of Perc:	_____
Start of Presoak:	_____	Start of Presoak:	_____
End of Presoak:	_____	End of Presoak:	_____
Time @ 12":	_____	Time @ 12":	_____
Time @ 9":	_____	Time @ 9":	_____
Time Elapse:(12"-9")	_____	Time Elapse:(12"-9")	_____
Time AT 6":	_____	Time AT 6":	_____
Time Elapse: (9"-6"):	_____	Time Elapse: (9"-6"):	_____
Rate: (min/in.):	_____	Rate: (min/in.):	_____
Test Passed/ Failed/	_____	Test Passed/ Failed/ Discon/	_____
Discon/ Add. Test Req'd:	_____	Add. Testing Req'd:	_____

Performed By: Thomas A.Pozerski,P.E. Witnessed By: Lisa Cullity Mach./Oper.: Sealund Corp.
Comments: _____

An indication that the "site passed" indicates only that the basic criteria for a soil evaluation and percolation test under Title 5 have been met in the area tested. Further soil evaluations and design work are necessary to determine whether a septic system for a particular use, meeting the requirements of Title 5 and applicable local bylaws, will in fact be feasible on this site.

An indication that the "site failed" indicates only that the area tested did not meet the minimum criteria (at the time of testing) for a successful soil evaluation and/or percolation test in the area tested. Additional testing at another depth or other areas may result in passing results.

ON-SITE REVIEW

DEEP HOLE #: D-2 DATE: 6/7/16 TIME: 9:00 AM WEATHER: Sunny 82 degrees
SITE ADDRESS or MAP/LOT #: 369 and 375 Washington Street Pembroke, MA 02359
OWNER: Town of Pembroke JOB NO.: 16-102
LOCATION (Identify on Plan): See Attached Plan GROUND ELEVATION AT SURFACE OF HOLE: To be determined

LAND USE: Field SURFACE STONES: Yes: ☒ No: ☐ SLOPE (%): 2-4%

VEGETATION: Field LANDFORM: Ground moraine

DISTANCES FROM:

OPEN WATER BODY: N/A ft PROPERTY LINE: 175 ft POSSIBLE WET AREA: 35 ft DRAINAGEWAY: 500+ ft
DRINKING WATER WELL: N/A ft OTHER: _____

DEEP OBSERVATION HOLE LOG

Depth (inches)	Soil Hor./ Layer	Soil Texture (USDA)	Soil Color (Munsell)	Redoximorphic Features	Other (Structure, Consistency,% Gravels, Stones, Boulders)
0-60"	Fill				
60-96"	C	Silt Clay Loam	10 YR 5/1	60"	Compact F-M Sand, with Blue Silt and Clay
				Oxid 10 Yr 5/2	
				Depl. 10 YR 5/1	
				Damp 60" +	
				Water 84"	

PARENT MATERIAL: Sandy Eolian deposits Unsuitable Material Present? Yes: ☒ No: ☐ If Yes:
Disturbed Soil: ☐ Fill Mat'l: ☒ Impervious Layer(s): ☐ Weathered/Fractured Rock: ☒ Bedrock: ☐

GROUNDWATER OBSERVED: Yes: ☒ No: ☐ If Yes: What is the depth of Groundwater:
Standing in Hole: 84 Weeping from Face: 60 Saturating the Face: 60 Mottling: 60

Estimated Depth to Seasonal High Ground Water : 60"

PERCOLATION TEST

Percolation Hole #:	_____	Percolation Hole #:	_____
Test Date:	_____	Test Date:	_____
Depth of Perc:	_____	Depth of Perc:	_____
Start of Presoak:	_____	Start of Presoak:	_____
End of Presoak:	_____	End of Presoak:	_____
Time @ 12":	_____	Time @ 12":	_____
Time @ 9":	_____	Time @ 9":	_____
Time Elapse:(12"-9")	_____	Time Elapse:(12"-9")	_____
Time AT 6":	_____	Time AT 6":	_____
Time Elapse: (9"-6"):	_____	Time Elapse: (9"-6"):	_____
Rate: (min/in.):	_____	Rate: (min/in.):	_____
Test Passed/ Failed/	_____	Test Passed/ Failed/ Discon/	_____
Discon/ Add. Test Req'd:	_____	Add. Testing Req'd:	_____

Performed By: Thomas A.Pozerski,P.E. Witnessed By: Lisa Cullity Mach./Oper.: Sealund Corp.
Comments: _____

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An indication that the "site failed" indicates only that the area tested did not meet the minimum criteria (at the time of testing) for a successful soil evaluation and/or percolation test in the area tested. Additional testing at another depth or other areas may result in passing results.

ON-SITE REVIEW

DEEP HOLE #: D-3 DATE: 6/7/16 TIME: 9:30 AM WEATHER: Sunny 85 degrees

SITE ADDRESS or MAP/LOT #: 369 and 375 Washington Street Pembroke, MA 02359

OWNER: Town of Pembroke JOB NO.: 16-102

LOCATION (Identify on Plan): See Attached Plan GROUND ELEVATION AT SURFACE OF HOLE: To be determined

LAND USE: Field SURFACE STONES: Yes: ☒ No: ☐ SLOPE (%): 2-4%

VEGETATION: Field LANDFORM: Ground moraine

DISTANCES FROM:

OPEN WATER BODY: N/A ft PROPERTY LINE: 125 ft POSSIBLE WET AREA: 30 ft DRAINAGEWAY: 500 ft

DRINKING WATER WELL: N/A ft OTHER: _____

DEEP OBSERVATION HOLE LOG

Depth (inches)	Soil Hor./ Layer	Soil Texture (USDA)	Soil Color (Munsell)	Redoximorphic Features	Other (Structure, Consistency,% Gravels, Stones, Boulders)
0-48"	Fill				
48-60"	A	Sandy Loam (SL)	10 Yr 5/1		Friable w/ roots (FR)
60-76	B	SL	10 YR 6/6		FR
76-132	C	Silt Clay Loam	10 YR 6/1	60"	F-M Sand, Blue Silt and Clay
				Ox. 10 yr 5/8 Depl. 10 YR 6/1	Possible Underground Spring
				Damp 60" Water 60"	

PARENT MATERIAL: Sandy Eolian deposits Unsuitable Material Present? Yes: ☒ No: ☐ If Yes:

Disturbed Soil: ☐ Fill Mat'l: ☒ Impervious Layer(s): ☐ Weathered/Fractured Rock: ☒ Bedrock: ☐

GROUNDWATER OBSERVED: Yes: ☐ No: ☒ If Yes: What is the depth of Groundwater:

Standing in Hole: 84 Weeping from Face: 60 Saturating the Face: 60 Mottling: 60

Estimated Depth to Seasonal High Ground Water : 60"

PERCOLATION TEST

Percolation Hole #:	_____	Percolation Hole #:	_____
Test Date:	_____	Test Date:	_____
Depth of Perc:	_____	Depth of Perc:	_____
Start of Presoak:	_____	Start of Presoak:	_____
End of Presoak:	_____	End of Presoak:	_____
Time @ 12":	_____	Time @ 12":	_____
Time @ 9":	_____	Time @ 9":	_____
Time Elapse:(12"-9")	_____	Time Elapse:(12"-9")	_____
Time AT 6":	_____	Time AT 6":	_____
Time Elapse: (9"-6"):	_____	Time Elapse: (9"-6"):	_____
Rate: (min/in.):	_____	Rate: (min/in.):	_____
Test Passed/ Failed/	_____	Test Passed/ Failed/ Discon/	_____
Discon/ Add. Test Req'd:	_____	Add. Testing Req'd:	_____

Performed By: Thomas A.Pozerski,P.E. Witnessed By: Lisa Cullity Mach./Oper.: Sealund Corp.

Comments: _____

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An indication that the "site failed" indicates only that the area tested did not meet the minimum criteria (at the time of testing) for a successful soil evaluation and/or percolation test in the area tested. Additional testing at another depth or other areas may result in passing results.

ON-SITE REVIEW

DEEP HOLE #: D-4 DATE: 6/7/16 TIME: 10:00 AM WEATHER: Sunny 85 degrees
SITE ADDRESS or MAP/LOT #: 369 and 375 Washington Street Pembroke, MA 02359
OWNER: Town of Pembroke JOB NO.: 16-102
LOCATION (Identify on Plan): See Attached Plan GROUND ELEVATION AT SURFACE OF HOLE: To be determined

LAND USE: Field SURFACE STONES: Yes: ☒ No: ☐ SLOPE (%): 2-4%

VEGETATION: Field LANDFORM: Ground moraine

DISTANCES FROM:

OPEN WATER BODY: N/A ft PROPERTY LINE: 45 ft POSSIBLE WET AREA: 70 ft DRAINAGEWAY: 500+ ft

DRINKING WATER WELL: N/A ft OTHER: _____

DEEP OBSERVATION HOLE LOG

Depth (inches)	Soil Hor./ Layer	Soil Texture (USDA)	Soil Color (Munsell)	Redoximorphic Features	Other (Structure, Consistency,% Gravels, Stones, Boulders)
0-12	A	Loamy sand	10 YR 5/3	None	Friable w/ roots
12-36	B	Loamy sand	10 YR 5/8	None	Friable w/ roots
36-132	C	SL	10 YR 5/2	36"	Compact Fine-Med Sand (TILL) with silt and 10% Stones
				OX 10 YR 6/4 Depl.	
				10 YR 6/1	
				Damp 84"	
				Water 108"	

PARENT MATERIAL: Sandy Eolian deposits Unsuitable Material Present? Yes: ☒ No: ☐ If Yes:

Disturbed Soil: ☐ Fill Mat'l: ☐ Impervious Layer(s): ☐ Weathered/Fractured Rock: ☒ Bedrock: ☐

GROUNDWATER OBSERVED: Yes: ☒ No: ☐ If Yes: What is the depth of Groundwater:

Standing in Hole: 108 Weeping from Face: _____ Saturating the Face: 84 Mottling: 36

Estimated Depth to Seasonal High Ground Water : _____ 36

PERCOLATION TEST

Percolation Hole #:	_____	Percolation Hole #:	_____
Test Date:	_____	Test Date:	_____
Depth of Perc:	_____	Depth of Perc:	_____
Start of Presoak:	_____	Start of Presoak:	_____
End of Presoak:	_____	End of Presoak:	_____
Time @ 12":	_____	Time @ 12":	_____
Time @ 9":	_____	Time @ 9":	_____
Time Elapse:(12"-9")	_____	Time Elapse:(12"-9")	_____
Time AT 6":	_____	Time AT 6":	_____
Time Elapse: (9"-6"):	_____	Time Elapse: (9"-6"):	_____
Rate: (min/in.):	_____	Rate: (min/in.):	_____
Test Passed/ Failed/	_____	Test Passed/ Failed/ Discon/	_____
Discon/ Add. Test Req'd:	_____	Add. Testing Req'd:	_____

Performed By: Thomas A.Pozerski,P.E. Witnessed By: Lisa Cullity Mach./Oper.: Sealund Corp.

Comments: _____

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ON-SITE REVIEW

DEEP HOLE #: 16-01 DATE: 6/7/16 TIME: 10:30 AM WEATHER: Sunny 87 degrees
SITE ADDRESS or MAP/LOT #: 369 and 375 Washington Street Pembroke, MA 02359
OWNER: Town of Pembroke JOB NO.: 16-102
LOCATION (Identify on Plan): See Attached Plan GROUND ELEVATION AT SURFACE OF HOLE: To be determined

LAND USE: Material Yard SURFACE STONES: Yes: ☒ No: ☐ SLOPE (%): < 2%

VEGETATION: Gravel-Field LANDFORM: Summit

DISTANCES FROM:

OPEN WATER BODY: N/A ft PROPERTY LINE: 40 ft POSSIBLE WET AREA: 435 ft DRAINAGEWAY: 500+ ft

DRINKING WATER WELL: N/A ft OTHER: _____

DEEP OBSERVATION HOLE LOG

Depth (inches)	Soil Hor./ Layer	Soil Texture (USDA)	Soil Color (Munsell)	Redoximorphic Features	Other (Structure, Consistency,% Gravels, Stones, Boulders)
0-4"	A	Loamy sand	10 YR 5/3	None	Friable w/ roots
4-36"	B	Loamy sand	10 YR 5/8	23"	Compact
36-132	C	SL	10 YR 7/4	23"+	Compact Very Firm Fine to Med. Sand with shattered Rock and slate
				Ox. 10 YR 5/8	15% stones, 10% gravel
				Depl. 10 Yr 6/1	
				Damp 84" Water 96"	

PARENT MATERIAL: Sandy Eolian deposits Unsuitable Material Present? Yes: ☒ No: ☐ If Yes: _____

Disturbed Soil: ☐ Fill Mat'l: ☐ Impervious Layer(s): ☐ Weathered/Fractured Rock: ☒ Bedrock: ☐

GROUNDWATER OBSERVED: Yes: ☐ No: ☒ If Yes: What is the depth of Groundwater: _____

Standing in Hole: 96 Weeping from Face: _____ Saturating the Face: 84 Mottling: 24

Estimated Depth to Seasonal High Ground Water : 24"

PERCOLATION TEST

Percolation Hole #:	_____	Percolation Hole #:	_____
Test Date:	_____	Test Date:	_____
Depth of Perc:	_____	Depth of Perc:	_____
Start of Presoak:	_____	Start of Presoak:	_____
End of Presoak:	_____	End of Presoak:	_____
Time @ 12":	_____	Time @ 12":	_____
Time @ 9":	_____	Time @ 9":	_____
Time Elapse:(12"-9")	_____	Time Elapse:(12"-9")	_____
Time AT 6":	_____	Time AT 6":	_____
Time Elapse: (9"-6"):	_____	Time Elapse: (9"-6"):	_____
Rate: (min/in.):	_____	Rate: (min/in.):	_____
Test Passed/ Failed/	_____	Test Passed/ Failed/ Discon/	_____
Discon/ Add. Test Req'd:	_____	Add. Testing Req'd:	_____

Performed By: Thomas A.Pozerski,P.E. Witnessed By: Lisa Cullity Mach./Oper.: Sealund Corp.

Comments: _____

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An indication that the "site failed" indicates only that the area tested did not meet the minimum criteria (at the time of testing) for a successful soil evaluation and/or percolation test in the area tested. Additional testing at another depth or other areas may result in passing results.

ON-SITE REVIEW

DEEP HOLE #: 16-02 DATE: 6/7/16 TIME: 11:00 AM WEATHER: Sunny 87 degrees
SITE ADDRESS or MAP/LOT #: 369 and 375 Washington Street Pembroke, MA 02359
OWNER: Town of Pembroke JOB NO.: 16-102
LOCATION (Identify on Plan): See Attached Plan GROUND ELEVATION AT SURFACE OF HOLE: To be determined

LAND USE: Material Storage SURFACE STONES: Yes: ☒ No: ☐ SLOPE (%): < 2%

VEGETATION: Field LANDFORM: Summit

DISTANCES FROM:

OPEN WATER BODY: N/A ft PROPERTY LINE: 125 ft POSSIBLE WET AREA: 103 ft DRAINAGEWAY: N/A ft

DRINKING WATER WELL: N/A ft OTHER: _____

DEEP OBSERVATION HOLE LOG

Depth (inches)	Soil Hor./ Layer	Soil Texture (USDA)	Soil Color (Munsell)	Redoximorphic Features	Other (Structure, Consistency,% Gravels, Stones, Boulders)
0-24	Fill				
24-132	C	Silt Loam	10 YR 5/1	24"	Compact F-M Sand (Till) with Gray Silt and tr. clay
					20% Slate, shattered rock and stones
					5% gravel

PARENT MATERIAL: Sandy Eolian deposits Unsuitable Material Present? Yes: ☒ No: ☐ If Yes:

Disturbed Soil: ☐ Fill Mat'l: ☒ Impervious Layer(s): ☐ Weathered/Fractured Rock: ☒ Bedrock: ☐

GROUNDWATER OBSERVED: Yes: ☒ No: ☐ If Yes: What is the depth of Groundwater:

Standing in Hole: _____ Weeping from Face: _____ Saturating the Face: _____ Mottling: 24

Estimated Depth to Seasonal High Ground Water : _____ 24

PERCOLATION TEST

Percolation Hole #:	_____	Percolation Hole #:	_____
Test Date:	_____	Test Date:	_____
Depth of Perc:	_____	Depth of Perc:	_____
Start of Presoak:	_____	Start of Presoak:	_____
End of Presoak:	_____	End of Presoak:	_____
Time @ 12":	_____	Time @ 12":	_____
Time @ 9":	_____	Time @ 9":	_____
Time Elapse:(12"-9")	_____	Time Elapse:(12"-9")	_____
Time AT 6":	_____	Time AT 6":	_____
Time Elapse: (9"-6"):	_____	Time Elapse: (9"-6"):	_____
Rate: (min/in.):	_____	Rate: (min/in.):	_____
Test Passed/ Failed/	_____	Test Passed/ Failed/ Discon/	_____
Discon/ Add. Test Req'd:	_____	Add. Testing Req'd:	_____

Performed By: Thomas A.Pozerski,P.E. Witnessed By: Lisa Cullity Mach./Oper.: Sealund Corp.

Comments: _____

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An indication that the "site failed" indicates only that the area tested did not meet the minimum criteria (at the time of testing) for a successful soil evaluation and/or percolation test in the area tested. Additional testing at another depth or other areas may result in passing results.

ON-SITE REVIEW

DEEP HOLE #: 16-03 DATE: 6/7/16 TIME: 11:15 AM WEATHER: Sunny 87 degrees

SITE ADDRESS or MAP/LOT #: 369 and 375 Washington Street Pembroke, MA 02359

OWNER: Town of Pembroke JOB NO.: 16-102

LOCATION (Identify on Plan): See Attached Plan GROUND ELEVATION AT SURFACE OF HOLE: To be determined

LAND USE: Material Storage Yard SURFACE STONES: Yes: ☒ No: ☐ SLOPE (%): < 2%

VEGETATION: Field LANDFORM: Summit

DISTANCES FROM:

OPEN WATER BODY: N/A ft PROPERTY LINE: 40 ft POSSIBLE WET AREA: 240 ft DRAINAGEWAY: 500+ ft

DRINKING WATER WELL: N/A ft OTHER:

DEEP OBSERVATION HOLE LOG

Depth (inches)	Soil Hor./ Layer	Soil Texture (USDA)	Soil Color (Munsell)	Redoximorphic Features	Other (Structure, Consistency, % Gravels, Stones, Boulders)
0-24	Fill				
24-132	C	Silt Loam	10 YR 5/1	60"	Compact F-M Sand (Till) with Grey Silt and Tr. Of Clay
					20% Shattered rock, slate and stones

PARENT MATERIAL: Coarse Loamy material Unsuitable Material Present? Yes: ☒ No: ☐ If Yes:

Disturbed Soil: ☐ Fill Mat'l: ☒ Impervious Layer(s): ☐ Weathered/Fractured Rock: ☒ Bedrock: ☐

GROUNDWATER OBSERVED: Yes: ☒ No: ☐ If Yes: What is the depth of Groundwater:

Standing in Hole: Weeping from Face: Saturating the Face: Mottling: 60

Estimated Depth to Seasonal High Ground Water : 60"

PERCOLATION TEST

Percolation Hole #:		Percolation Hole #:	
Test Date:		Test Date:	
Depth of Perc:		Depth of Perc:	
Start of Presoak:		Start of Presoak:	
End of Presoak:		End of Presoak:	
Time @ 12":		Time @ 12":	
Time @ 9":		Time @ 9":	
Time Elapse:(12"-9")		Time Elapse:(12"-9")	
Time AT 6":		Time AT 6":	
Time Elapse: (9"-6"):		Time Elapse: (9"-6"):	
Rate: (min/in.):		Rate: (min/in.):	
Test Passed/ Failed/		Test Passed/ Failed/ Discon/	
Discon/ Add. Test Req'd:		Add. Testing Req'd:	

Performed By: Thomas A.Pozerski,P.E. Witnessed By: Lisa Cullity Mach./Oper.: Sealund Corp.

Comments:

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ON-SITE REVIEW

DEEP HOLE #: 16-04 DATE: 6/7/16 TIME: 11:30 AM WEATHER: Sunny 76 degrees
SITE ADDRESS or MAP/LOT #: 369 and 375 Washington Street Pembroke, MA 02359
OWNER: Town of Pembroke JOB NO.: 16-102
LOCATION (Identify on Plan): See Attached Plan GROUND ELEVATION AT SURFACE OF HOLE: To be determined

LAND USE: Material Storage Yard SURFACE STONES: Yes: ☒ No: ☐ SLOPE (%): < 2%

VEGETATION: Parking Lot LANDFORM: Summit

DISTANCES FROM:

OPEN WATER BODY: N/A ft PROPERTY LINE: 65 ft POSSIBLE WET AREA: 425 ft DRAINAGEWAY: 500+ ft

DRINKING WATER WELL: N/A ft OTHER: _____

DEEP OBSERVATION HOLE LOG

Depth (inches)	Soil Hor./ Layer	Soil Texture (USDA)	Soil Color (Munsell)	Redoximorphic Features	Other (Structure, Consistency, % Gravels, Stones, Boulders)
0-36	Fill				
36-48	B	LS	10 YR 5/8	None	Slightly firm
48-132	C	SL	10 YR 6/4	60"	F-M sand, trace of gravel-Firm
				Ox> 10 YR 5/8 Depl. 10 YR 6/4	10% stones

PARENT MATERIAL: Coarse Loamy Material Unsuitable Material Present? Yes: ☒ No: ☐ If Yes:

Disturbed Soil: ☐ Fill Mat'l: ☒ Impervious Layer(s): ☐ Weathered/Fractured Rock: ☐ Bedrock: ☐

GROUNDWATER OBSERVED: Yes: ☐ No: ☒ If Yes: What is the depth of Groundwater:

Standing in Hole: _____ Weeping from Face: _____ Saturating the Face: _____ Mottling: 60"

Estimated Depth to Seasonal High Ground Water : 60"

PERCOLATION TEST

Percolation Hole #:	_____	Percolation Hole #:	_____
Test Date:	_____	Test Date:	_____
Depth of Perc:	_____	Depth of Perc:	_____
Start of Presoak:	_____	Start of Presoak:	_____
End of Presoak:	_____	End of Presoak:	_____
Time @ 12":	_____	Time @ 12":	_____
Time @ 9":	_____	Time @ 9":	_____
Time Elapse:(12"-9")	_____	Time Elapse:(12"-9")	_____
Time AT 6":	_____	Time AT 6":	_____
Time Elapse: (9"-6"):	_____	Time Elapse: (9"-6"):	_____
Rate: (min/in.):	_____	Rate: (min/in.):	_____
Test Passed/ Failed/	_____	Test Passed/ Failed/ Discon/	_____
Discon/ Add. Test Req'd:	_____	Add. Testing Req'd:	_____

Performed By: Thomas A.Pozerski,P.E. Witnessed By: Lisa Cullity Mach./Oper.: Sealund Corp.

Comments: _____

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ON-SITE REVIEW

DEEP HOLE #: 16-05 DATE: 6/7/16 TIME: 12:00 PM WEATHER: Sunny 87 degrees

SITE ADDRESS or MAP/LOT #: 369 and 375 Washington Street Pembroke, MA 02359

OWNER: Town of Pembroke JOB NO.: 16-102

LOCATION (Identify on Plan): See Attached Plan GROUND ELEVATION AT SURFACE OF HOLE: To be determined

LAND USE: Material Storage Yard SURFACE STONES: Yes: ☒ No: ☐ SLOPE (%): < 2%

VEGETATION: Paved LANDFORM: Summit

DISTANCES FROM:

OPEN WATER BODY: N/A ft PROPERTY LINE: 60 ft POSSIBLE WET AREA: 415 ft DRAINAGEWAY: 500+ ft

DRINKING WATER WELL: N/A ft OTHER: _____

DEEP OBSERVATION HOLE LOG

Depth (inches)	Soil Hor./ Layer	Soil Texture (USDA)	Soil Color (Munsell)	Redoximorphic Features	Other (Structure, Consistency,% Gravels, Stones, Boulders)
0-36	Fill				
36-48	B	LS	10 YR 5/8		Slightly Firm
48-120	C	SL	10 YR 6/4	60"	F-M. Sand with Silt, 10% Stones
				OX. 10 YR 5/8 Depl. 10 YR 6/1	
				Weeping 60"	

PARENT MATERIAL: Coarse Loamy Material Unsuitable Material Present? Yes: ☒ No: ☐ If Yes:

Disturbed Soil: ☐ Fill Mat'l: ☒ Impervious Layer(s): ☐ Weathered/Fractured Rock: ☐ Bedrock: ☐

GROUNDWATER OBSERVED: Yes: ☒ No: ☐ If Yes: What is the depth of Groundwater:

Standing in Hole: _____ Weeping from Face: 60 Saturating the Face: 60 Mottling: 60

Estimated Depth to Seasonal High Ground Water : 60"

PERCOLATION TEST

Percolation Hole #:	_____	Percolation Hole #:	_____
Test Date:	_____	Test Date:	_____
Depth of Perc:	_____	Depth of Perc:	_____
Start of Presoak:	_____	Start of Presoak:	_____
End of Presoak:	_____	End of Presoak:	_____
Time @ 12":	_____	Time @ 12":	_____
Time @ 9":	_____	Time @ 9":	_____
Time Elapse:(12"-9")	_____	Time Elapse:(12"-9")	_____
Time AT 6":	_____	Time AT 6":	_____
Time Elapse: (9"-6"):	_____	Time Elapse: (9"-6"):	_____
Rate: (min/in.):	_____	Rate: (min/in.):	_____
Test Passed/ Failed/	_____	Test Passed/ Failed/ Discon/	_____
Discon/ Add. Test Req'd:	_____	Add. Testing Req'd:	_____

Performed By: Thomas A.Pozerski,P.E. Witnessed By: Lisa Cullity Mach./Oper.: Sealund Corp

Comments: _____

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ON-SITE REVIEW

DEEP HOLE #: 16-06 DATE: 6/7/16 TIME: 12:15 PM WEATHER: Sunny 87 degrees
SITE ADDRESS or MAP/LOT #: 369 and 375 Washington Street Pembroke, MA 02359
OWNER: Town of Pembroke JOB NO.: 16-102
LOCATION (Identify on Plan): See Attached Plan GROUND ELEVATION AT SURFACE OF HOLE: To be determined

LAND USE: Material Storage Yard SURFACE STONES: Yes: ☒ No: ☐ SLOPE (%): < 2%

VEGETATION: Paved-Gravel LANDFORM: Summit

DISTANCES FROM:

OPEN WATER BODY: N/A ft PROPERTY LINE: 55 ft POSSIBLE WET AREA: 340 ft DRAINAGEWAY: 300 ft

DRINKING WATER WELL: N/A ft OTHER: _____

DEEP OBSERVATION HOLE LOG

Depth (inches)	Soil Hor./ Layer	Soil Texture (USDA)	Soil Color (Munsell)	Redoximorphic Features	Other (Structure, Consistency, % Gravels, Stones, Boulders)
0-24	Fill				
24-36	A	LS	10 YR 5/1		
36-48	B	LS	10 YR 5/8		Slightly Firm
48-144	c	SL	10 YR 6/4	52"	F-M Sand with Silt
				OX. 10 Yr 5/8 Depl. 10 YR 6/1	10% Stones
				Weeping 60"	

PARENT MATERIAL: Coarse Loamy material Unsuitable Material Present? Yes: ☐ No: ☒ If Yes: _____

Disturbed Soil: ☐ Fill Mat'l: ☐ Impervious Layer(s): ☐ Weathered/Fractured Rock: ☐ Bedrock: ☐

GROUNDWATER OBSERVED: Yes: ☒ No: ☐ If Yes: What is the depth of Groundwater: _____

Standing in Hole: _____ Weeping from Face: 60" Saturating the Face: 60" Mottling: 52

Estimated Depth to Seasonal High Ground Water : 52"

PERCOLATION TEST

Percolation Hole #:	<u>16-06</u>	Percolation Hole #:	_____
Test Date:	<u>6/7/16</u>	Test Date:	_____
Depth of Perc:	<u>48-64</u>	Depth of Perc:	_____
Start of Presoak:	<u>12:20 PM</u>	Start of Presoak:	_____
End of Presoak:	<u>12:35 PM</u>	End of Presoak:	_____
Time @ 12":	<u>12:35 PM</u>	Time @ 12":	_____
Time @ 9":	<u>1:16 PM</u>	Time @ 9":	_____
Time Elapse:(12"-9")	<u>41</u>	Time Elapse:(12"-9")	_____
Time AT 6":	<u>2:21 PM</u>	Time AT 6":	_____
Time Elapse: (9"-6"):	<u>65</u>	Time Elapse: (9"-6"):	_____
Rate: (min/in.):	<u>22</u>	Rate: (min/in.):	_____
Test Passed/ Failed/	<u>Passed</u>	Test Passed/ Failed/ Discon/	_____
Discon/ Add. Test Req'd:	_____	Add. Testing Req'd:	_____

Performed By: Thomas A.Pozerski,P.E. Witnessed By: Lisa Cullity Mach./Oper.: Sealund Corp.

Comments: _____

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Merrill Corporation
427 Columbia Road
Hanover, MA 02339
T: 781-826-9200

Project No.: 16-102

Date: 6/11/16
Revised:

PROBABLE HIGH GROUNDWATER LEVELS IN MASSACHUSETTS

FACILITY INFORMATION

Site Location:

Builder's lot #: 1A AND 1B
Street Address: 369 and 375 Washington Street
Town, State, Zip: Pembroke, MA 02359
Assessor's Map: E12

Owner/ Applicant Information:

Name: Town of Pembroke
Address: 100 Center Street
Town, State, Zip: Pembroke, MA 02359
Telephone no.: 781-293-2718

REFERENCE:

Probable High Groundwater Levels in Massachusetts U.S.
Geological Survey Water
Resource and Investigation
Open File Report 80 - 1205

FIELD DATA:

Date of Test/ Reading: June 7, 2016
Use Test Area: 16-06

Ground Elevation = 100.00 (Assumed)
Depth of Water = Mottling ft. (None Encountered)
Observed Water Table Elev= See log (NWE)

REFERENCE WELL DATA:

Reference Well: D4W 79 Duxbury
Data Category: Real - Time Data for USGS (Refer to attachments)
Topographic setting: Valley
Lithology: Sand
Date of Reading:

FORMULA:

$$Sh = Sc - [(Sr / Owr)(OWc - OWmax)]$$

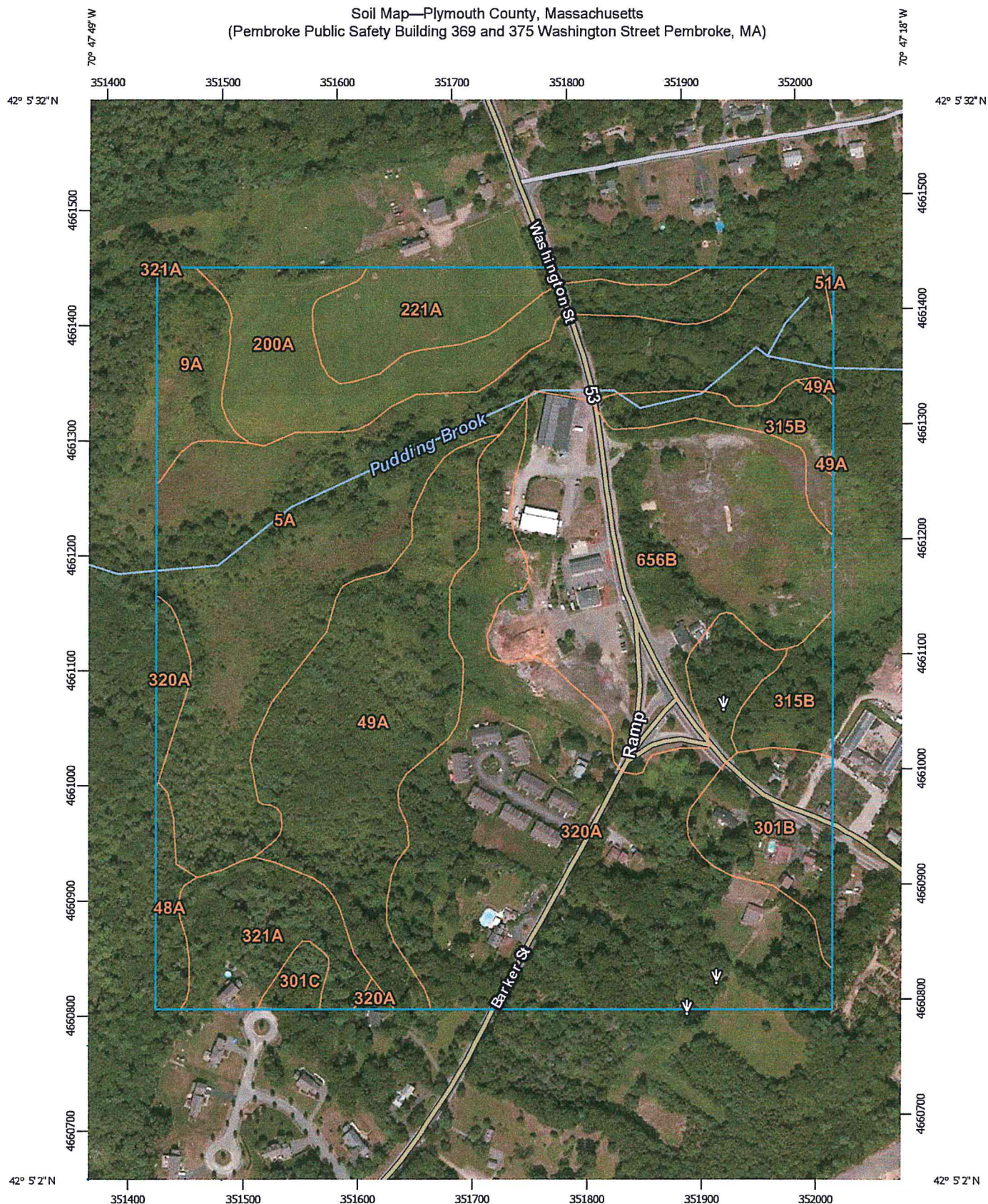
Where:

Sc = Mottling ft. Measured depth to water at site (No water encountered)
Owc = 8.65 ft. Measured depth to water in observation well
Owmax = 6.10 ft. Depth to recorded maximum water level in observation well
Sr = 4.20 ft. Range in water level at site (see charts) USE: 5% Exceedence
Owr = 4.04 ft. Recorded upper limit of annual range at observation well
Adjustment = 2.65 ft.

