

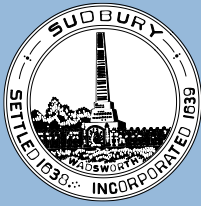
SUDBURY BOARD OF SELECTMEN
TUESDAY NOVEMBER 3, 2015
6:00 PM, FLYNN BUILDING - SILVA ROOM
7:30 PM, TOWN HALL – LOWER LEVEL

Item #	Time	Action	Item
	6:00 PM		CALL TO ORDER
EXECUTIVE SESSION			
1.	6:00 PM	<i>VOTE</i>	Open meeting in regular session and immediately vote to enter Executive Session in the Silva Room to discuss strategy with respect to litigation (Abrams vs. Conservation Commission) if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares, pursuant to General Laws chapter 30A, §21(a)(3). Joint meeting with Conservation Commission.
2.		<i>VOTE</i>	Discuss strategy with respect to litigation (S.F. Holdings, LLC vs. Planning Board) if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares, pursuant to General Laws chapter 30A, §21(a)(3). At the conclusion of Executive Session, vote to reconvene in Open Session in Lower Town Hall.
	7:30 PM		Opening remarks by Chairman
			Reports from Town Manager
			Reports from Selectmen
			Citizen's comments on items not on agenda
TIMED ITEMS			
3.	7:45 PM	<i>VOTE</i>	Vote to appoint Melissa Murphy-Rodrigues, Town Manager, as Clerk of the Board of Selectmen.
4.	7:45 PM	<i>VOTE</i>	Interview candidate Diana E. Warren for appointment to the Sudbury Historical Commission. Following interview, vote whether or not to approve this Town Manager appointment of Diane E. Warren, 32 Old Framingham Road, #30 to the Sudbury Historical Commission for a term ending May 31, 2018.
5.	8:00 PM	<i>VOTE</i>	A.S.K. presentation regarding Gun Safety. Dhruba Sen to present. Discussion and possible vote on next steps.
MISCELLANEOUS			
6.		<i>VOTE</i>	Sudbury Station LLC - Discussion and vote to send letter regarding application to MassHousing before the Nov. 6 deadline.
7.		<i>VOTE</i>	Discuss Melone Request for Quotation responses, and possibly vote to select a Licensed Site Professional to evaluate existing data.

These agenda items are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

Item #	Time	Action	Item
8.		<i>VOTE</i>	Begin discussion on assigning one Board member the task to work with Town Counsel and the Town Manager to begin negotiations on a Development Agreement with National Development. Discussion and possible vote on next steps.
9.			Discussion on proposal for scheduling joint meetings with Finance Committee in the spring 2016 (leading up to Annual Town Meeting).
10.			Sudbury Housing Trust - Home Preservation Home #8 – review with Selectmen. Susan Iuliano to present.
11.			Update on the 10/27 Minuteman meeting in Sudbury and the 10/28 meeting in Weston. Selectman Simon to present.
12.		<i>VOTE</i>	Discussion to encourage Town Boards & Committees to ask SudburyTV to record their meetings; and possibly vote to send a letter to this effect.
13.			Discuss future agenda items
CONSENT CALENDAR			
14.		<i>VOTE</i>	Vote to appoint Finance Committee Designee Adrian Davies, 14 Gerry Drive, and Sudbury School Committee Designee Lisa Kouchakdjian, 30 Meadowbrook Circle, as members of the Strategic Financial Planning for Capital Funding Committee for terms to end on May 31, 2016.
15.		<i>VOTE</i>	Vote to approve a one-hour extension of the licensed closing hour and serving of alcoholic beverages for licensees who make application in advance to the Town Manager's Office: No. 29 Sudbury, 29 Hudson Rd, and for Lavender, 519A Boston Post Road, (1AM to 2AM) on Thursday, November 26, 2015 (Thanksgiving eve) and Thursday, December 31, 2015 (New Year's Eve), on the condition that the kitchen remains open and food is served. Following the close of the full menu, licensees must provide, at a minimum, five (5) assorted items up until thirty (30) minutes before closing.
16.		<i>VOTE / SIGN</i>	Vote to send the attached CSX Early Acquisition letter to Mr. John Deliere, Director, Right of Way Bureau, MassDOT, Highway Division, as recommended by Jody Kablack, Director of Planning & Community Development.
17.		<i>VOTE</i>	Vote to support submission of the following proposals to the Community Preservation Committee for FY17 funding: \$100,000 for additional Town Center landscaping, \$100,000 for construction of walkways, and \$100,000 for additional funds for design of the Bruce Freeman Rail Trail.
18.		<i>VOTE</i>	Vote to accept a gift from Betsy Cohen, 12 Darvell Drive, to the Park and Recreation Department of a moderately used SportCraft Turbo Air Hockey table, valued at \$200, as requested in a memo dated October 26, 2015, from Mark Simmons, Youth Coordinator/Teen Center Director, said item to be used at the Jean Lind Teen Center, and to send a letter of thanks to Ms. Cohen.
19.		<i>VOTE</i>	Vote to approve the regular session minutes of 10/6/15 and 10/20/15.

These agenda items are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.



SUDBURY BOARD OF SELECTMEN

Tuesday, November 3, 2015

1

EXECUTIVE SESSION

1: Joint meeting with ConCom re: Abrams litigation/BFRT

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Open meeting in regular session and immediately vote to enter Executive Session in the Silva Room to discuss strategy with respect to litigation (Abrams vs. Conservation Commission) if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares, pursuant to General Laws chapter 30A, §21(a)(3). Joint meeting with Conservation Commission.

Recommendations/Suggested Motion/Vote:

Background Information:

See attached emails

Financial impact expected:

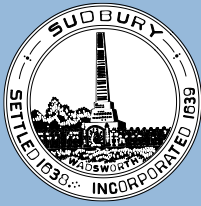
Approximate agenda time requested:

Representative(s) expected to attend meeting: Peter Mello/Petrini & Associates

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

11/03/2015 6:00 PM

**SUDBURY BOARD OF SELECTMEN**

Tuesday, November 3, 2015

EXECUTIVE SESSION**2: SF Holdings vs. Planning Board****REQUESTOR SECTION**

Date of request:

Requested by: Patty Golden

Formal Title: Discuss strategy with respect to litigation (S.F. Holdings, LLC vs. Planning Board) if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares, pursuant to General Laws chapter 30A, §21(a)(3). At the conclusion of Executive Session, vote to reconvene in Open Session in Lower Town Hall.

Recommendations/Suggested Motion/Vote:

Background Information:
attached

Financial impact expected:

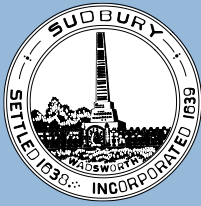
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

11/03/2015 6:00 PM



SUDBURY BOARD OF SELECTMEN

Tuesday, November 3, 2015

TIMED ITEM**3: Vote Melissa Murphy-Rodrigues as Clerk of Board**REQUESTOR SECTION

Date of request:

Requestor: Chairman Brown

Formal Title: Vote to appoint Melissa Murphy-Rodrigues, Town Manager, as Clerk of the Board of Selectmen

Recommendations/Suggested Motion/Vote: Vote to appoint Melissa Murphy-Rodrigues, Town Manager, as Clerk of the Board of Selectmen

Background Information:

Financial impact expected:

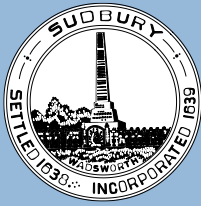
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

11/03/2015 6:00 PM



SUDBURY BOARD OF SELECTMEN

Tuesday, November 3, 2015

TIMED ITEM**4: Historical Commission - Interview Candidate for Appointment**REQUESTOR SECTION

Date of request:

Requestor: Jody Kablack

Formal Title: Interview candidate Diana E. Warren for appointment to the Sudbury Historical Commission. Following interview, vote whether or not to approve this Town Manager appointment of Diane E. Warren, 32 Old Framingham Road, #30 to the Sudbury Historical Commission for a term ending May 31, 2018.

Recommendations/Suggested Motion/Vote: Interview candidate Diana E. Warren for appointment to the Sudbury Historical Commission. Following interview, vote whether or not to approve this Town Manager appointment of Diane E. Warren, 32 Old Framingham Road, #30 to the Sudbury Historical Commission for a term ending May 31, 2018.

Background Information:

Email from chairman Lyn MacLean and application attached

Financial impact expected:

Approximate agenda time requested: 10 minutes

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Town Counsel	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

11/03/2015 6:00 PM

From: Lyn Maclean
Sent: Thursday, October 15, 2015 9:15 AM
To: Kablack, Jody
Cc: MacLean, Lyn; Barbara Bahlkow; Fred Bautze; Chris Hagger; Diana Cebra
Subject: SHC Position

This e-mail comes to inform you that a unanimous vote was taken at last night's special meeting (14 Oct 2015) to recommend Diana Warren to fill the open position on the Sudbury Historical Commission. Please inform the Town Manager of this decision so it can be on the agenda for the next Selectmen's meeting 20 October 2015. If you have any questions please call me.

Lyn

Attachment4.a: SHC_memo_appt (1528 : Historical Commission - Interview Candidate for Appointment)

TOWN OF SUDBURY
APPLICATION FOR APPOINTMENT

BOARD OF SELECTMEN
 278 OLD SUDBURY ROAD
 SUDBURY, MA 01776

FAX: (978) 443-0756
 E-MAIL: selectmen@sudbury.ma.us

RECEIVED
 BOARD OF SELECTMEN
 SUDBURY, MA

2015 AUG -4 A 11:11

Board or Committee Name: Historical Commission

Name: Diana E. Warren

Address: 32 Old Framingham Road, #30

Email Address: [REDACTED]

Home phone: [REDACTED]

Work or Cell phone: [REDACTED]

Years lived in Sudbury: 5 (graduate LSRHS)

Brief resume of background and pertinent experience:

Elected Councilor, New England Historic Genealogical Society

Former Trust and Pension Administration Officer, New England Life

Member of the Mass Historical Society, Maine Historical Society, Sudbury Historical Society, Wayland Historical Society, Lincoln Historical Society, a life member of Weston Historical Society, and member of Historic New England

Municipal experience (if applicable):

10 + years service, Historic District Commission, Town of Wayland

Chair, Planning Board By-Law Subcommittee, Town of Wayland

Educational background:

BA History, Parsons College

Reason for your interest in serving:

I am passionate about historic preservation. Having lived in this area my entire life so far I am keenly interested in preservation of the historic assets and artifacts of Sudbury. I am descended from original settlers of Sudbury Plantation.

Ric

Times when you would be available (days, evenings, weekends):

Retired and have available free time to serve.

Do you or any member of your family have any business dealings with the Town? If yes, please explain:

No

Ric

(Initial here that you have read, understand and agree to the following statement)

I agree that if appointed, I will work toward furtherance of the committee's mission statement; and further, I agree that I will conduct my committee activities in a manner which is compliant with all relevant State and Local laws and regulations, including but not limited to the Open Meeting Law, Public Records Law, Conflict of Interest Law, Email Policy and the Code of Conduct for Town Committees.

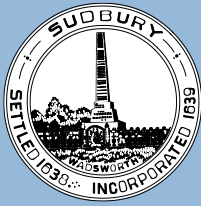
I hereby submit my application for consideration for appointment to the Board or Committee listed above.

Signature

Diana Warren

Date

August 4, 2015



SUDBURY BOARD OF SELECTMEN
Tuesday, November 3, 2015

5

MISCELLANEOUS (UNTIMED)

5: A.S.K. presentation re: Gun Safety

REQUESTOR SECTION

Date of request:

Requestor: Dhruba Sen

Formal Title: A.S.K. presentation regarding Gun Safety. Dhruba Sen to present.

Recommendations/Suggested Motion/Vote: A.S.K. presentation regarding Gun Safety. Dhruba Sen to present

Background Information:

"ASK" - State's Brady antiviolenace campaign to help parents and residents safeguard children regarding gun safety. See attached.

Financial impact expected:

Approximate agenda time requested: 10 minutes

Representative(s) expected to attend meeting: Dhruba Sen

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

11/03/2015 6:00 PM

Golden, Patricia

From: Dhruba Sen <dhruba_sen@yahoo.com>
Sent: Thursday, October 29, 2015 3:04 PM
To: Pat Brown
Cc: Golden, Patricia; Gentile Carmine
Subject: Re: ASK Campaign Citations and Proclamations - (MA House, MA Senate, Town of Framingham)

Hi Pat

The data is from the ASK Website >>> <http://www.AskingSavesKids.Org>

The raw data details -

The ten-year data is from 2004 - 2013.