Sh= #VALUE! ft. Estimated depth to probable high water level at the site

E.S.H.G.W = N/A MSL No Adjustment-Mottling Found

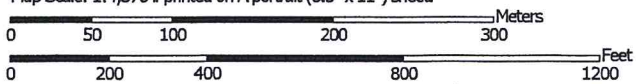
Soil Map—Plymouth County, Massachusetts
(Pembroke Public Safety Building 369 and 375 Washington Street Pembroke, MA)



70° 47' 49" W



Map Scale: 1:4,570 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



Natural Resources
Conservation Service


Web Soil Survey
National Cooperative Soil Survey

6/11/2016
Page 1 of 3

Soil Map—Plymouth County, Massachusetts
(Pembroke Public Safety Building 369 and 375 Washington Street Pembroke, MA)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points


Special Point Features


 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill


 Lava Flow


 Marsh or swamp


 Mine or Quarry


 Miscellaneous Water

 Perennial Water


 Rock Outcrop


 Saline Spot


 Sandy Spot


 Severely Eroded Spot


 Sinkhole


 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Plymouth County, Massachusetts
Survey Area Data: Version 8, Sep 28, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 26, 2014—Sep 4, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Plymouth County, Massachusetts (MA023)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5A	Saco mucky silt loam, 0 to 3 percent slopes	19.1	20.2%
9A	Birdsall silt loam, 0 to 3 percent slopes	2.3	2.5%
48A	Brockton sandy loam, 0 to 3 percent slopes, extremely stony	1.0	1.1%
49A	Norwell mucky fine sandy loam, 0 to 3 percent slopes, extremely stony	11.1	11.8%
51A	Swansea muck, 0 to 1 percent slopes	0.1	0.1%
200A	Squamscott fine sandy loam, 0 to 3 percent slopes	6.7	7.1%
221A	Eldridge fine sandy loam, 0 to 3 percent slopes	3.7	3.9%
301B	Montauk fine sandy loam, 0 to 8 percent slopes, very stony	3.5	3.7%
301C	Montauk fine sandy loam, 8 to 15 percent slopes, very stony	0.6	0.6%
315B	Scituate gravelly sandy loam, 3 to 8 percent slopes	3.6	3.8%
320A	Birchwood sand, 0 to 3 percent slopes	23.7	25.1%
321A	Birchwood sand, 0 to 3 percent slopes, very stony	3.7	3.9%
656B	Udorthents - Urban land complex, 0 to 8 percent slopes	15.2	16.1%
Totals for Area of Interest		94.4	100.0%

Plymouth County, Massachusetts

49A—Norwell mucky fine sandy loam, 0 to 3 percent slopes, extremely stony

Map Unit Setting

National map unit symbol: bd1w

Elevation: 10 to 400 feet

Mean annual precipitation: 41 to 54 inches

Mean annual air temperature: 43 to 54 degrees F

Frost-free period: 145 to 240 days

Farmland classification: Not prime farmland

Map Unit Composition

Norwell, extremely stony, and similar soils: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Norwell, Extremely Stony

Setting

Landform: Depressions, drainageways

Landform position (two-dimensional): Toeslope, footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Sandy supraglacial meltout till over coarse-loamy
lodgment till

Typical profile

Oe - 0 to 4 inches: moderately decomposed plant material

A - 4 to 8 inches: mucky fine sandy loam

Bg1 - 8 to 14 inches: gravelly sandy loam

Bg2 - 14 to 19 inches: loamy fine sand

Cdg - 19 to 29 inches: gravelly coarse sandy loam

Cd - 29 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 0 to 3 percent

Percent of area covered with surface fragments: 9.0 percent

Depth to restrictive feature: 12 to 20 inches to densic material

Natural drainage class: Poorly drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): Low to
moderately low (0.00 to 0.14 in/hr)

Depth to water table: About 0 to 12 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Available water storage in profile: Very low (about 2.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: D

Minor Components

Ridgebury, extremely stony

Percent of map unit: 5 percent

Landform: Depressions, drainageways

Landform position (two-dimensional): Toeslope, footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Brockton, extremely stony

Percent of map unit: 5 percent

Landform: Depressions, drainageways

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Mattapoisett, extremely stony

Percent of map unit: 5 percent

Landform: Depressions, drainageways

Landform position (two-dimensional): Toeslope, footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Scituate, very stony

Percent of map unit: 5 percent

Landform: Ridges, drumlins

Landform position (two-dimensional): Summit, footslope

Landform position (three-dimensional): Interfluvium

Down-slope shape: Concave

Across-slope shape: Concave

Data Source Information

Soil Survey Area: Plymouth County, Massachusetts

Survey Area Data: Version 8, Sep 28, 2015

Plymouth County, Massachusetts

320A—Birchwood sand, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 9y45
Elevation: 10 to 400 feet
Mean annual precipitation: 41 to 54 inches
Mean annual air temperature: 43 to 54 degrees F
Frost-free period: 145 to 240 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Birchwood and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Birchwood

Setting

Landform: Ground moraines, till plains, drumlins
Landform position (two-dimensional): Footslope, summit
Landform position (three-dimensional): Interfluvium
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Sandy eolian deposits and/or sandy glaciofluvial deposits over coarse-loamy lodgment till

Typical profile

O_i - 0 to 1 inches: slightly decomposed plant material
O_e - 1 to 3 inches: moderately decomposed plant material
O_a - 3 to 4 inches: highly decomposed plant material
E - 4 to 5 inches: sand
Ap - 5 to 8 inches: loamy sand
B_s - 8 to 13 inches: loamy sand
B_{w1} - 13 to 19 inches: loamy sand
B_{w2} - 19 to 29 inches: loamy sand
BC - 29 to 40 inches: sand
Cd₁ - 40 to 55 inches: gravelly sandy loam
Cd₂ - 55 to 75 inches: gravelly sandy loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: 35 to 59 inches to densic material
Natural drainage class: Moderately well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (K_{sat}): Very low to moderately high (0.00 to 0.20 in/hr)
Depth to water table: About 12 to 29 inches
Frequency of flooding: None
Frequency of ponding: None

Available water storage in profile: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: B/D

Minor Components

Poquonock

Percent of map unit: 6 percent

Landform: Drumlins, ground moraines, till plains

Landform position (two-dimensional): Summit, shoulder

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Convex

Mattapoisett

Percent of map unit: 6 percent

Landform: Depressions, drainageways

Landform position (two-dimensional): Toeslope, footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Scituate

Percent of map unit: 5 percent

Landform: Drumlins, ridges

Landform position (two-dimensional): Footslope, summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Concave

Across-slope shape: Concave

Newfields

Percent of map unit: 3 percent

Landform: Moraines, till plains, hills

Landform position (two-dimensional): Summit, footslope

Landform position (three-dimensional): Interfluve

Down-slope shape: Concave

Across-slope shape: Concave

Data Source Information

Soil Survey Area: Plymouth County, Massachusetts

Survey Area Data: Version 8, Sep 28, 2015

Plymouth County, Massachusetts

656B—Udorthents - Urban land complex, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: bd08
Elevation: 0 to 390 feet
Mean annual precipitation: 41 to 54 inches
Mean annual air temperature: 43 to 54 degrees F
Frost-free period: 145 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Udorthents, loamy, and similar soils: 45 percent
Urban land: 40 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udorthents, Loamy

Setting

Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Coarse-loamy human transported material

Typical profile

^A - 0 to 5 inches: loam
^C1 - 5 to 21 inches: gravelly loam
^C2 - 21 to 80 inches: gravelly sandy loam

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat):
Moderately low to very high (0.01 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 7.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: B

Minor Components

Udipsamments, wet substratum

Percent of map unit: 5 percent

Landform: Dikes

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Tread

Down-slope shape: Linear, convex

Across-slope shape: Linear

Udorthents, wet substratum

Percent of map unit: 5 percent

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Udipsamments

Percent of map unit: 5 percent

Landform: Dikes

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Tread

Down-slope shape: Linear, convex

Across-slope shape: Linear

Data Source Information

Soil Survey Area: Plymouth County, Massachusetts

Survey Area Data: Version 8, Sep 28, 2015



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National Water Information System: Web Interface

[USGS Water Resources](#)

Data Category:


Current Conditions ▼

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ICE EFFECTS ON STREAMFLOW During winter, ice formation may cause stage and discharge values to appear higher than expected. Ice effects may be minor (occurring only at night and early morning) with baseline flows obvious, or the effects may be major (stage constantly increases over several days or weeks) resulting in greatly erroneous discharge. Streamgages experiencing minor ice conditions will continue to display stage and discharge values to enable users to estimate the approximate base-line stage and discharge. Streamgages experiencing major ice conditions will have the discharge record temporarily disabled to prevent use of erroneous discharge values. The discharge record will resume when it is determined that ice conditions are no longer present. Daily mean discharges during periods of ice effect will be estimated after detailed data analysis.

USGS 420321070433502 MA-D4W 79 DUXBURY, MA

PROVISIONAL DATA SUBJECT TO REVISION

Available data for this site

Time-series: Current/Historical Observations ▼

GO

Click to hide station-specific text

LOCATION--Lat 42°03'21", long 70°43'35", Plymouth County, Hydrologic Unit 01090002, 30 ft west of State Highway 3 and about 300 ft north of State Highway 14 in Duxbury.

AQUIFER--Sand and gravel aquifer, glaciated regions; outwash deposits.

WELL CHARACTERISTICS--Augered observation water-table well, diameter 2.0 in, depth 23.5 ft, screened 21.5 to 23.5 ft.

INSTRUMENTATION--Data Collection Platform with satellite telemeter, July 2001 to current year. Monthly measurement prior to July 2001.

DATUM--Elevation of land-surface datum is 55 ft above sea level, from topographic map. Measuring point: Top of casing in base of steel shelter, 1.5 ft above land-surface datum.

PERIOD OF RECORD--January 1965 to current year. Prior to October 1974, published in Massachusetts Hydrologic-Data Report No. 17.

COOPERATION BY--Massachusetts Department of Conservation and Recreation, Office of Water Resources.

[Click here to view values used in "Frimpter Method" estimates, OWmax and OWr values and topographic and lithologic settings.](#)

[Click here to view most recent monthly and daily groundwater levels \(OWc values for "Frimpter Method" estimates\) and for monthly and historical statistics.](#) This station managed by the Northborough, MA Field Office.

Available Parameters

☐ All 1 Available Parameters for this site

☒ 72019 Water level, depth L

Available Period

2007-10-01 2016-06-11

Output format

☐ Graph

☒ Graph w/ stats

☐ Graph w/o stats

☐ Graph w/ (up to 3) parms

☐ Table

☐ Tab-separated

☐ Tab-separated w/ meas

Days (7)

[Summary of all available data for this site](#)

GO

[Instantaneous-data availability statement](#)

-- or --

Begin date

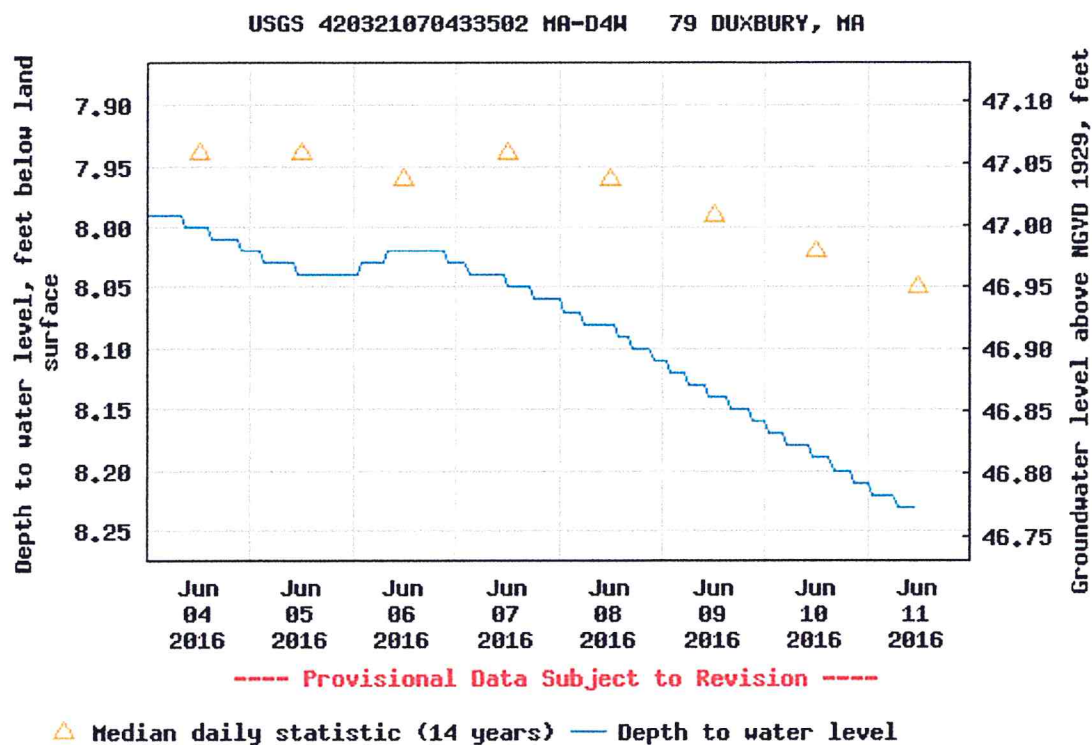
2016-06-04

Depth to water level, feet below land surface

End date

2016-06-11

Most recent instantaneous value: 8.23 06-11-2016 11:00 EDT



Add up to 2 more sites and replot for "Depth to water level, feet below land surface"

?

Add site numbers

Note

Enter up to 2 site numbers separated by a comma. A site number consists of 8 to 15 digits

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Min (2006)	25th percen- tile	Mean	Median	75th percen- tile	Most Recent Instantaneous Value Jun 11	Max (2008)

[Questions about sites/data?](#)
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Min (2006)	25th percen- tile	Mean	Median	75th percen- tile	Most Recent Instantaneous Value Jun 11	Max (2008)
6.41	7.71	7.88	8.05	8.21	8.23	8.44

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URL: <http://waterdata.usgs.gov/ma/nwis/uv?>



Page Contact Information: [Massachusetts Water Data Support Team](#)

Page Last Modified: 2016-06-11 11:51:55 EDT

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NOVER – ARMSTRONG ASSOCIATES, INC
PHASE 1 ENVIRONMENTAL SITE ASSESSMENT



**PHASE I ENVIRONMENTAL
SITE ASSESSMENT**

369 & 375 Washington Street
Pembroke, Massachusetts
Project File P4043

Prepared For:

Joshua M. Bows, President
Merrill Engineers and Land Surveyors
427 Columbia Road
Hanover, MA 02239

June 14, 2016



June 14, 2016

Joshua M. Bows, President
Merrill Engineers and Land Surveyors
427 Columbia Road
Hanover, MA 02239

RE: ASTM/AAI Phase I Environmental Site Assessment
369 & 375 Washington Street
Pembroke, Massachusetts
Project File P4043

Dear Mr. Bows:

Nover-Armstrong Associates, Inc. (Nover-Armstrong) is pleased to submit this Phase I Environmental Site Assessment for the property located at 369 & 375 Washington Street in Pembroke, Massachusetts (the site). For a summary of findings, please review the Executive Summary. The Executive Summary should be reviewed in conjunction with the entire report.

Environmental Professional Statement:

We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312 and we have the specific education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Nover-Armstrong appreciates the opportunity to provide Merrill Engineers and Land Surveyors with environmental services. If you have any questions or comments regarding this report, please do not hesitate to contact our office.

Sincerely,
Nover-Armstrong Associates, Inc.

Chris Oien
Environmental Scientist

Matthew Alger
Project Manager

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1.0 EXECUTIVE SUMMARY

In June 2016, Nover-Armstrong Associates, Inc. (Nover-Armstrong) performed a Phase I Environmental Site Assessment for the property located at 369 and 375 Washington Street in Pembroke, Massachusetts (the site). The assessment was conducted in accordance with the processes described in the American Society for Testing and Materials (ASTM) Standard Practice for the Phase I Environmental Site Assessment Process - Designation E 1527-13; ASTM E 2600-10 Standard Guide for Vapor Encroachment on Property Involved in Real Estate Transactions; and with United States Environmental Protection Agency (USEPA) 40 CFR Part 312 – Standards and Practices for All Appropriate Inquiries (AAI), November 1, 2005.

The purpose of this process is to define customary practice for conducting environmental site assessment upon commercial real estate with respect to a range of hazardous substances. The goal of the processes established by this practice is to identify *recognized environmental conditions*. The term *recognized environmental condition* (REC) means the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to 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.

The term *historical recognized environmental condition* (HREC) means a past release of any hazardous substances or petroleum products that has occurred in connection with property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls. An HREC is not considered to be a REC.

The term *controlled recognized environmental condition* (CREC) means a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. A CREC is considered to be a REC.

The term vapor encroachment condition (VEC) means the presence or likely presence of contaminant vapors in the subsurface of the site caused by the release of vapors from contaminated soil or groundwater either on or near the site. A VEC is considered to be a REC.

Findings:

The 9.84 acre site is improved by a 2-story, colonial residential structure and a garage structure located on the eastern portions of the site. According to Pembroke Assessors Office records, the residential structure was built in 1805.

At the time of Nover-Armstrong's inspection, the residential structure was unoccupied and the garage structure was occupied by Newcomb's Tree Service and Mulch-n-More. Communication with Mr. Paul Newcomb, site occupant since 2012, revealed that he uses the site for the sale and storage of landscaping mulch. Mulch-n-More also utilizes a small office within the garage structure.

The remaining eastern portions of the site consists of a gravel parking area along Washington Street, several concrete bins for mulch storage, two large wood chip stockpiles, logged trees / woody debris, storage trailers, miscellaneous storage, a bulldozer, a front end loader, a wood chipper and a truck-mounted saw. The western portion of the site consists of undeveloped wetlands. Current use of the site is not considered a REC.

Further communication with Mr. Newcomb and records research at the Town of Pembroke Municipal Offices revealed previous site uses to include mulch sales and storage, a tree service, wood chopping, residential, vehicle storage and farming. Prior to 1950, the site was a part of the West Box Factory, a manufacturer of wooden crates. Historical site uses are not considered a REC.

Nover-Armstrong's visual inspection of the site and records research at the Pembroke Municipal Offices revealed that the site is currently serviced by electricity. A former cesspool was filled in place in 2006. Communication with Mr. Newcomb revealed that there is a 275-gallon aboveground storage tank (AST) located within the garage structure which has not been used since at least 2012. There is currently no heat source for the garage structure. Mr. Newcomb does not have access to this separate interior garage area, therefore, Nover-Armstrong could not inspect the AST.. The residential structure was condemned at the time of the assessment, therefore, Nover-Armstrong cannot make representation relative to interior conditions. It is assumed that the residential structure also utilized #2 fuel oil AST(s) within the basement. According to the Pembroke Department of Public Works, the municipal water was shut off to the site at the request of the site owner in 2007.

Further visual inspection revealed two empty 275-gallon ASTs propped on large tires near a storage trailer northeast of the residential structure. Nover-Armstrong observed the ASTs to be in mediocre condition with no holes or pitting on the ASTs. Additionally, no stained soils or distressed vegetation was observed in the AST's vicinity. The presence of the two empty ASTs is not considered a REC.

Nover-Armstrong's records research at the Pembroke Municipal Offices and communication with Mr. Bob Clarke of the Conservation Commission, revealed that the site and site vicinity historically were a part of the West Box Factory. According to Mr. Clarke, box factory operations were located throughout the site vicinity on the western and eastern sides of Washington Street and operated until the 1950's. Further communication with Mr. Clarke revealed that a yellow shed on-site (the garage structure) may have had a gasoline underground storage tank (UST) to refuel fleet vehicles. Nover-Armstrong contacted Deputy Chief Christopher West of the Duxbury Fire Department, who grew up on the site, for information regarding the location and/or presence of this UST. Communication with Deputy Chief West revealed that there was historically a gasoline pump and gasoline UST located to the north of the current garage structure. Deputy Chief West stated he does not know any information on the UST's volume or whether it has been removed. Records research at the Town of Pembroke Fire Department did not reveal any information regarding the installation and / or removal of the gasoline pump, the UST, or any other oils and hazardous materials (OHMs) on-site. Nover-Armstrong did not observe evidence of a gasoline pump or UST in the vicinity of the garage structure. The historical presence of a gasoline pump and UST is considered a REC.

Nover-Armstrong's review of the FirstSearch Report revealed that the easterly adjacent Mobil Gas Station, located at 355 Washington Street, is listed as a RCRA NonGenerator / No Longer Reporting site, an underground storage tank (UST) site, a leaking underground storage tank (LUST) site, and a state listed hazardous waste site under Release Tracking Numbers (RTNs) 4-15278, 4-15837 and 4-25817. RTN 4-15278 was assigned to the property after the discovery of a groundwater head-space reading greater than 100 parts per million (ppmv) associated with the removal of three former 12,000-gallon gasoline USTs at the property. RTN 4-15837 was related to the removal of a waste oil UST and hydraulic lift at the property. Groundwater samples taken from the base of the excavation revealed EPH concentrations to exceed RCGW-2 Standards (applicable to the property). Both of these RTNs have achieved regulatory closure under Class A-2 Response Action Outcome Statements. Based on the property's upgradient location, proximity to the site, and groundwater flow direction to the north, northwest, the historical releases under RTNs 4-15278 and 4-15837 are considered potential RECs.

RTN 4-25817 is related to a release of 10-15 gallons of diesel fuel from an overfill that only impacted shallow surface soils at the property in October 2015. An Immediate Response Action (IRA) Plan and Completion Report was submitted to MassDEP in December 2015 documenting IRAs that were completed in response to this release. This RTN is not considered a REC.

Conclusions:

Nover-Armstrong has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 for the property located at 369 & 375 Washington Street in Pembroke, Massachusetts (the site). Any exceptions to, or deletions from, this practice are described in Section 9.0 of this report.

This assessment has revealed no evidence of HRECs or CRECs in connection with the site or adjoining properties.

This assessment has not revealed evidence of known or suspected VECs in connection with the site or adjoining properties, with the exception of the following:

- The historical releases at the immediately adjacent 355 Washington Street property under RTNs 4-15278 and 4-15837.

This assessment has revealed no evidence of RECs in connection with the site or adjoining properties, with the exception of the following:

- The potentially abandoned on-site gasoline UST;
- The current and historical use of the adjacent 355 Washington Street property as a gas station and service station; and
- The adjacent 355 Washington Street property's listing under RTN 4-15278 and RTN 4-15837 related to releases associated with three former 12,000-gallon USTs, a waste oil UST, and hydraulic lift historically at the property.

Recommendations:

Nover-Armstrong is recommending a limited subsurface assessment to investigate the above mentioned RECs. Additionally, it is recommended that the two empty 275-gallon ASTs in the vicinity of the storage trailer be disposed of properly.

2.0 SITE DESCRIPTION

Visual assessment of the site was conducted on June 10, 2016 by Chris Oien of Nover-Armstrong. At the time of Nover-Armstrong's inspection, the weather was cloudy and the temperature was approximately 76° Fahrenheit. Nover-Armstrong's assessment consisted of visual observations of the exterior of the site structures, vegetation, surrounding grounds, and to the extent feasible, adjoining properties. Nover-Armstrong cannot make representations of conditions within the residential structure due to its condemned status by the Town of Pembroke. Additionally, Nover-Armstrong was not provided access to some portions of the garage structure. During the site inspection, Nover-Armstrong was unescorted.

2.1 Location and Legal Description

The 9.84 acre site is located on the western side of Washington Street (Route 53) in Pembroke, Massachusetts. The site appears on the United States Geological Survey (USGS) Topographic Quadrangle – Hanover, Massachusetts. According to the Pembroke Assessor's Office, the site is referenced as Parcel ID: E12-1A, encompassing both 369 and 375 Washington Street properties. See Figure 1 - USGS Topographic Quadrangle and Figure 2 - Site Plan for details.

2.2 Site & Vicinity Characteristics

According to the USGS Topographic Quadrangle – Hanover, Massachusetts, elevation at the site ranges from approximately 29 feet above mean sea level (MSL) on the eastern portion of the site to 13 feet above MSL on the western portion of the site. Topography of the site and site vicinity can be categorized as gently sloping to the west towards Pudding Brook, located along the western site boundary. Determination of empirical groundwater flow direction was beyond the scope of this assessment.

Nover-Armstrong's review of the Massachusetts GIS 21E Map revealed that the site is located within a NHESP Estimated Habitat of Rare Wildlife with freshwater wetlands on the western portion of the site. See Figure 3 – Massachusetts GIS 21E Map.

2.3 Site Improvements

The 9.84 acre site is improved by a 2-story, colonial residential structure and a garage structure on the eastern portions of the site. According to Pembroke Assessors Office records, the residential structure was built in 1805. In 2000, a fire at the residential structure severely damaged a breezeway and a four car garage, which subsequently had to be torn down.

At the time of Nover-Armstrong's inspection, the residential structure was unoccupied and the garage structure was occupied by Newcomb's Tree Service and Mulch-n-More. Communication with Mr. Paul Newcomb, site occupant since 2012, revealed that he uses the site for the sale and storage of landscaping mulch. Mulch-n-More also utilizes a small office within the garage structure. The remaining eastern portions of the site consists of a gravel parking area along Washington Street, several concrete bins for mulch storage, two large wood chip stockpiles, logged trees / woody debris, storage trailers, miscellaneous storage, a bulldozer, a front end loader, a wood chipper and a truck-mounted saw. The western portion of the site is undeveloped wetlands. Current use of the site is not considered a REC.

Further communication with Mr. Newcomb and records research at the Town of Pembroke Municipal Offices revealed previous site uses to include mulch sales and storage, a tree service, wood chopping, residential, vehicle storage and farming. Prior to 1950, the site and site vicinity was a part of the West Box Factory, a manufacturer of wooden crates. Additionally, the residential structure traditionally housed guests traveling from Boston to Plymouth in the late 1700's and 1800's. Historical site uses are not considered a REC.

Nover-Armstrong's visual inspection of the site and records research at the Pembroke Municipal Offices revealed that the site is currently serviced by electricity. A former cesspool was filled in place in 2006. Communication with Mr. Newcomb revealed that there is a 275-gallon aboveground storage tank (AST) located within the garage structure which has not been used since at least 2012. There is currently no heat source for the garage structure. Mr. Newcomb does not have access to this separate interior garage area, therefore, Nover-Armstrong could not inspect the AST.. The residential structure was condemned at the time of the assessment, therefore, Nover-Armstrong cannot make representation relative to interior conditions. It is assumed that the residential structure also utilized #2 fuel oil AST(s) within the basement. According to the Pembroke Department of Public Works, the municipal water was shut off to the site at the request of the site owner in 2007.

2.4 Information from Site Owner/Operator

Nover-Armstrong received information from Lisa Cullity of the Town of Pembroke, potential site buyer. See Section 8.0 – User Responsibilities / Provided Information for details.

2.5 Present Ownership & Use

Records research at the Pembroke Assessor's Office revealed that the site owner-of-record is Mija Realty Trust and the site is zoned for Business Use. At the time of Nover-Armstrong's inspection, the site was improved by a 2-story residential structure and a smaller garage structure. Additionally, Newcomb's Tree Service and Mulch-n-More occupies the site for the sale and storage of landscaping mulch. Nover-Armstrong was unable to observe some interior conditions within both of the site structures and cannot make representations of those spaces. Current site use is not considered to be a REC.

2.6 Adjoining Properties

Visual inspection, records research at the Town of Pembroke Municipal Offices, and review of historical sources revealed the following current and historical uses of adjoining properties as described in Table 1.

TABLE 1 - Current and Historical Uses of Adjoining Properties

ADJOINING PROPERTIES	DIRECTION	CURRENT USE	HISTORICAL USE
residential	south	residential	residential; West Box Factory
Washington Street (Route 53)	east	roadway	roadway
Pembroke Fire Station	east (across	fire station	fire Station; West Box

#3	Washington Street)		Factory
Mobil Gas Station	east	gas station; Dunkin Donuts	gas station; service station; West Box Factory
commercial plaza	north	electrical services; dog grooming; bait & tackle shop; restoration services; photography classes	West Box Factory
Misty Meadow Conservation Area	west	conservation land	undeveloped

Nover-Armstrong's review of the FirstSearch Report revealed that the easterly adjacent Mobil Gas Station, located at 355 Washington Street, is listed as a RCRA NonGenerator / No Longer Reporting site, an underground storage tank (UST) site, a leaking underground storage tank (LUST) site, and a state listed hazardous waste site. This property is considered a potential REC. See Section 5.1 – Federal and State Records for further details. The current and historical uses of the remaining five adjoining properties are not considered RECs.

2.7 Environmental Permit Violations

Nover-Armstrong's records research did not reveal evidence of environmental permit violations associated with the site

3.0 SITE HISTORY

3.1 Historically Completed Environmental Documents

Nover-Armstrong was not provided with historical completed environmental documents generated for the site

3.2 Title Records

Records research at the Pembroke Assessor's Office revealed that the current site owner-of-record is Mija Realty Trust. A full title search was beyond the scope of this assessment.

3.3 Local Records

Nover-Armstrong's records research at the Pembroke Municipal Offices and communication with Mr. Bob Clarke of the Conservation Commission, revealed that the site and site vicinity historically were a part of the West Box Factory. According to Mr. Clarke, box factory operations were located throughout the site vicinity on the western and eastern sides of Washington Street and operated until the 1950's. Further communication with Mr. Clarke revealed that a yellow shed on-site (the garage structure) may have had gasoline UST(s) to refuel fleet vehicles. Nover-Armstrong contacted Deputy Chief Christopher West of the Duxbury Fire Department, who grew up on the site, for information regarding the location and/or presence of these USTs. Communication with Deputy Chief West revealed that there was historically a gasoline pump and gasoline UST located to the north of the current garage structure. Deputy Chief West stated he does not know any information on the UST's volume or whether it has been removed.

Records research at the Town of Pembroke Fire Department did not reveal any information regarding the removal of the gasoline pump, the UST, or any other oils and hazardous materials (OHMs) on-site. The historical presence of a gasoline pump and UST is considered a REC.

Further records research revealed the site has at least been used for the sale and generation of landscaping supplies, tree services and limited vehicle / equipment storage since at least 1995. Additionally, residential uses of the site ceased in 2006 when septic system upgrades were not completed after a failed Title V Inspection on the cesspool in 1999. The Town of Pembroke subsequently condemned of the residential structure. Additionally, two Enforcement Orders are on file with the Conservation Commission which required all work to cease within a 100 feet of a designated wetland resource area.

Prior to the current landscaping businesses occupying the site, the site was mainly used for residential purposes after the West Box Factory closed. However, a letter dated January 23, 1990 reveals the site gravel parking area also was used to park Yankee Trader Oil Company Trucks. The short history of oil truck storage on-site is not considered a REC. See Appendix C – Pertinent Municipal and Historical Documents for further details.

3.4 Historical Sources

Nover-Armstrong was unable to locate Sanborn Atlases for the Town of Pembroke, however Nover-Armstrong did review Sanborn Atlases for the surrounding towns including Marshfield, Hanover, and Hansen. Due to the historical rural nature of the site and site vicinity, no coverage of the site was available.

Nover-Armstrong reviewed historical USGS Topographic Quadrangles, dated 1902, 1913, 1926, 1940, 1956, 1964 and 1979. The 1979 and 1964 topographic map depict two structures on-site along with a road from Barker Street to Washington Street running through the eastern portion of the site. The 1956 map depicts similar conditions but now shows two roads parallel to each other on the eastern portion of the site. The remaining topographic maps only depict one structure on-site along Washington Street. All topographic maps show wetlands on the western portion of the site and continuing to the west.

Nover-Armstrong reviewed aerial photographs, dated 2013, 2005, 1995, 1978, 1971, and 1960 on HistoricAerials.com. The aerial photographs in 2013 and 2005 depict similar conditions to those observed during Nover-Armstrong's June 2016 site inspection. Additionally, these photographs show changing wood debris / mulch stockpiles consistent with a landscaping yard. The 1995 photograph depicts undeveloped land with several white rectangular structures assumed to be storage trailers throughout the property. Due to cloudy and blurry nature of the photograph, no further representations could be made. The remaining photographs dated 1978, 1971, and 1960 depict the residential structure along with its four-car garage and the other garage structure on-site. The areas south and west of the site structure appear to be grassy fields with another residential structure farther south. The adjacent 355 Washington Street property is depicted and according to Mr. Newcomb, this property was a gas station. Additionally, the garage structure on-site appears to be two to three times larger in the 1960 photograph.

4.0 ENVIRONMENTAL SETTING

According to the USGS Topographic Quadrangle – Hanover, Massachusetts, elevation at the site is ranges from approximately 29 feet above mean sea level (MSL) on the eastern portion of the site to 13 feet above MSL on the western portion of the site. Topography of the site and site vicinity can be categorized as gently sloping to the west towards Pudding Brook, located along the western site boundary. Determination of empirical groundwater flow direction was beyond the scope of this assessment.

Nover-Armstrong's review of the Massachusetts GIS 21E Map revealed that the site is located within a NHESP Estimated Habitat of Rare Wildlife with freshwater wetlands on the western portion of the site. See Figure 3 – Massachusetts GIS 21E Map.

5.0 RECORDS REVIEW

5.1 Federal and State Records

Federal and state environmental records were reviewed to the extent readily available (as detailed in the FirstSearch Report). A review of the FirstSearch Report revealed 5 geocoded properties located within approximately 1.0 mile of the site that are listed under state or federal environmental regulatory programs and warrant consideration under the ASTM Standard Practice for Environmental Site Assessments. Based upon Nover-Armstrong's review of the Environmental FirstSearch Report, there is one (1) geocoded property located within the minimum search distance of 0.25 mile from the site. See Appendix B – Environmental FirstSearch Report for details.

TABLE 2 - Geocoded Properties Listed Under Environmental Regulatory Programs

PROPERTY	ADDRESS	DIST. / DIRECT. FROM SITE	REGULATORY PROGRAM	PRESENTS CONDITIONS	LOGIC
Sunoco Station; Pembroke XtraMart	355 Washington Street	Adj. / E	RCRA NonGen / NLR; UST; LUST; SHWS	Yes	See Section 5.3

Notes:

NO	Does not present recognized environmental conditions in connection with the site
YES	Present recognized environmental conditions in connection with the site
RA	Response actions have been completed to achieve regulatory closure
NR	No evidence of a release
SHWS	State Hazardous Waste Site
RCRA NonGen / NLR	RCRA NonGenerator No Longer Reporting
UST	Underground Storage Tank site
LUST	Leaking Underground Storage Tank site

Nover-Armstrong's review of the FirstSearch Report revealed that the site is not listed under MassDEP or USEPA regulatory databases. Further review of the FirstSearch Report also revealed that the adjoining property located at 355 Washington Street is listed as a state listed hazardous waste site, an underground storage tank site, and leaking underground storage tank site, under Release Tracking Numbers (RTN)'s 4-253, 4-15278, 4-15837, and 4-25817. The 355 Washington Street property is also listed as a RCRA NonGenerator / No Longer Reporting site.

A review of files associated with RTN 4-253 revealed the release was located at the 159 Washington Street property north of the site. See Section 5.3 – MassDEP File Review for details.

5.2 Non-Geocoded Properties

Nover Armstrong's review of the Environmental FirstSearch Report did not reveal evidence of non-geocoded properties potentially located within the minimum search distance of 0.25 mile from the site.

5.3 MassDEP File Review

Based upon review of the Environmental FirstSearch Report and examination of local topographical features, Nover-Armstrong's research of additional individual files at MassDEP was deemed necessary.

Phase I Initial Site Investigation and Response Outcome Report, RTN 4-15278, 355 Washington Street, Pembroke, MA, dated February 7, 2001 and prepared by EnviroTrac Ltd.

From February 2 through February 4, 2001, Kessler Installation and Sales Inc. removed three 12,000-gallon gasoline USTs, one fuel oil UST and a hydraulic lift from the property. A 72-hour notification was made to MassDEP after the discovery of a groundwater head-space reading greater than 100 parts per million (ppmv). An oral Immediate Response Action (IRA) Plan was approved that included the excavation and disposal of 100 cubic yards of soil and a vapor survey of area utility structures. On February 16, 2001, three groundwater monitoring wells were installed on the property. Soil and groundwater samples taken from the monitoring wells were submitted for analysis of volatile petroleum hydrocarbons (VPH), extractable petroleum hydrocarbons (EPH) and volatile organic compounds (VOCs). Soil and groundwater target analytes did not exceed applicable RCS-2 and GW-2/GW-3 Standards. Additionally, a groundwater elevation survey indicated groundwater to flow to the north, northwest.

On March 22, 2000, EnviroTrac conducted a vapor survey of the area utilities, which included four catch basins on Washington Street, two catch basins at the property and the three monitoring wells. Results of the soil vapor survey indicated a critical exposure pathway (CEP) did not exist. On April 4, 2000, EnviroTrac submitted an IRA Plan in addition to a UST Closure Report detailing the removal of the three gasoline USTs, four dispensers and product piping. MTBE concentrations were found to exceed applicable RCS-2 Standards for 10 out of the 12 confirmatory soil samples. A grab sample of groundwater from within the excavation did not reveal detectable target analytes. In September 2000, Handex submitted a Release Abatement Measure (RAM) Plan for the Sunoco structure and the construction of the new building. As of December 2000, three gasoline USTs were installed along with a newly excavated foundation. A Method-1 Risk Assessment showed a level of no significant risk and the property achieved regulatory closure via a Class A-2 RAO Statement. A RAM Completion Report submitted in April 2001 detailed soil sampling, excavation, construction and de-watering activities that were completed associated with the construction of the new structure. These activities included the treatment of 270,719 gallons of groundwater and the removal of 1,785 cubic yards of soil.

Class A-2 Response Action Outcome Statement, RTN 4-15837, 355 Washington Street, Pembroke, MA, dated October 7, 2003 and prepared by EnviroTrac Ltd.

On February 2, 2000 EnviroTrac observed the excavation of a 1,000-gallon waste oil UST, a 1,000-gallon fuel oil UST and a hydraulic lift from the property. Soils samples were collected from the base of the sidewalls of the UST excavations. The fuel oil UST confirmatory soil samples did not detect EPH analyte concentrations. The waste oil UST confirmatory soil samples revealed concentrations of benzo(a)anthracene, benzo(a)pyrene and benzo(b)fluoranthene above RCS-1 Standards and Method 1 S-1 Standards.

Groundwater samples taken from the base of the excavation revealed EPH concentrations to exceed applicable RCGW-2 Standards and a 120-day release notification to MassDEP. No soil was removed during the UST closures due to their location underneath a paved parking lot.

In October 2001, a Phase I ISI Report and Tier Classification were completed for the property and revealed the need for further soil sampling. In March 2003, two soil borings were installed and completed as monitoring wells adjacent to the former locations of the waste oil UST and the hydraulic lift. Soil and groundwater samples obtained from the monitoring wells did not reveal EPH concentrations above applicable Method 1 S-1 Standards, with the exception of polycyclic aromatic hydrocarbons (PAH)s in soil within MW-102. EnviroTrac returned to the site to supervise the installation of four more soil borings in the vicinity of MW-102. Once again, PAH concentrations were above applicable Method 1 S-1 Standards, however EnviroTrac noted urban fill materials including wood and slag were identified in a soil boring at 5 feet bgs. No EPH concentrations were detected above Method 1 S-1 Standards. Groundwater samples were also taken from the two monitoring wells on-site to confirm earlier EPH concentrations that were present. No concentrations of EPH or PAHs were detected above applicable Method 1 S-2/S-3 Standards. A Method 1 Risk Characterization revealed a level of no significant risk at the site.

Based on the property's upgradient location, proximity to the site, and groundwater flow direction to the north, northwest, the historical releases under RTNs 4-15278 and 4-15837 are considered potential RECs.

Immediate Response Action Plan & Completion Report, RTN 4-25817, 355 Washington Street, Pembroke, MA, dated October 7, 2003 and prepared by Environmental Compliance Services (ECS).

On October 5, 2015, a release of 12-15 gallons of diesel fuel occurred related to an overfilling of a fuel cell on a truck bed. The release migrated across the asphalt surface to the drainage trench located adjacent to the northeast entrance of the property. The impacted area of the drainage trench only included the rip-rap and no catch basins were impacted by the release. The orally approved IRA Plan consisted of the screening of existing monitoring wells and catch basins along with the excavation of up to 10 cubic yards of impacted soil / rip rap. Screening of the monitoring wells and catch basins revealed no visual or olfactory signs of the release. The impacted rip-rap / soil within the drainage swale consisted of an area of 6 feet long by 3 feet and a depth of 6 inches. Confirmatory soil samples taken from the excavation revealed EPH and VPH concentrations below applicable Method 1 S-1 Standards. Additionally, ECS noted that the pavement was in poor condition and it is not clear whether any oil migrated vertically through the cracks. ECS planned on returning to the site to sample soil beneath the cracked asphalt. No documentation or confirmation of this additional sample was located in the records reviewed by Nover-Armstrong.

RTN 4-25817 is not considered a REC.

6.0 VAPOR MIGRATION

The vapor migration portion of this assessment was conducted in accordance with the processes described in the American Society for Testing and Materials (ASTM) 2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (as referenced in the E 1527-13 Standard). The purpose of this guide is to provide practical guidance and a useful process for conducting a vapor encroachment screen (VES) on a property parcel involved in a real estate transaction. The goal of conducting a VES, as established by this guide, on a parcel of property is to identify a vapor encroachment condition (VEC), which is the presence or likely presence of contaminant vapors in the subsurface of the site caused by the release of vapors from contaminated soil or groundwater either on or near the site.

As part of Nover-Armstrong's review of the Environmental FirstSearch Report, listed properties located within a minimum search distance of 0.25 mile from the site were reviewed. Based on our visual inspection of the site and records review, Nover-Armstrong identified a potential VEC associated with the easterly adjacent 355 Washington Street property. Please refer to Section 5.3 – MassDEP File Review for further details.

7.0 SITE RECONNAISSANCE

7.1 Underground Storage Tanks (USTs)

Nover-Armstrong's records research at the Pembroke Municipal Offices and Communication with Mr. Bob Clarke of the Conservation Commission, revealed that a yellow shed on-site (the garage structure) may have had gasoline UST(s) to refuel fleet vehicles. Nover-Armstrong contacted Deputy Chief Christopher West, who reportedly grew up at the site for information regarding the location and/or presence of these USTs. Communication with Deputy Chief West revealed that there was historically a gasoline pump and gasoline UST located to the north of the current garage structure. Records research at the Town of Pembroke Fire Department did not reveal any information regarding the gasoline pump, the UST, or any other oils and hazardous materials (OHMs) on-site. The historical presence of a gasoline pump and UST is considered a REC.

7.2 Aboveground Storage Tanks (ASTs)

Communication with Mr. Newcomb revealed that there is a 275-gallon AST located within the garage structure which has not been used since at least 2012. Mr. Newcomb does not have access to this interior garage area, therefore, Nover-Armstrong was not able to inspect this AST. As previously mentioned, the residential structure was condemned and Nover-Armstrong cannot make representation of its interior spaces. It is assumed that the structure also utilized #2 fuel oil AST(s) within the basement.

Further visual inspection revealed two empty 275-gallon ASTs propped on large tires near a storage trailer northeast of the residential structure. Nover-Armstrong observed the ASTs to be in mediocre condition with no holes or pitting on the ASTs. Additionally, no stained soils or distressed vegetation was observed in the AST's vicinity. The ASTs are not considered RECs.

7.3 Hazardous Substances

Nover-Armstrong's visual inspection and communication with Mr. Newcomb revealed he keeps small quantities of gasoline and diesel fuel on-site (5-gallons or less) to refuel landscaping equipment. Additionally, Nover-Armstrong was able to observe a pile of rusted paint cans within the basement of the residential site structure. See Section 7.1 – Underground Storage Tanks and Section 7.2 – Aboveground Storage Tanks for further details on fuel storage.

7.4 Hazardous Waste

Nover-Armstrong's visual inspection did not reveal evidence of hazardous waste on-site with the exception of the two empty 275-gallon ASTs. See Section 7.2 – Aboveground Storage Tanks for further details on fuel storage.

7.5 Polychlorinated Biphenyls (PCBs)

Nover-Armstrong's visual inspection and records research did not reveal evidence PCBs currently or historically at the site.

7.6 Solid Waste Disposal

Nover-Armstrong's visual inspection did not reveal evidence of solid waste disposal at the site.

7.7 Stained Surfaces & Distressed Vegetation

Nover-Armstrong's visual inspection did not reveal evidence of stained surfaces or distressed vegetation at the site.

7.8 Underground Structures

Nover-Armstrong's records research revealed that there is a filled in place cesspool located to the west of the residential site structure. The cesspool was reportedly filled in place in 2006. Additionally, an abandoned UST may be present to the north of the garage structure on-site. See Section 7.1 for details.

7.9 Pits, Ponds, and Lagoons

Nover-Armstrong's visual inspection revealed no pits, ponds or lagoon on-site.

8.0 USER RESPONSIBILITIES / USER PROVIDED INFORMATION

Completion of a User Questionnaire is required by ASTM 1527-13 regulations. The User Questionnaire was completed by Ms. Lisa Cullity of the Town of Pembroke, potential site buyer.

The User Questionnaire consists of six questions that must be answered by the User in order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001. Please refer to Appendix D for a copy of the completed questionnaire. The answers to the six questions are briefly discussed below.

Question 1 - To the best of her knowledge, Ms. Cullity is not aware of any environmental cleanup liens against the site that have been filed under federal, tribal, state or local law. Nover-Armstrong's records research efforts did not reveal evidence of any environmental cleanup liens against the site. As previously stated in Section 3.2 of this report, a full title search was beyond the scope of this assessment.

Question 2 - To the best of her knowledge, Ms. Cullity is not aware of any Activity and Use Limitations (AULs) or engineering controls that are in place at the site and / or have been filed under federal, tribal, state or local law. Nover-Armstrong's records research efforts did not reveal evidence of any engineering controls (including AULs) for the site.

Question 3 - Ms. Cullity indicated that she has no specialized knowledge of the site.

Question 4 - Ms. Cullity has stated that the purchase price reflects fair market value.

Question 5 - Ms. Cullity stated that past uses include an agricultural landscaping business. Additionally, Ms. Cullity is not aware of spills, chemical releases, or environmental cleanups at the site.

Question 6 - To the best of her knowledge, Mr. Cullity is not aware of any obvious indicators pointing to the presence or likely presence of contamination at the site.

9.0 LIMITATIONS & CONDITIONS

Professional services have been performed in accordance with the American Society for Testing and Materials (ASTM) Standard Practice for the Phase I Environmental Site Assessment Process - Designation E 1527-13; ASTM E 2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions; and with United States Environmental Protection Agency (USEPA) 40 CFR Part 312 – Standards and Practices for All Appropriate Inquiries (AAI), November 1, 2005 and customary principles and practices in the fields of environmental science and engineering. This statement is in lieu of all other statements either expressed or implied. Environmental site assessments are inherently limited in the sense that conclusions are drawn and recommendations developed from limited inquiry and site reconnaissance. Accuracy and completeness of record information varies among information sources, including governmental sources. Record information is often inaccurate or incomplete.

Nover-Armstrong is not obligated to identify mistakes or insufficiencies in information.

However, the environmental professional reviewing the record information would make a reasonable effort to compensate for mistakes or insufficiencies in the information reviewed that are obvious in light of other information which the environmental professional has knowledge. Additionally, the passage of time may result in a change in the environmental conditions at the site and surrounding properties. This report does not warrant against future operations or conditions, nor does this warrant operations or conditions present of a type or at a location not investigated.

This report is not an environmental compliance audit. The environmental professional conducting the site reconnaissance noted uses and conditions to the extent visually or physically observed during the site visit.

Intrusive sampling and analysis of subsurface soil and ground water were beyond the scope of this study. Subsurface conditions may differ from conditions implied by surficial observations.

Sampling and analysis for Asbestos Containing Material, Lead Paint, Urea Formaldehyde Foam Insulation, or Radon Gas was beyond the scope of the project. Should the existence of Asbestos Containing Material, Lead Paint, Urea Formaldehyde Insulation, or Radon Gas be suspected those areas should be treated as though they contained Asbestos Containing Material, Lead Paint, Urea Formaldehyde Insulation, or Radon Gas until sampling and analysis can be performed.

Conclusions regarding the potential environmental impact of properties within the approximate minimum search distance on the site are based on reasonably ascertainable and practically reviewable information from the environmental databases and the assumed groundwater flow direction. A detailed file review of each facility was beyond the scope of work. Actual groundwater conditions, including direction of flow, can only be determined through the installation of monitoring wells and intrusive sampling and analysis. All reasonable efforts have been made during this assessment to identify the presence of aboveground and underground storage tanks and appurtenance equipment. “Reasonable efforts” are limited to information gained from visual observation of largely unobstructed areas, reasonable ascertainable and practically reviewable public database information, and available information gathered from interviews.

Inquiry into historical ownership of the site was performed in an attempt to determine site usage. Nover-Armstrong is not a professional title insurance firm and makes no guarantee, explicit or implied, that the listing which may have been reviewed represented a comprehensive delineation of past site ownership or tenancy for legal purposes.

9.1 Deviations From Practice

Within the scope of the ASTM E 1527-13 standard, there were no deviations from practice except for the following:

- Nover-Armstrong did not interview the current site owner-of-record, Mija Realty Trust.
- Due to copyright laws, Nover-Armstrong is not allowed to provide copies of Sanborn Fire Insurance Maps, Aerial Photographs, or Topographic maps. However, Nover-Armstrong reviewed these documents and reference them within the report.
- Nover-Armstrong was not provided access to portions of the site structures and is unable to make representations relative to the interior portions of those spaces.

The ability of the Environmental Professional to identify *recognized environmental conditions* at the site has not been impacted, in the opinion of Nover-Armstrong.

9.2 Data Gaps

Data gaps from standard sources have not been identified; therefore, the ability of the Environmental Professional to identify *recognized environmental conditions* at the site has not been impacted.

10.0 REFERENCES

10.1 United States Environmental Protection Agency

National Priority List (NPL)
Comprehensive Environmental Response Compensation & Liability Information System (CERCLIS) List
Resource Conservation & Recovery Information System, Treatment, Storage & Disposal (RCRIS) List
Emergency Response Notification System (ERNS)
Federal Institutional and Engineering Control (IC/EC) Sites List
Federal Tribal Lands Site List
Federal Land Use List

10.2 Massachusetts Department of Environmental Protection

State / Tribal Sites List / Confirmed Disposal Sites List
State / Tribal Spill Sites List
State / Tribal Registered Underground Storage Tank Sites List
State / Tribal Solid Waste Landfill (SWL) Sites
State / Tribal Institutional and Engineering Control (IC/EC) Sites List
State / Tribal Voluntary Clean-up (VCP) Sites List
State / Tribal Brownfield Sites List

10.3 Town of Pembroke

Assessor's Office, Records Inquiry, June 10, 2016
Building Department, Records Inquiry, June 10, 2016
Board of Health, Records Inquiry, June 10, 2016
Department of Public Works, Records Inquiry, June 10, 2016
Conservation Commission, Records Inquiry, June 10, 2016
Town Clerk's Office, Records Inquiry, June 10, 2016
Fire Department, Records Inquiry, June 10, 2016
Communication with Mr. Bob Clarke, Conservation Commission, June 10, 2016
Communication with Deputy Chief Christopher West, former site occupant, June 10, 2016

10.4 Other Sources

USGS Topographic Quadrangle – Hanover, Massachusetts
Environmental FirstSearch Report; dated June 7, 2016
Historical Sanborn Fire Insurance Atlas Review, Hanover, Marshfield, Hanson
Historical USGS Topographic Quadrangle, dated 1902, 1913, 1926, 1940, 1956, 1964 and 1979
MassGIS Color Orthophotographs, dated 2013, 2005, 1995, 1978, 1971, and 1960
Communication with Mr. Paul Newcomb, site occupant, June 10, 2016
Communication with Deputy Chief Christopher West, former site occupant, June 13, 2016.

FIGURES

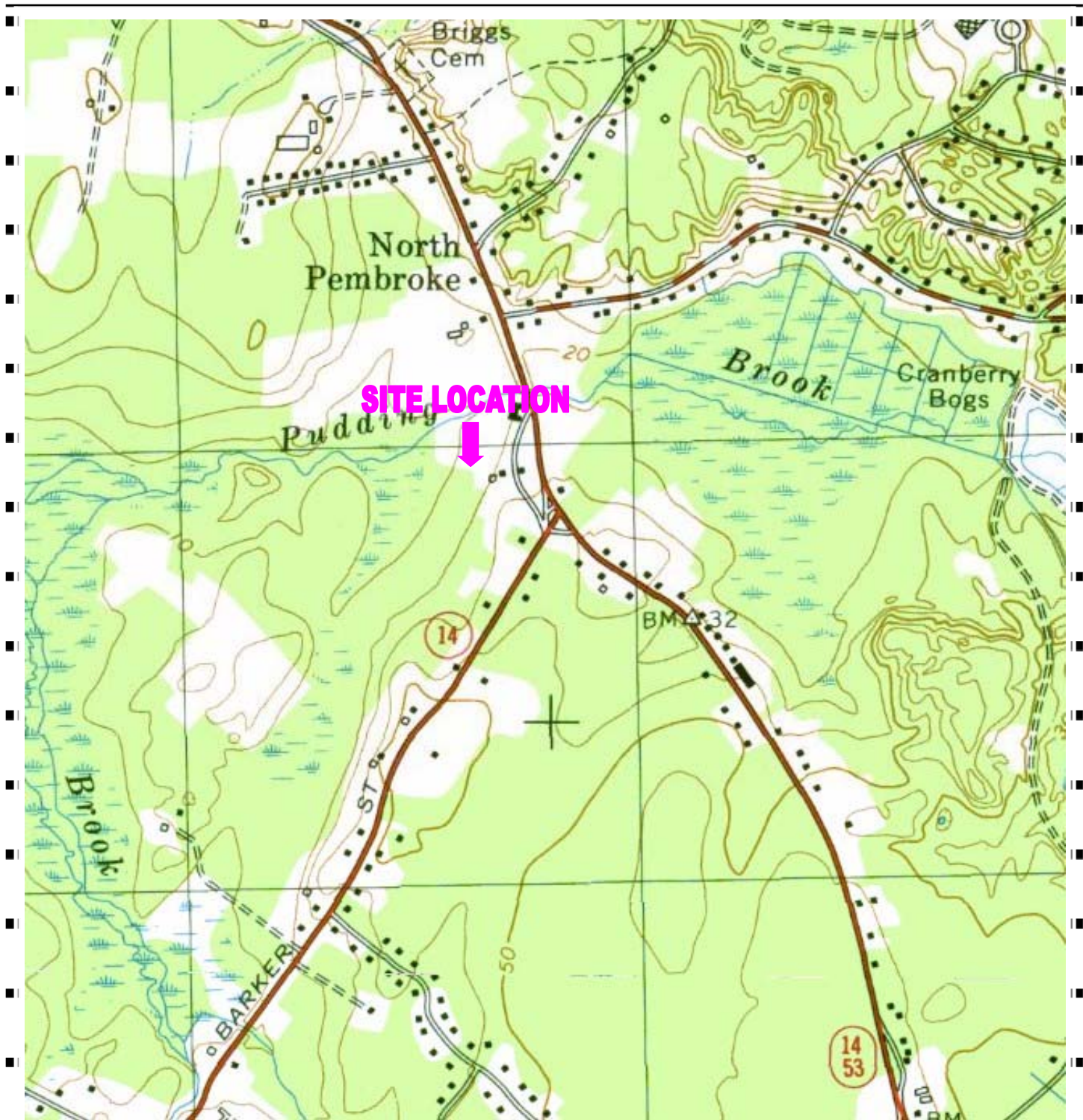
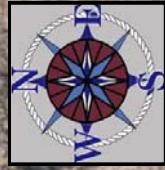


FIGURE 1

U.S.G.S. Topographic Quadrangle
369 & 375 Washington Street
Pembroke, Massachusetts
Project File P4043





Pudding Brook

345 Washington Street /
IES Electrical Services

Approximate Site Boundary

Residential Structure

Wetlands

Approx. location of
potentially abandoned UST

Garage Structure

Residential

355 Washington Street /
Mobile Gas Station

Washington Street

Pembroke Fire Station

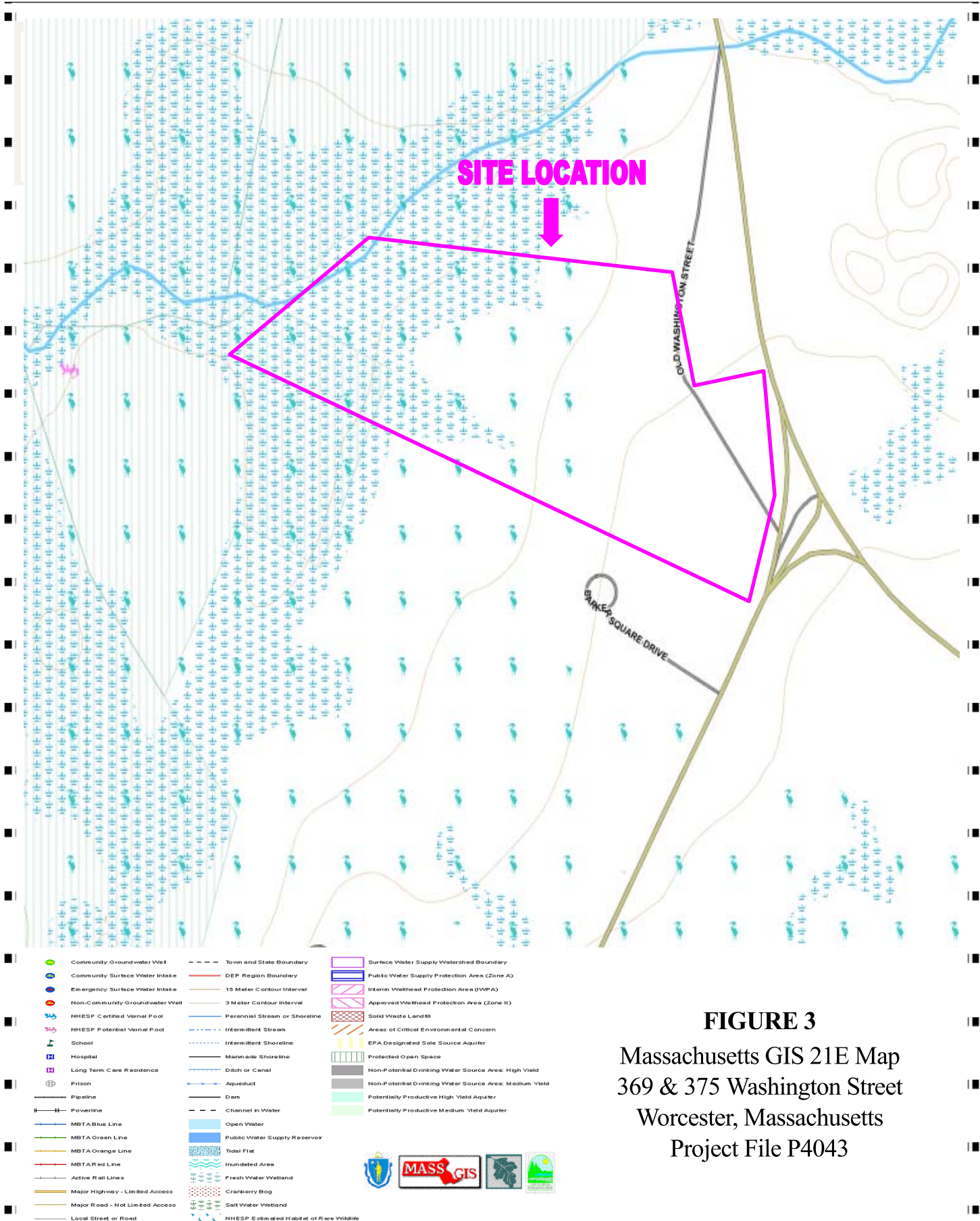
Barker Street

FIGURE 2

Site Plan

369 & 375 Washington Street
Pembroke, Massachusetts
Project File P4043





APPENDIX A
Photographic Documentation

Photo 1



Photo depicts the front of the garage structure on-site (location of potentially abandoned gasoline UST).

Photo 2



Photo shows front of the condemned residential site structure.

PHOTOGRAPHIC DOCUMENTATION

369 & 375 Washington Street

Pembroke, Massachusetts

Photographs Documented 06.10.2016

Project File P4043

Photo 3



Photo depicts the eastern portion of the site facing north.

Photo 4



Photo shows an area of a recent test pit conducted by Merrill Engineers and Land Surveyors.

PHOTOGRAPHIC DOCUMENTATION

369 & 375 Washington Street

Pembroke, Massachusetts

Photographs Documented 06.10.2016

Project File P4043

Photo 5



Photo depicts a typical logged wood pile.

Photo 6



Photo shows the rear of the site structure and typical woody debris on-site.

PHOTOGRAPHIC DOCUMENTATION

369 & 375 Washington Street

Pembroke, Massachusetts

Photographs Documented 06.10.2016

Project File P4043

Photo 7



Photo depicts wetlands on the western portion of the site.

Photo 8



Photo shows miscellaneous storage on the eastern portion of the site.

PHOTOGRAPHIC DOCUMENTATION

369 & 375 Washington Street

Pembroke, Massachusetts

Photographs Documented 06.10.2016

Project File P4043

Photo 9



Photo depicts wetlands on the western portion of the site.

Photo 10



Photo shows pile of paint cans in the basement visible from the exterior.

PHOTOGRAPHIC DOCUMENTATION

369 & 375 Washington Street

Pembroke, Massachusetts

Photographs Documented 06.10.2016

Project File P4043

Photo 11



Photo depicts the front end loader and large wood chip pile on the eastern portion of the site.

Photo 12



Photo shows the immediately adjacent Mobil Gas Station from the on-site parking area.

PHOTOGRAPHIC DOCUMENTATION

369 & 375 Washington Street

Pembroke, Massachusetts

Photographs Documented 06.10.2016

Project File P4043

APPENDIX B

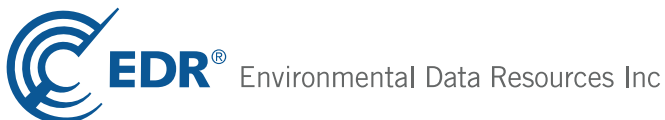
Environmental FirstSearch Report

P4043

369 Washington Street
PEMBROKE, MA 02359

Inquiry Number: 4640651.2s
June 07, 2016

FirstSearch Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Search Summary Report

**TARGET SITE 369 WASHINGTON STREET
PEMBROKE, MA 02359**

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>NPL</i>	Y	0	0	0	0	0	0	0
<i>NPL Delisted</i>	Y	0	0	0	0	0	0	0
<i>CERCLIS</i>	Y	0	0	0	0	-	0	0
<i>NFRAP</i>	Y	0	0	0	0	-	0	0
<i>RCRA COR ACT</i>	Y	0	0	0	0	0	0	0
<i>RCRA TSD</i>	Y	0	0	0	0	-	0	0
<i>RCRA GEN</i>	Y	0	0	0	-	-	0	0
<i>Federal IC / EC</i>	Y	0	0	0	0	-	0	0
<i>ERNS</i>	Y	0	-	-	-	-	0	0
<i>State/Tribal CERCLIS</i>	Y	0	1	0	0	1	0	2
<i>State/Tribal SWL</i>	Y	0	0	0	0	-	0	0
<i>State/Tribal LTANKS</i>	Y	0	1	0	0	-	0	1
<i>State/Tribal Tanks</i>	Y	0	1	0	-	-	0	1
<i>State/Tribal IC / EC</i>	Y	0	0	0	0	-	0	0
<i>ST/Tribal Brownfields</i>	Y	0	0	0	0	-	0	0
<i>US Brownfields</i>	Y	0	0	0	0	-	0	0
<i>Other Haz Sites</i>	Y	0	-	-	-	-	0	0
<i>Spills</i>	Y	0	-	-	-	-	0	0
<i>Other</i>	Y	0	1	0	-	-	0	1
- Totals --		0	4	0	0	1	0	5

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Search Summary Report

**TARGET SITE: 369 WASHINGTON STREET
PEMBROKE, MA 02359**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	NPL	03/07/2016	1.000	0	0	0	0	0	0	0
	Proposed NPL	03/07/2016	1.000	0	0	0	0	0	0	0
NPL Delisted	Delisted NPL	03/07/2016	1.000	0	0	0	0	0	0	0
CERCLIS	SEMS	03/07/2016	0.500	0	0	0	0	-	0	0
NFRAP	SEMS-ARCHIVE	03/07/2016	0.500	0	0	0	0	-	0	0
RCRA COR ACT	CORRACTS	12/09/2015	1.000	0	0	0	0	0	0	0
RCRA TSD	RCRA-TSDF	12/09/2015	0.500	0	0	0	0	-	0	0
RCRA GEN	RCRA-LQG	12/09/2015	0.250	0	0	0	-	-	0	0
	RCRA-SQG	12/09/2015	0.250	0	0	0	-	-	0	0
	RCRA-CESQG	12/09/2015	0.250	0	0	0	-	-	0	0
Federal IC / EC	US ENG CONTROLS	09/10/2015	0.500	0	0	0	0	-	0	0
	US INST CONTROL	09/10/2015	0.500	0	0	0	0	-	0	0
ERNS	ERNS	03/28/2016	TP	0	-	-	-	-	0	0
State/Tribal CERCLIS	SHWS	01/08/2016	1.000	0	1	0	0	1	0	2
State/Tribal SWL	SWF/LF	01/31/2016	0.500	0	0	0	0	-	0	0
State/Tribal LTANKS	LUST	01/08/2016	0.500	0	1	0	0	-	0	1
	LAST	01/08/2016	0.500	0	0	0	0	-	0	0
	INDIAN LUST	10/27/2015	0.500	0	0	0	0	-	0	0
State/Tribal Tanks	UST	01/29/2016	0.250	0	1	0	-	-	0	1
	AST	10/22/2009	0.250	0	0	0	-	-	0	0
	INDIAN UST	10/20/2015	0.250	0	0	0	-	-	0	0
State/Tribal IC / EC	INST CONTROL	01/08/2016	0.500	0	0	0	0	-	0	0
ST/Tribal Brownfields	BROWNFIELDS	12/31/2015	0.500	0	0	0	0	-	0	0
US Brownfields	US BROWNFIELDS	12/22/2015	0.500	0	0	0	0	-	0	0

Search Summary Report

**TARGET SITE: 369 WASHINGTON STREET
PEMBROKE, MA 02359**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
Other Haz Sites	US CDL	02/18/2016	TP	0	-	-	-	-	0	0
Spills	HMIRS	06/24/2015	TP	0	-	-	-	-	0	0
	RELEASE	01/08/2016	TP	0	-	-	-	-	0	0
	SPILLS	09/30/1993	TP	0	-	-	-	-	0	0
	SPILLS 90	12/11/2012	TP	0	-	-	-	-	0	0
	SPILLS 80	03/10/1998	TP	0	-	-	-	-	0	0
Other	RCRA NonGen / NLR	12/09/2015	0.250	0	1	0	-	-	0	1
	TSCA	12/31/2012	TP	0	-	-	-	-	0	0
	TRIS	12/31/2014	TP	0	-	-	-	-	0	0
	SSTS	12/31/2009	TP	0	-	-	-	-	0	0
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0
	PRP	10/25/2013	TP	0	-	-	-	-	0	0
	PADS	07/01/2014	TP	0	-	-	-	-	0	0
	ICIS	01/23/2015	TP	0	-	-	-	-	0	0
	FTTS	04/09/2009	TP	0	-	-	-	-	0	0
	MLTS	03/07/2016	TP	0	-	-	-	-	0	0
	RADINFO	07/07/2015	TP	0	-	-	-	-	0	0
	INDIAN RESERV	12/31/2005	1.000	0	0	0	0	0	0	0
	US AIRS	10/20/2015	TP	0	-	-	-	-	0	0
	FINDS	07/20/2015	TP	0	-	-	-	-	0	0
	GWDP	09/01/2011	0.250	0	0	0	-	-	0	0
	NPDES	09/15/2015	TP	0	-	-	-	-	0	0
	- Totals --			0	4	0	0	1	0	5

Site Information Report

Request Date: JUNE 7, 2016
Request Name: CHRIS OIEN

Search Type: COORD
Job Number: NA

Target Site: 369 WASHINGTON STREET
PEMBROKE, MA 02359

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	70.793512	70.7935120 - 70° 47' 36.64"	Easting: 351664.9
Latitude:	42.088454	42.0884540 - 42° 5' 18.43"	Northing: 4660940.0
Elevation:	13 ft. above sea level		Zone: Zone 19

Demographics

Sites: 5 **Non-Geocoded:** 0 **Population:** N/A

RADON

Federal EPA Radon Zone for PLYMOUTH 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: 02359

Number of sites tested: 3

<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	Not Reported	Not Reported	Not Reported	Not Reported
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	1.633 pCi/L	100%	0%	0%

Federal Area Radon Information for PLYMOUTH COUNTY, MA

Number of sites tested: 113

<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	1.032 pCi/L	95%	5%	0%
Living Area - 2nd Floor	0.700 pCi/L	100%	0%	0%
Basement	3.990 pCi/L	87%	12%	1%

Site Information Report

RADON

State Database: MA Radon

Radon Test Results

County	% of sites>4 pCi/L	Median
PLYMOUTH	12	1.4

Target Site Summary Report

Target Property: 369 WASHINGTON STREET
PEMBROKE, MA 02359

JOB: NA

TOTAL: 5

GEOCODED: 5

NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
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No sites found for target address

Sites Summary Report

Target Property: 369 WASHINGTON STREET
PEMBROKE, MA 02359

JOB: NA

TOTAL: 5

GEOCODED: 5

NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
A1	RCRA NonGen / NLR --MAR000500728	SUNOCO STATION	355 WASHINGTON ST PEMBROKE, MA 02359	0.11 ENE	+ 9	1
A2	UST --14013 --Tank Removed --In Use	PEMBROKE XTRAMART	355 WASHINGTON ST PEMBROKE, MA 02359	0.11 ENE	+ 9	3
A2	LUST --4-0015278 / RAO	PEMBROKE XTRAMART	355 WASHINGTON ST PEMBROKE, MA 02359	0.11 ENE	+ 9	13
A2	SHWS --4-0025817 / UNCLSS --4-0015837 / RAO	PEMBROKE XTRAMART	355 WASHINGTON ST PEMBROKE, MA 02359	0.11 ENE	+ 9	16
3	SHWS --4-0000253 / DEPND	BETHAL CHAPEL	159 WASHINGTON ST PEMBROKE, MA 02359	0.84 NNW	+ 51	19

Site Detail Report

Target Property: 369 WASHINGTON STREET
PEMBROKE, MA 02359

JOB: NA

RCRA NonGen / NLR

EDR ID: 1004718471 **DIST/DIR:** 0.110 ENE **ELEVATION:** 22 **MAP ID:** A1

NAME: SUNOCO STATION

Rev: 12/09/2015

ADDRESS: 355 WASHINGTON ST
PEMBROKE, MA 02359
PLYMOUTH

ID/Status: MAR000500728

SOURCE: US Environmental Protection Agency

RCRA NonGen / NLR:

Date form received by agency: 09/08/2000

Facility name: SUNOCO STATION

Facility address: 355 WASHINGTON ST
PEMBROKE, MA 02359

EPA ID: MAR000500728

Mailing address: 335 WASHINGTON ST
PEMBROKE, MA 023590000

Contact: PAWLO KORZENIOWSKI

Contact address: 1801 MARKET ST 20 10 PC
PHILADELPHIA, PA 191031699

Contact country: US

Contact telephone: (215) 977-6212

Contact email: Not reported

EPA Region: 01

Classification: Non-Generator

Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: SUNOCO INC

Owner/operator address: 1801 MARKET ST 20 10 PC
PHILADELPHIA, PA 19103

Owner/operator country: US

Owner/operator telephone: Not reported

Legal status: Private

Owner/Operator Type: Operator

Owner/Op start date: 07/01/2000

Owner/Op end date: Not reported

Owner/operator name: SUNOCO INC

Owner/operator address: 1801 MARKET ST 20 10 PC
PHILADELPHIA, PA 19103

Owner/operator country: US

Owner/operator telephone: Not reported

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: 01/01/1900

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Recycler of hazardous waste: No

- Continued on next page -

Site Detail Report

Target Property: 369 WASHINGTON STREET
PEMBROKE, MA 02359

JOB: NA

RCRA NonGen / NLR

EDR ID: 1004718471 **DIST/DIR:** 0.110 ENE **ELEVATION:** 22 **MAP ID:** A1

NAME: SUNOCO STATION

Rev: 12/09/2015

ADDRESS: 355 WASHINGTON ST
PEMBROKE, MA 02359
PLYMOUTH

ID/Status: MAR000500728

SOURCE: US Environmental Protection Agency

Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

- . Waste code: D001
- . Waste name: IGNITABLE WASTE

- . Waste code: D018
- . Waste name: BENZENE

Violation Status: No violations found

Site Detail Report

Target Property: 369 WASHINGTON STREET
PEMBROKE, MA 02359

JOB: NA

UST

EDR ID: U003655255 **DIST/DIR:** 0.110 ENE **ELEVATION:** 22 **MAP ID:** A2

NAME: PEMBROKE XTRAMART

Rev: 01/29/2016

ADDRESS: 355 WASHINGTON ST
PEMBROKE, MA 02359

ID/Status: 14013
ID/Status: Tank Removed
ID/Status: In Use

SOURCE: MA Department of Fire Services, Office of the Public Safety

UST:

Facility:

Facility ID: 14013

Owner Id: 20479

Owner: DRAKE PETROLEUM COMPANY INC

Owner Address: 800 SOUTH STREET, SUITE 500

Owner City,St,Zip: WALTHAM, MA 02454

Telephone: 7818263583

Description: Retail Motor Vehicle Fuel

Facility address 2: Not reported

Owner address 2: PO BOX 549290

Latitude: 42.08874

Longitude: -70.79182

Contact name: Jason Frigon

Contact address1: 800 South Street, Suite 500

Contact address2: P.O. Box 9161

Contact city: Waltham

Contact state: MA

Contact zip: 02454

Contact email: jfrigon@globalp.com

Update: 2016-01-27 00:00:00

Update by: Jason Frigon

Fac status: OPEN

Facility ID: 14013

Owner Id: 20479

Owner: DRAKE PETROLEUM COMPANY INC

Owner Address: 800 SOUTH STREET, SUITE 500

Owner City,St,Zip: WALTHAM, MA 02454

Telephone: 7818263583

Description: Retail Motor Vehicle Fuel

Facility address 2: Not reported

Owner address 2: PO BOX 549290

Latitude: 42.08874

Longitude: -70.79182

Contact name: Jason Frigon

Contact address1: 800 South Street, Suite 500

Contact address2: P.O. Box 9161

Contact city: Waltham

Contact state: MA

Contact zip: 02454

Contact email: jfrigon@globalp.com

Update: 2016-01-27 00:00:00

Update by: Jason Frigon

- Continued on next page -

Site Detail Report

Target Property: 369 WASHINGTON STREET
PEMBROKE, MA 02359

JOB: NA

UST

EDR ID: U003655255 **DIST/DIR:** 0.110 ENE **ELEVATION:** 22 **MAP ID:** A2

NAME: PEMBROKE XTRAMART
ADDRESS: 355 WASHINGTON ST
PEMBROKE, MA 02359

Rev: 01/29/2016
ID/Status: 14013
ID/Status: Tank Removed
ID/Status: In Use

SOURCE: MA Department of Fire Services, Office of the Public Safety

Fac status: OPEN

Tank ID: 1
Tank Status: Tank Removed
Status Date: 02/20/1990
Date Installed: 05/05/1970
Capacity: 6000.00000
Contents: Gasoline
Tank Usage: Not reported
Tank Leak Detection: Not reported
Pipe Leak Detection: Not reported
Latitude: Not reported
Longitude: Not reported
Tank construct: Not reported
Pipe construct: Not reported
Ptype: Not reported
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
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 ID: 10
Tank Status: In Use
Status Date: Not reported
Date Installed: 11/16/2000
Capacity: 10000.00000
Contents: Gasoline
Tank Usage: Motor Vehi
Tank Leak Detection: Continuous Interstitial Monitoring
Pipe Leak Detection: Continuous Interstitial Space Monitoring
Latitude: Not reported

- Continued on next page -

Site Detail Report

Target Property: 369 WASHINGTON STREET
PEMBROKE, MA 02359

JOB: NA

UST

EDR ID: U003655255	DIST/DIR: 0.110 ENE	ELEVATION: 22	MAP ID: A2
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NAME: PEMBROKE XTRAMART ADDRESS: 355 WASHINGTON ST PEMBROKE, MA 02359	Rev: 01/29/2016 ID/Status: 14013 ID/Status: Tank Removed ID/Status: In Use
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SOURCE: MA Department of Fire Services, Office of the Public Safety

Longitude: Not reported
 Tank construct: Double-walled non-corrodible material tank (no metal parts requiring cathodic protection)
 Pipe construct: Double-walled non-corrodible material (No corrosion protection required)
 Ptype: Pressurized piping system with mechanical automatic line leak detection
 Number of compartment: Not reported
 Pipe install date: 11/16/2000
 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
 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 ID: 11
 Tank Status: In Use
 Status Date: Not reported
 Date Installed: 11/16/2000
 Capacity: 10000.00000
 Contents: Gasoline
 Tank Usage: Motor Vehi
 Tank Leak Detection: Continuous Interstitial Monitoring
 Pipe Leak Detection: Continuous Interstitial Space Monitoring
 Latitude: Not reported
 Longitude: Not reported
 Tank construct: Double-walled non-corrodible material tank (no metal parts requiring cathodic protection)
 Pipe construct: Double-walled non-corrodible material (No corrosion protection required)
 Ptype: Pressurized piping system with mechanical automatic line leak detection
 Number of compartment: Not reported
 Pipe install date: 11/16/2000
 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

- Continued on next page -

Site Detail Report

Target Property: 369 WASHINGTON STREET
PEMBROKE, MA 02359

JOB: NA

UST

EDR ID: U003655255	DIST/DIR: 0.110 ENE	ELEVATION: 22	MAP ID: A2
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NAME: PEMBROKE XTRAMART

Rev: 01/29/2016

ADDRESS: 355 WASHINGTON ST
PEMBROKE, MA 02359

ID/Status: 14013
ID/Status: Tank Removed
ID/Status: In Use

SOURCE: MA Department of Fire Services, Office of the Public Safety

Spill bucket installed date: Not reported
Spill bucket sensor: N
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 ID: 12
Tank Status: In Use
Status Date: Not reported
Date Installed: 11/16/2000
Capacity: 10000.00000
Contents: Diesel
Tank Usage: Motor Vehi
Tank Leak Detection: Continuous Interstitial Monitoring
Pipe Leak Detection: Continuous Interstitial Space Monitoring
Latitude: Not reported
Longitude: Not reported
Tank construct: Double-walled non-corrodible material tank (no metal parts requiring cathodic protection)
Pipe construct: Double-walled non-corrodible material (No corrosion protection required)
Ptype: Pressurized piping system with mechanical automatic line leak detection
Number of compartment: Not reported
Pipe install date: 11/16/2000
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
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 ID: 2
Tank Status: Tank Removed
Status Date: 02/20/1990
Date Installed: 05/05/1970

- Continued on next page -

Site Detail Report

Target Property: 369 WASHINGTON STREET
PEMBROKE, MA 02359

JOB: NA

UST

EDR ID: U003655255 **DIST/DIR:** 0.110 ENE **ELEVATION:** 22 **MAP ID:** A2

NAME: PEMBROKE XTRAMART

Rev: 01/29/2016

ADDRESS: 355 WASHINGTON ST
PEMBROKE, MA 02359

ID/Status: 14013
ID/Status: Tank Removed
ID/Status: In Use

SOURCE: MA Department of Fire Services, Office of the Public Safety

Capacity: 8000.00000
Contents: Gasoline
Tank Usage: Not reported
Tank Leak Detection: Not reported
Pipe Leak Detection: Not reported
Latitude: Not reported
Longitude: Not reported
Tank construct: Not reported
Pipe construct: Not reported
Ptype: Not reported
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
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 ID: 3
Tank Status: Tank Removed
Status Date: 02/20/1990
Date Installed: 05/05/1970
Capacity: 8000.00000
Contents: Gasoline
Tank Usage: Not reported
Tank Leak Detection: Not reported
Pipe Leak Detection: Not reported
Latitude: Not reported
Longitude: Not reported
Tank construct: Not reported
Pipe construct: Not reported
Ptype: Not reported
Number of compartment: Not reported
Pipe install date: Not reported
Pipe leak install date: Not reported

- Continued on next page -

Site Detail Report

Target Property: 369 WASHINGTON STREET
PEMBROKE, MA 02359

JOB: NA

UST

EDR ID: U003655255 **DIST/DIR:** 0.110 ENE **ELEVATION:** 22 **MAP ID:** A2

NAME: PEMBROKE XTRAMART

Rev: 01/29/2016

ADDRESS: 355 WASHINGTON ST
PEMBROKE, MA 02359

ID/Status: 14013
ID/Status: Tank Removed
ID/Status: In Use

SOURCE: MA Department of Fire Services, Office of the Public Safety

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
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 ID: 4
Tank Status: Tank Removed
Status Date: 02/20/1990
Date Installed: 05/05/1970
Capacity: 500.00000
Contents: Waste Oil
Tank Usage: Not reported
Tank Leak Detection: Not reported
Pipe Leak Detection: Not reported
Latitude: Not reported
Longitude: Not reported
Tank construct: Not reported
Pipe construct: Not reported
Ptype: Not reported
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
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

- Continued on next page -

Site Detail Report

Target Property: 369 WASHINGTON STREET
PEMBROKE, MA 02359

JOB: NA

UST

EDR ID: U003655255	DIST/DIR: 0.110 ENE	ELEVATION: 22	MAP ID: A2
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NAME: PEMBROKE XTRAMART ADDRESS: 355 WASHINGTON ST PEMBROKE, MA 02359	Rev: 01/29/2016 ID/Status: 14013 ID/Status: Tank Removed ID/Status: In Use
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SOURCE: MA Department of Fire Services, Office of the Public Safety

Tank ID: 5
 Tank Status: Tank Removed
 Status Date: 02/03/2000
 Date Installed: 02/01/1989
 Capacity: 12000.00000
 Contents: Gasoline
 Tank Usage: Motor Vehi
 Tank Leak Detection: Continuous Interstitial Monitoring
 Pipe Leak Detection: Continuous Interstitial Space Monitoring
 Latitude: Not reported
 Longitude: Not reported
 Tank construct: Double-walled non-corrodible material tank (no metal parts requiring cathodic protection)
 Pipe construct: Double-walled non-corrodible material (No corrosion protection required)
 Ptype: Not reported
 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
 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 ID: 6
 Tank Status: Tank Removed
 Status Date: 02/03/2000
 Date Installed: 02/01/1989
 Capacity: 12000.00000
 Contents: Gasoline
 Tank Usage: Motor Vehi
 Tank Leak Detection: Continuous Interstitial Monitoring
 Pipe Leak Detection: Continuous Interstitial Space Monitoring
 Latitude: Not reported
 Longitude: Not reported
 Tank construct: Double-walled non-corrodible material tank (no metal parts requiring cathodic protection)
 Pipe construct: Double-walled non-corrodible material (No corrosion protection required)

- Continued on next page -

Site Detail Report

Target Property: 369 WASHINGTON STREET
PEMBROKE, MA 02359

JOB: NA

UST

EDR ID: U003655255 **DIST/DIR:** 0.110 ENE **ELEVATION:** 22 **MAP ID:** A2

NAME: PEMBROKE XTRAMART

Rev: 01/29/2016

ADDRESS: 355 WASHINGTON ST
PEMBROKE, MA 02359

ID/Status: 14013
ID/Status: Tank Removed
ID/Status: In Use

SOURCE: MA Department of Fire Services, Office of the Public Safety

Ptype: Not reported
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
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 ID: 7
Tank Status: Tank Removed
Status Date: 02/03/2000
Date Installed: 02/01/1989
Capacity: 12000.00000
Contents: Gasoline
Tank Usage: Motor Vehi
Tank Leak Detection: Continuous Interstitial Monitoring
Pipe Leak Detection: Continuous Interstitial Space Monitoring
Latitude: Not reported
Longitude: Not reported
Tank construct: Double-walled non-corrodible material tank (no metal parts requiring cathodic protection)
Pipe construct: Double-walled non-corrodible material (No corrosion protection required)
Ptype: Not reported
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
Overfill protect install: Not reported

- Continued on next page -

Site Detail Report

Target Property: 369 WASHINGTON STREET
PEMBROKE, MA 02359

JOB: NA

UST

EDR ID: U003655255	DIST/DIR: 0.110 ENE	ELEVATION: 22	MAP ID: A2
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NAME: PEMBROKE XTRAMART

Rev: 01/29/2016

ADDRESS: 355 WASHINGTON ST
PEMBROKE, MA 02359

ID/Status: 14013
ID/Status: Tank Removed
ID/Status: In Use

SOURCE: MA Department of Fire Services, Office of the Public Safety

Overfill protect type: Not reported
Automatic line leak detect: Not reported
Tank corrosion type: Not reported
Leak corrosion type: Not reported

Tank ID: 8

Tank Status: Tank Removed

Status Date: 02/03/2000

Date Installed: 02/01/1989

Capacity: 1000.00000

Contents: Waste Oil

Tank Usage: Not reported

Tank Leak Detection: Not reported

Pipe Leak Detection: Not reported

Latitude: Not reported

Longitude: Not reported

Tank construct: Double-walled non-corrodible material tank (no metal parts requiring cathodic protection)

Pipe construct: Double-walled non-corrodible material (No corrosion protection required)

Ptype: Not reported

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

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 ID: 9

Tank Status: In Use

Status Date: Not reported

Date Installed: 11/16/2000

Capacity: 10000.00000

Contents: Gasoline

Tank Usage: Motor Vehi

- Continued on next page -

Site Detail Report

Target Property: 369 WASHINGTON STREET
PEMBROKE, MA 02359

JOB: NA

UST

EDR ID: U003655255 **DIST/DIR:** 0.110 ENE **ELEVATION:** 22 **MAP ID:** A2

NAME: PEMBROKE XTRAMART

Rev: 01/29/2016

ADDRESS: 355 WASHINGTON ST
PEMBROKE, MA 02359

ID/Status: 14013
ID/Status: Tank Removed
ID/Status: In Use

SOURCE: MA Department of Fire Services, Office of the Public Safety

Tank Leak Detection: Continuous Interstitial Monitoring
Pipe Leak Detection: Continuous Interstitial Space Monitoring
Latitude: Not reported
Longitude: Not reported
Tank construct: Double-walled non-corrodible material tank (no metal parts requiring cathodic protection)
Pipe construct: Double-walled non-corrodible material (No corrosion protection required)
Ptype: Pressurized piping system with mechanical automatic line leak detection
Number of compartment: Not reported
Pipe install date: 11/16/2000
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
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

Site Detail Report

Target Property: 369 WASHINGTON STREET
PEMBROKE, MA 02359

JOB: NA

LUST

EDR ID: U003655255 **DIST/DIR:** 0.110 ENE **ELEVATION:** 22 **MAP ID:** A2

NAME: PEMBROKE XTRAMART

Rev: 01/08/2016

ADDRESS: 355 WASHINGTON ST
PEMBROKE, MA 02359

ID/Status: 4-0015278 / RAO

SOURCE: MA Department of Environmental Protection

LUST:

Facility:

Release Tracking Number/Current Status: 4-0015278 / RAO

Status Date: 02/09/2001

Source Type: UST

Release Town: PEMBROKE

Notification Date: 02/04/2000

Category: 72 HR

Associated ID: Not reported

Phase: PHASE II

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: 100 parts per million

Actions:

Action Type: Release Abatement Measure

Action Status: Fee Received - FMCRA Use Only

Action Date: 10/3/2000

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: 11/30/2000

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: 2/10/2000

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

- Continued on next page -

Site Detail Report

Target Property: 369 WASHINGTON STREET
PEMBROKE, MA 02359

JOB: NA

LUST

EDR ID: U003655255 **DIST/DIR:** 0.110 ENE **ELEVATION:** 22 **MAP ID:** A2

NAME: PEMBROKE XTRAMART

Rev: 01/08/2016

ADDRESS: 355 WASHINGTON ST
PEMBROKE, MA 02359

ID/Status: 4-0015278 / RAO

SOURCE: MA Department of Environmental Protection

Action Type: Release Disposition

Action Status: Reportable Release under MGL 21E

Action Date: 2/4/2000

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: 2/4/2000

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: 2/9/2001

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: 2/9/2001

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: 2/9/2001

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: 3/30/2004

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: 4/27/2001

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: 4/7/2000

- Continued on next page -

Site Detail Report

Target Property: 369 WASHINGTON STREET
PEMBROKE, MA 02359

JOB: NA

LUST

EDR ID: U003655255 **DIST/DIR:** 0.110 ENE **ELEVATION:** 22 **MAP ID:** A2

NAME: PEMBROKE XTRAMART
ADDRESS: 355 WASHINGTON ST
PEMBROKE, MA 02359

Rev: 01/08/2016
ID/Status: 4-0015278 / RAO

SOURCE: MA Department of Environmental Protection

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: 4/7/2000

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: 9/15/2000

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: 9/26/2000

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RLFA
Action Status: FOLOFF
Action Date: 9/6/2000

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Site Detail Report

Target Property: 369 WASHINGTON STREET
PEMBROKE, MA 02359

JOB: NA

SHWS

EDR ID: U003655255 **DIST/DIR:** 0.110 ENE **ELEVATION:** 22 **MAP ID:** A2

NAME: PEMBROKE XTRAMART

Rev: 01/08/2016

ADDRESS: 355 WASHINGTON ST
PEMBROKE, MA 02359

ID/Status: 4-0025817 / UNCLSS
ID/Status: 4-0015837 / RAO

SOURCE: MA Department of Environmental Protection

SHWS:

Release Tracking Number/Current Status: 4-0025817 / UNCLSS

Release Town: PEMBROKE

Notification Date: 10/05/2015

Category: TWO HR

Associated ID: Not reported

Current Status: Unclassified

Status Date: 10/05/2015

Phase: Not reported

Response Action Outcome: -

Oil Or Haz Material: Not reported

Location Type: COMMERCIAL

Source: VEHICLE

[Click here to access the MA DEP site for this facility:](#)

Chemicals:

Chemical: Not reported

Quantity: Not reported

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: 10/13/2015

Response Action Outcome: Not reported

Action Type: RLFA

Action Status: FOLOFF

Action Date: 10/5/2015

Response Action Outcome: Not reported

Action Type: Release Disposition

Action Status: Reportable Release under MGL 21E

Action Date: 10/5/2015

Response Action Outcome: Not reported

Action Type: Immediate Response Action

Action Status: Completion Statement Received

Action Date: 12/3/2015

Response Action Outcome: Not reported

Action Type: Immediate Response Action

Action Status: Written Plan Received

- Continued on next page -

Site Detail Report

Target Property: 369 WASHINGTON STREET
PEMBROKE, MA 02359

JOB: NA

SHWS

EDR ID: U003655255 **DIST/DIR:** 0.110 ENE **ELEVATION:** 22 **MAP ID:** A2

NAME: PEMBROKE XTRAMART

ADDRESS: 355 WASHINGTON ST
PEMBROKE, MA 02359

Rev: 01/08/2016
ID/Status: 4-0025817 / UNCLSS
ID/Status: 4-0015837 / RAO

SOURCE: MA Department of Environmental Protection

Action Date: 12/3/2015
Response Action Outcome: Not reported

Action Type: RNFE
Action Status: Transmittal, Notice, or Notification Received
Action Date: 12/3/2015
Response Action Outcome: Not reported

Action Type: Immediate Response Action
Action Status: Level I - Technical Screen Audit
Action Date: 12/9/2015
Response Action Outcome: Not reported

Release Tracking Number/Current Status: 4-0015837 / RAO
Release Town: PEMBROKE
Notification Date: 10/06/2000
Category: 120 DY
Associated ID: Not reported
Current Status: Response Action Outcome
Status Date: 10/16/2003
Phase: PHASE II
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.
Oil Or Haz Material: Hazardous Material

[Click here to access the MA DEP site for this facility:](#)

Chemicals:
Chemical: EPH
Quantity: 270 parts per million
Chemical: PAH
Quantity: 1.89 parts per million

Actions:
Action Type: Tier Classification
Action Status: Transmittal, Notice, or Notification Received
Action Date: 10/15/2001
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: 10/15/2001

- Continued on next page -

Site Detail Report

Target Property: 369 WASHINGTON STREET
PEMBROKE, MA 02359

JOB: NA

SHWS

EDR ID: U003655255	DIST/DIR: 0.110 ENE	ELEVATION: 22	MAP ID: A2
---------------------------	----------------------------	----------------------	-------------------

NAME: PEMBROKE XTRAMART

Rev: 01/08/2016

ADDRESS: 355 WASHINGTON ST
PEMBROKE, MA 02359

ID/Status: 4-0025817 / UNCLSS
ID/Status: 4-0015837 / RAO

SOURCE: MA Department of Environmental Protection

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: 10/15/2001

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: 10/16/2003

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: 10/6/2000

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: 10/6/2000

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: 11/6/2000

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: 3/21/2003

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Site Detail Report

Target Property: 369 WASHINGTON STREET
PEMBROKE, MA 02359

JOB: NA

SHWS

EDR ID: S100829489 **DIST/DIR:** 0.844 NNW **ELEVATION:** 64 **MAP ID:** 3

NAME: BETHAL CHAPEL

Rev: 01/08/2016

ADDRESS: 159 WASHINGTON ST
PEMBROKE, MA 02359

ID/Status: 4-0000253 / DEPND

SOURCE: MA Department of Environmental Protection

SHWS:

Release Tracking Number/Current Status: 4-0000253 / DEPND

Release Town: PEMBROKE

Notification Date: 11/25/1986

Category: NONE

Associated ID: Not reported

Current Status: Not a Disposal Site (DEP)

Status Date: 07/23/1993

Phase: Not reported

Response Action Outcome: -

Oil Or Haz Material: Not reported

Location Type: CHURCH

Source: UNCONTAIN

[Click here to access the MA DEP site for this facility:](#)

Chemicals:

Chemical: INDUSTRIAL CHEMICALS

Quantity: Not reported

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: 11/25/1986

Response Action Outcome: Not reported

Action Type: Release Disposition

Action Status: Valid Transition Site

Action Date: 11/25/1986

Response Action Outcome: Not reported

Action Type: TREGS

Action Status: DEPND

Action Date: 7/23/1993

Response Action Outcome: Not reported

Database Descriptions

NPL: NPL 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. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

NPL Delisted: Delisted NPL The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Delisted NPL - National Priority List Deletions

CERCLIS: SEMS 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 know 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. SEMS - Superfund Enterprise Management System

NFRAP: SEMS-ARCHIVE 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. SEMS-ARCHIVE - Superfund Enterprise Management System Archive

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

RCRA TSD: RCRA-TSDF 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. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

RCRA GEN: RCRA-LQG 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. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-CESQG - RCRA - Conditionally Exempt Small Quantity Generators.

Federal IC / EC: US ENG CONTROLS 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. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROL - Sites with Institutional Controls.

Database Descriptions

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

State/Tribal CERCLIS: SHWS Contains information on releases of oil and hazardous materials that have been reported to DEP. SHWS - Site Transition List

State/Tribal SWL: LF PROFILES 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. SWF/LF - Solid Waste Facility Database/Transfer Stations

State/Tribal LTANKS: LAST LUST - Leaking Underground Storage Tank Listing. Sites within the Leaking Underground Storage Tank Listing that have a UST listed as its source. LUST - Leaking Underground Storage Tank Listing INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land.

State/Tribal Tanks: UST 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. UST - Summary Listing of all the Tanks Registered in the State of Massachusetts AST - Aboveground Storage Tank Database. INDIAN UST R10 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R4 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land.

State/Tribal IC / EC: 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. INST CONTROL - Sites With Activity and Use Limitation

ST/Tribal Brownfields: BROWNFIELDS 2 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. BROWNFIELDS - Completed Brownfields Covenants Listing

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties 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. US BROWNFIELDS - A Listing of Brownfields Sites

Other Haz Sites: US CDL 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. US CDL - Clandestine Drug Labs

Database Descriptions

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System MA SPILLS - Historical Spill List. RELEASE - Reportable Releases. SPILLS 90 - SPILLS90 data from FirstSearch. SPILLS 80 - SPILLS80 data from FirstSearch.

Other: RCRA NonGen / NLR 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. RCRA NonGen / NLR - RCRA - Non Generators / No Longer Regulated FEDLAND - Federal and Indian Lands. TSCA - Toxic Substances Control Act. TRIS - Toxic Chemical Release Inventory System. SSTS - Section 7 Tracking Systems. RAATS - RCRA Administrative Action Tracking System. PRP - Potentially Responsible Parties. PADS - PCB Activity Database System. ICIS - Integrated Compliance Information System. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. BRS - Biennial Reporting System. INDIAN RESERV - Indian Reservations. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. FINDS - Facility Index System/Facility Registry System. GWDP - Ground Water Discharge Permits. NPDES - NPDES Permit Listing.

Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: EPA

Updated Quarterly

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Environmental Protection Agency

Varies

ERNS: National Response Center, United States Coast Guard

Updated Annually

State/Tribal CERCLIS: Department of Environmental Protection

Updated Quarterly

State/Tribal SWL: Department of Environmental Protection

Updated Quarterly

State/Tribal LTANKS: Department of Environmental Protection

Updated Quarterly

State/Tribal Tanks: Department of Fire Services, Office of the Public Safety

Updated Quarterly

Database Sources

State/Tribal IC / EC: Department of Environmental Protection

Updated Quarterly

ST/Tribal Brownfields: Office of the Attorney General

Updated Annually

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other Haz Sites: Drug Enforcement Administration

Updated Quarterly

Spills: U.S. Department of Transportation

Updated Annually

Other: Environmental Protection Agency

Varies

Street Name Report for Streets near the Target Property

Target Property:

369 WASHINGTON STREET
PEMBROKE, MA 02359

JOB:

NA

Street Name	Dist/Dir	Street Name	Dist/Dir
Barker Square Dr	0.09 SSE		
Lily's Way	0.24 SSW		
MA-14	0.13 ESE		
MA-53	0.11 East		
Pleasant St	0.23 NNE		
Ramp	0.12 ESE		

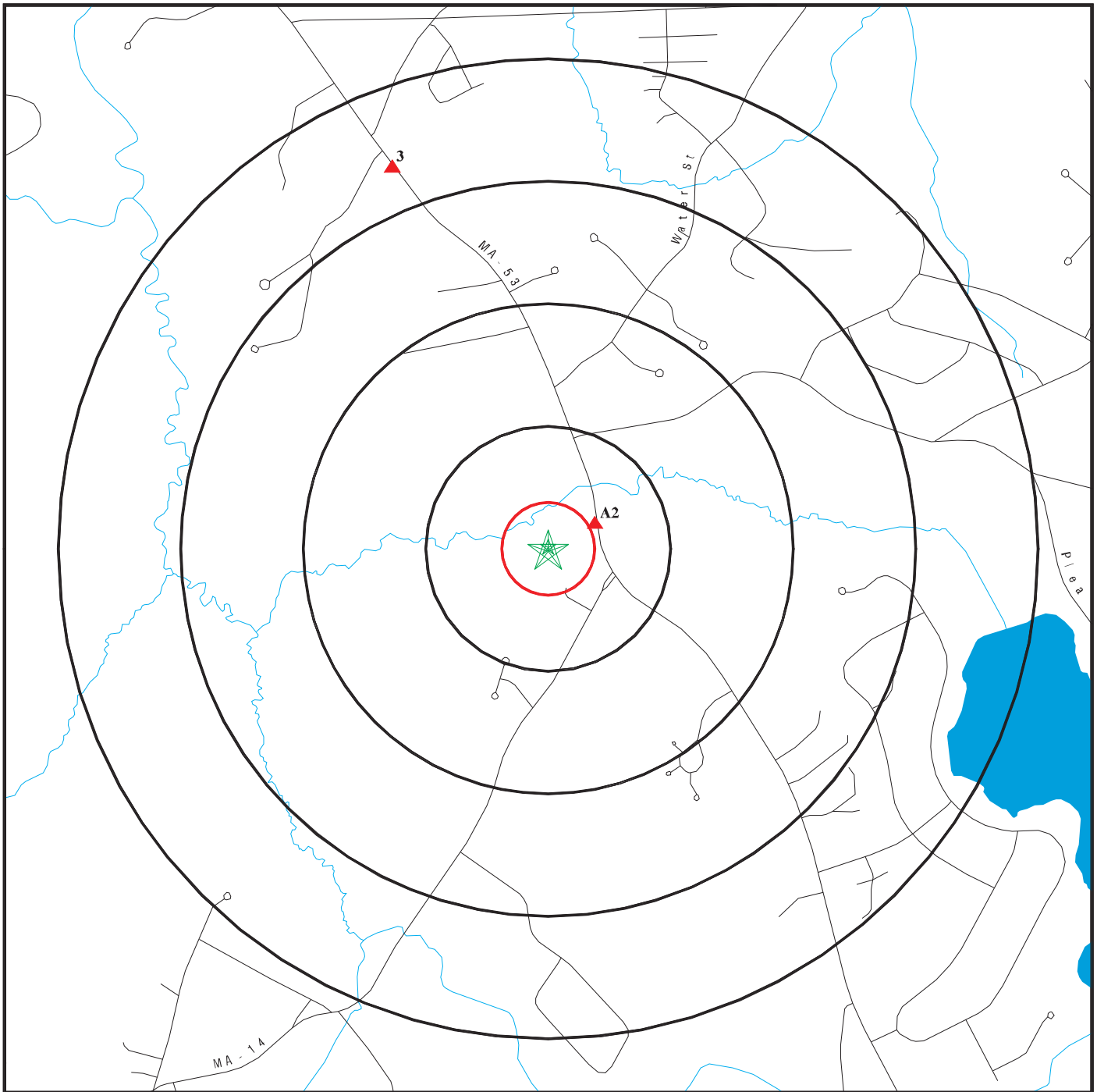
Environmental FirstSearch

1,000 Mile Radius

ASTM MAP: NPL, RCRA/COR, STATES Sites



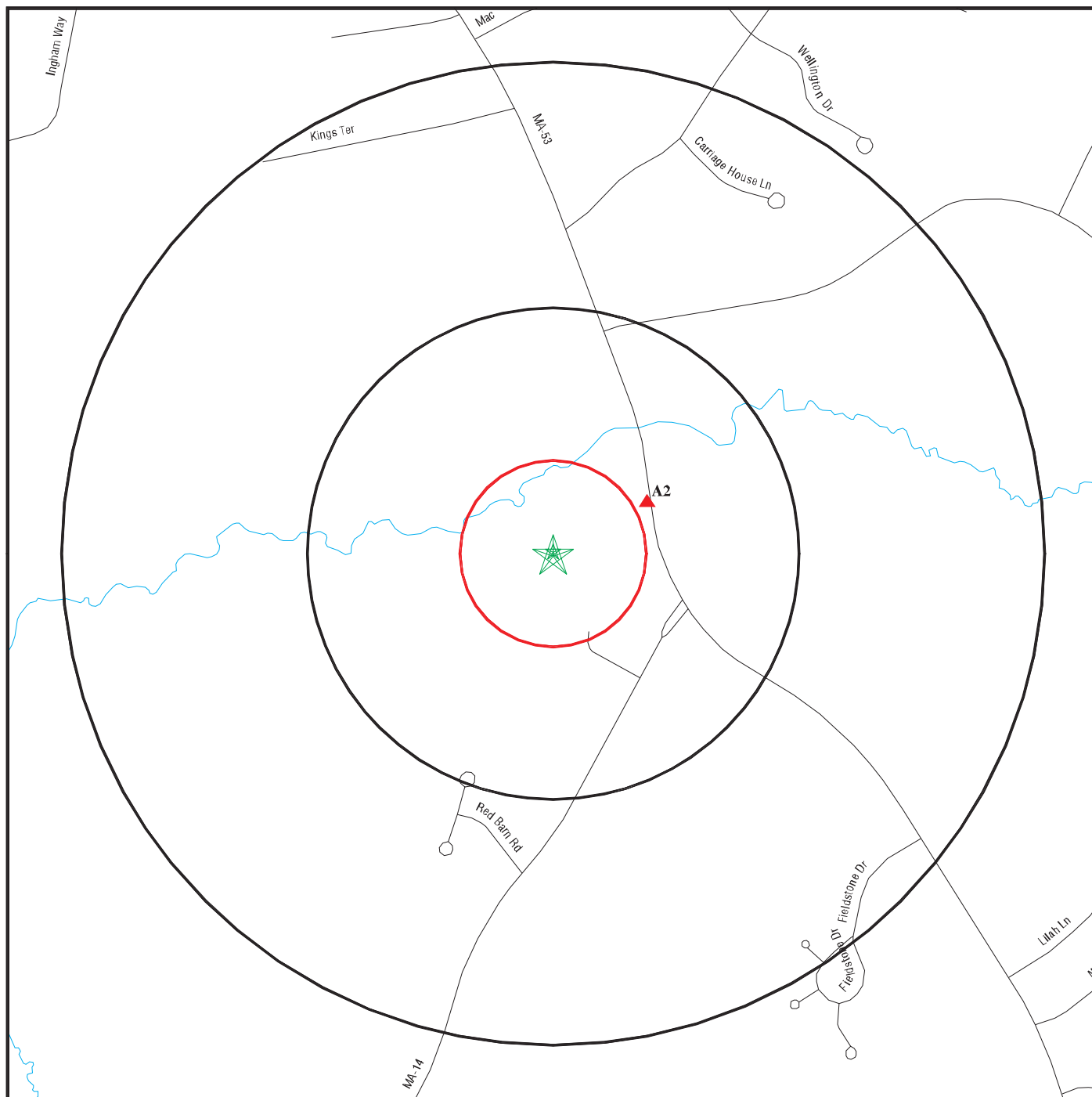
369 WASHINGTON STREET PEMBROKE, MA 02359



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 42.088454 Longitude: 70.793512)
- ▲ Identified Sites
- Indian Reservations BIA
- National Priority List Sites

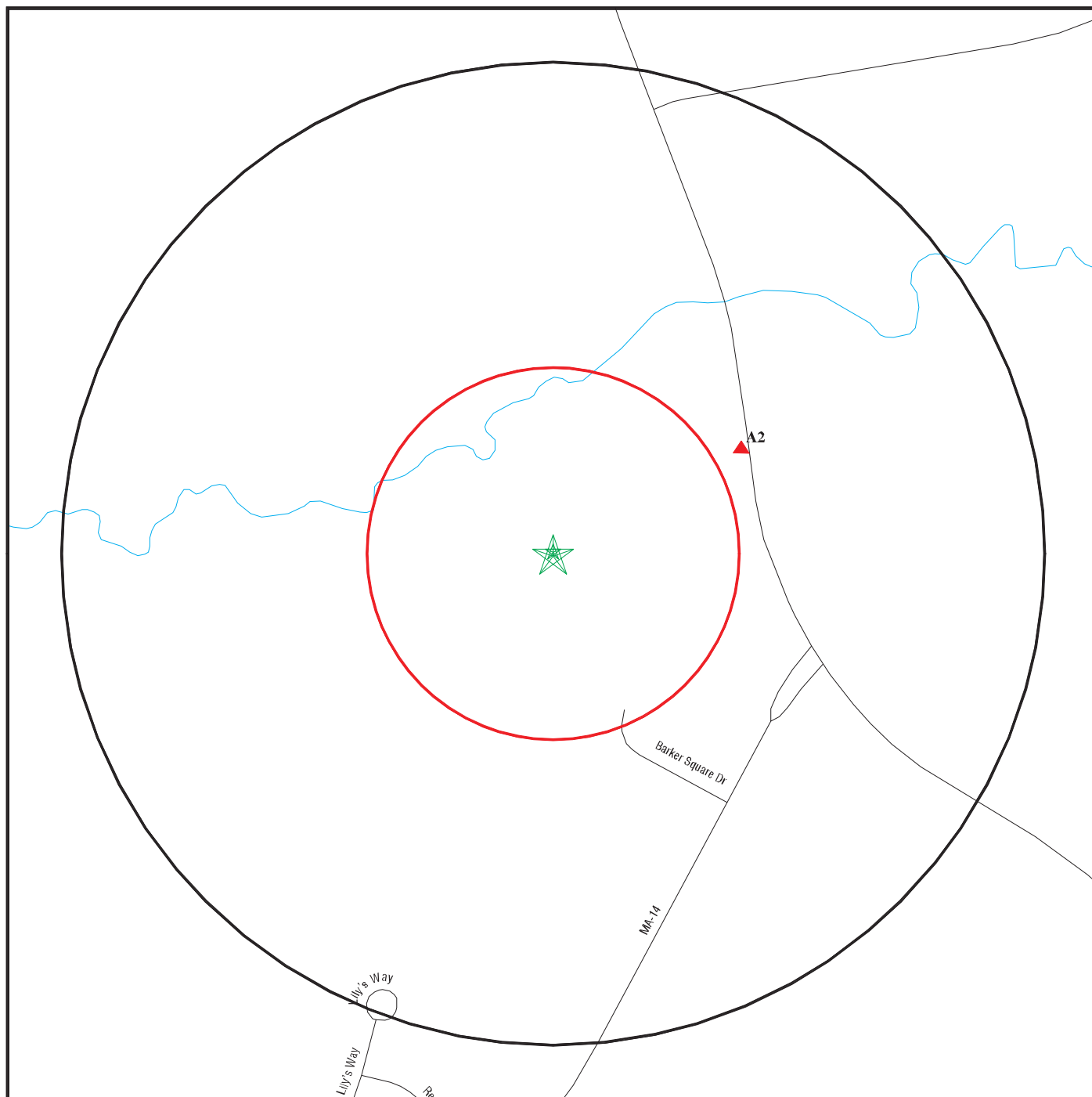
369 WASHINGTON STREET PEMBROKE, MA 02359