NVDRS citation:

*Centers for Disease Control and Prevention,
 National Center for Injury Prevention and Control. (2015).
 National Violent Death Reporting System.
 Retrieved from <http://www.cdc.gov/violenceprevention/nvdrs/>.
 Calculations by the Brady Center to Prevent Gun Violence.*

Thank You !!

Dhruba

Grassroots Organization = Self-Organizing Teams Facilitated by Servant-Leader.

From: Pat Brown <patbrownian@me.com>
To: Dhruba Sen <dhruba_sen@yahoo.com>
Cc: Patricia Golden <goldenp@sudbury.ma.us>; Gentile Carmine <cgentile33@gmail.com>
Sent: Thursday, October 29, 2015 2:25 PM
Subject: Re: ASK Campaign Citations and Proclamations - (MA House, MA Senate, Town of Framingham)

Hi, Dhruba.

Thank you! We did get the documents, and you're listed on the November 3 Sudbury Board of Selectmen's agenda at 8:00 pm. I'll send you a copy of the agenda when it's final.

You've included six attachments, one of which (ASK State MA data .docx) contains statistics on the number of children in Massachusetts living with unlocked loaded firearms. There is no information on this to show where the document came from, or how these numbers were arrived at. Could you please forward this information to the Board?

Thank you for getting back to us. See you on Tuesday.

Pat

On Oct 29, 2015, at 11:41 AM, Dhruba Sen <dhruba_sen@yahoo.com> wrote:

Sorry for the delay

Town meetings went well after 10,00pm ...and is going on.

Let me know if you got the documents OK

I also confirm Nov 3 for discussion with the Sudbury Board of Selectmen

Thank You !!

Dhruba

Grassroots Organization = Self-Organizing Teams Facilitated by Servant-Leader.

----- Forwarded Message -----

From: Dhruba Sen <dhruba_sen@yahoo.com>

To: "patBrownian@me.com" <patBrownian@me.com>

Cc: Carmine Gentile <cgentile33@gmail.com>

Sent: Tuesday, September 1, 2015 3:32 PM

Subject: ASK Campaign Citations and Proclamations - (MA House, MA Senate, Town of Framingham)

Pat

Attached are the citations and proclamations that we talked about over the phone.

I am looking forward to an opportunity to speak to the Sudbury BoS on Sep 8.

Attachment5.a: Memo Style_ASK (1516 : A.S.K. presentation re: Gun Safety)

Thank You !!

Dhruba

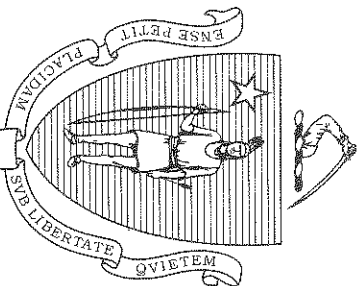
Grassroots Organization = Self-Organizing Teams
Facilitated by Servant-Leader.

<ASK Senate Citation.jpg><Framingham BoS Proclamation on ASK
Month0001.pdf><ASK Campaign House .pdf><ASK State MA Data .docx><ASK
Day Copley Square June 21.JPG><MA - ASK Day Playdate Flyer.doc>

Attachment5.a: Memo Style_ASK (1516 : A.S.K. presentation re: Gun Safety)

The Commonwealth of Massachusetts

The House of Representatives



Be it hereby known to all that:

The Massachusetts House of Representatives
offers its sincerest congratulations to:

The ASK (Asking Saves Kids) Campaign

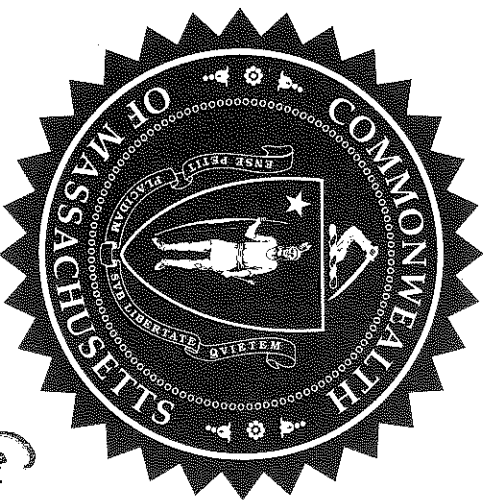
Your resolve to observe the month of June as *ASK Month* in recognition of every year of your extraordinary effort to end the epidemic of gun violence plaguing our nation's children through increasing awareness, locating a solution in discussions about public safety and good parenting, & successfully inspiring 19 million households to ask if there are unlocked guns where their children play.

The entire membership extends its very best wishes
and expresses the hope for future good fortune
and continued success in all endeavors.

Given this 1st day of Summer, 2015

At the State House, Boston, Massachusetts

State Representative
Carmine Gentile



by:

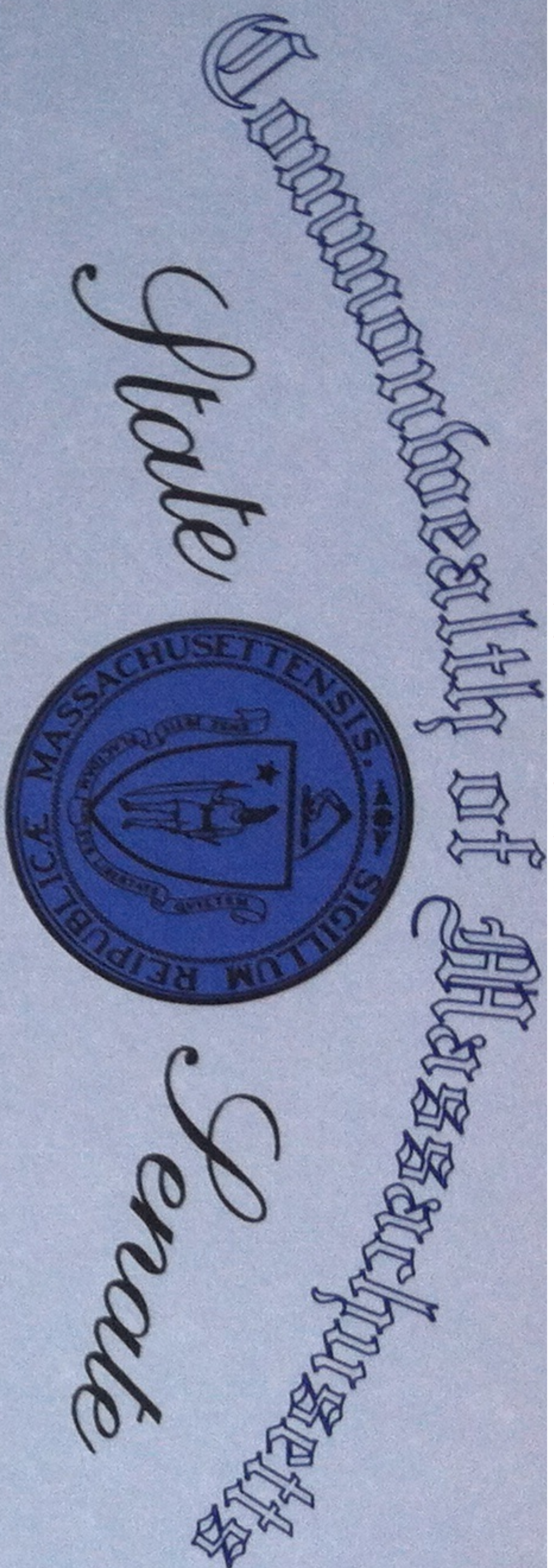
Robert A. DeLeo
Speaker of the House

Offered by:

Tom Sammicandro
State Representative

by: Chris Walsh
State Representative





Official Citation

Be it known, that the Massachusetts Senate
hereby extends its congratulations to:

THE ASK (ASKING SAVES KIDS) CAMPAIGN

In Recognition of:

YOUR RESOLVE TO OBSERVE THE MONTH OF JUNE AS THE ASK MONTH (ASKING SAVES KIDS) IN MASSACHUSETTS EVERY YEAR, AND TO HAVE INSPIRED 19 MILLION HOUSEHOLDS TO ASK IF THERE ARE UNLOCKED GUNS WHERE CHILDREN PLAY ; and

Be it further known that the Massachusetts Senate extends best wishes for continued success; that this Citation be duly signed by the President of the Senate and attested to and a copy thereof transmitted by the Clerk of the Senate.



By: Steven Rosenberg
President of the Senate
Attest: William Z. Miller
Clerk of the Senate
Offered by: Karen E. Spilka
State Senator
Date: August 26, 2015

MASSACHUSETTS

How many children in your state live with unlocked, loaded firearms?

4,880

Nearly 20,000 children and teens are shot by guns every year. Many of these deaths and injuries could be prevented by limiting unsafe access to firearms.

NATIONAL NUMBERS AT A GLANCE

2nd

Firearms are the second leading cause of death for children and teens

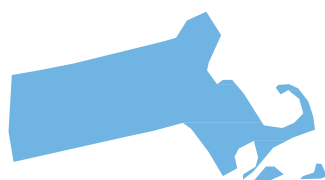
2,851

Children and teens are killed by firearms every year*

Nearly
60%

Of youth firearm deaths take place in a home**

MASSACHUSETTS



13% of adults have a household firearm

4,880 children live with unlocked, loaded firearms

1.46 crude youth firearm mortality rate per 100,000*

NATIONALLY



33% of adults have a household firearm

1.7M children live with unlocked, loaded firearms

3.45 crude youth firearm mortality rate per 100,000*

* 10-year average

** Based on NVDRS data from 17 states

Town of Framingham Massachusetts Proclamation

WHEREAS, THE EPIDEMIC OF GUN VIOLENCE IS PLAGUING OUR NATION'S CHILDREN, CLAIMING SEVEN LIVES A DAY, AND INCREASING THE PROBABILITY THAT CHILDREN IN THE UNITED STATES ARE MORE LIKELY TO DIE OF GUN VIOLENCE THAN FROM CANCER AND HEART DISEASE; AND

WHEREAS, ONE IN THREE AMERICAN HOUSEHOLDS WITH CHILDREN HAVE GUNS, AND 1.7 MILLION CHILDREN LIVE IN A HOME WITH AN UNLOCKED, LOADED GUN; AND

WHEREAS, THE ASKING SAVES KIDS (ASK) CAMPAIGN ENCOURAGES PARENTS TO ASK "IS THERE AN UNLOCKED GUN IN YOUR HOUSE?" BEFORE ALLOWING THEIR CHILD TO VISIT OTHER HOMES BECAUSE THIS SIMPLE QUESTION CAN HELP SAVE A CHILD'S LIFE AND LOCATES A SOLUTION TO GUN VIOLENCE IN DISCUSSIONS ABOUT PUBLIC SAFETY AND GOOD PARENTING; AND

WHEREAS, IT IS THE ASK CAMPAIGN'S AIM TO MAKE ASKING A UNIVERSAL HEALTH AND SAFETY MEASURE THAT OFFERS A REAL AND IMMEDIATE SOLUTION THAT ALL FAMILIES CAN ADOPT TO PROTECT THEIR CHILDREN FROM INJURY AND DEATH; AND

WHEREAS, CHILDREN TYPICALLY SPEND THE MOST AMOUNT OF TIME AT THE HOMES OF FRIENDS DURING THE SUMMER SEASON, AND IN RECOGNITION OF THE DESIGNATION OF FIRST DAY OF SUMMER AS NATIONAL ASK DAY;

NOW, THEREFORE, WE, Charles J. Sisitsky, Michael Bower, Laurie Lee, Jason A. Smith, and Cheryl Tully Stoll, Selectmen of the Town of Framingham, do hereby proclaim the month of June as to be recognized as "Ask Month" in the Town of Framingham and urge all citizens to be mindful of the curiosity of children and to secure all weapons beyond their reach.

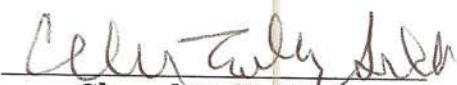
August 18, 2015


Charles J. Sisitsky


Michael J. Bower


Jason A. Smith


Laurie Lee


Cheryl Tully Stoll

ASKDAY

AMERICA'S LARGEST

PLAYDATE

JUNE 21, 2.00 PM

Copley Square 560 Boylston, Boston, MA 02116

Supported by



**American Academy
of Pediatrics**



DEDICATED TO THE HEALTH OF ALL CHILDREN™

**Father's
Day
Fun!**

Join us for playdates across America on National ASK Day. Boston will join other cities like • Brooklyn, NY • Greenville, NC

• Los Angeles, CA • Washington, DC • Williston, SC to go for the Guinness World Record for the largest game of telephone ever played

Sign Up >>> <https://www.facebook.com/events/379496928904614/>
Email: MA.BradyCampaign@gmail.com

Free and Open to All.