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

-  **Target Property (Latitude: 42.088454 Longitude: 70.793512)**
-  **Identified Sites**
-  **Indian Reservations BIA**
-  **National Priority List Sites**

369 WASHINGTON STREET PEMBROKE, MA 02359



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

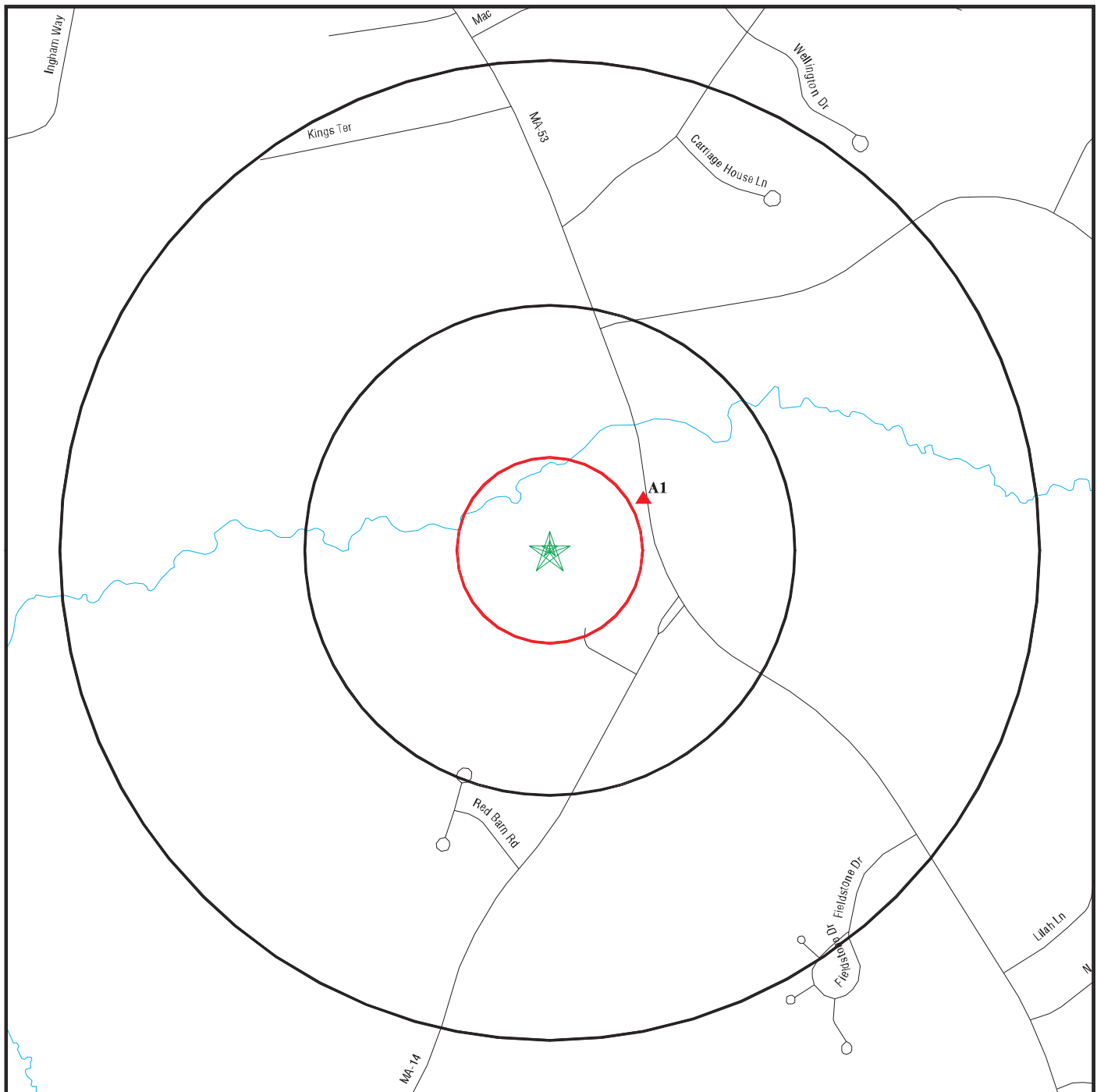
- ★ Target Property (Latitude: 42.088454 Longitude: 70.793512)
- ▲ Identified Sites
- Indian Reservations BIA
- National Priority List Sites

Environmental FirstSearch

0.500 Mile Radius
Non ASTM Map, Spills, FINDS



369 WASHINGTON STREET PEMBROKE, MA 02359



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

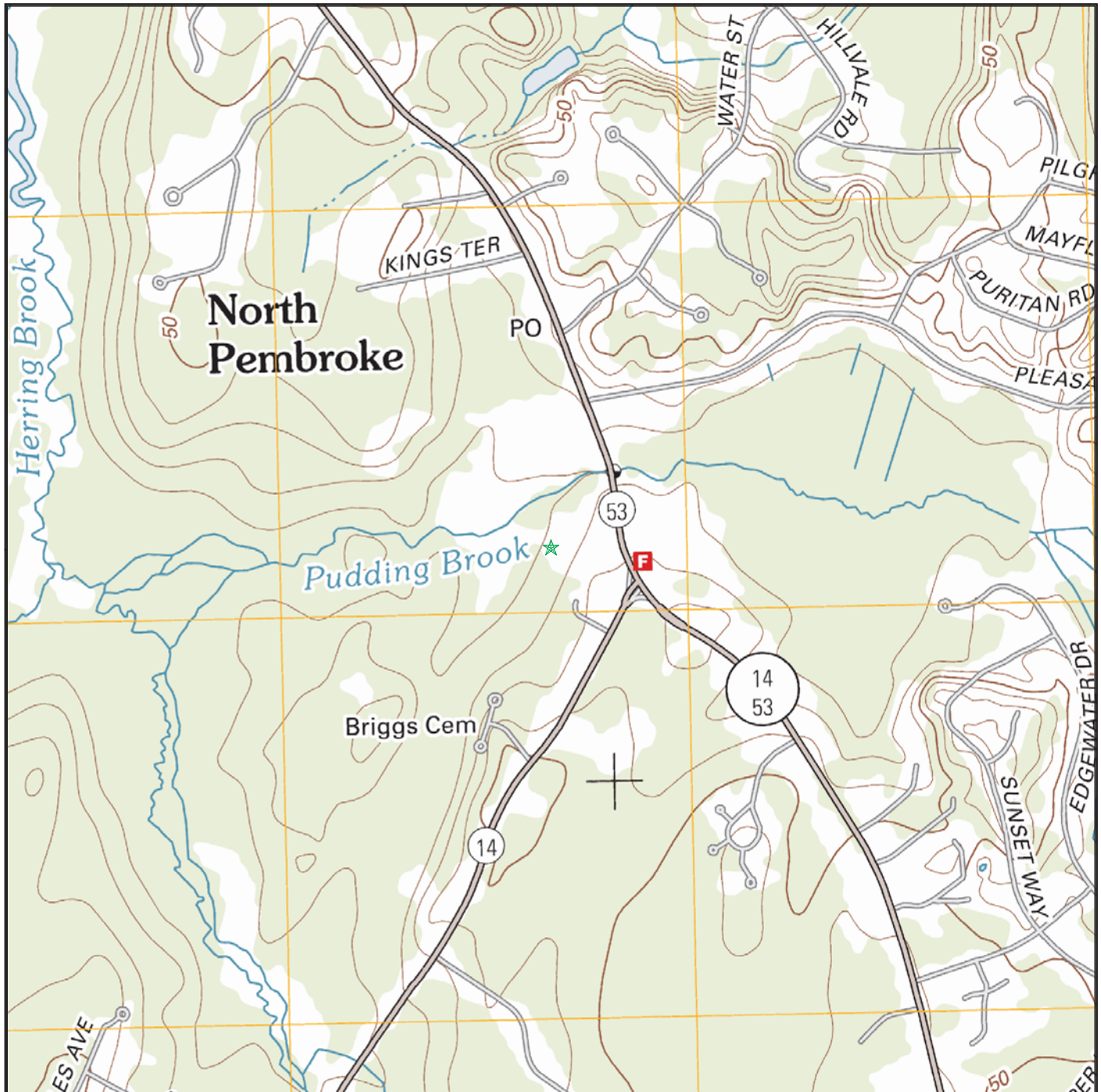
- ★ Target Property (Latitude: 42.088454 Longitude: 70.793512)
- ▲ Identified Sites
- 🏠 Sensitive Receptors
- 🚧 National Priority List Sites
- 🏞 Indian Reservations BIA

Site location Map

Topo: 0.75 Mile Radius



369 WASHINGTON STREET PEMBROKE, MA 02359



Map Image Position: TP
Map Reference Code & Name: 5642634 Hanover
Map State(s): MA
Version Date: 2012

APPENDIX C
Pertinent Municipal and Historical Documents


	Total Card /	Total Parcel
APPRAISED:	838,000/	838,000
USE VALUE:	838,000/	838,000
ASSESSED:	838,000/	838,000

ASSESSED: 030,000 030,000

Legal Description	User Acct
	0

[illegible]

Entered Lot Size		GIS Ref	
Total Land:			
Land Unit Type:		Insp Date	
0			



Patrion
Properties Inc.

42131	Prior Id # 1: E12-1B
-------	----------------------

NOTES	Date	PRINT	Prior Id # 2:
		Date	Time
Year End Roll	12/16/2015		Prior Id # 3:
Year End Roll	12/9/2014		Prior Id # 1:
Year End Roll	12/16/2013	06/10/16	Prior Id # 2:
Year End	12/26/2012	13:51:52	Prior Id # 3:
Year End Roll	12/27/2011	LAST REV	Prior Id # 1:
Year End Roll	12/28/2010	Date	Time
Year End	12/21/2009	03/16/16	10:43:49
Year End	11/25/2008	jeanne	Prior Id # 2:
Year End			Prior Id # 3:
PAY ADCT		4713	ASR Man:

Fact Dist:	
------------	--

MJLA REALTY TRUST TRUSTEE CHANGED TO JANE K.	Reval Dist	
	Year	
	LandReason	

Civil District:

[illegible]

Name	
------	--

comment	Date	Result	By	Name
	10/29/2015	VISITED	JG	NCJCN
	8/28/2015	MAILER SENT	PA	ASSRS
	10/19/2009	INSPECTED	CR	CHRISTINE R
	9/9/2003	MAILER SENT	PA	ASSRS
	1/2/2001	PERMIT VISIT	PA	ASSRS
	7/28/1994	LN W/OWNER	PA	ASSRS
	7/1/1991	INSPECTED	PA	ASSRS

Sign: _____

VERIFICATION OF VISIT NOT DATA

1 / 1

[illegible]

Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
640,000						640,000	
80,026						80,000	
Total:						720,026	
Spl Credit							
Total:						720,000	



- Places
- Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
 - Ice Rink
- Parcels
- Buildings
- Town Boundary
- MA Highways
- Interstate
 - US Highway
 - Numbered Routes
- Abutting Towns Labels
- Abutting Towns
- Bathymetry
- 0-5 ft
 - 5-10 ft
 - 10-15 ft
 - 15-20 ft
 - 20-30 ft
 - 30-40 ft
 - 40-50 ft
 - 50-60 ft
 - 60-70 ft
 - 70+ ft
- Streets
- Town Mask





Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 9 – Enforcement Order
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number: _____

187

A. Violation Information

Important:
When filling out
forms on the
computer, use
only the tab
key to move
your cursor -
do not use the
return key.



This Enforcement Order is issued by:

Pembroke

Conservation Commission (Issuing Authority)

5/22/06

Date

To:

Michael Benson

Name of Violator

369 Washington Street, Pembroke, MA 02359

Address

1. Location of Violation:

MIJA Realty Trust, Michael T. Benson

Property Owner (if different)

369 & 375 Washington Street

Street Address

Pembroke

City/Town

02359

Zip Code

E12

Assessors Map/Plat Number

1A & 1B

Parcel/Lot Number

2. Extent and Type of Activity (if more space is required, please attach a separate sheet):

Working within 100-feet of a wetland resource area.

B. Findings

The Issuing Authority has determined that the activity described above is in a resource area and/or buffer zone and is in violation of the Wetlands Protection Act (M.G.L. c. 131, § 40) and its Regulations (310 CMR 10.00), because:

- ☒ the activity has been/is being conducted in an area subject to protection under c. 131, § 40 or the buffer zone without approval from the issuing authority (i.e., a valid Order of Conditions or Negative Determination).



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 9 – Enforcement Order

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number: _____

B. Findings (cont.)

☐ the activity has been/is being conducted in an area subject to protection under c. 131, § 40 or the buffer zone in violation of an issuing authority approval (i.e., valid Order of Conditions or Negative Determination of Applicability) issued to:

Name _____

Dated _____

File Number _____

Condition number(s) _____

☐ The Order of Conditions expired on (date):

_____ Date _____

☐ The activity violates provisions of the Certificate of Compliance.

☐ The activity is outside the areas subject to protection under MGL c.131 s.40 and the buffer zone, but has altered an area subject to MGL c.131 s.40.

☐ Other (specify):

C. Order

The issuing authority hereby orders the following (check all that apply):

☒ The property owner, his agents, permittees, and all others shall immediately cease and desist from any activity affecting the Buffer Zone and/or resource areas.

☐ Resource area alterations resulting from said activity shall be corrected and the resource areas returned to their original condition.

☐ A restoration plan shall be filed with the issuing authority on or before

_____ Date _____

for the following:

The restoration shall be completed in accordance with the conditions and timetable established by the issuing authority.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

DEP File Number: _____

WPA Form 9 – Enforcement Order

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Order (cont.)

- ☐ Complete the attached Notice of Intent (NOI). The NOI shall be filed with the Issuing Authority on or before:

_____ Date

for the following:

_____ No further work shall be performed until a public hearing has been held and an Order of Conditions has been issued to regulate said work.

- ☒ The property owner shall take the following action (e.g., erosion/sedimentation controls) to prevent further violations of the Act:

Have the property delineated and recorded on an engineered plan and file a Request for Determination of Applicability within 30 days of this Enforcement Order. Any violations of this Order will trigger fines.

_____ Failure to comply with this Order may constitute grounds for additional legal action. Massachusetts General Laws Chapter 131, Section 40 provides: "Whoever violates any provision of this section (a) shall be punished by a fine of not more than twenty-five thousand dollars or by imprisonment for not more than two years, or both, such fine and imprisonment; or (b) shall be subject to a civil penalty not to exceed twenty-five thousand dollars for each violation". Each day or portion thereof of continuing violation shall constitute a separate offense.

D. Appeals/Signatures

An Enforcement Order issued by a Conservation Commission cannot be appealed to the Department of Environmental Protection, but may be filed in Superior Court.

Questions regarding this Enforcement Order should be directed to:

Bob Clarke, Conservation Agent

_____ Name

(781) 293-7735

_____ Phone Number

After 5:00 p.m. Monday through Friday

_____ Hours/Days Available

Issued by:

Pembroke

_____ Conservation Commission

Conservation Commission signatures required on following page.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 9 – Enforcement Order
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number: _____

D. Appeals/Signatures (cont.)

In a situation regarding immediate action, an Enforcement Order may be signed by a single member or agent of the Commission and ratified by majority of the members at the next scheduled meeting of the Commission.

Signatures:

_____	_____
_____	_____
_____	_____
_____	_____

Signature of delivery person or certified mail number



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 9 – Enforcement Order
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number: _____

2nd

A. Violation Information

Important:
When filling out
forms on the
computer, use
only the tab
key to move
your cursor -
do not use the
return key.



This Enforcement Order is issued by:

Pembroke
Conservation Commission (Issuing Authority)

7/10/06
Date

To:

Michael Benson
Name of Violator
369 Washington Street, Pembroke, MA 02359
Address

1. Location of Violation:

MIJA Realty Trust, Michael T. Benson
Property Owner (if different)
369 & 375 Washington Street
Street Address
Pembroke
City/Town
E12
Assessors Map/Plat Number

02359
Zip Code
1A & 1B
Parcel/Lot Number

2. Extent and Type of Activity (if more space is required, please attach a separate sheet):

Continued work within 100-feet of a wetland resource area. Failure to comply with previous
Enforcement Order issued on 5/22/06.

B. Findings

The Issuing Authority has determined that the activity described above is in a resource area and/or buffer
zone and is in violation of the Wetlands Protection Act (M.G.L. c. 131, § 40) and its Regulations (310
CMR 10.00), because:

- ☒ the activity has been/is being conducted in an area subject to protection under c. 131, § 40 or the
buffer zone without approval from the issuing authority (i.e., a valid Order of Conditions or Negative
Determination).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 9 – Enforcement Order
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number: _____

B. Findings (cont.)

☐ the activity has been/is being conducted in an area subject to protection under c. 131, § 40 or the buffer zone in violation of an issuing authority approval (i.e., valid Order of Conditions or Negative Determination of Applicability) issued to:

Name _____

Dated _____

File Number _____

Condition number(s) _____

☐ The Order of Conditions expired on (date):

_____ Date _____

☐ The activity violates provisions of the Certificate of Compliance.

☐ The activity is outside the areas subject to protection under MGL c.131 s.40 and the buffer zone, but has altered an area subject to MGL c.131 s.40.

☐ Other (specify):

C. Order

The issuing authority hereby orders the following (check all that apply):

☒ The property owner, his agents, permittees, and all others shall immediately cease and desist from any activity affecting the Buffer Zone and/or resource areas.

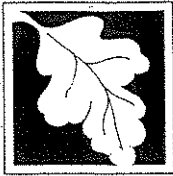
☐ Resource area alterations resulting from said activity shall be corrected and the resource areas returned to their original condition.

☐ A restoration plan shall be filed with the issuing authority on or before

_____ Date _____

for the following:

The restoration shall be completed in accordance with the conditions and timetable established by the issuing authority.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 9 – Enforcement Order
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number: _____

C. Order (cont.)

- ☐ Complete the attached Notice of Intent (NOI). The NOI shall be filed with the Issuing Authority on or before:

_____ Date

for the following:

No further work shall be performed until a public hearing has been held and an Order of Conditions has been issued to regulate said work.

- ☒ The property owner shall take the following action (e.g., erosion/sedimentation controls) to prevent further violations of the Act:

Have the property delineated and recorded on an engineered plan and file a Request for Determination of Applicability immediately. Fines will begin to accrue within thirty days of this Order.

Failure to comply with this Order may constitute grounds for additional legal action. Massachusetts General Laws Chapter 131, Section 40 provides: "Whoever violates any provision of this section (a) shall be punished by a fine of not more than twenty-five thousand dollars or by imprisonment for not more than two years, or both, such fine and imprisonment; or (b) shall be subject to a civil penalty not to exceed twenty-five thousand dollars for each violation". Each day or portion thereof of continuing violation shall constitute a separate offense.

D. Appeals/Signatures

An Enforcement Order issued by a Conservation Commission cannot be appealed to the Department of Environmental Protection, but may be filed in Superior Court.

Questions regarding this Enforcement Order should be directed to:

Bob Clarke, Conservation Agent

_____ Name

(781) 293-7735

_____ Phone Number

After 5:00 p.m. Monday through Friday

_____ Hours/Days Available

Issued by:

Pembroke

_____ Conservation Commission

Conservation Commission signatures required on following page.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 9 – Enforcement Order

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number: _____

D. Appeals/Signatures (cont.)

In a situation regarding immediate action, an Enforcement Order may be signed by a single member or agent of the Commission and ratified by majority of the members at the next scheduled meeting of the Commission.

Signatures:

_____	_____
_____	_____
_____	_____
_____	_____

Signature of delivery person or certified mail number

**Minutes of the Meeting
of the
Pembroke Conservation Commission
April 24, 2006**

Attending: Marcus Ford, Richard O'Reilly, Robert Clarke, Mark Ames, Patricia DeVore and Scott Hammond

Absent: Daniel Hatton

Opened: 7:32 p.m.

Discussion – Map, E12, Lots 2 & 18, Washington & Barker Streets

Mr. Robert Hopey of 399 Washington Street was in attendance. Mr. Hopey is concerned that these lots are too wet to build on. His cellar is flooded 6-months a year. Mr. Hopey would like to see a drainage easement installed right to Pudding Brook. He showed pictures of the area. By definition this area is not under the Conservation Commission's jurisdiction. The Conservation Commission offered to give their support in taking the issue to the Pembroke DPW.

**** Mark Ames recused himself from the following public hearing.****

RFD – 25 Dean Drive – McMullan

Mr. Dean McMullan was in attendance. The applicant would like to install at 10-foot by 16-foot shed. Mr. McMullan said it is likely the shed will be smaller than originally planned and be no closer than 77.7-feet from the BVW. A Motion to close was made by Richard O'Reilly. Second by Robert Clarke. All in favor. A Motion was made by Robert Clarke to issue a Negative 3 Determination. Second by Richard O'Reilly. All in favor.

NOI – 60 Taylor Point Road – Zielinski

Mr. Thomas Zielinski was in attendance. The applicant would like to raze and construct a single-family dwelling with a new foundation and to construct a private pier and float on Oldham Pond. The footprint of the house will remain the same. Mr. Zielinski will file for a Chapter 91 license. The float will be 10-feet by 10-feet. The shed and boathouse will remain as they are. A concrete block wall foundation will be replaced with a poured, full walkout, foundation. The deck will remain as is and will not be enclosed. Mark Ames stated his concerns with the length of the pier. Mr. Maguire said that the water is so shallow it will only be 3-4 feet deep at the end of the pier. Mr. Maguire said he will be using twist in anchors to stabilize the pier, one and a half feet above the Mean Annual High Water mark. The anchors are made of galvanized steel and will be installed by manual labor. There will be three sets of anchors total. A Motion to close was made by Robert Clarke. Second by Scott Hammond. All in favor. A Motion was made by Robert Clarke to issue a standard Order of Conditions with the following special conditions: 1.) Subject to the issuance of a DEP file number. 2.) Hay bales must be installed. 3.) Building debris must be immediately placed in to a dumpster. 4.) The existing deck can never be enclosed. 5.) Subject to all other required permitting and/or approvals. Second by Richard O'Reilly. All in favor.

Request Certificate of Compliance – Station Street (between Fieldstone Ln. & School St.)

A Motion was made by Robert Clarke to issue a complete Certificate of Compliance for DEP file number 56-803. Second by Richard O'Reilly. All in favor.

RFD – 81 Old Washington Street - Miller

Mr. Al Vautrinot of Vautrinot Land Surveying presented. The applicant would like to repair/replace a septic system. It will be a pump system due to the high water table. It will be 89-feet from the BVW. No membrane is required. A Motion to close was made by Richard O'Reilly. Second by Patricia DeVore. All in favor. A Motion was made by Robert Clarke to issue a Negative 3 Determination with the following special condition: 1.) Subject to Board of Health approval. Second by Patricia DeVore. All in favor.

Adjourn

A Motion was made by Mark Ames to adjourn the meeting at 8:30 p.m. Second by Bob Clarke. All in favor.

TOWN OF PEMBROKE
BUILDING DEPARTMENT
Application for Permit to Build

No. _____ Date August 14, 2012

TO THE BUILDING OFFICIAL

The undersigned hereby applies for a permit to build according to the following specifications:

IMPORTANT - Applicant to complete all items in sections I, II, III, IV, and IX

I. LOCATION OF BUILDING	AT (LOCATION) <u>369 Washington Street</u> (NO.) (STREET) OWNERS NAME <u>Jane Benson, Trustee MLJA Realty Trust</u> SUBDIVISION <u>Parcel ID E12-1A</u> MAP _____ LOT _____ LOT SIZE <u>8.9 AC</u>	ZONING DISTRICT _____				
II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D						
A. TYPE OF IMPROVEMENT 1 <input type="checkbox"/> New building 2 <input type="checkbox"/> Addition (If residential, enter number of new housing units added, if any, in Part D, 13) 3 <input type="checkbox"/> Alteration (See 2 above) 4 <input type="checkbox"/> Repair, replacement 5 <input checked="" type="checkbox"/> Wrecking (If multifamily residential enter number of units in building in Part D, 13) 6 <input type="checkbox"/> Moving (relocation) 7 <input type="checkbox"/> Foundation only	D. PROPOSED USE - For "Wrecking" most recent use <table style="width: 100%;"> <tr> <th style="text-align: left;">Residential</th> <th style="text-align: left;">Non Residential</th> </tr> <tr> <td> 12 <input checked="" type="checkbox"/> One family 13 <input type="checkbox"/> Two or more family - Enter number of units _____ 14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter number of units _____ 15 <input type="checkbox"/> Garage 16 <input type="checkbox"/> Carport 17 <input type="checkbox"/> Other - Specify _____ </td> <td> 18 <input type="checkbox"/> Amusement, recreational 19 <input type="checkbox"/> Church, other religious 20 <input type="checkbox"/> Industrial 21 <input type="checkbox"/> Parking garage 22 <input type="checkbox"/> Service station, repair garage 23 <input type="checkbox"/> Hospital, institutional 24 <input type="checkbox"/> Office, bank, professional 25 <input type="checkbox"/> Public utility 26 <input type="checkbox"/> School, library, other educational 27 <input type="checkbox"/> Store, mercantile 28 <input type="checkbox"/> Theater, tavern 29 <input type="checkbox"/> Other - Specify _____ </td> </tr> </table>		Residential	Non Residential	12 <input checked="" type="checkbox"/> One family 13 <input type="checkbox"/> Two or more family - Enter number of units _____ 14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter number of units _____ 15 <input type="checkbox"/> Garage 16 <input type="checkbox"/> Carport 17 <input type="checkbox"/> Other - Specify _____	18 <input type="checkbox"/> Amusement, recreational 19 <input type="checkbox"/> Church, other religious 20 <input type="checkbox"/> Industrial 21 <input type="checkbox"/> Parking garage 22 <input type="checkbox"/> Service station, repair garage 23 <input type="checkbox"/> Hospital, institutional 24 <input type="checkbox"/> Office, bank, professional 25 <input type="checkbox"/> Public utility 26 <input type="checkbox"/> School, library, other educational 27 <input type="checkbox"/> Store, mercantile 28 <input type="checkbox"/> Theater, tavern 29 <input type="checkbox"/> Other - Specify _____
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B. Ownership 8 <input checked="" type="checkbox"/> Private (individual, corporation, nonprofit institution, etc.) 9 <input type="checkbox"/> Public (Federal, State, or local government)						
C. COST 10. Cost of improvement To be located but not included in the above cost: a. Electrical b. Plumbing c. Heating, air conditioning d. Other (elevator, etc.) 11. TOTAL COST OF IMPROVEMENT \$ _____	(UNIT COST) 1 _____ _____ _____ _____ _____	Non residential - Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building or hospital, elementary school, secondary school, college, parochial school, parking garage for department store, rental office building, office building at industrial plant. If use of existing building is being changed, state proposed use.				
III. SELECTED CHARACTERISTICS OF BUILDING - For new buildings and additions, complete Parts E - K; for wrecking, complete only Part J, for all others, skip to VI.						
E. PRINCIPAL TYPE OF FRAME 30 <input type="checkbox"/> Masonry (wall bearing) 31 <input type="checkbox"/> Wood frame 32 <input type="checkbox"/> Structural Steel 33 <input type="checkbox"/> Reinforced concrete 34 <input type="checkbox"/> Other - Specify _____	G. TYPE OF SEWAGE DISPOSAL 40 <input type="checkbox"/> Public or private company 41 <input type="checkbox"/> Private (septic tank, etc.) H. TYPE OF WATER SUPPLY 42 <input type="checkbox"/> Public or private company 43 <input type="checkbox"/> Private (well, cistern)	J. DIMENSIONS 48 Number of stories <u>2</u> 49 Total square feet of floor area, all floors based on exterior dimension <u>1,710 sq. ft.</u> 50 Total land area, square ft. <u>8.9 Acres</u>				
F. PRINCIPAL TYPE OF HEATING FUEL 35 <input type="checkbox"/> Gas 36 <input type="checkbox"/> Oil 37 <input type="checkbox"/> Electricity 38 <input type="checkbox"/> Coal 39 <input type="checkbox"/> Other - Specify _____	I. TYPE OF MECHANICAL Will there be central air conditioning? 44 <input type="checkbox"/> Yes 45 <input type="checkbox"/> No Will there be an elevator? 46 <input type="checkbox"/> Yes 47 <input type="checkbox"/> No	K. RESIDENTIAL BUILDINGS ONLY 50 Number of bedrooms _____ 51 Number of bathrooms _____ Full _____ Partial _____				

PASTER, RICE & CASTLEMAN, LLC

ATTORNEYS AT LAW
24 ADAMS STREET
QUINCY, MASSACHUSETTS 02159

RICHARD D. PASTER
RONALD W. RICE
JAMES A. CASTLEMAN

(617) 472-3424
FACSIMILE: (617) 472-3427
email: info@prclawoffice.com
URL: <http://www.prclawoffice.com>

rpaster@prclawoffice.com
rrice@prclawoffice.com
jcastleman@prclawoffice.com

March 27, 2014

**CERTIFIED MAIL - RETURN RECEIPT
REQUESTED and REGULAR MAIL.**

Elizabeth Bates, Chairperson
Pembroke Historic District Commission
Town Hall
100 Center Street
Pembroke, MA 02359

Re: 369 Washington Street, Pembroke - Certificate of Hardship

Dear Chairperson Bates:

As you know I filed an Application for a Certificate of Hardship for the above referenced property dated December 23, 2013. The Application was delivered to your Commission according to the records of Federal Express on December 26, 2013. Massachusetts General Laws, Chapter 40C § 11, requires that Historic Commissions such as your's determine within fourteen (14) days of the filing of such an Application whether the Application involves any exterior architectural features which are subject to approval by such Commissions and if so, to hold a public hearing on the Application.

Massachusetts General Laws, Chapter 40C § 11, also requires that Historic Commissions fix a reasonable time for such a public hearing and to give public notice of the time, place and purpose of the hearing at least fourteen (14) days prior to the public hearing. The service of the notice of the public hearing must include a mailing, postage prepaid, of a copy of the notice to the Applicant and to the owners of all adjoining property. Notwithstanding the requirements of said Section 11, no such notice was ever sent to the owners of adjoining property nor to my client, the Applicant, nor was a public hearing ever scheduled or held by the Pembroke Historic District Commission.

Moreover, Massachusetts General Laws, Chapter 40C § 11, also requires that as soon as convenient after the public hearing has been held, but in any event within sixty (60) days of the filing of the Application, Historic Commissions must make a determination on the Application. Thus, the Pembroke Historic District Commission was required to make a determination on my client's Application on or before February 24, 2014. The penalty imposed by Massachusetts







BOARD OF HEALTH
100 CENTER STREET
PEMBROKE, MASSACHUSETTS 02359

FILE COPY

Michael Benson
Michael's Tree Service
369 Washington St.
Pembroke, Mass. 02359

August 16th 2006

Mr. Benson,

The Pembroke Health Agent acting under the authority of The Pembroke Board of Health, has this day, Posted The "rental" house at the property of 369 Washington St. As Unfit For Habitation (condemned). The primary reason for this condemnation is that the septic system is not functioning and has not been functioning according to the Regulations under Title V of The Massachusetts's Sanitary Code, for numerous years, as noted by documentation in the property file and visits by The Health Agent. Any further occupancy any person of that dwelling is against the law and measures to enforce this order

Will be sought in court.

Also, Upon investigation of the property today, It was noted that people are living in/sleeping in a pop-up camper and a dry-docked sail boat. Obviously these living arrangements are illegal and must cease immediately.

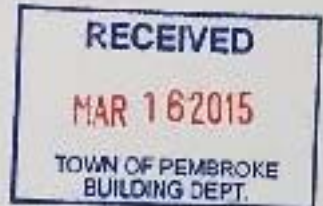
Frederick A. Leary
Health Agent

A handwritten signature in black ink, appearing to read "Frederick A. Leary", written over the typed name and title.

PASTER, RICE & CASTLEMAN, LLC
ATTORNEYS AT LAW
24 ADAMS STREET
QUINCY, MASSACHUSETTS 02169

RICHARD D. PASTER
RONALD W. RICE
JAMES A. CASTLEMAN

(617) 472-3424
FACSIMILE: (617) 472-3427
email: info@prclawoffice.com
URL: <http://www.prclawoffice.com>



rpaster@prclawoffice.com
rrice@prclawoffice.com
jcastleman@prclawoffice.com

April 2, 2014

ELECTRONIC and REGULAR MAIL

George Verry, Building Inspector
Town of Pembroke
Municipal Building
100 Center Street
Pembroke, MA 02359



Re: 369 Washington Street, Pembroke

Dear Mr. Verry:

As you may recall, I filed an Application for a Permit to demolish the structure located on the above reference property with you on August 16, 2012. Pursuant to the requirements of the Pembroke Demolition Delay Bylaw, you forwarded a copy of the Application to the Historic District Commission (HDC) within seven (7) days of its receipt from me by you. HDC then had fifteen (15) days to make a written determination of whether the structure is significant and to notify you and me of its decision. No such written determination was made by HDC.

However, I was contacted by Elizabeth Bates, HDC's Chairperson, in September, 2012, relative to the Application. Discussions ensued between myself and HDC during which we explored ways to relocate the structure. My client offered to donate the structure and land across Washington Street to the Town if the Town would undertake the relocation of the structure at its expense. Studies were conducted by the Town during much of the following year of potential uses for the structure and costs to move and rehabilitate it. Ultimately, I was informed in early August, 2013, that the Town considered the costs to be prohibitive and with uncertainty as to a potential use, the Town determined it was not interested in pursuing the acceptance and relocation of the structure.

Thus, on August 7, 2013, I resubmitted my client's Application to Demolish the structure to you. Again it appears you forwarded the Application to HDC within seven (7) days because I was contacted by Elizabeth Bates on August 13, 2013. Assuming HDC received a copy of the Application on August 13, 2013, the Bylaw required that it make a written determination as to the significance of the structure and serve copies of that determination on you and me within fifteen (15) days, (August 28, 2013) of receiving the Application. No such written determination



ZONING AND BUILDING LAW APPEALS
PEMBROKE, MASSACHUSETTS
02359

July 28, 2003



Mr. Michael Benson
MIJA's Realty Trust
369 Washington Street
Pembroke, MA 02359

Re: SP3-03 - MIJA's Realty Trust - Michael's Tree Service

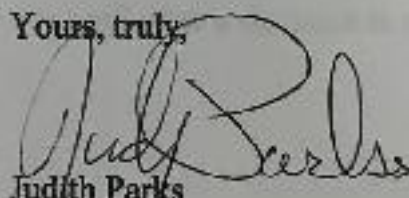
Dear Michael:


The agreement reached to allow for a "test period" from June 17, 2003 through September 30, 2003 for the regrinding process of materials states no new materials will be brought on to the site.

Concerned residents have come to Town Hall to tell us they just followed a truck full of materials which turned into your site.

Either immediately comply with the conditions set, copy attached, or we will request that a cease and desist be placed on your operation.

Yours, truly,


Judith Parks
Chair

Cc: Joe Levrault, Zoning Agent 



The Commonwealth of Massachusetts
Department of Public Safety

Office Use Only
Permit No. _____
Occupancy & Fee Checked 25.00
(leave blank) 9/25/87

BOARD OF FIRE PREVENTION REGULATIONS FPR-11, RULE 8 Effective 1/1/78

APPLICATION FOR PERMIT TO PERFORM ELECTRICAL WORK

All work to be performed in accordance with the Massachusetts Electrical Code, FPR-11

Date 9-25 1987

City or Town of Pembroke

To the Inspector of Wires: The undersigned applies for a permit to perform the electrical work described below.

Location (Street & Number) 369 WASHINGTON ST Pole No. _____

Owner or Tenant CANNABIAN REALTY TRUST FRANK FALZONI

Owner's Address SAME

Is this permit in conjunction with a building permit? ☒ Yes ☐ No

Purpose of Building RESIDENCE

Service 300 Amps 208 Volts No. of Meters 2
☒ Existing ☐ New Increased from _____ to _____

Nature of the Proposed Electrical Work INSTALL ELECTRIC BASEBOARD HEAT & WIRE LIGHTING CIRCUITS FOR SECOND FLOOR

PROPOSED FIXTURES IN DETAIL (See attached schedule, if necessary)

Location of Room	Light Outlets	Sw.	Plugs	Fixt.	Location of Room	Light Outlets	Sw.	Plugs	Fixt.
SECOND FLOOR	1								
SECOND FLOOR	1								
HALL SECOND FLOOR	1								



No. of Sw. Out. _____
No. of Outlets Lt. _____
No. of Rec. _____
No. of Motors H.P. _____
No. of Signs Trans. _____
Air Cond. _____
Range Name plate rate _____
Water Heater Name plate rate _____
Clothes Dryer Name plate rate _____
Total Load _____
Size of Main Entrance Sw. _____
Size of S. S. Conductors _____

Oil _____
Gas _____
Electric - KW Connected Load _____
Hot Water - Motors and Size _____
Steam Motors and Size _____
Hot Air Motors and Size _____
Misc. _____

Work to Start 9-25-87 Inspection Date Requested 9-29-87 Permit Fee 25.00

Signed under the Penalties of Perjury:

Licensee JOHN W. KENNEY JR Signature John W. Kenney Jr License No. E271
(Please print) (Please sign)



Town of Pembroke

CONSERVATION COMMISSION

PEMBROKE

MASSACHUSETTS

02359

July 10, 2006

Mr. Michael Benson
Michael's Tree Service
369 Washington Street
Pembroke, MA 02359

Dear Mr. Benson,

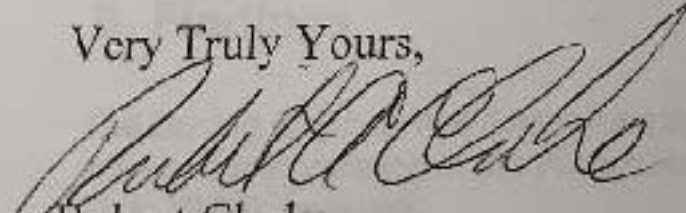
RE: 369 & 375 Washington Street, Pembroke, MA, Map 12, Lots 1A & 1B

Enclosed is your second Enforcement Order. This Order demands that you immediately cease all work within 100-feet of a wetland resource area. You are hereby instructed to have the resource area delineated by a wetland professional and recorded on an engineered plan.

As part of this Enforcement Order, you must also file a Request for Determination of Applicability with the Conservation Commission immediately. There are associated local filing fees, which must be submitted as well. I have highlighted them on the enclosed fee sheet. Please make your check of \$225.00, payable to the "Town of Pembroke". Further violation of these Enforcement Orders will trigger fines of up to \$200.00 per day, per violation. Each day will trigger a new fine. These fines will begin within thirty days of this Order.

If you have any questions, please contact me at (781) 293-7735.

Very Truly Yours,



Robert Clarke
Conservation Agent

INSPECTION RECORD

INSPECTION BY DATE

BOARD OF HEALTH

FOUNDATION

ROUGH ELECTRICITY

ROUGH PLUMBING

ROUGH FRAME

INSULATION

CHIMNEY

Gorge Doors OK Clean

FINAL APPROVALS

BOARD OF HEALTH

ELECTRICAL

PLUMBING

GAS

DRIVEWAY

FIRE DEPT.

BUILDING INSPECTOR

OCCUPANCY CERTIFICATE ISSUED

The Commonwealth of Massachusetts Town of PEMBROKE

In accordance with the Massachusetts Building Code, Section 114.0, this

BUILDING PERMIT

Is issued to First Ceramic Supply West
to Exchange Co. Garage Doors
at 369 Washington St. 1st
(incl. apt. demolition)
(incl. 1st and 2nd floors) PLAN

PEMBROKE

PLYMOUTH

City or Town

County

Use Group

Construction Type

Height

(feet)

(stories)

Area

(sq. ft. over)

total

PERMIT TO BE VISIBLE FROM STREET

All work shall conform to the approved application and plans. This permit shall become invalid unless the work has commenced within 6 months, or if work is suspended for a period of one (1) year.

418.87

Permit No.

Date Issued

25.00

Fee

Issuing Official



OFFICE OF
BOARD OF HEALTH
100 CENTER STREET
PEMBROKE, MASSACHUSETTS 02359

FILE COPY

MEMO:

369 Washington St. re-visit

Friday September 22nd 2006

Approx. 10:45 a.m. Mr. Michael Benson called the Board of Health and told Maureen that he was ready for me to come to the property and do the inspection.

Maureen paged me and I went to the site.

When I arrived Mr. and Mrs. Benson were present and Benson's job foreman Calvin Johnson.

- A. Cesspool: we proceeded to the area where the cesspool had been/I found it to be solidly filled with dirt/ I walked around on it and did not sink in at all. I am satisfied that it has been crushed and filled. Mr. Benson had Calvin Johnson start up a backhoe and go and put an extra scoop of gravel over the top just to make sure.
- B. We then walked around the house and Mr. Benson showed that he had boarded up ALL the windows and doors (even top windows). He had also posted approx. 12"x 6" yellow "KEEP OUT!" signs on all sides of the building.
- C. Thirdly, we went through the interior of the house. Most of the rooms were completely empty and they had swabbed walls and floors with a bleach solution. The refrigerator had been removed from the building/ all kitchen cabinets cleaned out and the kitchen misted with bleach solution. Second floor bedroom was empty of furniture and likewise sprayed with bleach solution. Second floor bathroom cleaned out and sprayed with bleach solution.

I photographed all key items of importance. It is my opinion that Michael Benson has complied with items a, b, c, d, and e of the preliminary injunction order.

Frederick A. Leary

Health Agent



TOWN OF PEMBROKE

BUILDING DEPARTMENT

ALBERT E. CAIN JR.
INSPECTOR OF BUILDINGS

GEORGE VERRY
ALTERNATE INSPECTOR
OF BUILDINGS

MARY ANN SMITH
ASSISTANT TO BUILDING
INSPECTOR

TOWN HALL
781-293-3864

JEFF CALLAHAN
PLUMBING & GAS INSPECTOR

NICHOLAS ZECHELLO
INSPECTOR OF WIRES

December 2, 1997

Mr. John Ryan
369 Washington St.
Pembroke, Ma. 02359

RE: JUNK CAR & TRUCK VIOLATION FINAL NOTICE

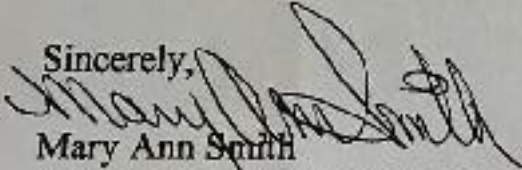
Dear Mr. Ryan,

When making an inspection in your area last week, I notice you have **NOT REMOVED** the bus or truck parts. On June 6, 1997 you told me that **ALL UNREGISTERED** vehicles and related debris would be removed, as of this date you have not complied.

FAILURE to remove all unregistered vehicles and parts with 10 days of this notice will at this time result in court action.

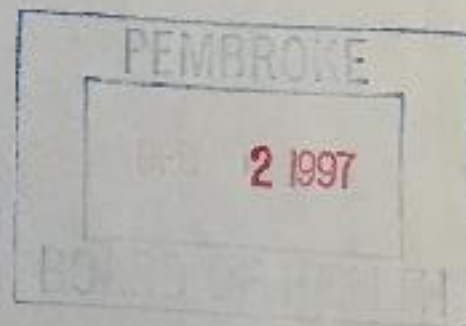
If you have any further questions on this matter, please feel free to contact this office.

Sincerely,


Mary Ann Smith
Asst. to the Building Inspector

cc: Board of Health
Police Dept.

Certified mail # Z 373-478-632





COMMONWEALTH OF MASSACHUSETTS

TOWN OF PEMBROKE

BUILDING DEPARTMENT

TOWN HALL
781-293-3864

ALBERT E. CAIN JR.
INSPECTOR OF BUILDINGS

GEORGE VERRY
ALTERNATE INSPECTOR
OF BUILDINGS

MARY ANN SMITH
ASSISTANT TO BUILDING
INSPECTOR

JEFF CALLAHAN
PLUMBING & GAS FITTER

NICHOLAS ZELLO
INSPECTOR OF PLUMBING

March 27, 1998

Mr. John Ryan
369 Washington St.
Pembroke, Ma. 02359

RE: JUNK CAR AND TRUCK VIOLATION COURT ACTION

Dear Mr. Ryan,

I have made an inspection of your property and notice you have not removed one thing on the property. I feel I have given you long enough time to clean up the property. I have noticed you have a gray bus, **BIG YELLOW TRUCK IN FRONT YARD**, and a lot of related debris.

You have until April 6, 1998 to clean up **ALL UNREGISTERED VEHICLES** and junk.

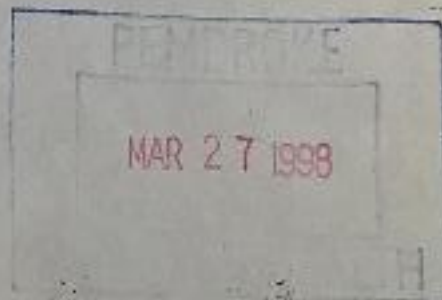
FAILURE to comply at this time will result in court action. This has been going on to long.

Sincerely,

Mary Ann Smith
Asst. to the Building Inspector

cc: Board of Health
Police Dept

certified mail # Z 204-602-698



The Commonwealth of Massachusetts
Department of Industrial Accidents
Office of Investigations
600 Washington Street
Boston, MA 02111
www.mass.gov/dia

Workers' Compensation Insurance Affidavit: Builders/Contractors/Electricians/Plumbers

Applicant Information

Please Print Legibly

Name (Business/Organization/Individual): Jane Benson, Trustee of MJA Realty Trust

c/o Richard D. Paster, Esq.

Address: 24 Adams Street

City/State/Zip: Quincy, MA 02169

Phone #: 617-472-3424

Are you an employer? Check the appropriate box:

1. ☐ I am an employer with _____ employees (full and/or part-time).*

2. ☐ I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required.]

3. ☒ I am a homeowner doing all work myself. [No workers' comp. insurance required.]

4. ☐ I am a general contractor and I have hired the sub-contractors listed on the attached sheet. These sub-contractors have employees and have workers' comp. insurance.†

5. ☐ We are a corporation and its officers have exercised their right of exemption per MGL c. 152, §1(4), and we have no employees. [No workers' comp. insurance required.]

Type of project (required):

6. ☐ New construction

7. ☐ Remodeling

8. ☒ Demolition

9. ☐ Building addition

10. ☐ Electrical repairs or additions

11. ☐ Plumbing repairs or additions

12. ☐ Roof repairs

13. ☐ Other _____

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

† Homeowners who submit this affidavit indicating they are doing all work and then hire outside contractors must submit a new affidavit indicating such.

‡ Contractors that check this box must attach an additional sheet showing the name of the sub-contractors and state whether or not those entities have employees. If the sub-contractors have employees, they must provide their workers' comp. policy number.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy and job site information.

Insurance Company Name: _____

Policy # or Self-ins. Lic. #: _____

Expiration Date: _____

Job Site Address: _____

City/State/Zip: _____

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under Section 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct.

Signature: Jane Benson

Date: 8/14/12

Phone #: 617 472.3424

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____

Permit/License #: _____

Issuing Authority (circle one):

1. Board of Health 2. Building Department 3. City/Town Clerk 4. Electrical Inspector 5. Plumbing Inspector
6. Other _____

Contact Person: _____

Phone #: _____



Sam M. M. M.

IV. IDENTIFICATION - To be completed by all applicants

	Name	Mailing address - Number, street, city, and State	ZIP code	Tel. No.
1. Owner or Lease	Jane Benson Trustee	c/o Richard D. Paster, 24 Adams St. Quincy MA	02169	617-472-3422
2. Contractor			Builder's License No.	
3. Architect or Engineer			Phone #	

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

Signature of applicant <i>Jane Benson</i>	Address <i>24 Adams Street, Quincy, MA 02169</i>	Application date <i>8/14/12</i>
--	---	------------------------------------

DO NOT WRITE BELOW THIS LINE

V. OTHER JURISDICTION APPROVALS

Permit or Approval	Check	Date Obtained	By
Building			
Planning			
Plumbing			
Electrical			
Conservation Comm.			
Tax Collector			
Board Of Health			
Fire Department			
Water / D.P.W.			
Zoning Board			
Historic District			

VI. VALIDATION

Building	
Permit Number	
Building	
Permit Issued	20
Building	
Permit Fee \$	
Approved by:	
TITLE	



TOWN OF PEMBROKE
Building Department
APPLICATION FOR PERMIT TO BUILD

Permit No. 380-00
Zone
Fee \$ 50.00
19 Cash

TO THE INSPECTOR OF BUILDINGS:

The undersigned hereby applies for a permit to build according to the following specifications:

MJA REALTY TRUST

1. Owner's name MICHAEL J BENSON Tel. No. (781) 826-5886
2. Owner's address 26 AQUARIAN WAY KINGSTON
3. Architect's name
4. Builder's name Tel. No.
5. Builder's address Lic. #
6. Will the building conform to the requirements of the law? / State Bldg. Code Plan
7. Location? (No. and St.) 360 WASHINGTON ST. Lot 1 Plan 1E-12 1A
8. Size of lot. Width at street Depth Total Sq. Ft.
9. Use of building? Residential Commercial Year round Summer
10. If a dwelling, for how many families? No. of rooms? If a garage, how many cars?
11. If commercial, for what purpose?
12. Explain in detail DEMOLISH EXISTING SECTION OF HOUSE
DUE TO FIRE

13. Size of building: No. of feet front No. of feet deep No. of stories
14. No. of feet from the level of the ground to the highest part of the roof
15. Size of ell: No. of feet front No. of feet deep No. of feet high
16. How near the line of adjoining lot? Right Left Rear
17. Distance back from line of street?
18. Will the building be erected on solid or filled land?
19. What is the material of foundation? Size of footing
20. Will the roof be flat, pitched, mansard, hip or gambrel?
21. Material of roof covering?
22. What type of heating system? Hot Air Steam Hot Water Other
23. Material of building No. of brick walls? Location Thickness
24. Type of corner bracing Sheathing
25. Size of main girders No. of feet span Distance to columns
26. Size of floor timbers No. of feet span Distance to centers
27. Size of rafters No. of feet span Distance to centers
28. Collar ties (when ceiling joists) No. of feet span Distance to centers
29. Number of rooms and types: Kitchen Dining Room Living Room
Bathroom Bed rooms Utility/Other
30. Fireplace? How many and where located Basement 1st 2nd 3rd floor
31. Builder's Estimated Cost \$ Plumbing Heating Wiring

REMARKS

Signature of Applicant Michael J. Benson
Date of Application 10-23-00

NOTE: Applicant must submit 2 Plot Plans, showing proposed building location, measurements from building to street, rear, and side lot lines. Two sets of drawings of the proposed work, drawn to scale, showing floor plans, sections, elevations, structural details, computations and other diagrams, if required by the Building Inspector must accompany this application.
In addition to the permit granted under the Building Code, the applicant is hereby notified that he must comply with all the requirements of the Board of Health and the Zoning By-Law.
An application must be filed with the Board of Health before this permit will be issued. No dwelling may be occupied until the sewage disposal system has been approved by the Board of Health. The Pembroke Water Department will not install water service until this permit has been approved.

I also hereby agree that all of the proposed work shall be done in strict compliance with description set forth in plans statement and specifications.

NOTE: NO WORK SHALL BE STARTED UNTIL A PERMIT HAS BEEN GRANTED.

An application has been filed with the

This application approved by:

Board of Health
[Signature]
Inspector Board of Health
10-23-00
Date

Building Inspector
[Signature]
Date 10/23/00
Permit Number

...ant their discarded items. Crosley wanted to inform the Board that this was going on,
...o that they could put an end to it, and it would not happen to others. Supervisor
...hagoury showed the Board pictures of the amount of activity, which is occurring each
...week at the Recycling Center. In addition...

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week at the Recycling Center. In addition, she showed the Board forms
names and plate numbers of individuals who remove items from the me





LOT 1 A

LAND AREA	8A 39200 sq.ft.	PLAN REC.	SURVEYOR & DATE OF PLAN		ASSESS. PLAN NO.
SUBDIVIDED INTO LOTS		3/14/80	R.C. Bailey 12/19/79		
RECORD OWNER		DATE REC.	STAMPS	BK. PG.	LAND COURT
					TRANS. NO.
West, Gilbert H. Inc.		3/19/65		3231 283	P7097 P15100
Cook, M. Babson & Justine W.		3/14/80	\$102.60	4304 185	P15207
Cook, M. Babson		3/11/85		6003/154	
First Caribbean Rlty Tr./Joseph Falzone		11/21/86	260000	7288/092	
Yankee Trader Trust/John J. Ryan Jr.		12/30/87	260000	8216/159	
PIER PROPERTIES, INC.		4/6/98		16065/54	
MIJA REALTY TR/MICHAEL J. BENSON		6/3/98	192500	16263/83	

Washington St.

LOT 1 B

[illegible]

369 WASHINGTON ST

QUITCLAIM DEED

Joseph Falzone, individually and as Trustee of the First Caribbean Realty Trust, u/d/t dated November 20, 1986, and recorded with Plymouth County Registry of Deeds, Book 7288, Page 84, hereby grants to John J. Ryan, Jr., Trustee of Yankee Trader Trust u/d/t dated June 21, 1980, recorded with Essex South District Registry of Deeds, Book 6724, Page 756, and to be recorded herewith, for consideration paid, and in full consideration of TWO HUNDRED SIXTY THOUSAND AND 00/100 (\$260,000.00), WITH QUITCLAIM COVENANTS, the following described premises:

A certain parcel of land, together with the buildings thereon, known as and numbered 365 Washington Street, Pembroke, Plymouth County, Massachusetts, shown as Lot 1 on a plan of land entitled "Land of Gilbert H. West Co., Inc., Washington and Barker Streets, Pembroke, MA, dated December 19, 1979, Robert C. Bailey, Reg. Surv.," and recorded in Plymouth County Registry of Deeds in Plan Book 21, Page 508. Said Lot 1 is bounded and described as follows:

EASTERLY
SOUTHWESTERLY
AND EASTERLY

by the junction of Washington and Barker Streets, in four courses a total distance of one hundred eighty-five and 50/100 (185.50) feet;

NORTHERLY

by Lot 2, as shown on said plan, one hundred sixty-three and 50/100 (163.50) feet;

EASTERLY

by said Lot 2, one hundred twenty-five (125) feet;

SOUTHERLY

by said Lot 2, sixty-seven and 61/100 (67.61) feet;

EASTERLY

by said Lot 2, and land now or formerly of Gilbert H. West Co., Inc. in four courses a total distance of three hundred thirty-seven and 85/100 (337.85) feet;

Grantee's Address: 365 Washington Street, Pembroke, Mass.



The Commonwealth of Massachusetts
Department of Public Safety

Office Use Only
Permit No. _____
Occupancy & Fee Checked 38.00
(leave blank) CR

BOARD OF FIRE PREVENTION REGULATIONS FPR-11, RULE 8 Effective 1/1/78

APPLICATION FOR PERMIT TO PERFORM ELECTRICAL WORK

All work to be performed in accordance with the Massachusetts Electrical Code, FPR-11

Date 7. 28 1987

City or Town of Perth Amboy

To the Inspector of Wires: The undersigned applies for a permit to perform the electrical work described below.

Location (Street & Number) 369 WASHINGTON ST. STREET Pole No. _____

Owner or Tenant Caribbean Bank Trust

Owner's Address *Frank E. Johnson*

Is this permit in conjunction with a building permit? Yes ☒ No ☐

Purpose of Building	RESIDENCE
---------------------	-----------

Service	350	Amper	708	Volts	No. of Meters	2
---------	-----	-------	-----	-------	---------------	---

100 Existing 357 New Increased from 100 to 357

Nature of the Proposed Electrical Work *Service Change*

PROPOSED PICTURES IN DETAIL (See attached schedule, if necessary)

[illegible]rx to Start 2/27/81 Inspection Date Requested 3/2/81 Name: Dr. J. J. J.

signed under the Penalties of Perjury:

Officer John L. Henry Signature John L. Henry License No. 1000
(Please print)

Address 2200 1st St. S.W. (Street & Number) Albuquerque (City or Town) 87102 (Zip Code) Tel. No. _____

STUDY IN SCIENCE
OF THE
ARTS AND LETTERS

1. The first step in the process of identifying a problem is to determine the nature of the problem. This involves a thorough analysis of the situation and the identification of the key issues. Once the problem has been identified, the next step is to develop a plan of action. This plan should outline the steps that need to be taken to solve the problem and should be realistic and achievable. The third step is to implement the plan. This involves putting the plan into action and monitoring progress. Finally, the fourth step is to evaluate the results. This involves assessing the effectiveness of the plan and making any necessary adjustments.

RECEIVED
JAN 10 1964
U.S. DEPARTMENT OF AGRICULTURE
WASHINGTON, D.C.

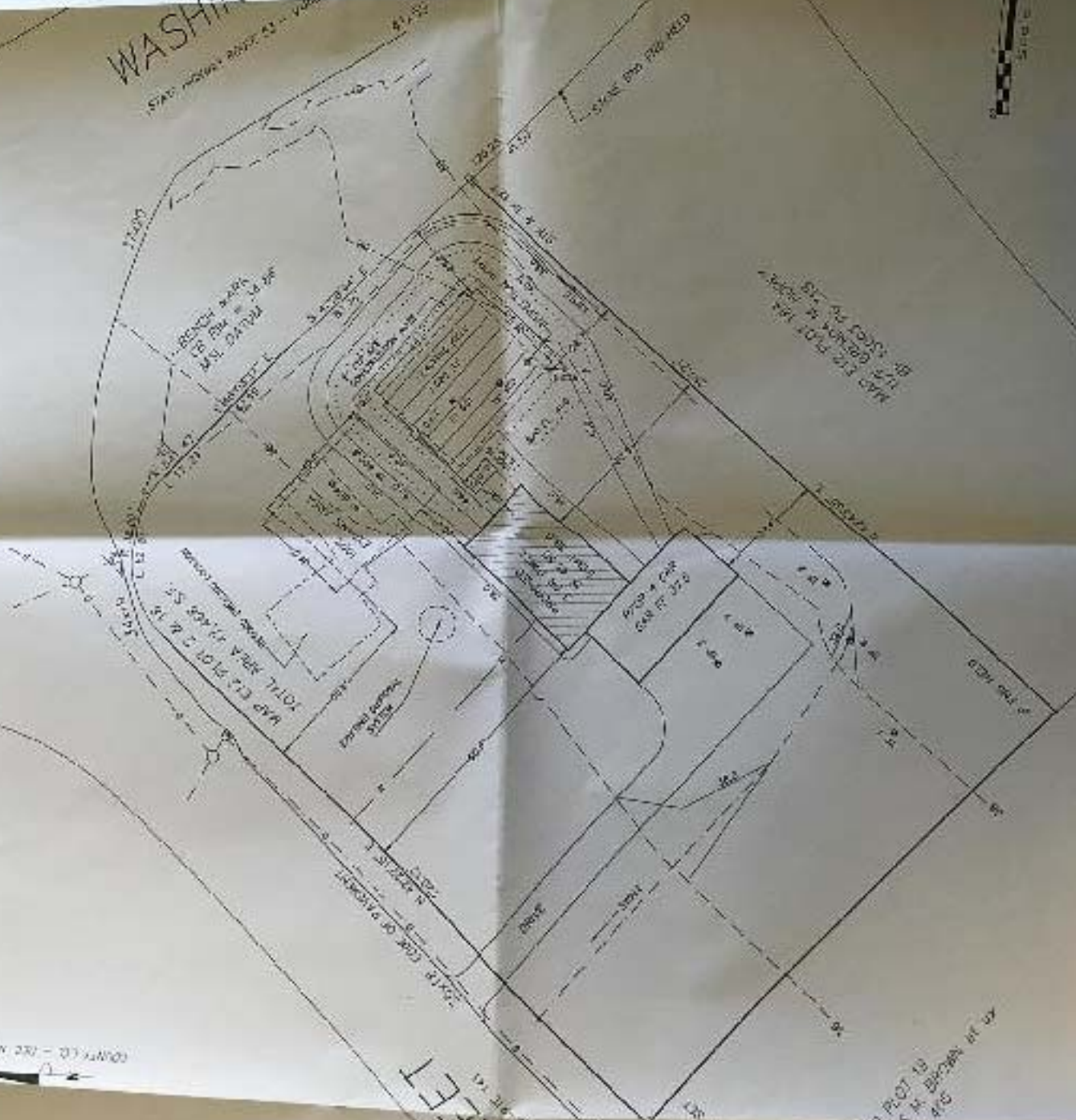
Year	Project Name	Value
2007	2007-2008 Annual Report	100
2008	2008-2009 Annual Report	100
2009	2009-2010 Annual Report	100
2010	2010-2011 Annual Report	100
2011	2011-2012 Annual Report	100
2012	2012-2013 Annual Report	100
2013	2013-2014 Annual Report	100
2014	2014-2015 Annual Report	100
2015	2015-2016 Annual Report	100
2016	2016-2017 Annual Report	100
2017	2017-2018 Annual Report	100
2018	2018-2019 Annual Report	100
2019	2019-2020 Annual Report	100
2020	2020-2021 Annual Report	100
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2208	2208-2209 Annual Report	100
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2227	2227-2228 Annual Report	100
2228	2228-2229 Annual Report	100
2229	2229-2230 Annual Report	100
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2242	2242-2243 Annual Report	100
2243	2243-2244 Annual Report	100
2244	2244-2245 Annual Report	100
2245	2245-2246 Annual Report	100
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2248	2248-2249 Annual Report	100
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2250	2250-2251 Annual Report	100
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2252	2252-2253 Annual Report	100
2253	2253-2254 Annual Report	100
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2320	2320-2321 Annual Report	100
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2338	2338-2339 Annual Report	100
2339	2339-2340 Annual Report	100
2340	2340-2341 Annual Report	100

REF ID: A59054125

FROM: 2001-10-01
TO: 2001-10-01
BY: 2001-10-01
THRU: 2001-10-01

[illegible]

WASHINGTON STREET


$$(24-20-20) = 4 \text{ } \mu\text{MNO}_3$$

ER STREET

MADE BY PHOT 13
N/A JAMES H. BROWN JR. BY
24 11/10/10 415

LOCUS MAP



Scale 1" = 40'

Plot 5-12-4
Plot 6-12-4
Plot 7-12-4

Plot 5-12-4
Plot 6-12-4
Plot 7-12-4

Plot 5-12-4
Plot 6-12-4
Plot 7-12-4

Plot 5-12-4
Plot 6-12-4
Plot 7-12-4



BANNER STREET

WASHINGTON STREET

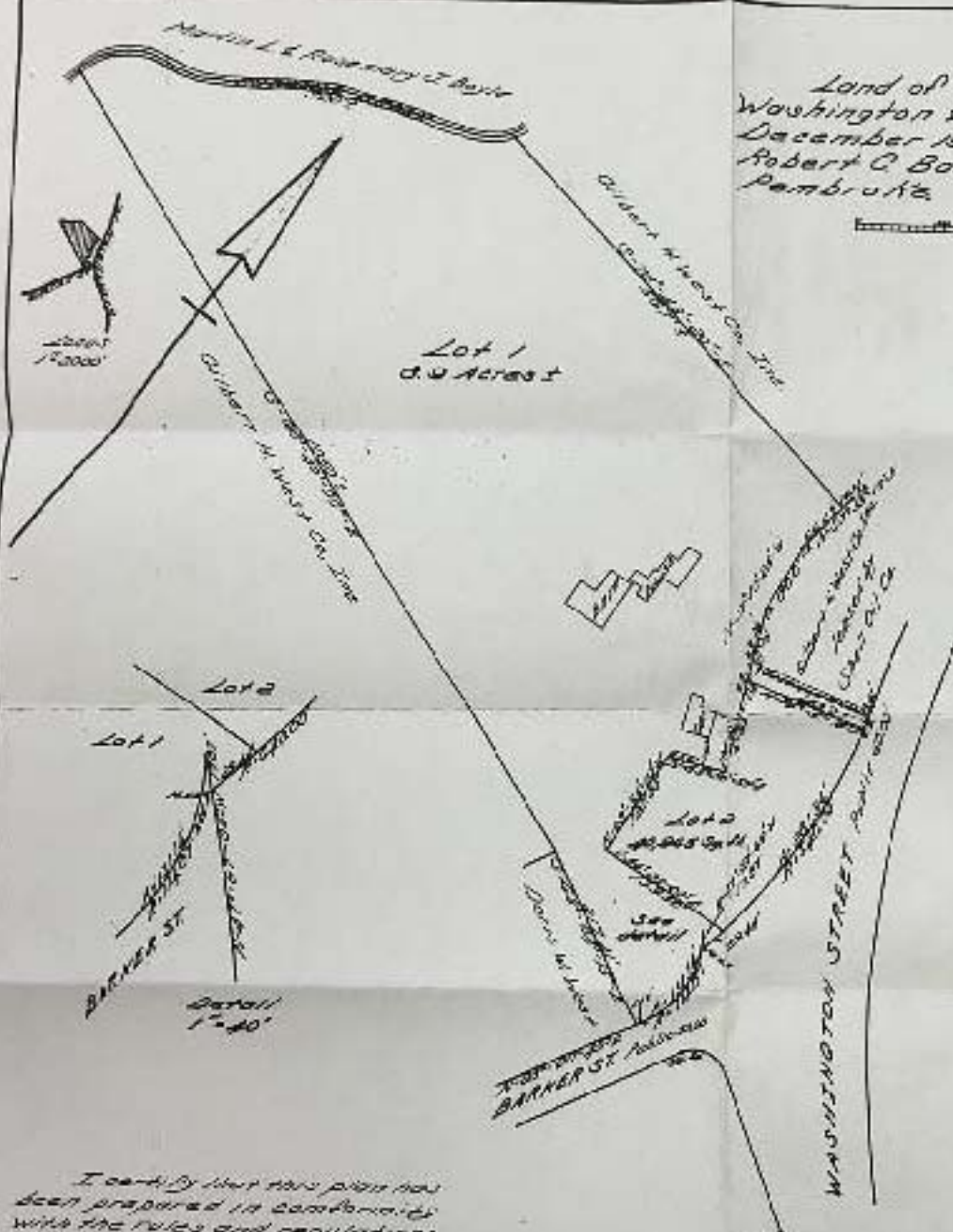


NOTE: ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

Land of Gilbert H West Co, Inc.
 Washington & Barker Sts. Pembroke Mass.
 December 19, 1979
 Robert C Bailey, Reg Land Surveyor
 Pembroke Mass.



Approval under Subdivision
 Control Law not required
 Pembroke Planning Board

Date March 1, 1980
Paul M. Harris - Clerk

I certify that this plan has
 been prepared in conformity
 with the rules and regulations
 of the Registrars of Deeds of
 the Commonwealth of Mass.
 Robert C. Bailey





March 27, 2009

Mr. George Verry
Inspector of Buildings
Building Department
100 Center Street
Pembroke, MA 02359

RE: 346/350 Washington Street, Assessor Reference: E12-12 (and lot 14)

Dear Mr. Verry,

We want to thank you for working with us to date and thank you for your continued efforts to support our ongoing initiatives to clean up the subject site. We appreciate your position and understand the concerns of the Town of Pembroke and its residents are of utmost importance.

Towards that end, we respectfully request an informal meeting with the Town Administrator and/or the Board of Selectmen to obtain permission to continue processing green waste on the Washington Street site; a process which is serving the site clean up. We were under agreement with Mr. Joseph Alosa, owner of said site, for year 2007 and 2008 to have access to property to remove green waste thus help restore the property to a better condition. Currently, The Green Connection™, Inc. has a one year lease with Pembroke Acquisition Corp., Mr. Joseph Alosa being President. Said lease ends October 31, 2009. With approval, The Green Connection™ (TGCI) wishes to use the remaining lease period to continue its efforts to remove yard waste and debris left by the former occupant. We are confident our efforts will prove to bring a multi dimensional value.

The subject property was previously occupied by a composting company that clearly mismanaged its site as evident by the file of complaints and pictures on file with the Planning and Building departments. As a result of poor site management, the property

was left housing gross amounts of organic waste, metal debris, crushed cement etc. and simply put: left in ruins. During the year 2007, TGCI commenced site clean up by screening, then removing green waste from the property via truck. In 2008, TGCI also brought in a subcontracted grinder and operator to process larger volumes of organic waste for removal. TGCI has continued to screen and grind for the current year 2009. Unfortunately, we recently subcontracted a new and different tub grinder that was much noisier than the standard equipment used. Consequently, the town received its first complaint from a resident living on Pleasant Street. However, it is our understanding the complaint was more relative to an anticipated concern of dust should TGCI continue grinding during the summer months. To rectify this particular concern, we will use the same machine as used during 2008 as well as execute a newly devised operational method to minimize and/or eliminate dust.

Since TGCI started processing on the Washington Street parcel in the Fall of 2007 we have successfully accomplished:

- Removing a third (approximately 20' of mound) of the raw material located to the rear of the lot
- 8,000 cubic yards of logs, stumps, soil and rocks are being separated and removed
- Steel and cable separated from organic waste then removed and disposed of at junk yard
- From the front of the lot, wood waste, such as rotted rail road ties, has been separated from organic waste and is prepared for removal
- Trash along with burned shed remains have been consolidated in preparation for removal from site
- Several thousand yards of abandoned mulch (a fire hazard) has been removed
 - TGCI keeps a gas water pump with 500' hose on site
- The front of the lot has been graded allowing water runoff to flow to the center of the lot
- 120 yards of reprocessed aggregate (crushed cement) is in the process of removal this week
- A gate cable has been installed to keep trespassers off the site and prevent illegal dumping on the parcel

Please take note, absolutely no green waste has been accepted nor will green waste be accepted on the subject site by TGCI! TGCI is only processing the existing organic waste on site in its efforts to improve the poor site conditions; grinding (an approximate \$3,500 daily cost to TGCI) is a required necessity to fulfill the objective to clean the site.

At this time, we would like to take the opportunity to tell you a little about us. The Green Connection, since 1991, has been recycling organic waste, specifically green waste, and creating a value added product for retail to service the needs of what started as a handful of customers. Today The Green Connection continues to recycle green waste. We estimate that we diverted approximately 46,000 cubic yards of organic waste from

Retail Site: 108 Stockbridge Road, Scituate, MA 02066 Tel 781/545-6002 Fax 781/545-7843

Business Office: 259 Stockbridge Road, Scituate, MA 02066 Tel 781/544-4490 Fax 781/544-4491

www.thegreenconnection.com

info@thegreenconnection.com

our landfills just this past season. Over the winter months alone, we worked with Capitol Waste Services diverting 6,000 cubic yards of leaves from the new tri-town alliance: Braintree, Quincy and Weymouth (now recycled - amazing organic compost for our gardens)! The organic waste, once processed, provides a diverse line of value added, recycled products for retail to the South Shore community. In doing so, we are pleased to engage local suppliers and local contractors while simultaneously helping our environment; we are doing our part to keep the community working and to help our community be a better place to live!

Paul T. Nielsen, President and founder, personally has hands on training composting organic waste and creating product to satisfy his customer base for the last eighteen years. The company continues to grow through his commitment to the recycling industry and his knowledge of what the contractor and residential needs are. As a corporation, we are committed to being socially responsible by helping the environment one back yard at a time.

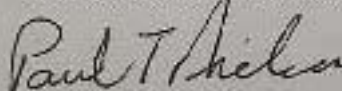
Not only are we helping the environment by recycling, and keeping local folks employed, we are helping the Town of Pembroke! If the Town had to step in to restore the site, we estimate the site clean up cost to be \$200K-250K! During a less than fortunate economic time municipalities' budgets are lean and/or being cut. Allowing The Green Connection to continue its processing on the site will not only save money, but increase revenue! We are adding to the property value thus increasing tax revenue for the Town. Another benefit: the parcel is located near a historical area and the parcel serves as a gateway to the Town of Pembroke. A clean site will provide more eye appeal versus the eye sore the town's folk and visitors have had to endure!

We invite you, the Town Administrator and the Board of Selectmen to visit our website www.thegreenconnection.com to learn more about us and how we are helping the environment one back yard at a time!

We look forward to the opportunity to meet with the Town's administration in person to introduce ourselves and discuss a mutually beneficial, collaborated effort which will serve our community on many levels!