Snacks. Treats. Entertainment.
Guinness World Record-breaking fun.

www.asksaveskids.org/events

ASK
ASKINGSAVESKIDS

In America, one out of three homes with children has a gun, and nearly 1.7 million children live in a home with a loaded, unlocked gun. Every year thousands of kids are killed and injured as a result.

The ASK (Asking Saves Kids) Campaign promotes a simple idea with the potential to help keep kids safe. It encourages parents to ask if there are unlocked guns in the homes where their children play.

Parents ask all sorts of questions before their children visit other homes. They ask about pets in the house, discuss allergies and Internet access, and ask questions about supervision. ASK encourages parents to add one more question to this conversation: "Is there an unlocked gun in your house?" It's a simple question, but it has the power to save a child's life.

Every parent cares about the safety of their children. ASK allows parents to play an active role in keeping kids safe. Any parent can make a difference by asking and encouraging others to do the same.

For more than a decade, the ASK Campaign has partnered with over 400 grassroots organizations to spread its message in neighborhoods nationwide.

The ASK Campaign is a collaboration between the Brady Center to Prevent Gun Violence and the American Academy of Pediatrics who promotes the ASK message to its 62,000 members across the country. The ASK Campaign has successfully inspired 19 million households to ask if there are guns where their children play.

WHY ASKING MATTERS

9

children and teens
are shot each day in
gun accidents



1 in 3

homes with children
have guns, many left
unlocked or loaded



80%

of unintentional
firearm deaths of
kids under 15 occur
in a home



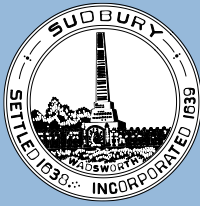
JUNE
21

ASK DAY is June 21st

It's a day to share the ASK message and remind parents to ask if there is an unlocked gun in the home where their child plays.

It falls on the first day of summer, marking a time when kids typically spend more time at the homes of friends and other family members

To learn more visit askingsaveskids.org or email askingsaveskids@bradymail.org.



SUDBURY BOARD OF SELECTMEN

Tuesday, November 3, 2015

MISCELLANEOUS (UNTIMED)**6: Sudbury Station LLC - vote to send letter to Masshousing**REQUESTOR SECTION

Date of request:

Requestor: Jody Kablack

Formal Title: Sudbury Station LLC - Discussion and vote to send letter regarding application to MassHousing before the Nov. 6 deadline.

Recommendations/Suggested Motion/Vote: Sudbury Station LLC - Discussion and vote to send letter regarding application to MassHousing before the November 6 deadline.

Background Information:

Board: Attached is new input only. Please refer to previous materials from your 10/20/15 meeting packet.

Financial impact expected:

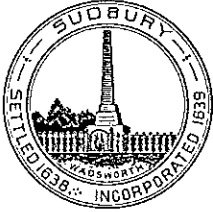
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

11/03/2015 6:00 PM



Town of Sudbury

CONSERVATION

275 Old Lancaster Rd.
Sudbury, MA 01776
978-443-2209 x1370
Fax 978-443-6128

Wetlands • Conservation Land Management • Land Protection • Stormwater

To: Sudbury Board of Selectmen
From: Sudbury Conservation Commission
Date: Oct. 21, 2015
Re: Village at Sudbury Station; Comments to MassHousing

*C. Russo
D. Dineen
on behalf of
Con Comm.*

The Sudbury Conservation Commission offers comments on the materials submitted for Project Eligibility for the Village at Sudbury Station M.G.L. Chapter 40b development in the Town Center. These comments are intended for your consideration in your comments to MassHousing on Project Eligibility.

Wetlands

Wetlands are located on the property to the north of the proposed development. These wetlands include Mineway Brook and its tributaries, as well as a substantial area of bordering vegetated wetland and flood plain. On August 24, 2015, in a properly posted and advertised public hearing, the Commission issued an Order of Resource Area Delineation (ORAD) confirming most the wetland types and locations on the site.

Mineway Brook was deemed to be an intermittent stream (lacking a 200' riverfront area) from Concord Road west to approximately mid-way between Concord Rd. and the culvert under the proposed Bruce Freeman Rail Trail corridor. From this mid-way point west to the culvert, the ORAD did not include a determination on whether or not a riverfront area exists. This was not part of the scope of the Notice of Resource Area Delineation (NRAD) submitted by the applicant. The plan submitted to MassHousing is misleading as the stream is indicated only as intermittent.

As the subsequent project was to be proposed under M.G.L. Chapter 40b, the NRAD included only wetlands to be reviewed under the delineation criteria of the state Wetlands Protection Act (WPA). Therefore, the resulting ORAD only confirms the wetland resource areas in accordance with the criteria under the WPA. Should the property not be developed under M.G.L. Chapter 40b, a new comprehensive wetland delineation including local wetlands bylaw criteria must be applied to the site. Likewise, should any alteration on the site occur within 200' of the undetermined portion of Mineway Brook, a new NRAD must be filed with the Commission.

We note that no waiver request from the local Wetlands Administration Bylaw was included in the list of waivers. The application states that site development involves no wetlands alteration and the developer will mitigate any potential negative impacts to wetland resources. The main

roadway providing site access through Peter's Way will involve substantial alteration to the existing narrow gravel driveway used as a back entrance for DPW to the cemetery. This work will occur well within 100' of the wetlands. The application goes on to state that "there are wetlands on the site which will be protected and the extensive walking trails on and off the site will become a true amenity". Overuse of these sensitive wetland and open space areas (all within rare species habitat) may have a serious detrimental impact on the ability of the open space to provide the current services of wildlife habitat and groundwater protection.

Protection of Natural Resources

In addition to the narrowly-focused wetland issues, the Conservation Commission was established under M.G.L. Chapter 40 section 8C for the promotion and development of the natural resources and for the protection of watershed resources of the town. Therefore, the Commission is providing broader comments in this memorandum beyond the wetland regulatory issues.

Project Eligibility means a determination by a Subsidizing Agency that a Project satisfies the jurisdictional requirements of 760 CMR 56.04(1). Eligibility criteria further state that MassHousing must determine that the site of the proposed project is generally appropriate for residential development (taking into consideration municipal actions previously taken to meet affordable housing needs) and that the conceptual project design is generally appropriate for the site. In order for MassHousing to be able to make these findings (required by 760 CMR 56.04 (4)), it must find the following:

760 CMR 56.04: (c) that the conceptual project design is generally appropriate for the site on which it is located, taking into consideration factors that may include proposed use, conceptual site plan and building massing, topography, environmental resources, and integration into existing development patterns (such finding, with supporting reasoning, to be set forth in reasonable detail);

In order to make this determination, preliminary site development plans must show the locations and outlines of proposed buildings; the proposed locations, general dimensions and materials for streets, drives, parking areas, walks and paved areas; and proposed landscaping improvements and open areas within the site. An Applicant proposing to construct or rehabilitate four or fewer units may submit a sketch of the matters in 760 CMR 56.05(2)(a) and (c) which need not have an architect's signature. All Projects of five or more units must have site development plans prepared by a registered architect or engineer. In addition, a preliminary utilities plan showing the proposed location and types of sewage, drainage, and water facilities, including hydrants; must be submitted.

The plans submitted with the Sudbury Station application do not contain the detail necessary to determine if the project design is appropriate for the site. General dimensions, landscaping improvements, sewage disposal area, drainage, hydrants, etc. where not shown on any plan, and

no plans of the proposed design were signed or stamped by a registered architect or engineer. With a very dense clustering of units on the steeper areas of the site, these drainage and septage structures and areas must be part of the initial filing or a determination under 56.04 cannot realistically be made by MassHousing. Soils data and drainage mitigation is paramount to determining if the site can meet environmental constraints. As these critical items were not included, MassHousing must reject the application for failure to provide this information.

Open Space and Recreation

The project site is included in Sudbury's current Open Space and Recreation Plan (OSRP) and therefore benefits from a presumption that the site is needed to preserve Open Spaces unless the Applicant produces evidence to the contrary. No evidence to the contrary was produced.

The site is listed in the OSRP as it meets the criteria for multiple reasons for preservation in a natural state. The property is a greenfield site development, with no structures on the site. The site is circled on several sides by open space (e.g., Haynes Farm, Parkinson Parcel, Howe parcel), so large-scale development here would have a huge impact even beyond the boundaries of the site itself by fragmenting an existing unbroken habitat. The project site is contained within an area identified by the MA Natural Heritage and Endangered Species Program with protected rare species habitat and priority habitat. Several certified and several confirmed vernal pools are located in very close proximity to the site. A full accounting of the wildlife species inventory should be conducted to understand the effects this development could have on these rare species populations. This site is basically an "oasis" for these species in this area of town.

The application states that the project will create or preserve of open space or passive recreational facilities for the residents. In reality, these amenities already exist on this undeveloped site. The project will significantly reduce the current open space and allowing excessive passive recreation in this habitat is likely to reduce the value of the area overall for passive uses.

Application Lacking Necessary Information for Eligibility Decision

The project also has the potential for increased pollution from stormwater runoff due to the excessive amount of proposed impervious surface. These issues were not even vaguely addressed in the site application.

The site is bound by wetlands on the north and northwest, with steeply sloping topography. Surface and groundwater quality concerns are paramount in Sudbury where we rely 100% on our groundwater for our potable water needs.

All developments seeking Chapter 40B site approval must demonstrate consistency with the Commonwealth's May 2007 Sustainable Development Principles. Part of the criteria for

demonstrating consistency includes showing proposed site grading (2' contours) and schematic landscaping and screening. The final site concept plans are deceiving as the extent of disturbance is likely to be far greater than the areas shown once drainage structures and leaching fields are added to the existing grades of 20%+ in portions of the site. Uses of low impact development (LID) or other innovative techniques were not discussed in the application.

MEPA

It appears that the project will be subject to a MA Environmental Policy Act (MEPA) review

Appraisal

MassHousing must receive an "as-is" appraisal of the site in accordance with a valuation determination consistent with the Department's guidelines. This appraisal should take into consideration the intent of the Town with the 2012 land swap where the Town Meeting voted to allow the swap to provide access for one single-family house lot.

Obligation of MassHousing

MassHousing has an obligation to take into consideration the interests of future generations to ensure they are not compromised by today's decisions. Compact and/or clustered development so as to preserve undeveloped land is a goal of the 40b process. The Village at Sudbury Station does not in any way do so. The buildings and units are clustered only to the extent of the site constraints. The open space shown on the plan is already open agricultural space protected in perpetuity. The design of this development maximizes the number of units in buildings that do not fit with the character of the Sudbury Center area. Soil degradation, drainage, septage, traffic, and overuse of sensitive passive recreational areas will result from this project. We encourage MassHousing to require the developer to look at designs that are more sensitive to the environment and the rich history of the area to allow it blend into the current fabric and quality of life for existing residents and those residents seeking to occupy the new units.

From: Lyn Maclean
Sent: Friday, October 23, 2015 8:41 AM
To: Bilodeau, Maryanne, Kablack, Jody
Cc: MacLean, Lyn; Barbara Bahlkow; Fred Bautze; Chris Hagger; Diana Cebra; Liz Radoski
Subject: 39 Acres

Good Morning,

Please give this to the Selectmen for their next meeting regarding the 39 acres off of Concord Road. Input was requested from our Commission regarding this project.

To: Sudbury Selectmen
From: Sudbury Historical Commission
Subject: 39 Acres off Concord Road
Date: 22 October 2015

Archaeology survey of the property to be undertaken by the Developer prior to submittal of any final building plans.

Plans and schematics to be submitted for the landscaping and buffering of the Historic Cemetery side of the property.
Schematics to show different viewpoints of the development from ground level at 5 different locations within the Historic adjacent cemetery.

Thank you for your consideration of the above.

Lyn MacLean
Chairmen, SHC

Attachment6.b: SHC_memo_Sudbury_Station (1530 : Sudbury Station LLC - vote to send letter to Masshousing)

Sudbury Water District of Sudbury, Massachusetts

RECEIVED
BOARD OF SELECTMEN
SUDBURY, MA

2015 OCT 29 A 11: 03

October 26, 2015

Town of Sudbury
Board of Selectmen
Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776

Re: Village at Sudbury Station Comments to MassHousing

I have reviewed the project eligibility application to MassHousing for the Village at Sudbury Station and have the following comments:


Sudbury Water District System Rules and Regulations requires that new large water users (greater than 2,500 gallons per day) document water-impact to our system; the Villages project is proposing 250 living units of various bedroom sizes (1-3). I estimate that daily water use for a complex of this size may be as much as 50,000 gallons per day or more.

Prior to water service approval the applicant is required to submit a Water Impact Report to Sudbury Water District including the following data:

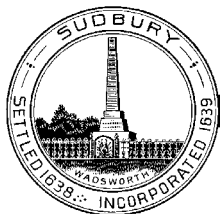
- Estimated impact of the project on the District's water demand;
- Impact of the project to the District's existing supply system including; effects on water flow, speed and direction through existing water mains proximate to the new service line and include maintenance of adequate fire flow;
- Impact of the project with regard to the District's Water Management Act Withdrawal Permit compliance;
- Conditions and water conservation measures that will mitigate the effect of the project's impact.

Questions or concerns regarding this matter may be addressed by contacting me at your earliest convenience at (978) 443-6602.

Sincerely,


Rebecca McEnroe, PE
Superintendent

cc: Applicant
Jody Kablack, Planning Director



Town of Sudbury

Planning Board

planningboard@sudbury.ma.us

<http://www.sudbury.ma.us/services/planning>

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Fax: 978-443-0756

October 30, 2015

Ms. Patricia Brown, Chair
Board of Selectmen
Sudbury, MA 01776

RE: Village at Sudbury Station, Comments to MassHousing

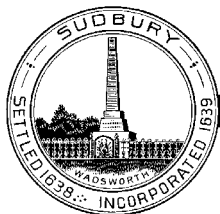
Dear Board members,

At its meeting on October 14, 2015 the Planning Board met with the developer and reviewed the proposal submitted to MassHousing by Sudbury Station LLC to construct 250 units of rental housing on approximately 13 acres of buildable land off Concord and Hudson Roads. Discussion of this application continued on October 28, 2015 where Board members unanimously expressed concern over many areas of the proposal, most critically the incompleteness of the MassHousing application, the size of the development, the engineering feasibility of the development on the subject property, the safety of the proposed access points, and the alteration to the historic district that will occur as a by-product of the development. The potential impacts from this development are significant, and perhaps a smaller development could be effectively constructed on this site. However the feasibility of any development has not been proven. Consequently, we are resolutely opposed to the development, and encourage the Selectmen, in the strongest terms possible, to advocate for the denial of the Site Approval letter by MassHousing until such time as the below issues are more fully addressed, designed, documented and/or mitigated.

However, before even addressing the many fundamental flaws and concerns related to the proposal, it should be noted that the MassHousing application itself is both incomplete and includes several responses that are materially misleading and inaccurate (see memo from Planning and Community Development Director dated October 20, 2015). Along with those issues identified in aforementioned memo, recent correspondence dated October 21, 2015 from the Conservation Commission indicates that wetland impacts have not been fully identified, roadwork will be conducted within 100' of wetland resources, and no waivers from the Sudbury Wetland Administration Bylaw have been requested. This is a major deficiency in the application, which under 760 CMR 56.04 requires MassHousing to make the following finding:

760 CMR 56.04(4)(c) - that the conceptual project design is generally appropriate for the site on which it is located, taking into consideration factors that may include proposed use, conceptual site plan and building massing, topography, environmental resources, and integration into existing development patterns (such finding, with supporting reasoning, to be set forth in reasonable detail);

It is unclear how MassHousing can make such a finding without this information. Additionally, the cost estimates included in the pro-forma could be vastly underestimated due to the challenging physical, environmental and traffic safety issues at the property, and could impact the economic viability of the project. Consequently, the Planning Board believes that it is impossible for MassHousing to even review and process the current application. MassHousing should be informed of the numerous errors, omissions and misstatements, and the application, in its current form should be rejected and the developer obligated to re-file a complete and accurate application. Only at that point can the application be properly considered by MassHousing.



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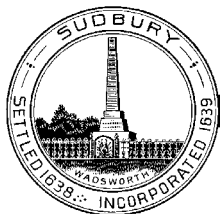
In addition to the incomplete and inaccurate application, the Planning Board is particularly cognizant of both the identification of this parcel on the Town's current Open Space and Recreation Plan, and its corresponding absence from the Town's approved Housing Production Plan. With the prospect of 2 large 40B developments on the horizon, either of which will enable the Town to reach its 10% goal, MassHousing should be encouraged to prioritize the development that meets Town goals. To ignore the extensive community involvement in making these determinations would be inconsistent with the DHCD regulations. The Planning Board suggests that the joint letter to Raytheon dated February 25, 2015 be included in the letter to MassHousing to demonstrate prior planning efforts to reach the Town's 10% affordable housing goal.

Regardless of the procedural aspect of the process, there are also a number of significant concerns with the core aspects of the proposal:

First, both accesses to the property are not capable of creating safe passage, and the Board questions whether design modifications can properly resolve the safety issues. This is not merely an issue of doing a traffic study; it is an issue of whether there is sufficient land to design the accesses so that residents can safely enter and exit the development, whether existing driveways and intersections will be jeopardized by the new development driveways, and if traffic flow on the adjacent streets will be significantly impaired. The proposed Hudson Road access point presents conflicts with over 8 existing driveways and roadways along a very congested section of the road, and violates the Town of Sudbury Driveway Regulations for proximity to a property line. The Police and Fire Department headquarters are located within 600 feet of the proposed Hudson Road access, and public safety response time could be jeopardized by this access point. The Concord Road access has sight distance limitations, is directly adjacent to multi-property driveway, and is off-set from Candy Hill Road, creating a newly hazardous intersection. MassHousing should be made aware that the Town recently completed an extensive 8 year design process at the Town Center intersection which focused on improving traffic safety while preserving the historical integrity of the historic district. Two new access driveways constructed to service the development, each located within 500 feet of the new intersection project area, will negatively impact the level of service of the intersection.

Secondly, the Planning Board questions the legal ability to develop the subject property into 250 residential units, when the 2011 Town Meeting approved land swap which created access to the property intended only one single family house on the 13 acre buildable portion of the site. While there is no deed restriction on the property, the intent was clear from the Town Meeting warrant, Article 27, as well as correspondence from the property owner's attorney from as far back as 2002, that the intended development potential was one house (as one example see attached letter dated May 10, 2002 from Attorney Robert D. Abrams). This issue should be fully explored, and we urge the Board of Selectman to actively question the motivations, statements and representations that were made during this transaction. We are quite confident that if the Town Meeting Warrant had been positioned that the swap would be completed to allow construction of a 250 unit 40B project abutting three Town cemeteries and a nationally registered Historic District, located squarely within an endangered species Priority Habitat area, rather than one single family house, it would have been soundly rejected.

A third area of significant concern is the engineering feasibility of the project itself. No calculations or plans showing grading, stormwater management or wastewater treatment have been submitted, and no soil testing has been completed to the Town's knowledge. The parcel has significant topographic and slope issues that pose challenges for all of these issues. We would also like to call



Town of Sudbury

Planning Board

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attention to the fact that the application requests waivers from over 30 town regulations and bylaws, many of them undefined, indicating the proposal has not been thoroughly contemplated. Waivers include building heights, driveway setbacks, building setbacks, parking requirements, conformance with environmental protection standards, erosion control, grading, vegetation removal, screening and landscaping, etc. As stated above, no indication of compliance with the Town's Wetland Administration Bylaw is stated. One half of the development site is within a Priority Habitat Area under the jurisdiction of the Natural Heritage Endangered Species Program, and is likely not to be developable.

Lastly, the potential impacts to the abutting Historic District have not been documented, and the development as proposed would permanently alter a National Register Historic District. The development will be highly visible from the abutting town cemeteries. All remnants of the historical past of the property, including stone walls and mature forest, will be removed for the construction of buildings and infrastructure. The addition of 13 buildings, some as tall as 50 feet, as well as a wastewater treatment plant and leaching field, over 3,000 feet of roadway, and construction of retaining walls, some as high as 10' tall, will obliterate any relationship of this property to its history or the surrounding district.

The Planning Board requests all the attachments to this letter also be sent to MassHousing, as well as to our state legislators, and that the Selectmen request a meeting with MassHousing prior to issuance of the Site Approval letter to further discuss the impacts of this development.

Thank you for the opportunity to comment on this application. If you need anything further, please do not hesitate to contact us.

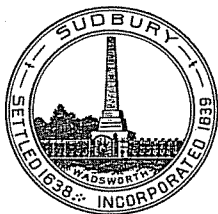
On behalf of the Planning Board,

Craig Lizotte, Chairman

Attachments:

1. Memo from Planning and Community Development Director dated October 20, 2015
2. Correspondence from the Conservation Commission dated October 21, 2015
3. Letter from the Board of Selectmen and Planning Board to Raytheon dated February 25, 2015
4. Letter from Attorney Robert D. Abrams to the Planning Board dated May 10, 2002

cc: Building Inspector
DPW Director
Conservation Commission
Board of Health
Historic Districts Commission
Applicant



Town of Sudbury

Planning and Community Development Department

Jody A. Kablack, Director

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278 Old Sudbury Rd
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<http://www.sudbury.ma.us/services/planning>
kablackj@sudbury.ma.us

TO: Board of Selectmen
FROM: Jody Kablack, Director of Planning and Community Development
RE: Village at Sudbury Station, Comments to MassHousing
DATE: October 20, 2015

This application proposes a comprehensive permit pursuant to MGL. c. 40B to construct 250 units of rental housing on approximately 39.87 acres of land located off Concord Road, abutting the New Town Cemetery and the Bruce Freeman Rail Trail corridor. The property is zoned A-Residential. The property is currently vacant and forested, and contain 26.42 acres of non-buildable land under an Agricultural Preservation Restriction, and 13.45 buildable acres. Wetlands have been delineated recently through an approved Notice of Resource Area Delineation (NRAD) by the Conservation Commission, which indicated few wetlands in the area of the development. The site is hilly, with grades gradually increasing from the railroad corridor east to the cemetery, with slopes of 8-14% throughout the developable portion of the property.

The development is proposed as 12 buildings. Three buildings contain 4 stories, with parking under the building; 2 buildings contain 3 stories with parking under the building; the remaining buildings contain 2 stories, some with parking under the building and some without. Twenty five percent (25%) of the units (63 units) are proposed as affordable housing for households @ 80% the HUD Area Median Income under the state's guidelines. Estimated rents for the affordable units are estimated at \$1190 (one-bedroom units), \$1419 (2-bedroom units) and \$1629 (3-bedroom units). Market rents will range from \$1950-\$2850. The development will consist of 119 one-bedroom units, 106 two-bedroom units and 25 3-bedroom units. 406 parking spaces are proposed. One internal roadway will service the development creating a through street from Concord Road to Hudson Road.

Wastewater disposal is proposed as a package treatment plant. The leaching field is not shown on the plan, nor is the treatment plant. Approximately 43,000 gallons/day of wastewater is anticipated from the development (based on 397 bedrooms). It is unclear whether soil testing has been performed. No testing has been witnessed by the Sudbury Board of Health. Stormwater management has not been shown on the plan.

A site visit with MassHousing was held on October 6, 2015. Comments are due to MassHousing by November 6, 2015.

I offer the following comments and recommendations:

1. The property is adjacent to the Sudbury Center Historic District, a designated National Register Historic District, on the east and south sides. The height and density of this development could have a permanent negative impact on the Historic District and the historic buildings and landscapes in the district. The application materials include a cross section of the plans and anticipated visual impacts, however this conceptual drawing does not take into account: the significant tree removal that will be necessary to construct the development; views from Hudson Road traveling east; views from other higher areas in the immediate vicinity; roof heights (the roofs look almost flat in the conceptual cross-section); and views along the rail trail. The applicant should be required to provide better conceptual cross sections **prior to approval by MassHousing of the Site Eligibility letter.**

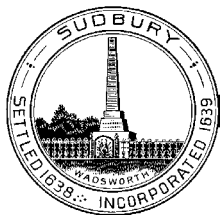
2. The Town has recently been advised of a pending 250 unit rental 40B development on the Raytheon site at 526 and 528 Boston Post Road. The Raytheon property is an identified parcel on the Town's approved 2011 Housing Production Plan, and is a more appropriate site for a large development. The Town currently needs 235 units to reach its 10% affordable housing goal. 2 large developments will place undue strain on municipal services, and may create excessive supply of a similar housing type.

The subject parcel of land is contained on the Town's 2009 Open Space and Recreation Plan, and is described in that plan as a "Forested, landlocked parcel adjacent to undeveloped Town lands (Parkinson, Howe, New Town Cemetery) and the proposed Bruce Freeman Rail Trail. Adjacent to actively managed crop land under Agricultural Preservation Restriction, and wooded area containing Mineway Brook with limited trails. Presents an opportunity for further development of an active/passive recreational complex and expansion of Town cemetery." The Town's long range plans indicate specific recreation and open space uses for this property which do not include housing development.

3. Two access points are proposed, however neither of the accesses to the development are without significant safety concerns. The Concord Road access is off-set from Candy Hill Lane, making turns from both of those roads onto Concord Road awkward. It is questioned if the access on Peter's Way can be constructed without the need for an easement from the Town due to wetland constraints on the northern side of the right of way. Sight distance at this intersection is not acceptable.

The Hudson Road access poses a significant safety hazard by its location in a very congested stretch of the road. The Town of Sudbury is just completing the major reconstruction and realignment of a large intersection located approximately 600 feet away from the proposed access driveway. Adding a new driveway to service 250 residential units will decrease the level of service at this location, causing accidents and heavier delays. The new driveway will be flanked to the west by 4 access points within 225 feet (the rail trail, the Ti-Sales commercial property driveway, single family house driveway and driveway to the Town's recreation field); to the east by 2 residential driveways within 175 feet; across the street to the south there will be a conflict with the Peakham Road intersection, as the new driveway will be off-set by only approximately 80 feet. The egress driveway for the 29 Hudson commercial plaza poses another problem almost directly opposite the new access. It is questioned if there is adequate right of way to make the necessary improvements to create a safe access to the development on Hudson Road. These impacts may not be able to be mitigated, and **MassHousing should be requested to require the access to the development be adequately designed prior to issuance of the Site Eligibility letter.**

4. The basic engineering feasibility of this development is in question. The applicant has not provided the Town with adequate information to determine whether the site can handle the wastewater capacity proposed, or provide adequate stormwater protection. This information should be fully documented upon submittal of the Comprehensive Permit so that the limited amount of time allotted to review of the permit (180 days) is not squandered.
5. Sudbury Board of Health approval will not be required for this development since a package treatment facility is proposed. DEP will be the permitting agency. However it is strongly urged that all DEP witnessed soil testing include the Sudbury Health Director so that the Town can keep informed on the progress of the design of the system.



Town of Sudbury

Planning and Community Development Department

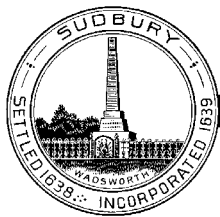
Jody A. Kablack, Director

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6. The proposed method of stormwater collection has not been shown. This development proposes a significant amount of impervious surface, including the buildings, roadway and parking, on a hillside. Mitigating stormwater and erosion control will be challenging, and will require large areas for detention. These areas will need to be cleared of forest in order to function properly, and this level of clearing is not indicated on the preliminary plans. This information should be fully documented upon submittal of the Comprehensive Permit.
7. Almost ½ of the proposed development area is within a mapped Priority Habitat Area under the jurisdiction of the Natural Heritage Endangered Species Program (NHESP). The land surrounding this proposed development is undeveloped, and contains streams, wildlife corridors, endangered species and little human intrusion. The impacts of the development to the wildlife, brooks and fisheries must be documented. This information should be fully documented upon submittal of the Comprehensive Permit.
8. Residents have expressed concerns for impacts to the school population from this development. The applicant should be required to submit verified data from similar existing developments in Massachusetts to document the number of school children who will reside in the development so that the Sudbury Public School Committee has accurate information to plan for future growth. This information should be fully documented upon submittal of the Comprehensive Permit.
9. Verified tenancy data (length of occupancy, household size, etc) from similar developments in Massachusetts is requested so that the Town can better understand the population of residents who will live in the development, and any particular municipal needs that the development will require.
10. Over 30 waivers are requested in the application, including height (2.5 stories permitting; 4 stories requested), dimensional setbacks, parking, environmental protection, erosion control, screening and landscaping. This seems excessive and unreasonable given the size of the parcel. As there are no wetland constraints on the majority of the parcel, setbacks should be required to conform to current zoning at a minimum. The New Town Cemetery will be particularly impacted by the proximity of the proposed buildings.
11. The height of the buildings exceeds zoning, and will be a concern for fire protection and public safety response for medical calls. It is questioned if the buildings will contain elevators. Without elevators, public safety response time will be severely impacted, as reaching residents on the upper floors will be difficult. As proposed, at least 56 units will be on the 3rd and 4th floors.
12. The applicant should be urged to reduce the number of units in the development in order to attain adequate separation of the buildings from the property lines, and demonstrate adequate land area for stormwater and wastewater management. The concern lies not only with the ability to meet Town and state requirements, but for the amount of vegetation clearing and grading that will be required.
13. Several submission requirements of the MassHousing Comprehensive Permit Site Approval Application/Rental are missing, and which do not provide MassHousing with the complete history and description of the property, and do not provide the Town the ability to adequately review the proposal. **These items should be submitted prior to issuance of any Site Eligibility letter for this proposal:**

- a. Section 2 of the application requires disclosure of any previous development efforts on the property. This property received Definitive Subdivision approval in 2012, which approved the extension of Peter's Way to service one single family lot.
 - b. Section 2 also asks if the site is listed on the National Register of Historic Places. The entire Sudbury Center Historic District is listed as a National Historic District.
 - c. Section 2 requires a By-Right Site Plan be submitted. The plan submitted in the application is not by-right, as the secondary access road onto Hudson Road does not meet the Planning Board Subdivision Regulations due to its proximity to the property line, as well as proximity to the existing garage at 30 Hudson Road. If the secondary access was not proposed, the main roadway on Peter's Way and Peter's way Extension would also not be compliant with the Subdivision Regulations due to the length of a dead end street.
 - d. Section 3 notes that the net density of the proposal is 18.59 units per acre. The site is in a 1-acre residential zone. The density proposed far exceeds that of any other 40B development in Sudbury, which on average contain less than 6 units/acre.
 - e. Section 3 requires the submittal of a Preliminary Site Layout Plan with proposed site grading and setbacks. No such plan has been submitted.
14. The applicant's responses to the Sustainable Development Criteria Scorecard contained in the MassHousing application are misleading and inaccurate in several areas:
- a. The proposed development does not reuse an existing site, structure or infrastructure. This site is vacant and forested and has not been previously developed.
 - b. The proposed development does not promote social equity and improve the neighborhood. The property is a listed parcel on the Town's Open Space and Recreation Plan and is desired for preservation. Development will not be an improvement.
 - c. The project does not create housing in an area where the only new construction is single family homes on large lots for market rate price levels. 2 out of 4 developments currently under construction in Sudbury are creating 3 units of affordable homeownership housing, and 26 units of age-restricted multi-family housing.
 - d. The project will not be the only supply of affordable rental units in Sudbury. In fact, over 2/3rds of the affordable housing in Sudbury are rental units. The Town currently has 321 units of affordable rental housing (5.4% of the total housing stock), and 36 units of homeownership.
15. The ability to access this parcel was granted via a land swap between the Town and the property owners at the 2011 Annual Town Meeting. Previously the parcel was landlocked. The intent of the swap was to provide the property owners with enough frontage for 1 single family lot in exchange for 2 acres of land to be used by the Town for cemetery purposes. No restrictions were placed on the land deeded to the property owners. Subsequent to the land swap, the Planning Board granted subdivision approval for the extension of Peter's Way to serve 1 single family lot, and a covenant requiring the installation of the roadway prior to sale of the property was recorded on the property. The intent of the Town Meeting vote will be violated by this proposal.
16. If the development proceeds to a local Comprehensive Permit, the applicant will be requested to address the following issues:
- a) The applicant is encouraged to apply under both the State Wetlands Protection Act and the local Wetlands Administration Bylaw.
 - b) Yard setbacks should be in accordance with Sudbury's 40B Guidelines (3 times the underlying zoning, or 60' side yard and 90' rear yard).



Town of Sudbury

Planning and Community Development Department

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978-639-3387
Fax: 978-443-0756

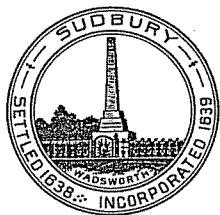
<http://www.sudbury.ma.us/services/planning>
kablackj@sudbury.ma.us

- c) Local preference for the affordable units should be requested to the maximum extent allowed by law.
- d) The Housing Trust may request to be the lottery agent for the development.
- e) The applicant should be prepared to address impacts in the form of mitigation and/or design improvements in the vicinity of the property if the application is successful.

In conclusion, the proposed site plan is does not seem appropriate in the context of the surrounding area and historic district; the application does not take into account previous municipal action to meet affordable housing needs as the parcel is not listed on the Housing Production Plan; the housing design is not appropriate for the site and will require significant clearing and grading to construct the plan as proposed; the appropriateness of the parcel is in question particularly in regards to safe access and overall engineering feasibility. Significant documentation is necessary and should be required by MassHousing prior to issuance of a Site Eligibility in order to determine the viability of the proposed development.

Please advise if you need anything further.

cc: Applicant
Conservation Commission
Building Inspector
DPW Director
Health Director
Zoning Board of Appeals
Fire Chief
Police Chief
Sudbury Water District
School Superintendent



Town of Sudbury

Office of Selectmen
www.sudbury.ma.us

Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776-1843
978-639-3381
Fax: 978-443-0756
Email: selectmen@sudbury.ma.us

February 25, 2015

Mr. T. Bradley Duffin
Director of Facilities and Real Estate
Raytheon Company
350 Lowell Street
Andover, MA 01810

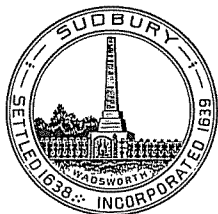
RE: Sudbury Raytheon Redevelopment

Dear Mr. Duffin:

The Town of Sudbury, acting through its Board of Selectmen and Planning Board, has held several meetings to discuss the Town's goals and priorities as they relate to redevelopment of the Raytheon property upon its sale to a private developer. First, we thank you for meeting with Town officials and indicating Raytheon's desire for a smooth transition. These early discussions set the stage for a productive process which we hope results in a redevelopment scheme that is mutually beneficial for all parties. We also thank Raytheon for being an outstanding corporate citizen for six decades. While the decision to vacate the property by Raytheon is a great loss for Sudbury, we trust that a continued cooperative approach by all parties will result in positive developments for the community. This letter is the product of several months of discussion between the parties on this topic and is intended to provide clarity regarding the Town's goals for the disposition and future development of the property.

We have studied the property and understand its development potential, acknowledging current zoning and other permitting limitations. We have come to understand limitations in the market for certain commercial uses, including the current use of the property for large scale office. This knowledge has encouraged us to consider new uses for the property that can help fulfill several different Town needs and goals.

From the Town's perspective, we feel that the property is well suited for a mixed use project with a focus on residential with supporting retail. The Town's objective in suggesting these uses is to help promote a project that reflects the nature and character of Sudbury and which will create enough affordable housing units to reach, or nearly reach, our 10% state requirement in order to enable Sudbury to successfully prevent undesirable 40B projects that would circumvent town planning and zoning. Sudbury's affordable housing gap is approximately 240 units. It is our strong preference that any housing component be developed entirely as rental housing under a state-recognized subsidy program so that all units count towards this requirement. This will entail that no less than 25% of the units are affordable under the state's definition and are eligible to count on Sudbury's Subsidized Housing Inventory. It is our desire that the maximum allowable percentage of the new housing units be age restricted housing, in order to minimize the impacts of this redevelopment on our already burdened school system and provide additional housing diversity for our growing senior population. Congregate care and assisted living facilities would be welcomed, especially if they also included an affordable component. We also think some amount of retail and limited office use of proper scale and character would complement the area and provide convenient services to the new residents.



Town of Sudbury

Office of Selectmen
www.sudbury.ma.us

Flynn Building
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978-639-3381
Fax: 978-443-0756

Email: selectmen@sudbury.ma.us

The Town will consider endorsing a Local Initiative Program (LIP) 40B application if the proposed development is responsive to the above Town objectives and helps the Town achieve its affordable housing goal. The LIP process will likely prove to be the most expeditious, as it would not require a zoning change.

With any project, we expect that all impacts will be fully mitigated, including but not limited to increases in the number of school-aged children, potential environmental contamination, traffic and support service needs. The Town will also seek to obtain certain additional items from the developer to enhance the new development on the site and provide benefits to the Town as a whole, including but not limited to access to the abutting rail trail, expansion/relocation of the Route 20 Fire Station, reservation of land for active and/or passive recreation, streetscape improvements and maintaining a location for the medi-vac helipad.

We have appreciated your forthright approach to the discussion regarding the property thus far. The redevelopment of this property provides a unique opportunity for Sudbury and may be a catalyst for longer term mutually beneficial economic development initiatives, including renewed interest in installing a sewer along Route 20. We are exploring innovative funding initiatives at the state level to fund the sewer project, including District Increment Financing. With such expanded wastewater capacity, the future value of the Raytheon property will increase and additional community-embraced development opportunities will be possible. Such an economic development tool will be most effective if supported by the developer and Raytheon and we would seek such support if we proceed in this manner.

The Town is ready and willing to continue to work with Raytheon and its partners to discuss the redevelopment of this property in a manner that is consistent with Town goals and mitigates identified impacts. Please let us know how and when we can be of continued service as this project proceeds.

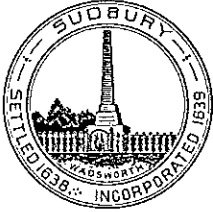
On behalf of the Board of Selectmen,

Charles C. Woodard, Chairman

On behalf of the Planning Board,

Craig Lizotte, Chairman

cc: Albert G. Tierney III, McCall & Almy



Town of Sudbury

CONSERVATION

275 Old Lancaster Rd.
Sudbury, MA 01776
978-443-2209 x1370
Fax 978-443-6128

Wetlands • Conservation Land Management • Land Protection • Stormwater

To: Sudbury Board of Selectmen
From: Sudbury Conservation Commission
Date: Oct. 21, 2015
Re: Village at Sudbury Station; Comments to MassHousing

*C. Russo
D. Dineen
on behalf of
Con Comm.*

The Sudbury Conservation Commission offers comments on the materials submitted for Project Eligibility for the Village at Sudbury Station M.G.L. Chapter 40b development in the Town Center. These comments are intended for your consideration in your comments to MassHousing on Project Eligibility.

Wetlands

Wetlands are located on the property to the north of the proposed development. These wetlands include Mineway Brook and its tributaries, as well as a substantial area of bordering vegetated wetland and flood plain. On August 24, 2015, in a properly posted and advertised public hearing, the Commission issued an Order of Resource Area Delineation (ORAD) confirming most the wetland types and locations on the site.

Mineway Brook was deemed to be an intermittent stream (lacking a 200' riverfront area) from Concord Road west to approximately mid-way between Concord Rd. and the culvert under the proposed Bruce Freeman Rail Trail corridor. From this mid-way point west to the culvert, the ORAD did not include a determination on whether or not a riverfront area exists. This was not part of the scope of the Notice of Resource Area Delineation (NRAD) submitted by the applicant. The plan submitted to MassHousing is misleading as the stream is indicated only as intermittent.

As the subsequent project was to be proposed under M.G.L. Chapter 40b, the NRAD included only wetlands to be reviewed under the delineation criteria of the state Wetlands Protection Act (WPA). Therefore, the resulting ORAD only confirms the wetland resource areas in accordance with the criteria under the WPA. Should the property not be developed under M.G.L. Chapter 40b, a new comprehensive wetland delineation including local wetlands bylaw criteria must be applied to the site. Likewise, should any alteration on the site occur within 200' of the undetermined portion of Mineway Brook, a new NRAD must be filed with the Commission.

We note that no waiver request from the local Wetlands Administration Bylaw was included in the list of waivers. The application states that site development involves no wetlands alteration and the developer will mitigate any potential negative impacts to wetland resources. The main

roadway providing site access through Peter's Way will involve substantial alteration to the existing narrow gravel driveway used a back entrance for DPW to the cemetery. This work will occur well within 100' of the wetlands. The application goes on to state that "there are wetlands on the site which will be protected and the extensive walking trails on and off the site will become a true amenity". Overuse of these sensitive wetland and open space areas (all within rare species habitat) may have a serious detrimental impact on the ability of the open space to provide the current services of wildlife habitat and groundwater protection.

Protection of Natural Resources

In addition to the narrowly-focused wetland issues, the Conservation Commission was established under M.G.L. Chapter 40 section 8C for the promotion and development of the natural resources and for the protection of watershed resources of the town. Therefore, the Commission is providing broader comments in this memorandum beyond the wetland regulatory issues.

Project Eligibility means a determination by a Subsidizing Agency that a Project satisfies the jurisdictional requirements of 760 CMR 56.04(1). Eligibility criteria further state that MassHousing must determine that the site of the proposed project is generally appropriate for residential development (taking into consideration municipal actions previously taken to meet affordable housing needs) and that the conceptual project design is generally appropriate for the site. In order for MassHousing to be able to make these findings (required by 760 CMR 56.04 (4)), it must find the following:

760 CMR 56.04: (c) that the conceptual project design is generally appropriate for the site on which it is located, taking into consideration factors that may include proposed use, conceptual site plan and building massing, topography, environmental resources, and integration into existing development patterns (such finding, with supporting reasoning, to be set forth in reasonable detail);

In order to make this determination, preliminary site development plans must show the locations and outlines of proposed buildings; the proposed locations, general dimensions and materials for streets, drives, parking areas, walks and paved areas; and proposed landscaping improvements and open areas within the site. An Applicant proposing to construct or rehabilitate four or fewer units may submit a sketch of the matters in 760 CMR 56.05(2)(a) and (c) which need not have an architect's signature. All Projects of five or more units must have site development plans prepared by a registered architect or engineer. In addition, a preliminary utilities plan showing the proposed location and types of sewage, drainage, and water facilities, including hydrants; must be submitted.

The plans submitted with the Sudbury Station application do not contain the detail necessary to determine if the project design is appropriate for the site. General dimensions, landscaping improvements, sewage disposal area, drainage, hydrants, etc. where not shown on any plan, and

no plans of the proposed design were signed or stamped by a registered architect or engineer. With a very dense clustering of units on the steeper areas of the site, these drainage and septage structures and areas must be part of the initial filing or a determination under 56.04 cannot realistically be made by MassHousing. Soils data and drainage mitigation is paramount to determining if the site can meet environmental constraints. As these critical items were not included, MassHousing must reject the application for failure to provide this information.

Open Space and Recreation

The project site is included in Sudbury's current Open Space and Recreation Plan (OSRP) and therefore benefits from a presumption that the site is needed to preserve Open Spaces unless the Applicant produces evidence to the contrary. No evidence to the contrary was produced.

The site is listed in the OSRP as it meets the criteria for multiple reasons for preservation in a natural state. The property is a greenfield site development, with no structures on the site. The site is circled on several sides by open space (e.g., Haynes Farm, Parkinson Parcel, Howe parcel), so large-scale development here would have a huge impact even beyond the boundaries of the site itself by fragmenting an existing unbroken habitat. The project site is contained within an area identified by the MA Natural Heritage and Endangered Species Program with protected rare species habitat and priority habitat. Several certified and several confirmed vernal pools are located in very close proximity to the site. A full accounting of the wildlife species inventory should be conducted to understand the effects this development could have on these rare species populations. This site is basically an "oasis" for these species in this area of town.

The application states that the project will create or preserve of open space or passive recreational facilities for the residents. In reality, these amenities already exist on this undeveloped site. The project will significantly reduce the current open space and allowing excessive passive recreation in this habitat is likely to reduce the value of the area overall for passive uses.

Application Lacking Necessary Information for Eligibility Decision

The project also has the potential for increased pollution from stormwater runoff due to the excessive amount of proposed impervious surface. These issues were not even vaguely addressed in the site application.

The site is bound by wetlands on the north and northwest, with steeply sloping topography. Surface and groundwater quality concerns are paramount in Sudbury where we rely 100% on our groundwater for our potable water needs.

All developments seeking Chapter 40B site approval must demonstrate consistency with the Commonwealth's May 2007 Sustainable Development Principles. Part of the criteria for

demonstrating consistency includes showing proposed site grading (2' contours) and schematic landscaping and screening. The final site concept plans are deceiving as the extent of disturbance is likely to be far greater than the areas shown once drainage structures and leaching fields are added to the existing grades of 20%+ in portions of the site. Uses of low impact development (LID) or other innovative techniques were not discussed in the application.

MEPA

It appears that the project will be subject to a MA Environmental Policy Act (MEPA) review

Appraisal

MassHousing must receive an "as-is" appraisal of the site in accordance with a valuation determination consistent with the Department's guidelines. This appraisal should take into consideration the intent of the Town with the 2012 land swap where the Town Meeting voted to allow the swap to provide access for one single-family house lot.

Obligation of MassHousing

MassHousing has an obligation to take into consideration the interests of future generations to ensure they are not compromised by today's decisions. Compact and/or clustered development so as to preserve undeveloped land is a goal of the 40b process. The Village at Sudbury Station does not in any way do so. The buildings and units are clustered only to the extent of the site constraints. The open space shown on the plan is already open agricultural space protected in perpetuity. The design of this development maximizes the number of units in buildings that do not fit with the character of the Sudbury Center area. Soil degradation, drainage, septage, traffic, and overuse of sensitive passive recreational areas will result from this project. We encourage MassHousing to require the developer to look at designs that are more sensitive to the environment and the rich history of the area to allow it blend into the current fabric and quality of life for existing residents and those residents seeking to occupy the new units.

ABRAMS & CINCOTTA
ATTORNEYS AT LAW
THE MEADOWS
161 WORCESTER ROAD
FRAMINGHAM, MASSACHUSETTS 01701
TELEPHONE (508) 820-4343

May 10, 2002

Sudbury Planning Board
Town of Sudbury
Sudbury, MA 01776

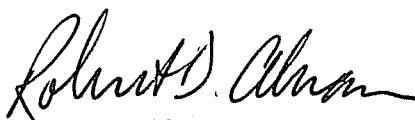
RE: Land Off Peter's Way
Laura B. McCarthy, Applicant

Gentlepeople:

On behalf of Laura B. McCarthy, Applicant for approval of a plan of land off Peter's Way, the Applicant hereby requests that the refundable filing fee for said Application be reduced to \$500.00 and assigns as reason therefore that the Application is simply to extend a paper street for the purpose of generating one frontage for one house on approximately 36 acres of land. It is likely that even the \$500.00 deposit will be mostly refunded.

Thank you for your cooperation in this matter.

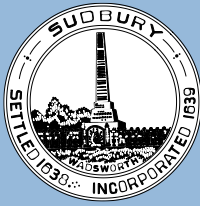
Very truly yours,



Robert D. Abrams

RDA/mg
pc: Laura McCarthy

Attachment6.d: PB comments to BOS Sudbury Station FINAL w attachments (1530 : Sudbury Station LLC - vote to send letter to Masshousing)



MISCELLANEOUS (UNTIMED)

7: Melone RFP responses

REQUESTOR SECTION

Date of request:

Requestor: Chairman Brown

Formal Title: Discuss Melone Request for Quotation responses, and possibly vote to select a Licensed Site Professional to evaluate existing data.

Recommendations/Suggested Motion/Vote: Discuss Melone Request for Quotation responses, and possibly vote to select a Licensed Site Professional to evaluate existing data.

Background Information:
Attached documents

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting: Jody Kablack

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

11/03/2015 6:00 PM



Environmental Strategy & Engineering

October 22, 2015

GeoInsight Proposal 7877-000

Jody Kablack
Town of Sudbury
Planning and Community Development Office
278 Old Sudbury Road
Sudbury, MA 01776

RE: Request for Qualifications – Letter of Interest and Detailed Proposal
Melone Property Environmental Data Review
North Road, Sudbury, MA

Dear Ms. Kablack:


GeoInsight, Inc. (GeoInsight) is pleased to respond to the Town of Sudbury's (the "Town's") Request for Qualifications (RFQ) regarding Massachusetts Licensed Site Professional (LSP) environmental data review associated with the Melone Property on North Road in Sudbury, Massachusetts. GeoInsight is excited about the opportunity to assist the Town with evaluating environmental conditions of the Melone Property with regard to possible reuse by the Town.

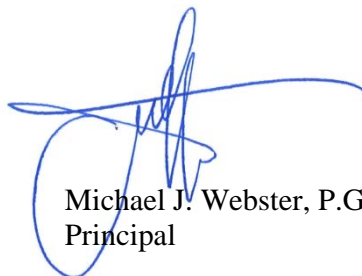
GeoInsight has substantial experience conducting similar assessments of similarly contaminated properties, including sites impacted by chlorinated volatile organic compounds (CVOCs) and dense non-aqueous phase liquids (DNAPLs). We believe our previous project experience is particularly well suited to the Town's current needs. Most importantly, we have particular expertise in public meetings and forums, and communicating highly complicated and technical information in a manner that is easily and readily understandable by the general public.

Attached to this Letter of Interest is a detailed proposal that includes the information that was requested in the RFQ. If it would be helpful, we are available to meet with representatives of the Town to discuss our qualifications, experience conducting similar assessments for other sites, and proposed project approach and potential additional tasks.

GeoInsight has the resources immediately available and is eager to assist the Town with this project. Please contact us at your earliest convenience if you have questions regarding our proposal.

Sincerely,
GEOINSIGHT, INC.


Joel J. Trifilo, P.G., L.S.P., L.E.P.
Senior Geologist


Michael J. Webster, P.G., L.S.P.
Principal

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**REQUEST FOR QUALIFICATIONS
MELONE PROPERTY ENVIRONMENTAL DATA REVIEW
NORTH ROAD, SUDBURY, MASSACHUSETTS**



Prepared for:

Sudbury Town Manager
c/o Planning and Community Development Office
278 Old Sudbury Road
Sudbury, MA 01776

Prepared by:

GeoInsight, Inc.
One Monarch Drive, Suite 201
Littleton, MA 01460
Tel: (978) 679-1600
Fax: (978) 679-1601
www.geoinsightinc.com

October 22, 2015

GeoInsight Proposal 7877-000



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APPENDICES

- Appendix A - Representative Work Product
- Appendix B - Resumes
- Appendix C - RFQ Certifications



**REQUEST FOR QUALIFICATIONS
MELONE PROPERTY ENVIRONMENTAL DATA REVIEW
NORTH ROAD, SUDBURY, MASSACHUSETTS**

1.0 INTRODUCTION

1.1 OVERVIEW

GeoInsight, Inc. (GeoInsight) prepared this written proposal to respond to the Town of Sudbury (the “Town”) Planning and Community Development Office’s Request For Qualifications (RFQ) regarding Licensed Site Professional (LSP) environmental data review associated with the Melone Property located on North Road in Sudbury, Massachusetts (identified as Assessor map C12-0100). It is our understanding that the Town acquired the approximately 30.2-acre property in 1990. The properties to the west and northwest are the location of the former Sperry Rand/Unisys facility that is a documented Massachusetts Department of Environmental Protection (MADEP) hazardous materials release site (the “Sperry Rand/Unisys Site”). The chlorinated degreasing solvent trichloroethene (TCE) was historically released at the former Sperry Rand/Unisys Site and created two plumes of chlorinated volatile organic compounds (CVOCs) in groundwater that have migrated onto and beneath adjacent properties to the south and east.

The Melone Property is located directly adjacent to the original Sperry Rand/Unisys holdings, which were subsequently subdivided and developed. The Town is considering reuse of the Melone Property, and wishes to engage a Massachusetts LSP to review and evaluate potential environmental conditions and remedial status associated with the Sperry Rand/Unisys Site, and the historical use of the Melone Property, as they relate to possible reuse options.

GeoInsight is confident that we can effectively and efficiently provide LSP and environmental review services to the Town regarding the Melone Property and the adjacent Sperry Rand/Unisys Site. As will be further described in this proposal, GeoInsight has considerable LSP experience conducting characterization and remedial activities, is currently



reviewing, commenting on, and summarizing similar activities at other hazardous materials release sites, including the Nuclear Metals, Inc. site in Concord, the W.R. Grace site in Acton, and the Olin Chemical site in Wilmington. We also have considerable experience working as technical/regulatory experts with cities, towns, and community groups and have particular expertise and competency in explaining technical and regulatory issues in a readily understandable manner.

1.2 PROPOSAL ORGANIZATION

This proposal is accompanied by a cover letter that expresses GeoInsight's strong interest in providing LSP environmental review services to the Town with regard to the Melone Property and the Sperry Rand/Unisys Site. Consistent with the order presented in the RFQ, this proposal is organized into the following sections:

- Section 1.0 - Provides an overview of the project and lists how the proposal is organized;
- Section 2.0 - Discusses the proposed Approach and Work Plan for accomplishing the tasks that are included in the RFQ, and provides project costs;
- Section 3.0 - Describes deviations and/or additions to the work plan that GeoInsight recommends;
- Section 4.0 - Summarizes the proposed Project Team and describes general roles and responsibilities;
- Section 5.0 - Provides a list and description of projects involving chlorinated volatile organic compounds (CVOCs) and dense non-aqueous phase liquids (DNAPL).
- Section 6.0 - Provides contact information for relevant project references.
- Section 7.0 - Includes administrative information required by the RFQ, including completed certifications, copies of which are included in Appendix C.

The proposal also includes examples of historical LSP/environmental review work product that GeoInsight completed for similar projects. This material is attached in Appendix A.



1.3 PROPOSAL ACTIVITIES

GeoInsight developed this proposal based upon the following information:

- discussions with representatives of the Town;
- an initial review of the records/reports that are maintained for the Sperry Rand/Unisys Site on the electronic MADEP hazardous waste site database;
- visits to the Melone Property and Sperry Rand/Unisys area during the week of October 19, 2015;
- experience completing similar tasks at other hazardous waste sites;
- experience gained by Michael J. Webster, P.G., L.S.P. as a member of the Town of Concord Wastewater Planning Committee in the late 1990s and early 2000s, which included an evaluation of the Sperry Rand/Unisys plume with regard to environmental conditions near White Pond;
- 22 years experience since the LSP program was initiated in 1993 conducting Massachusetts Contingency Plan (MCP) comprehensive response and remedial actions at CVOC hazardous release sites that are similar to the Sperry Rand/Unisys Site.



2.0 PROPOSED APPROACH/WORK PLAN

2.1 RFQ OBJECTIVES

The Town seeks the services of a Massachusetts LSP to complete a review of all existing environmental documentation regarding the Sperry Rand/Unisys remediation efforts (MADEP Release Tracking Number [RTN] 3-0435 and former Tier 1A permit No. 83079). The objectives of the review will be to assist the Town in understanding, documenting, and communicating to its citizenry the following:

- the current regulatory status of the Sperry Rand/Unisys Site;
- likely or known constituents of concern (COCs) that exist on the Sperry Rand/Unisys Site, either in soil or groundwater, following its remediation;
- likely or known COCs that may be present on the Melone Property, in either soil or groundwater;
- likely risk-based constraints to future development of the Melone Property that may result from the remaining COCs;
- opine as to whether sufficient soil and groundwater characterization has been completed on the Melone Property to identify risks to potential future users of the Property (e.g., residential, open space/recreational, industrial/commercial); and
- identify any gaps in information that would be beneficial for the Town to address in assessing the Melone Property for reuse and/or development.

In addition to reports that are available on the MADEP website, other publically available sources of documentation regarding the Sperry Rand/Unisys Site will also be reviewed. The deliverable for the project will be a narrative report to the Sudbury Board of Selectmen (BOS) that describes the above information in layman's terms. At least 1 (one) night meeting will be required to present the findings of the LSP environmental review to the BOS.



2.2 PROJECT TASKS

To meet the RFQ objectives, GeoInsight grouped necessary project activities into the following three tasks:

1. reviewing historical reports and documents associated with the Sperry Rand/Unisys Site, and other relevant materials and public documents, as warranted;
2. preparing a narrative report of the results of our review and evaluation of environmental information/data as they relate to the Town's questions regarding potential reuse of the Melone Property; and
3. participating in at least one meeting with the Town.

2.2.1 Historical Report Review and Technical Evaluation

GeoInsight will complete a focused review of historical documents and reports associated with the Sperry Rand/Unisys Site. Because of the long history of assessment and characterization activities at the Sperry Rand/Unisys Site, and the voluminous nature of historical documents (there are over 180 files on the MADEP web site), GeoInsight expects to complete this task using a phased approach.

- Initial review efforts will focus upon obtaining a bigger-picture, broad view of the scope and general results of historical environmental characterization and remedial activities that have been completed at the Sperry Rand/Unisys Site to date. More focused, detailed review will only be conducted once the bigger picture review is completed, and the project team discusses the results of this review with regard to primary project objectives.
- GeoInsight will also visit Town of Sudbury municipal offices to identify pertinent documents and files associated with the Sperry Rand/Unisys Site/property and the Melone Property that are not duplicative of the materials available on MADEP's web site.
- Based upon the Town's objectives for the project, GeoInsight will select specific MADEP and Town reports and documents for more detailed review. We expect to focus upon those documents that provide the best summary of environmental sampling and characterization activities, and those that provide the most comprehensive summary and discussion of historical and ongoing remedial activities to address the groundwater plume of CVOCs.



- While conducting document review, GeoInsight will identify and create a comprehensive base map/site plan early in the process. The base map/site plan will be used to document the location of key Site features, and to represent historical data/information. To the extent practicable, GeoInsight expects to maximize the use of existing plans and figures, as opposed to having to create new figures.

Information obtained while completing the review of historical documents will be used to evaluate and address the technical and property redevelopment issues listed in Section 2.1 of this proposal. Activities completed as part of this evaluation will include reviewing field sampling and laboratory analytical methods, the appropriateness of technical assumptions and evaluations, and comparing historical work to applicable guidance, policies, and standards.

2.2.2 Narrative Report(s)

The exact nature and format of written summaries associated with document review activities will be based upon the nature of the information that is obtained and the types, number of, and complexity of issues and areas-of-potential-concern that are identified. Based upon our current understanding of the project, we anticipate that one document will be prepared to provide a general summary of the Sperry Rand/Unisys Site, including a summary of COCs released, environmental media and areas impacted, and remedial activities (former, current, and future). For this proposal, we assumed that the Sperry Rand/Unisys Site narrative will include summary figures.

A narrative will also be developed to address the RFQs questions regarding the relationship between the Sperry Rand/Unisys Site, and conditions on and potential reuse of the Melone Property. This narrative will include an evaluation of the adequacy of environmental sampling completed to date at the Melone Property, potential risk constraints to future development of the Melone Property caused by Sperry Rand/Unisys Site COCs, and gaps in information that would be beneficial for the Town to address in assessing the property for reuse and/or development.



Depending upon the nature and complexity of environmental issues relative to the Town's objectives, in addition to the narrative reports described above, separate technical/project memoranda may be completed to address particular issues. In addition to summarizing the pertinent information, a primary focus of creating these written documents will be to effectively communicate information to the community and general public (which is often best accomplished through a series of shorter, focused narratives and/or memoranda as opposed to one larger document). Based upon our current understanding of the project, we anticipate that issues that might be addressed through a series of shorter, focused narratives and/or memoranda includes possible impacts to local water supplies, a focused summary of existing/future environmental risks, and a discussion of reuse options.

Whether the project deliverable is one narrative, or a series of focused narratives, the level of effort to complete the project reports will be the same. Whether to prepare one comprehensive report, or several focused narratives will be discussed with and approved by representatives of the Town after Task 1 is completed.

2.2.3 Meeting

Consistent with the RFQ, this proposal includes one public meeting. For this Work Plan, we assumed that GeoInsight would prepare a presentation that summarized the results of our review of historical information, and that the Town would identify and provide access to the appropriate meeting venue and coordinate announcing the meeting to the community. The content of the presentation would be discussed with Town Staff and will be developed to be consistent with overall project objectives. In addition to a PowerPoint presentation, we expect to prepare large-format figures and plans that summarize key information associated with the Sperry Rand/Unisys Site and the Melone Property for use during the public meeting. Although not specifically specified in the RFQ, GeoInsight could also prepare 1- to 2-page Fact Sheets for distribution at the meeting. Examples of a PowerPoint presentation and fact sheets created for a similar project that GeoInsight completed for the Town of Concord associated with the W.R. Grace site are included in Appendix A.



2.2.4 Project Cost Estimate

GeoInsight proposes the following time and materials costs for the project tasks:

Task	Cost
Task 1 Report Review	\$7,500
Task 2 Narrative Report(s)	\$3,500
Task 3 Meeting	\$1,500
Total:	\$12,500

These time and materials cost estimates are based upon the RFQs stated desire to review “all existing environmental documentation of the Sperry Rand/Unisys remediation efforts.”

It is possible that the level of effort required to conduct the review **could be reduced** by focusing the review on certain key historical reports, and still obtain the necessary information to meet the Town’s objectives. If the key historical reports provide the necessary information, then the level of effort and costs associated with Task 1 will be less than the estimate presented above.

For unexpected or additional work beyond the above scope of services, we propose the following hourly billing rates:

Staff	Hourly Billing Rate
Michael J. Webster, P.G., L.S.P.	\$185/hour
Joel J. Trifilo, P.G., L.S.P., L.E.P.	\$142/hour
Robert C. Reynolds	\$117/hour
Project Staff II (data table prep)	\$86/hour
Drafting	\$79/hour
Technical Typist	\$60/hour



3.0 DEVIATIONS/ADDITIONS TO THE WORK PLAN

The RFQ indicated that the respondent should identify/address any deviations or additions recommended to the Town's scope of services in order to provide the expected deliverables. Based upon our current understanding of the project and the general setting of the Melone Property and surrounding area, we offer the following possible additional tasks for consideration.

Site Visit

Because of the large size of the Melone Property, and the areal extent of the Sperry Rand/Unisys groundwater plumes, it would be helpful for the LSP environmental review to include a half-day Site Visit to become familiar with the physical settings and current uses of the affected properties. While recently observing the general property area, we noted that it appears that miscellaneous storage activities at the adjacent property to the east (Parcel C12-0003, which is owned by William Wagner) has encroached on portions of the Melone Property. The extent of possible encroachment could also be evaluated during the Site Visit.

Environmental Database Review

Database services are available that provide a summary of readily-available local, state, and federal environmental and permitting reports/documents associated with a specific parcel and/or facility, and the surrounding vicinity (typically a ¼- to ½-mile radius). Because formal environmental due diligence activities were not reportedly conducted when the Melone Property was acquired in 1990, it would be prudent to conduct such a database search/review as part of the current evaluation of the property. In particular, the database review would identify any historical uses/permits/conditions of the Melone Property that could impact future reuse, and conditions on nearby properties that could also be a concern.



Interview(s)

After completing review of MADEP online information, it may be appropriate to conduct focused interviews with people who are knowledgeable regarding conditions associated with the Sperry Rand/Unisys Site. People to interview may include representatives of MADEP, environmental professionals at Environmental Resources Management (ERM), the firm that Unisys Corporation retained to provide LSP services, and representatives of the Sudbury Water District and Concord Water Department.

Meeting with Sudbury Planning and Community Development Office

Based upon our experience conducting similar projects at other hazardous release sites, it is sometimes helpful to conduct a meeting to go over the initial results of the environmental evaluation, before the narrative summary report is prepared. Such a meeting could accomplish the following:

- provide the representatives of the Town with an overview of the results of the environmental evaluation, and provide an opportunity to identify technical components/issues that are of particular interest to the Town, and that might require closer and more detailed evaluation;
- discuss significant data gaps that are identified, and evaluate whether these gaps are project critical such that additional project tasks should be considered;
- discuss and develop a strategy for how to best summarize the environmental information in a manner that will be most helpful and understandable to the Sudbury BOS and citizenry; and
- discuss and develop a strategy for preparing a Sudbury BOS presentation and presentation materials, and discuss and identify key historical Town and/or BOS issues or concerns that will need to be addressed/incorporated in the presentation and presentation materials.

GeoInsight typically uses such a meeting to plan out the overall message, content, and length/duration of the public presentation. We also review examples of possible presentation materials, and discuss what types of presentation materials would be most effective for the intended audience.



Review of Sudbury Water District and Concord Water Department Information

The Sudbury Water District maintains and operates a municipal water supply well on the south side of North Road, approximately 500 feet east of the Melone Property.

The municipal well is identified as Well #5, and is located within and has been impacted by the plume of CVOCs associated with the Sperry Rand/Unisys Site. Similarly, the Town of Concord maintains and operates a municipal water supply well in an undeveloped wooded and wetland area to the southeast of White Pond. The municipal well is known as the White Pond Well, and is located approximately 800 feet north of the Melone Property.

Because of its proximity to Well #5 and the White Pond municipal water supply wells, reuse of the Melone Property has the potential to impact hydraulic and water quality conditions in the vicinity of the wells. The Melone Property is located within the Zone II (area of contribution) for both of the municipal water supply wells. A focused review of operational, hydraulic, and water quality information associated with Well #5 and the White Pond wells and the associated aquifer would be useful information to obtain and summarize for use in future evaluations of possible reuse options for the Melone Property.



4.0 PROJECT TEAM

4.1 PROJECT TEAM MEMBERS AND ROLES

Based upon our understanding of the project requirements, GeoInsight proposes the following project team (as previously listed in Section 2.2.4). The proposed project team members are located in GeoInsight's Littleton, Massachusetts office, which is located approximately 8 miles from the Melone Property. Msrs. Webster, Trifilo, and Reynolds routinely work together on third-party reviews of MCP hazardous materials release sites, and on project teams addressing MCP site characterization and remediation.

Senior-in-Charge/Client Contact: Michael J. Webster, P.G., L.S.P.

The overall project will be directed and managed by Michael Webster. Mr. Webster's primary responsibilities on the project as Senior-in-Charge will include:

- coordination and contact with representatives of the Town of Sudbury;
- overall performance of the project to meet the Town of Sudbury's objectives;
- review of technical and regulatory information;
- leader of interim GeoInsight project check-in, status, and strategy meetings;
- final peer review of all project work product; and
- primary presenter at meetings with the Town and during public meetings.

Mr. Webster holds a B.S. Degree in Geology and Geophysics from Boston College, and an M.S. Degree in Geology from Boston College. Mr. Webster has been a Massachusetts LSP since the program was initiated in 1993, and is a Professional Geologist in New Hampshire and Indiana.

Mr. Webster has over 29 years experience conducting environmental characterization and remediation at CVOC hazardous waste sites. He was a member of the first group of LSPs that were licensed by the Commonwealth in 1993, and has provided LSP services on hundreds of properties over the subsequent 22 years, including complex, multi-property CVOC and DNAPL sites. His areas of expertise include environmental site assessments, the MCP, CERCLA, hydrogeology and contaminant fate and transport, and public speaking.



Mr. Webster has also served as Expert Witness in multiple cases associated with contaminated properties and associated remedial activities and regulatory requirements. Mr. Webster has particular expertise in making public presentations of technical and regulatory information associated with MCP/MADEP hazardous material release sites.

Mr. Webster has considerable experience performing “third party” reviews of environmental characterization and remedial activities that have been performed by others at hazardous material release sites. Mr. Webster routinely performs these types of services for municipalities, developers, attorneys, financial institutions, and businesses that are evaluating the purchase or financing of environmentally-impacted real estate. Based upon his professional experience, he has become very familiar with all aspects of environmental characterization and remediation, and has developed an efficient approach to assembling, reviewing, and summarizing the results of historical environmental activities.

Mr. Webster has lived in Concord for the past 21 years and is intimately familiar with the portions of Sudbury and Concord along North Road.

Project Manager: Joel J. Trifilo, P.G., L.S.P., L.E.P.

Mr. Trifilo’s primary responsibilities will include:

- tracking and coordinating the day-to-day performance of the project;
- detailed review of technical and regulatory information;
- assembly of project summaries and deliverables;
- secondary contact with the Town, as necessary;
- preparation of meeting agendas, presentation materials, and supporting information; and
- tracking and maintaining project schedule and budget.

Mr. Trifilo holds a B.S. degree in Geology from the University of Massachusetts-Amherst. Mr. Trifilo has been a Massachusetts LSP since 1996. He is also a Licensed Environmental Professional (LEP) in the State of Connecticut, and a Professional Geologist in New Hampshire.



Mr. Trifilo has over 28 years experience conducting environmental characterization and remediation at CVOC hazardous waste sites. Mr. Trifilo routinely works with Mr. Webster conducting similar third-party environmental reviews associated with MCP hazardous waste sites. Mr. Trifilo is completely versed in MCP guidance and policies associated with conducting characterization and remediation work under the MCP, and is intimately familiar with preparing and reviewing complicated technical deliverables.

Staff Engineer: Robert C. Reynolds

Messrs. Trifilo and Reynolds will conduct detailed review of certain critical data that are identified while reviewing the technical reports. Mr. Reynold's primary responsibilities will include:

- day-to-day completion of project tasks;
- detailed review of technical and regulatory information;
- identification and collection of additional data/information, as warranted;
- non site-related technical and regulatory research, as necessary;
- coordination with Sudbury and Concord town offices with regard to other readily available documents;
- assembly of project summaries and deliverables; and
- preparation of PowerPoint presentations, as necessary, for use during public/community meetings.

Mr. Reynolds holds a B.S. degree in Engineering from Northeastern University. As a current project manager on multiple MCP hazardous materials release sites, Mr. Reynolds is well versed with the in and outs of environmental sampling, environmental data collection, and operating and monitoring remedial systems.

Although not formally identified as a member of the project team, we anticipate that GeoInsight's drafting department will be used to create figures, plans, and maps to represent and demonstrate key technical issues and spatial relationships, as necessary, for use in meetings with representatives of the Town and during community/public meetings. We also



anticipate that GeoInsight's IT resources will be employed to assist with the development of public presentations, and with coordination with Town internet and web page resources, as necessary.

4.2 PROJECT MEMBER RESUMES

The resumes for the proposed project team are included in Appendix B. The resumes provide information regarding each team member's qualifications, certifications, capabilities, experience, and professional history.



5.0 RELEVANT PROJECT EXPERIENCE

5.1 QUALIFICATIONS

GeoInsight is a full service environmental firm that has been providing strategic consulting services since 1993. The firm consists of approximately 47 technical project staff (i.e., engineers, geologists, hydrogeologists, and environmental scientists) and 10 administrative support staff. The firm serves clients primarily located within the New England region from offices located in Littleton, MA, Manchester, NH, Middletown, CT, and York, ME.

The primary qualifications that make GeoInsight the ideal firm to assist the Town with this project include:

- a project team that has considerable experience completing similar project tasks at other complex hazardous material release sites, including CVOC and DNAPL sites;
- a project team that has considerable experience with the MCP/MADEP regulatory program from both sides, including performing characterization and remedial actions on behalf of responsible parties, and reviewing regulatory program activities on behalf of non-responsible party entities, including property owners and affected communities;
- completion of hydrogeologic characterization programs and fate and transport assessments at complex hazardous material release sites, including sites that include impacts to soil, sediment, groundwater (overburden and bedrock), and surface water, and sites that ;
- design, costing, installation, and operation of remedial systems to address impacts to environmental media at complex hazardous material release sites;
- considerable experience coordinating, preparing, and conducting public meetings to explain technical and regulatory issues to community and public citizen groups, including the award of Technical Assistance Grants (TAGs) associated with the Nuclear Metals, Rocco's Landfill, Olin Chemical, Raymark, Fort Devens, W.R. Grace (Acton), W.R. Grace (Cambridge), Peterson Puritan, and East Deerfield Railway hazardous material release sites.



Although not directly applicable to the completion of Tasks 1 and 2, additional company qualifications that help strengthen GeoInsight's project team include:

- evaluation of groundwater resources, and the assessment and development of municipal water supply systems; and
- experience conducting feasibility evaluations for property reuse assessments, including grading, stormwater, utility, wastewater, and zoning requirement evaluations.

5.2 SIMILAR PROJECT EXPERIENCES/CONTACTS

GeoInsight is currently providing oversight services regarding the Nuclear Metals, Inc. and Olin Chemical sites. For these projects, we are responsible for reviewing technical and regulatory information (primarily formal reports and agency comment letters and correspondence) associated with the sites, providing summaries to interested non-technical third parties, and advising these third parties regarding likely impacts and next steps under the characterization and clean-up process. These current projects require us to review large quantities of technical information, "distill" the information into concise, easily understandable summaries, and present and discuss the information with the general public.

In addition, GeoInsight and Mr. Webster have worked on and provided LSP services on numerous CVOC hazardous material release sites. The information requested by the RFQ associated with these projects is provided below.



Olin Chemical Site

Client: Town of Wilmington

Contacts: Jeffrey M. Hull, Town Manager
(978) 658