Respectfully,

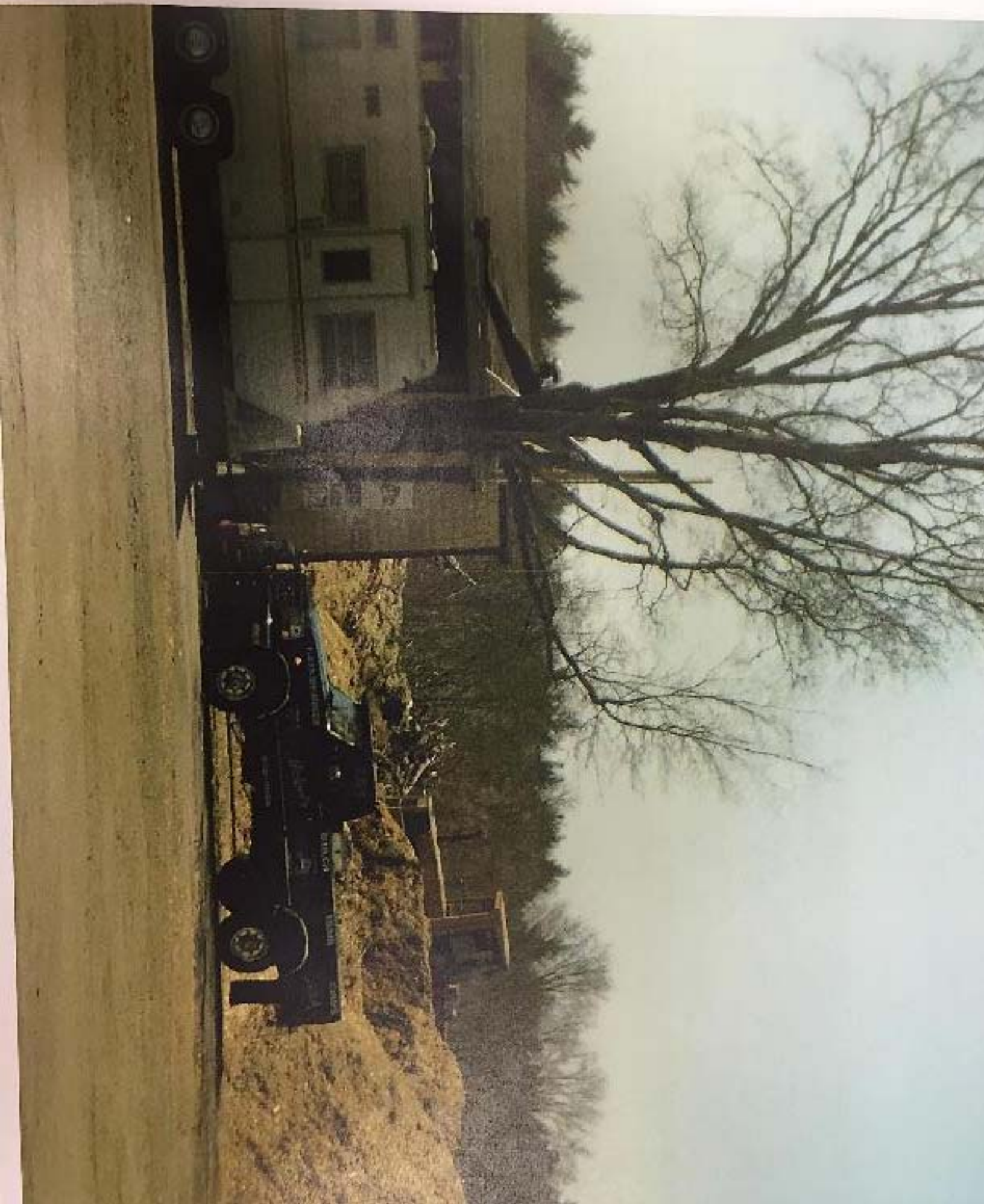
The Green Connection™, Inc.

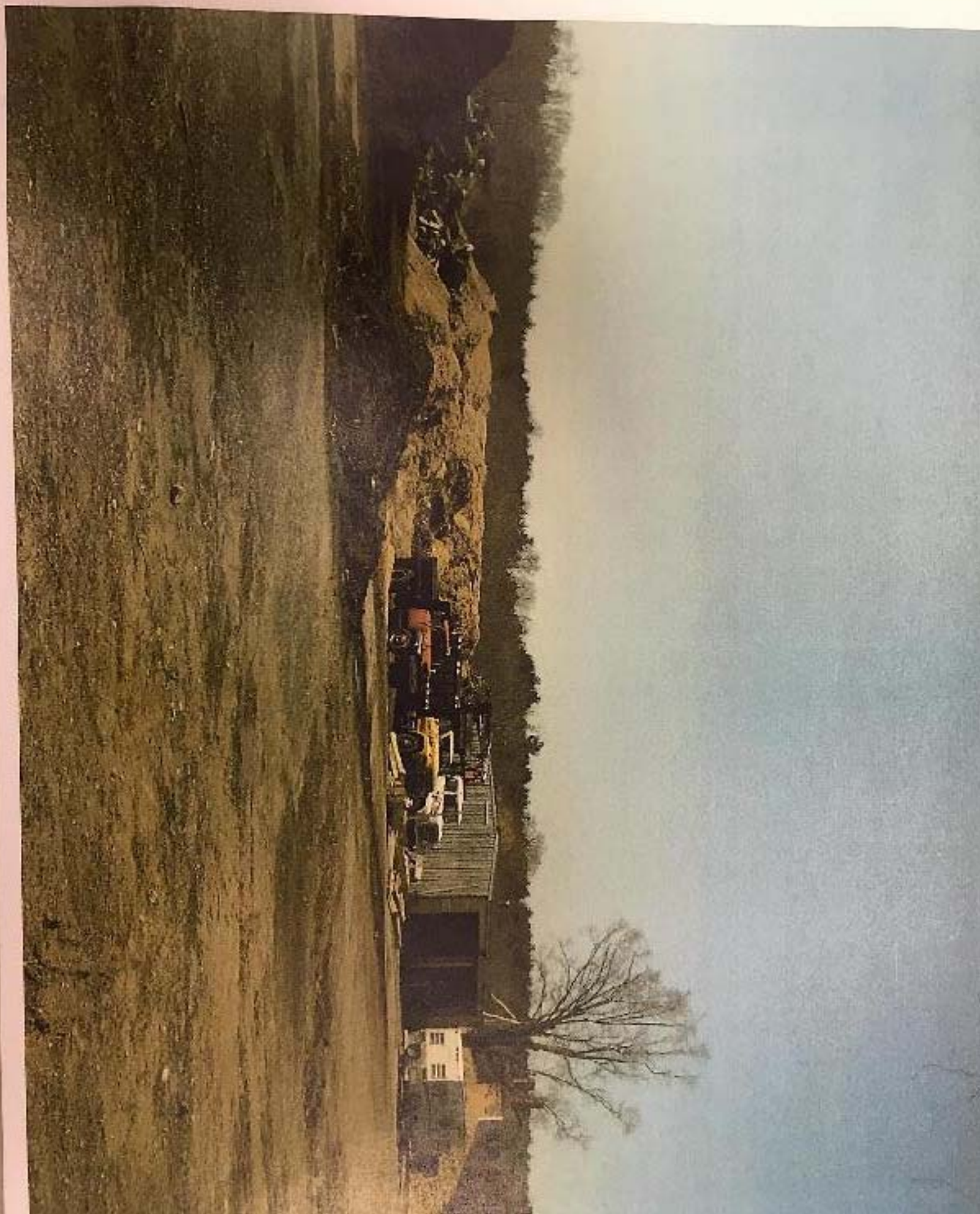


Paul T. Nielsen
President

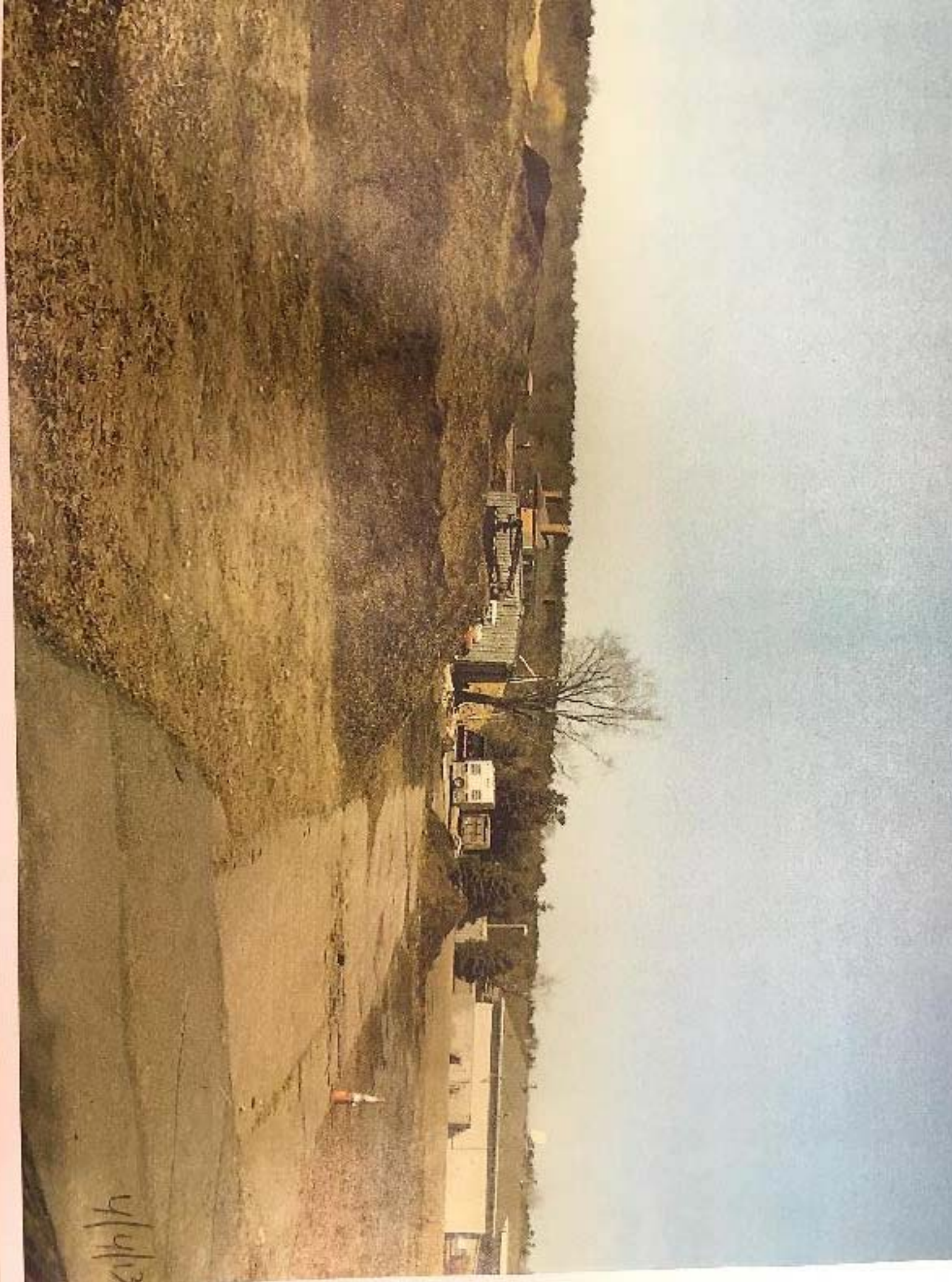


Laura Hahn Nielsen
Business Manager





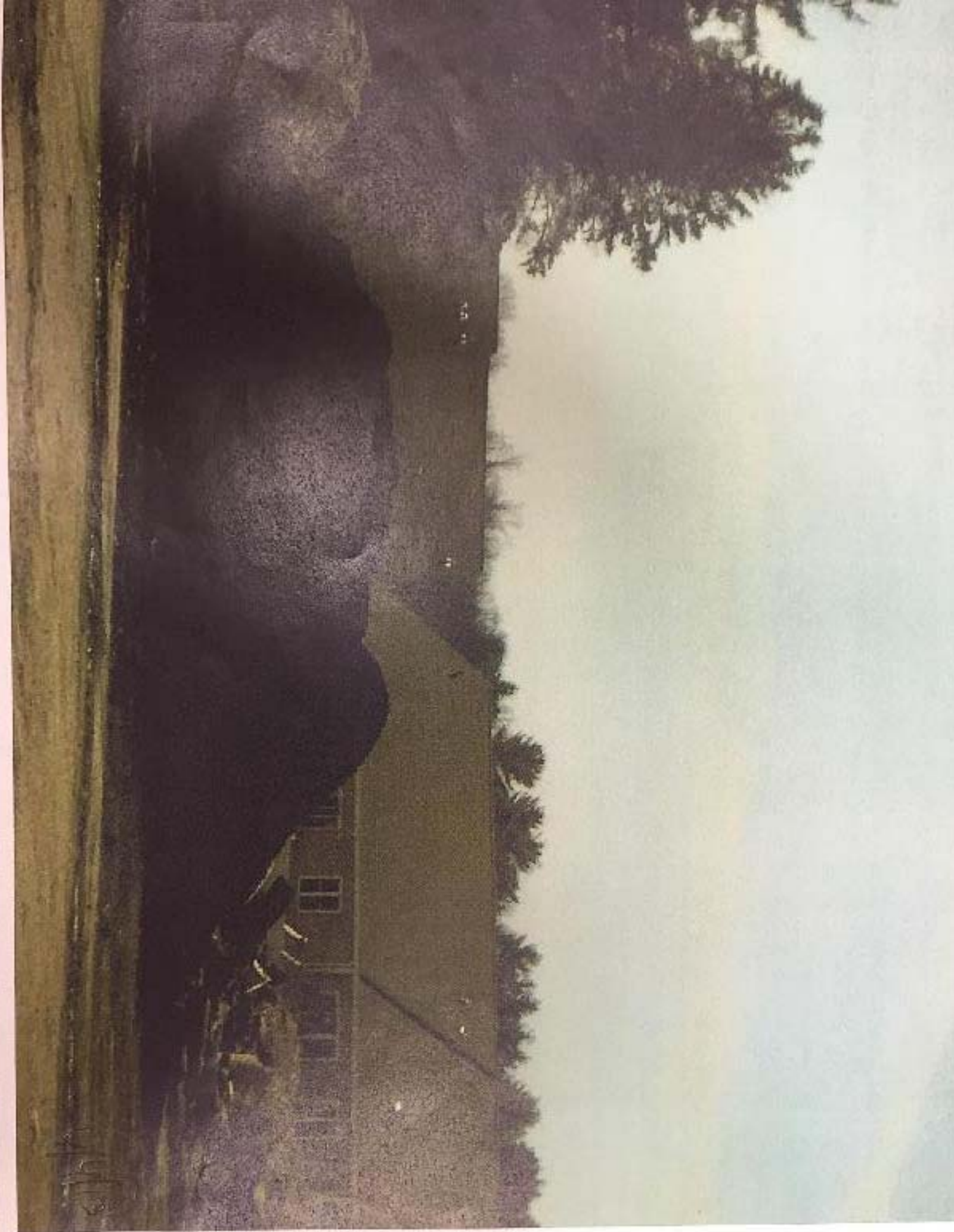
4/9/13

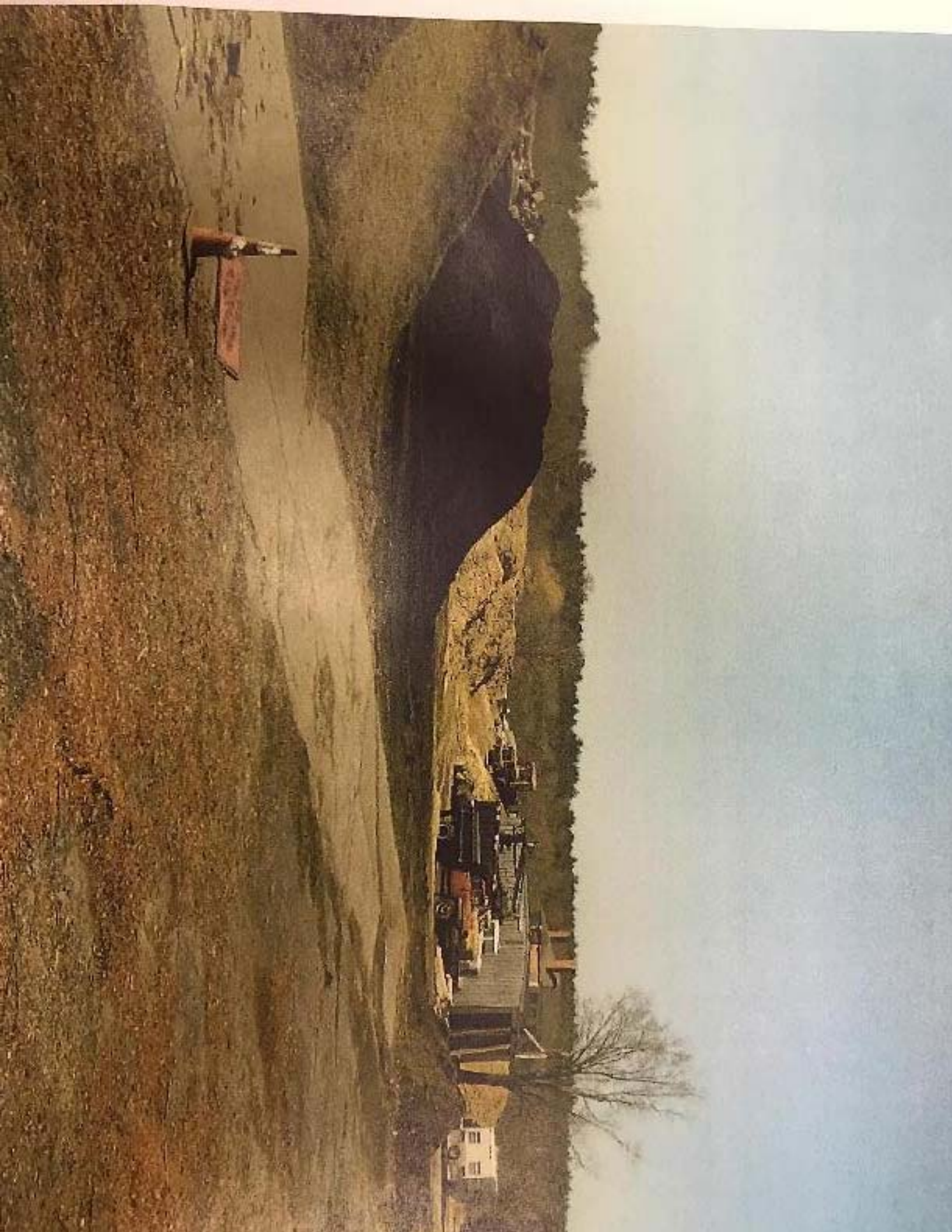


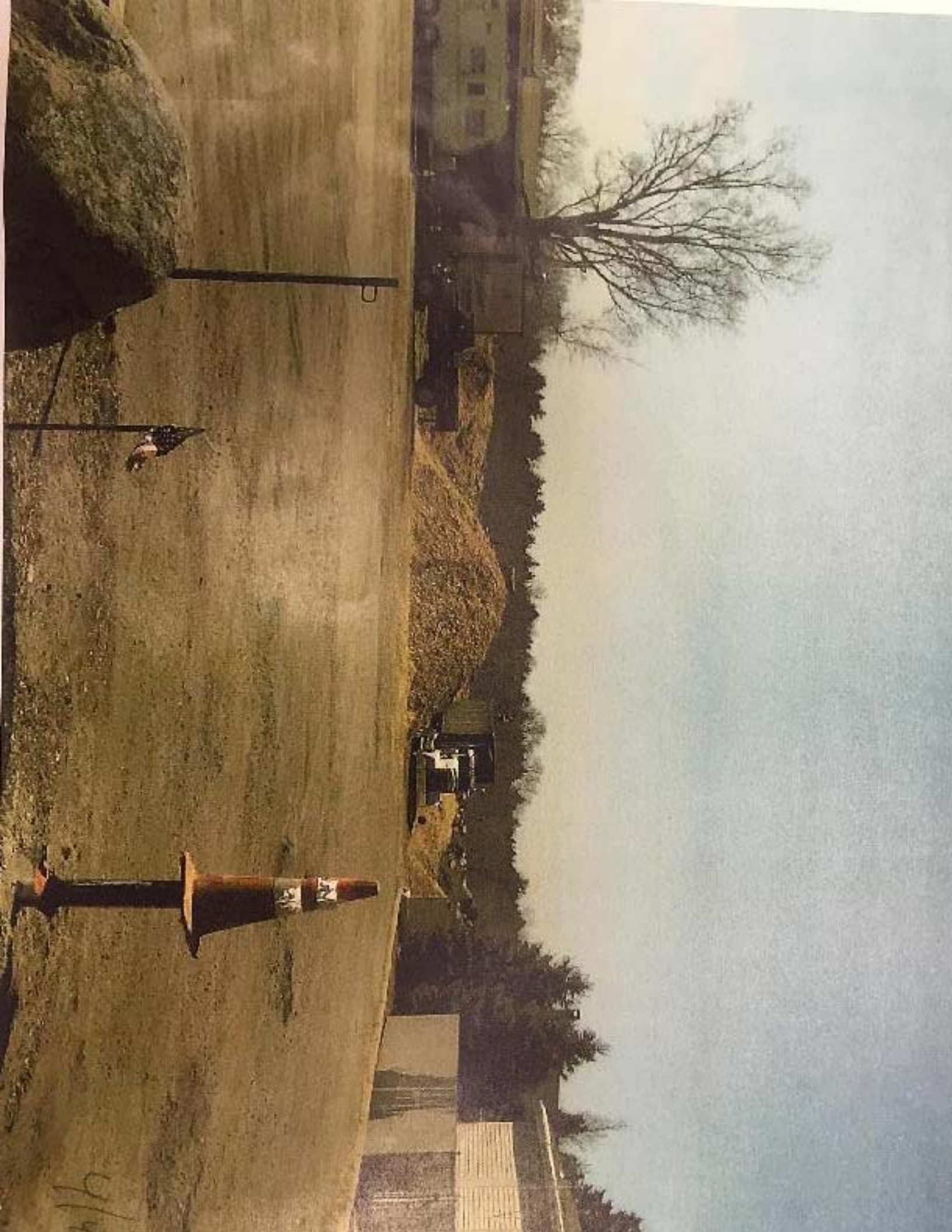


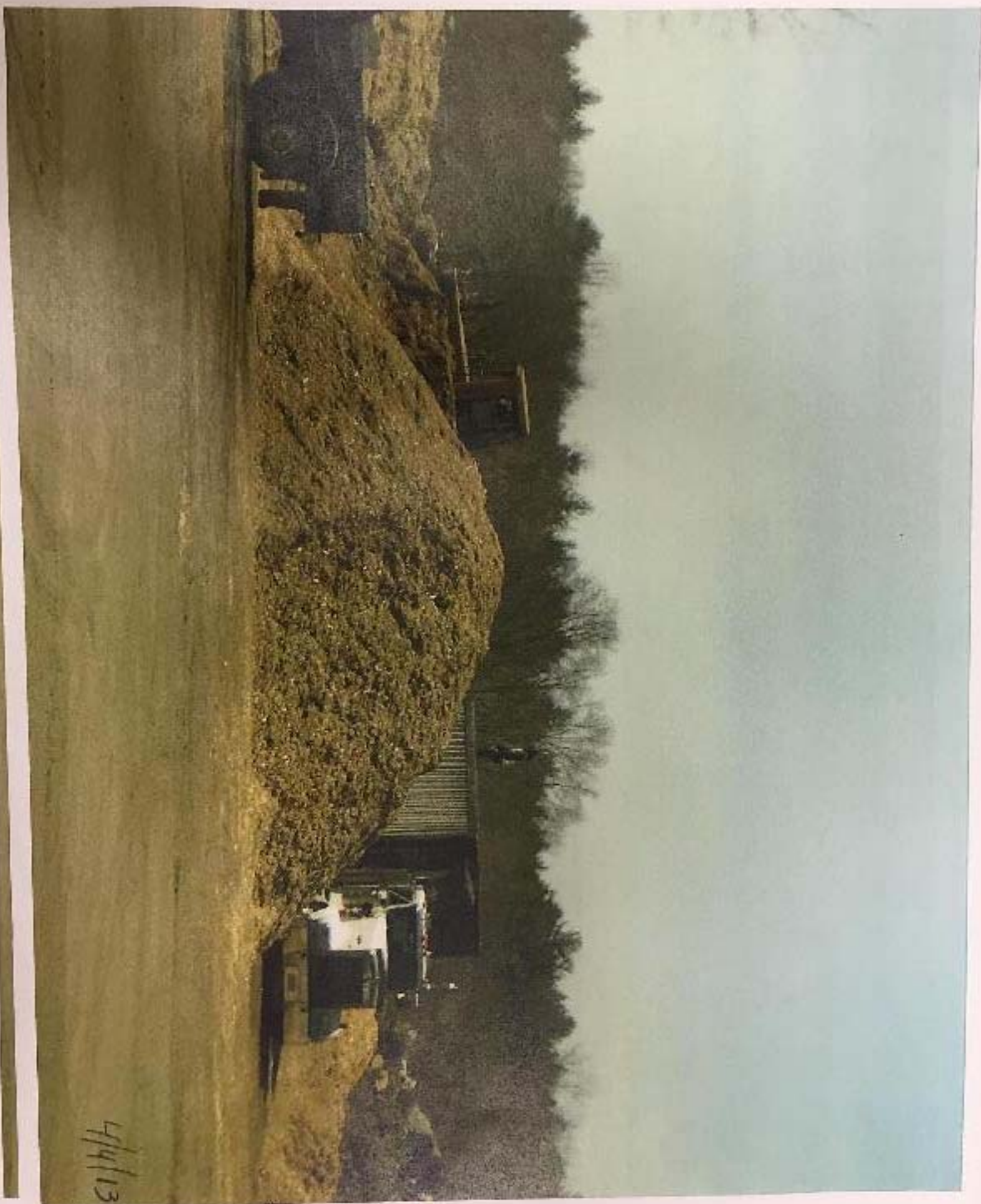
4/11/12

4-5







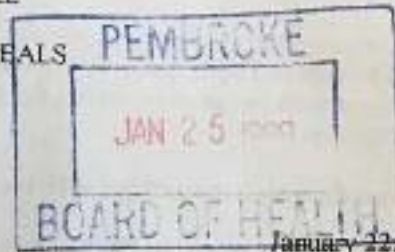


4/14/13

THE COMMONWEALTH OF MASSACHUSETTS

TOWN OF PEMBROKE

ZONING BOARD OF APPEALS



CASE #2-98

DECISION OF THE BOARD OF APPEALS ON THE APPEAL AND PETITION OF MICHAEL J. BENSON, TRUSTEE.

Premises: 369 Washington Street, Pembroke as shown on Assessors Map E-12, Lots 1B and 1A.

Zoning District: Business District B.

Petitioner: Michael J. Benson, Trustee by Richard D. Paster, Esq., 24 Adams Street, Quincy, MA 02169

Date of Filing Application: February 3, 1998

Dates of Public Notice: February 19, and 26, 1998

Date of Mailing & Posting Notice: February 23, 1998

Date of Hearing: March 9, 1998/April 27, 1998/May 26, 1998/September 14, 1998/October 13, 1998/October 26, 1998

Petition: Requesting site plan approval and special permit of the Zoning By-laws of the Town of Pembroke, Sec. V, 7. Site Plan Approval and Sec. IV, 4. B. (1) Uses Permitted by Special Permit to park vehicles and to store/split firewood on said premises.

At the public hearing held on Monday, March 9, 1998 at 8:10 p.m. and all subsequent hearings in accordance with proper notice and advertisement, the full Board consisting of Judith Parks, Chair, Howard Snyder, Vice Chair, and Frank Baldassini, Clerk, heard Michael J. Benson and his attorney, Richard D. Paster. Many concerned abutters were in attendance.

Decision: Unanimously Approved with Conditions.

October 21, 1991

PEMBROKE

Fee 75.00 pd.

AUG 8 1991

THE COMMONWEALTH OF MASSACHUSETTS

BOARD OF HEALTH

Town of Pembroke

BOARD OF HEALTH

Application for Disposal Works Construction Permit

Application is hereby made for a Permit to Construct ~~or~~ or Repair (X) an Individual Sewage Disposal system at:

369 Washington St.

E12-1A

Yankee Trader

Location - Address

369 Washington St., Pembroke

Same

Owner

or Lot No.

Address

Same

Installer

Address

Size Lot 8.9 ± AC Sq. feet

Type of Building

Dwelling — No. of Bedrooms 3

Expansion Attic ()

Garbage Grinder (N)

Other — Type of Building 3 offices

No. of persons

Showers () — Cafeteria ()

Other fixtures

Design flow

100

gallons per person per day. Total daily flow

690

gallons

Septic Tank — Liquid capacity

1500

gallons

Length

10-6

Width

5-8

Diameter

Depth

4-2

Disposal Trench — No.

5

Width

2x1.5

Total Length

53'

Total leaching area

1355

sq. ft.

Septage Pit No.

Diameter

Depth below inlet

Total leaching area

sq. ft.

Flow Distribution box (X)

Dosing tank ()

Percolation Test Results

Performed by

R.C. Southwick, P.E.

Date

8-8-89

C. Test Pit No.

11 14

minutes per inch

Depth of Test Pit

11"

Depth to ground water

7'

HW Test Pit No.

12 17

minutes per inch

Depth of Test Pit

11"

Depth to ground water

7'

Description of Soil

See Logs on drawing.

Nature of Repairs or Alterations — Answer when applicable

Agreement:

The undersigned agrees to install the aforescribed Individual Sewage Disposal System in accordance with the provisions of TITLE 5 of the State Sanitary Code — The undersigned further agrees not to place the system in operation until a Certificate of Compliance has been issued by the board of health.

Signed

John J. Ryan Jr.

8/8/91

Date

Application Approved By

Date

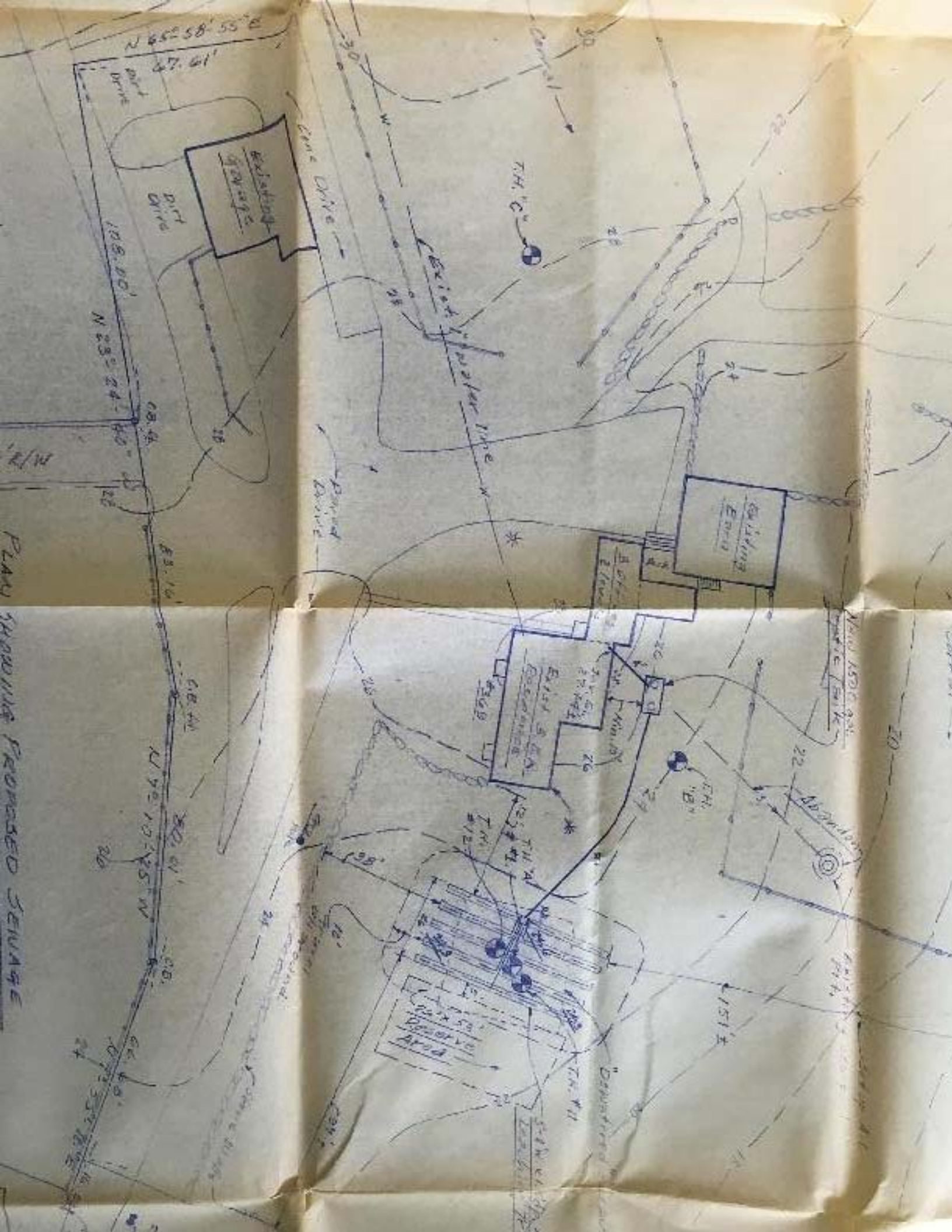
Application Disapproved for the following reasons:

Date

Permit No.

Issued

Date



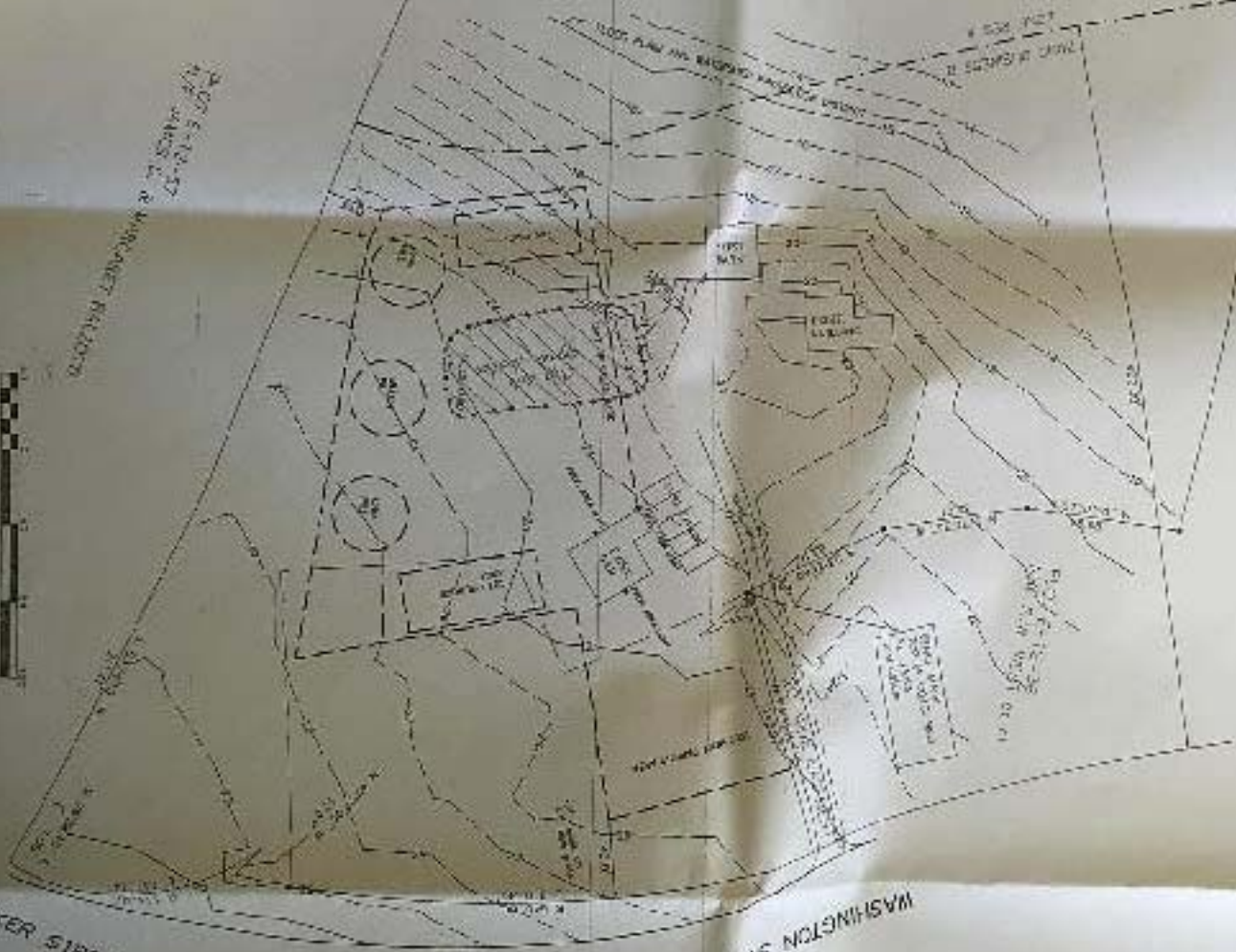
PLANNING PROPOSED SEWAGE



W. MARKET ST.

PLAT E-12-1A & 1B
8.8 AC +/-

PLAT D-12-4
W. CEDAR HILL, WASHINGTON CO.



W. MARKET STREET

WASHINGTON STREET

W. MARKET ST. & WASHINGTON ST. 2004.17.001 RECORD D-1A



DATE	1 OF 1
DATE	1 OF 1



KEEFE ASSOCIATES
2004.17.001
WASHINGTON ST. 2004.17.001
WASHINGTON ST. 2004.17.001

DATE	1 OF 1
DATE	1 OF 1

WASHINGTON ST. 2004.17.001
WASHINGTON ST. 2004.17.001
WASHINGTON ST. 2004.17.001

WASHINGTON ST. 2004.17.001
WASHINGTON ST. 2004.17.001
WASHINGTON ST. 2004.17.001

Chronology of letters / memo's

- August 1991 • Septic repair plans filed / never acted on.
- May 1998 • Failed Title V Report on cesspool /
- June 1998 • Letter From BOH to Mike Benson ordering repair
- Feb 2000 • Inspection of "Rental" property Barn and EL
- Late Feb 2000 • Barn and EL burn to the ground
- Mar. 2000 • Benson meets w/ BOH is given 6 month extension

<Nearly 6 Years transpire>

Early Apr. '06 • Neighbor Robt Hopey Brings to BOH attention that Repair was never

April '06 • Letter is sent ordering Septic Repair

June 6 '06 • filed court complaint

July 10, '06 • met at site w/ magistrate

- All parties agreed either T-S will be done or house would be vacated + sealed up

Aug 1, '06 update on site to John Sullivan,

Aug 3rd '06 update memo to BOH

Aug 8th '06 Update to Shirley Smith,

Re convening of court hearing @ the site

Office Use Only

Permit No. _____

Occupancy & Fee Checked 1500

(leave blank) 600

Date 8/5 1982

of the Proposed Electrical Work. Wiring of new outlets

[illegible]

E. Conductors

Signature [Signature] License No. 12345678

63 Barker Street
Pembroke, MA 02359
January 23, 1990

Mr. Albert Cain, Building Inspector
Town of Pembroke, Town Hall
100 Center Street
Pembroke, Ma 02359

Dear Mr. Cain,

Recently it has come to my attention that Mr. John Ryan is operating an oil company at 369 Washington Street, Pembroke, known as Yankee Trader Oil Co.

Under the bylaws, commercial property in this area must have frontage on Washington St. There is no frontage on Washington St. "369 Washington" is misleading, because all frontage is on Barker Street.

When I was a Trustee of this property, I personally drew the lot lines with access only to Barker Street in order to preserve the residential character of the house and outbuildings. I gave up residential access to Washington Street and gave this frontage to a proper commercial lot that lies adjacent to the Shell station. My mother, formerly of 5 Barker St., freely gave up part of her own frontage in order to put together enough Barker St. frontage for "369 Washington St."

Naturally, as one of the abutters and as a Barker St. resident I am surprised and frustrated that the "369 Washington St" property is being used commercially, in spite of the care taken to ensure that it would not be used this way.

I request that you enforce the Pembroke bylaws as provided by Section VI.

Sincerely,

Richard W. West



COMMONWEALTH OF MASSACHUSETTS
TOWN OF PEMBROKE

100 Center Street
Pembroke, MA 02359

INSPECTION DEPARTMENT
TOWN HALL

November 30, 2011

(781) 293-3864 FAX (781) 293-9250

MIJA Realty Trust
369 Washington St
Pembroke, MA 02359

Re: Zoning Violations

To MIJA Realty Trust,

Please be advised that it appears that your use of the above mentioned property violates the terms of the decisions of the Zoning Board of Appeals dated January 22, 1999(as amended March 8, 1999) and May 5, 2004.

The 1999 decision provided for outdoor storage of wood for firewood, splitting of wood for firewood, outdoor storage of trucks per the plan submitted, with the Sunday use of equipment to be limited to a bobcat and a dumpster truck. In 2004, in response to complaints regarding woodchips and grinding, you sought an amendment of the 1999 decision to permit the same. The decision allowed you to grind the one existing pile in the next four months or remove it from the site. All logs on the site were to be removed and no new material was to be brought on to the site.

Despite this restriction, there have been numerous piles of material brought to the site, and apparently are being sold, vehicles are being parked in areas not allowed by prior decision and you are in violation of the terms and conditions of your special permit.

You are thereby ordered to cease and desist all activities listed above and all existing material must be removed on or before January 1, 2012. Failure to comply will result in enforcing The Town of Pembroke By-Law Section IV-3 and Section VI-1. The penalty of \$300.00 per day will be in effect until all violations are removed.

Please contact the Pembroke Building Department with any questions at 781 293-3864.

Sincerely,

George Verry
Town of Pembroke
Building Commissioner/Zoning Enforcement Officer

Cc: Zoning Board of Appeals ✓
Edwin Thome, Town Administrator
Selectmen



**COMMONWEALTH OF MASSACHUSETTS
TOWN OF PEMBROKE**

100 Center Street
Pembroke, MA 02359

**INSPECTION DEPARTMENT
TOWN HALL**

May 31, 2016

(781) 293-3864 FAX (781) 293-9250

Mr. Edwin Thorne
100 Center St
Pembroke, MA 02359

Re: 369 Washington St-Zoning Status

Since 2007 I have been overseeing the zoning enforcement of 369 Washington Street. Over the past 9 years I have found enforcement difficult due to the ambiguity of the decisions and plans. As stated below, I have listed the conditions of both the 1998/2004 zoning decisions:

Case # 2-98- (Amended Decision March 8th, 1999)

Conditions

1. Hours of operation-Compliant
2. Storage of trucks (stated), the plan states "equipment parking" (Not trucks only)
3. Single Family House-Compliant
4. "Outdoor Storage" unable to comply due to 2004 Amendment
5. Landscaping-Compliant.
6. Petitioner complied with the 1998 by-law which is unclear.
7. Lighting-Compliant

Case #SP3-03 May 5, 2004

The Zoning Board voted to amend Case #2-98 in accordance with the plan submitted by Keith and Associates dated October 10, 1998 revised April 4, 2003 by adding the following conditions:

1. Move the trees-Compliant
2. Leave the berm-Compliant
3. Transplant 12-15 trees please review the following paragraph for an explanation.

During a meeting at the site, which was a result of a law suit brought by the Town at my request to gain compliance, in attendance was: Town Council, Petitioner's Attorney, Kenneth Mitchell and Paul Newcomb of Newcomb's Tree Service (the current lease tenant) and myself.

OT E-12-1A & 1B
3 AC. +/-





LOT 1

LOT 2

19.85'
S 49° 27' 45" E
29.44'
2.44'

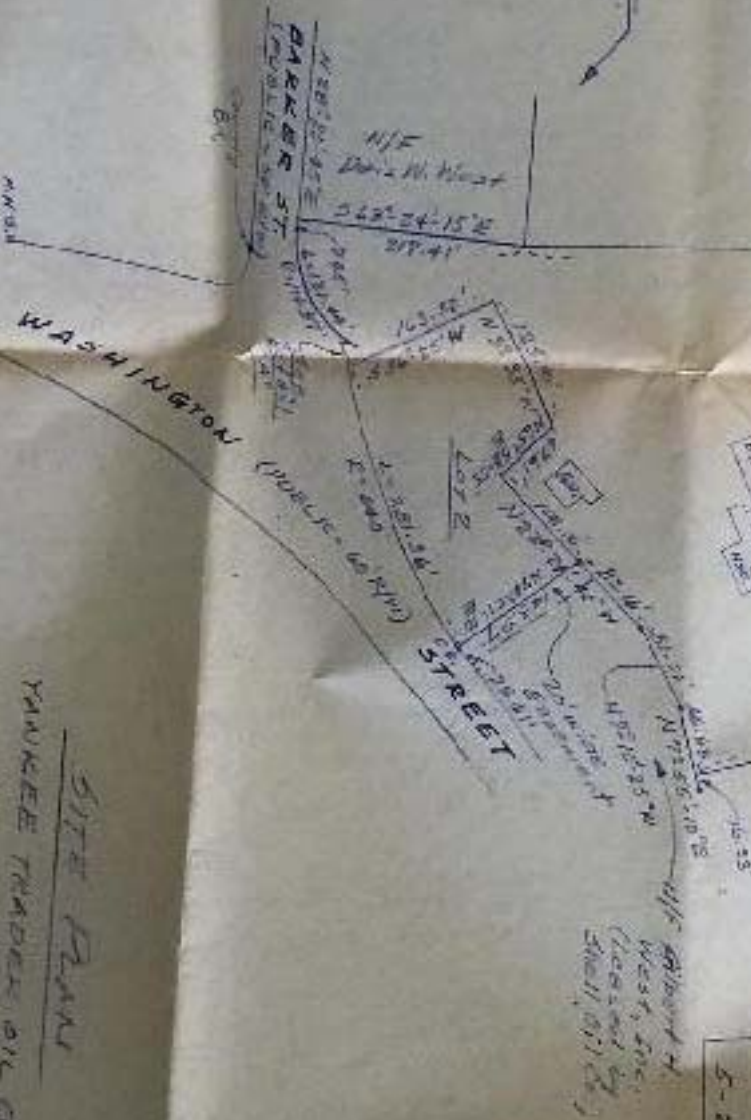
DETAIL "A"
S 28° 12' 15" W

N/F Gilbert H. Ward, Inc.
S 63° 41' 05" E
145.0'

LOT E18-1A
S 71° 41' 05" E

Marine & Economy Style
A Pudding Brook
620's

547.5
N 76° 43' 20" W
N/F Gilbert H. Ward, Inc.



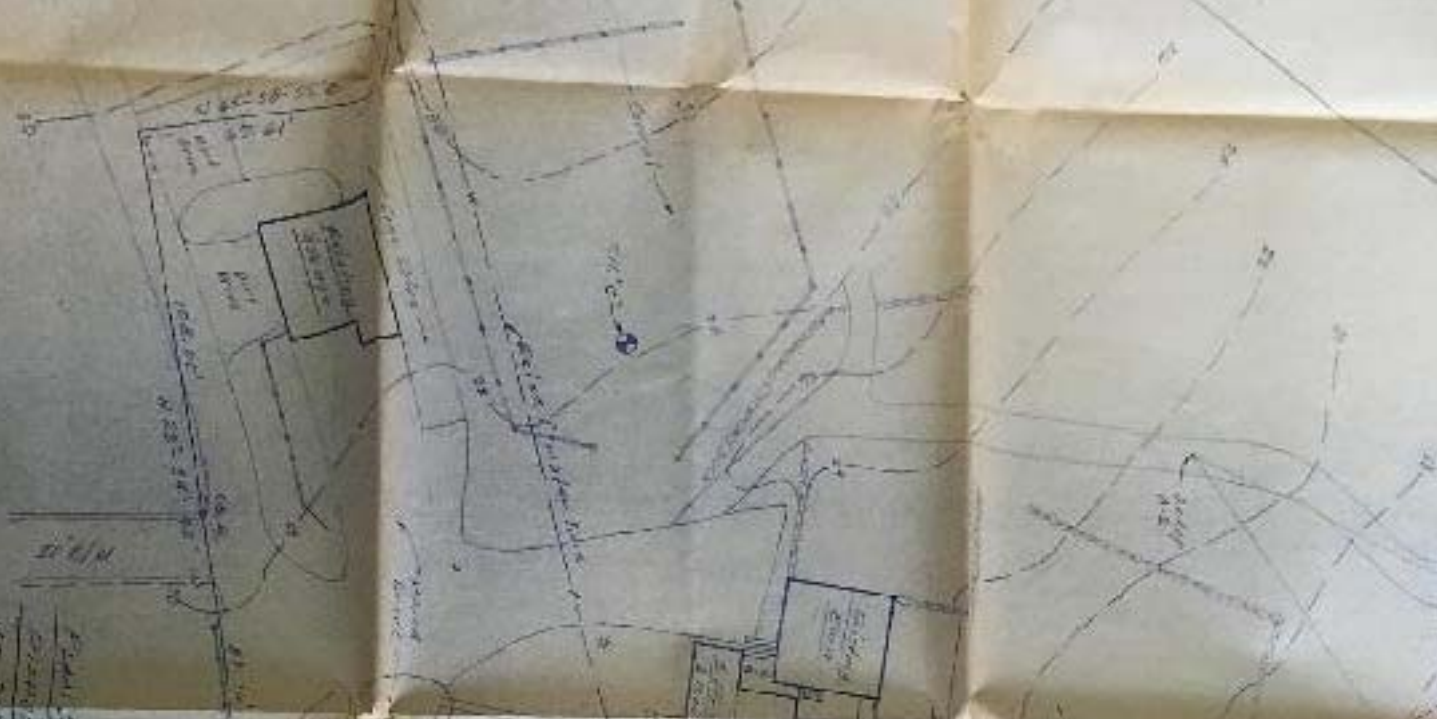
Use min 1500 yds. for truck
Use loading truck, 5.
Use 10 min. for truck
546.7, 542.1, 53.5
446.7, 5, 21, 53
135.5
450.0, 91.1
45

LOOSE PLAN
Scale 1/4" = 200'

DESIGN: New
3 H. R. & 2 OFFICE
5000-3000 sq ft
1200 sq ft
1200 sq ft
1200 sq ft

SITE PLAN
YANKEE TRADER OIL CO, INC

Beach Place
 Top of Mountain at
 Washington (to West)
 (2000 ft. station)



Full Service Property Service
 2140 1st St. N. SE
 at 305 Washington Street N.E.
 Phone 1-1500



Full Service Property Service, 2140 1st St. N. SE, Phone 1-1500

1500
 1500
 1500

APPENDIX D
ASTM E1527-13 User Questionnaire

ASTM E 1527-13 USER QUESTIONNAIRE

369 & 375 Washington Street
Pembroke, Massachusetts
Project File P4043

INTRODUCTION

In order to qualify for one of the *Landowner Liability Protections (LLPs)*¹ offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*",² the *user* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete.

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

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

No

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

No

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

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

No

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

Yes - FMV if there were issues, we would seek a lower valuation.

(5.) Commonly known or reasonably ascertainable information about the *property* (40 CFR 312.30).

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

- (a.) Do you know the past uses of the *property*? Yes agricultural landscaping business
- (b.) Do you know of specific chemicals that are present or once were present at the *property*? chemicals consistent w/ landscape
- (c.) Do you know of spills or other chemical releases that have taken place at the *property*? No spills reported
- (d.) Do you know of any environmental cleanups that have taken place at the *property*? None

(6.) The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

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

No obvious issues

¹ *Landowner Liability Protections*, or *LLPs*, is the term used to describe the three types of potential defenses to Superfund liability in EPA's *Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability* ("Common Elements" Guide) issued March 6, 2003.

² P.L. 107-118.

User Name

Lisa Cuthbert

Date

6/9/14

APPENDIX E
Qualifications of Environmental Professional(s)

Matthew Alger, Project Manager / GIS Specialist

An experienced environmental professional, Mr. Alger specializes in site assessments, remedial investigation, construction oversight, and project management.

Experience

Mr. Alger has performed numerous roles as a field supervisor and sampling technician under a Massachusetts Licensed Site Professional (LSP) since 2005 as well as managed hazardous waste site evaluations and clean-up projects under the Massachusetts Contingency Plan (MCP) and under Rhode Island's Remediation Regulations. He has worked with site cleanups involving major excavations of contaminated soil, stabilization of RCRA waste soils, and ground water extraction & treatment systems. As one of Nover-Armstrong's MA Licensed Asbestos Inspectors, Mr. Alger routinely performs Hazardous Materials Building Surveys on public and privately owned building and bridge structures. He also has extensive post-closure landfill monitoring experience including soil gas, groundwater, surface water, and ambient air monitoring.

As a project manager, Mr. Alger generates cost estimates, develops budgets, and procures & manages subcontractors. Mr. Alger also has specialized training in Geographic Information Systems and remote sensing applications. In 2011, Mr. Alger authored Nover-Armstrong's Generic Quality Assurance Project Plan (QAPP) which was subsequently approved by the USEPA. Mr. Alger has also authored many of Nover-Armstrong's field sampling Standard Operating Procedures.

Post-Closure Environmental Monitoring - Former Municipal Landfills, Seekonk

Mr. Alger has conducted post-closure environmental monitoring at two former municipal landfills in the Town of Seekonk since 2012. As part of monitoring activities, Mr. Alger conducts periodic sampling of soil gas, groundwater, surface water and ambient air within a network of monitoring points surrounding the landfill facilities. The purpose of the post-closure assessment is to determine that the landfills have been properly closed and to identify the development of a potential plume of contamination, which could impact off-site sources.

Hazardous Materials Building & Bridge Surveys - MBTA Green Line Extension

Mr. Alger has been conducting multiple hazardous materials building surveys (for PCBs, heavy metals, asbestos and lead-based paint) at improvements located along MBTA's proposed Green Line Extension, including occupied commercial and industrial buildings, railway bridges, viaducts, bus station buildings and train station buildings. Building surveys include materials assessment, sampling & analysis & quantification of materials containing hazardous materials. Mr. Alger has prepared Site Specific Quality Assurance Project Plan (QAPP) Addenda for hazardous materials sampling. Nover-Armstrong's hazardous materials building surveys have contributed to the overall design phase for the MBTA Green Line Extension Project.

MCP Services - MBTA Bus Maintenance Facility, Everett

Mr. Alger has been providing an on-going field supervisory role for MCP assessment activities at this Tier II classified site and remedial activities recently conducted as a Release Abatement Measure (RAM). RAM activities included dewatering and the excavation of heavy metal and petroleum-impacted soils under Confined Space Entry conditions. Assessment activities include the advancement of soil borings, installation of groundwater monitoring wells, and media sampling & analysis.

Hazardous Materials Building Survey - MIT, Cambridge

Mr. Alger conducted a Pre-Demolition Hazardous Materials Survey for seven buildings on one acre of urban land in Cambridge that is being redeveloped by the Massachusetts Institute of Technology (MIT) for future construction of a five-story ~240,000 square foot research / office building.

Building materials were tested for PCBs, asbestos and lead-based paint. Over 270 building materials samples were collected for laboratory analysis. A visual assessment for the presence of oils and hazardous materials was also conducted.

Demolition / Construction Soil Management - RIDOT, Providence

Mr. Alger is currently working with a Rhode Island Department of Transportation (RIDOT)-contracted construction company managing soil disposal for the Magnolia Bridge No. 503 Removal Project. Excess urban soil has been generated and stockpiled during demolition activities. Mr. Alger collected soil samples from the work site in order to evaluate soil conditions and to determine an appropriate disposal facility for excess soil generated from demolition activities. Based on the soil analytical results, Mr. Alger prepared and submitted documentation to the Rhode Island Resource Recovery Corporation (RIRRC) requesting that excess urban fill soils be accepted at the Central Landfill in Johnston, RI as alternative daily cover in accordance with the RIRRC Alternate Cover Material Acceptance Policy. RIRRC reviewed the documentation and determined that the material is suitable for use as alternative cover and complies with this policy and regulatory requirements. Soil is currently being shipped off-site for disposal in accordance with applicable regulations.

Environmental Justice Population Areas - Providence & Woonsocket, RI

Mr. Alger has conducted several site investigations in the State of Rhode Island which have involved environmental assessment and remediation activities, risk characterization, and regulatory submittals in accordance with RIDEM regulations. These sites are located in urban centers characterized by low income and minority populations, which were determined to be Environmental Justice (EJ) Areas. In order to promote public participation in these communities, Nover-Armstrong successfully notified abutting property owners and tenants of the environmental response actions that were being conducted. Notice was provided to the communities in Abutter Notification Letters, which included Fact Sheets that were translated into one or more local community languages. In addition, a Public Notice prepared by Nover-Armstrong was published in the applicable local newspaper, posted at the local library, and posted on a 4' x 6' sign at the Site, visible from the road.

MCP Services - Residential Apartment Building, Dorchester

Mr. Alger is providing a field supervisory role as part of MCP Immediate Response Action (IRA) activities at this residential apartment facility in response to the discovery of a petroleum release during a UST removal. IRA assessment & remedial activities have included the excavation, transport and off-Site disposal of over 450 tons of petroleum-impacted soils; dewatering; installation of SVE system; ISCO injections, media sampling & analysis; indoor air monitoring, risk characterization, etc.

MCP Services - Former Industrial Dry Cleaning Facility, Worcester

Mr. Alger provided a field supervisory and project management role for site investigation activities conducted at this former industrial dry cleaning facility. Mr. Alger designed a drilling and sampling program, which employed various drilling techniques, in order to assess soil and groundwater conditions beneath and surrounding the building footprint and supervised a geophysical survey at the site to evaluate the potential presence of abandoned underground storage tanks.

ASTM Due Diligence and MCP Services - Cardinal Spellman High School, Brockton

Mr. Alger conducted an ASTM Phase I Environmental Site Assessment (ESA) at this educational facility. The Phase I research revealed evidence of an abandoned gasoline underground storage tank (UST) located adjacent to the site's gymnasium building. Mr. Alger supervised the removal of the UST and associated petroleum-impacted soils as an MCP IRA Post-excavation confirmatory soil and groundwater sampling indicated that the IRA excavation effectively reduced soil contamination at the site to levels approaching background.

Environmental Site Assessments - Nationwide

Mr. Alger has conducted hundreds of environmental site assessments across the United States in compliance with ASTM and USEPA AAI standards. Site assessments have been conducted in support of remedial design, development, and re-development projects for financial, industrial, commercial and private residential clients.

ArcGIS Mapping and Visualization - Middleborough

Mr. Alger provided GIS mapping services to facilitate the completion of the 2008-2013 Middleboro Open Space and Recreation Plan Update. He generated various GIS map presentations of the town's land uses, water resources, protected areas, etc. using MassGIS data layers and the Middleborough Assessor's database. Mr. Alger regularly met with the municipal departments throughout the Plan update and development process and presented draft maps to the Conservation Commission at public meetings for discussion, comment, and direction.

Education and Qualifications

Master of Arts

Boston University, 2003

Environmental Remote Sensing
and Geographic Information Systems (GIS)

Bachelor of Arts

Providence College, 2000

Environmental Studies / Biology
Magna Cum Laude
Liberal Arts Honors Program; Dean's Scholarship for Merit

Training / Certifications

OSHA 40 Hour HAZWOPER Training
OSHA 8 Hour HAZWOPER Annual Refresher Courses
OSHA 10 Hour Construction Safety and Health Training
MA Asbestos Inspector # AI900475
CPR & First Aid Certified
MBTA Right-of-Way (ROW) Certified
Keolis Right-of-Way Worker Protection (RWP) Certified
EPA ACRES Online Training
MassDEP-Approved LSP Technical and Regulatory Training Seminars
MACC Soil Science Field Skills Workshop

Technical training in Environmental Modeling Using GIS, Spatial Statistical Analysis, Multivariate Statistics, Digital Image Processing, Advanced Remote Sensing, Radar Remote Sensing, UNIX, SAS, Splus, ARC/INFO, ARCView, ERDAS Imagine

Mr. Chris Oien, Environmental Scientist

Mr. Oien graduated from the University of New Hampshire in May 2015, where he received a Bachelor of Science Degree in Environmental Science with a concentration in Soil and Watershed Management. The program he completed was interdisciplinary and incorporated coursework from the Colleges of Engineering & Physical Sciences and Life Sciences & Agriculture. With his comprehensive coursework and training, he is equipped with skills to tackle various consulting projects across New England.

Experience

While at the University of New Hampshire, Mr. Oien challenged himself with multiple courses in freshwater resources and soil science that allowed him to improve his expertise of field based techniques, contaminant fate and transport, environmental policy, Geographic Information Systems (GIS), report writing, and scientific procedures. During his senior year, he completed an Internship for Nover-Armstrong gaining experience in environmental protection, ASTM Site Assessments, and the Massachusetts Contingency Plan.

Currently, Mr. Oien focuses on Phase I and Phase II Environmental Site Assessments. He is routinely asked to conduct the following environmental science techniques:

- federal, state and local records research
- site inspections
- construction monitoring
- client / site occupant interviews
- supervision of soil borings and installation of monitoring wells
- soil, groundwater, soil gas, and sediment sampling

ASTM Environmental Site Assessments

Mr. Oien completed several environmental site assessments throughout Massachusetts under the guidance of a Licensed Site Professional. They include a wide variety of assessments completed on unique and challenging properties.

- residential apartment buildings
- multiple parcel sites
- residential homes
- general commercial properties
- industrial warehouse facilities
- industrial printing facilities
- industrial manufacturing facilities
- laundromats
- motor vehicle repair/maintenance facilities
- undeveloped lots
- a variety of other property types

Industrial Facility – Hanover, MA

Phase I Environmental Site Assessment for a metal manufacturing and engineering company in Hanover, MA. The site was part of a larger active CERCLIS site in connection with the site's historic use as a fireworks and ammunitions manufacturer since the early 20th Century. Further Phase II assessment activities are currently proposed.

Undeveloped Lot – Plymouth, MA

Mr. Oien also completed a Phase I Environmental Assessment at a 27 acre undeveloped site in Plymouth, MA. During his site inspection, he revealed two culverts discharging stormwater from the abutting properties. These culverts eroded large channels on the site and vegetation in the immediate washout areas were observed to be stressed. To address potential on going contamination, the advancement of four soil borings were completed as part of a Phase II ESA.

Golf Course – Marshfield, MA

As an avid golfer, Mr. Oien enjoyed conducting this Phase I Environmental Assessment. His research efforts and visual observations of the site revealed a potentially abandoned underground storage tank, an abandoned drywell in connection with a maintenance structure, and the removal of an underground storage tank historically located on-site without post-closure analytical assessment documentation. Subsequently, a joint Phase II Environmental Site Assessment and underground storage tank removal was commissioned for the site. Mr. Oien supervised the drilling of soil borings and installation of monitoring wells in the target areas. Additionally, he assisted with a ground penetrating radar survey to investigate an area thought to have a potentially abandoned underground storage tank.

Former State Hospital – Rutland, MA

Mr. Oien completed a Phase I Environmental Site Assessment for a 10 acre parcel of land within a 96 acre former federal and state hospital facility. With all structures associated with the hospital property previously demolished, extensive records research was necessary. After reviewing extensive federal, state and local documents, it was determined that the parcel of land was primarily used for residential purposes in connection with the former state hospital property. However, visual inspection of the site revealed the upgradient abutting property to be a gasoline station and automotive service shop since the 1940's. The abutting gas station and automotive service shop had piles of automotive batteries, discarded brake pads, and several 55-gallon drums. Mr. Oien recommended a subsurface investigation to assess any negative impacts originating from the abutting property.

Residential Apartment Complex – Worcester, MA

Mr. Oien completed a Phase I Environmental Site Assessment for an apartment complex consisting of five total structures. Mr. Oien's records research revealed that prior to the construction of the apartment structures, a newspaper fleet vehicle garage historically occupied the site. Mr. Oien identified six gasoline underground storage tanks potentially abandoned on-site. Future subsurface investigation activities are currently proposed for the site.

Education and Qualifications

Bachelor of Science – Environmental Science, Soil and Watershed Management, University of New Hampshire, May 2015

Training / Certifications

- OSHA 10 Hour GI Training
- OSHA 40 Hour HAZWOPER Training

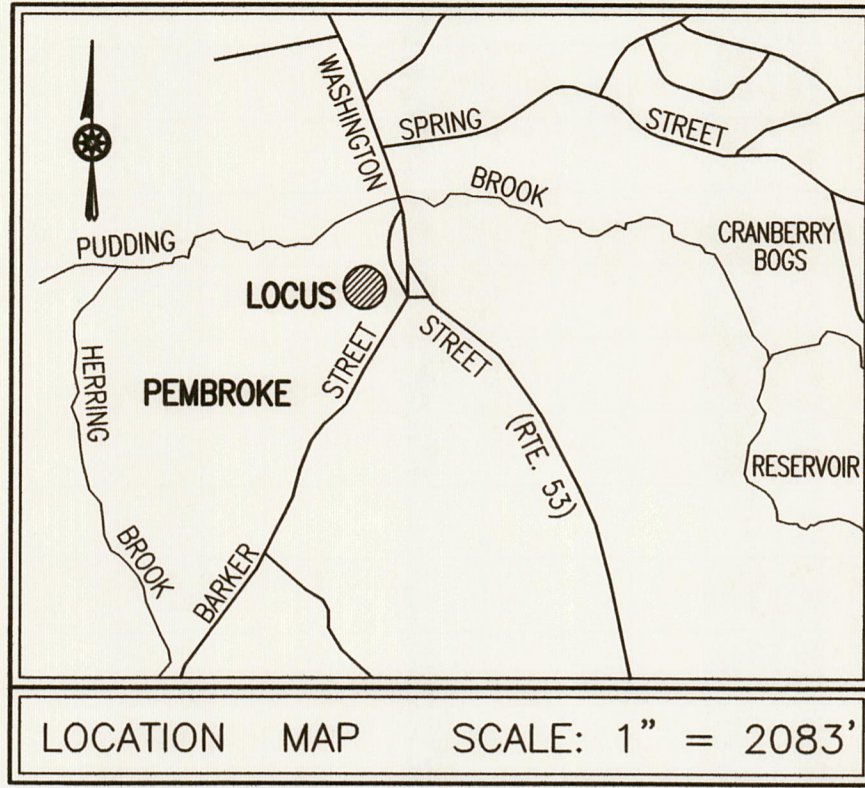
Associations

LSPA Associate Member

LSPA Young Professionals Committee

CONCEPT PLAN- PUBLIC SAFETY COMPLEX

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PUDDING BROOK
~ APPROXIMATE ~

APPROXIMATE
LIMIT OF 100' INNER
RIPARIAN ZONE

LIMIT OF 200' OUTER
RIPARIAN ZONE

FEMA LINE

APPROXIMATE ZONE LINE

ZONE AE
ZONE X

1,170'±

PROPERTY LINE (TYP.)

ASSESSOR'S PARCEL I.D. No. E12-57 (1-24)
BARKER SQUARE DRIVE
N/F BARKER SQUARE CONDOMINIUM
DEED BOOK 29623 PAGE 73

ASSESSOR'S PARCEL I.D. No. E12-44
#345 WASHINGTON STREET
N/F RUN POND ROAD REALTY TRUST
DEED BOOK 21525 PAGE 233

ASSESSOR'S
PARCEL I.D. No. E12-1A
#369 WASHINGTON STREET
N/F MJA REALTY TRUST
DEED BOOK 35859 PAGE 331
406,064± S.F. OR 9.32± AC.

ASSESSOR'S PARCEL I.D. No. E12-36
#355 WASHINGTON STREET
N/F GILBERT H. WEST TRUST
DEED BOOK 18301 PAGE 113

ASSESSOR'S
PARCEL I.D. No. E12-1b
#375 WASHINGTON STREET
N/F MJA REALTY TRUST
DEED BOOK 13611 PAGE 206
40,966± S.F. OR 0.94± AC.

ASSESSOR'S PARCEL I.D. No. E12-1b
PARCEL I.D. No. E12-1a

ASSESSOR'S PARCEL I.D. No. E12-58
#5 BARKER STREET
N/F MARY LOU STOCK
DEED BOOK 29894 PAGE 233

ZONING DATA

DISTRICT: BUSINESS B			
MINIMUM	REQUIRED	EXIST./PROP.	
LOT AREA	80,000 S.F.	447,030 S.F.	
LOT AREA (UPLAND)	70,000 S.F.	189,770± S.F.	
LOT FRONTAGE	200 FT	507.12 FT	
FRONT YARD	60 FT	166 FT (PROP.)	
SIDE YARD	30 FT	54 FT (PROP.)	
REAR YARD	40 FT	662± FT (PROP.)	

RECORD OWNER:

ASSESSOR'S PARCEL I.D. No. E12-1A
369 WASHINGTON STREET
MJA REALTY TRUST
P.O. BOX 309
PEMBROKE, MA 02359
DEED BOOK 35859 PAGE 331

ASSESSOR'S PARCEL I.D. No. E12-1B
375 WASHINGTON STREET
MJA REALTY TRUST
P.O. BOX 309
PEMBROKE, MA 02359
DEED BOOK 13611 PAGE 206

NOTES:

1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AND PEMBROKE TOWN HALL.
2. WETLAND FLAGGING AND EXISTING BUILDING INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ACTUAL ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING JUNE OF 2016.
3. ALL ELEVATIONS ARE BASED ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD 88).
4. THE SUBJECT SITE IS LOCATED WITHIN THE "RESIDENTIAL A", "BUSINESS B" AND NORTH PEMBROKE HISTORICAL OVERLAY ZONING DISTRICT AS DEPICTED ON THE TOWN OF PEMBROKE ZONING MAP REVISED OCTOBER 27, 2015.
5. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND RECORD INFORMATION. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED AS SHOWN OR THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
6. TEST PIT LOCATIONS ARE APPROXIMATE.

FLOOD NOTE:

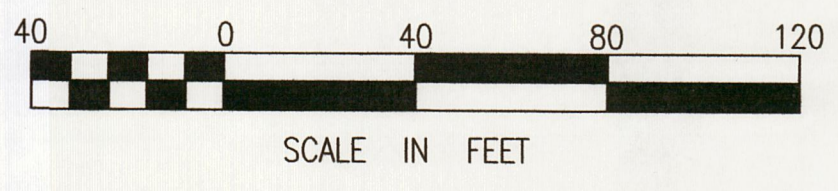
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" AND ZONE "AE" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON MAP No. 25023C0208J, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA.

PROPOSED PARKING:

61 SPACES PROVIDED

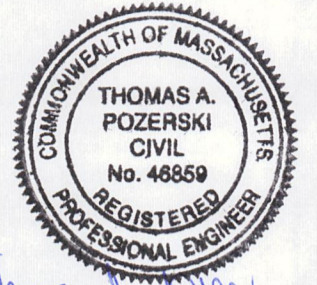
ENVIRONMENTAL NOTES:

1. SITE IS NOT WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
2. SITE IS PARTIALLY LOCATED WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER NHESP MAP OCTOBER 1, 2008 "ESTIMATED HABITATS OF RARE WILDLIFE FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10)."
3. SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP OCTOBER 1, 2008 "CERTIFIED VERNAL POOLS."
4. SITE IS PARTIALLY WITHIN PRIORITY HABITAT No. 1353 PER NHESP MAP OCTOBER 1, 2008 "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR10).
5. SITE IS NOT WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.
6. WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED BY ENVIRONMENTAL RESTORATION & CONSULTING, LLC ON MAY 31, 2016 AND FIELD LOCATED BY MERRILL ENGINEERS AND LAND SURVEYORS.



6/13/16

REVISIONS



DRAWN BY: VC

DESIGNED BY: TAP/DK

CHECKED BY: TAP

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CONCEPT PLAN- PUBLIC SAFETY COMPLEX

369 & 375 WASHINGTON STREET
PEMBROKE, MASSACHUSETTS

PREPARED FOR: TOWN OF PEMBROKE
100 CENTER STREET
PEMBROKE, MA 02359

JUNE 13, 2016

SCALE: 1"=40'

JOB No. 16-102

LATEST REVISION: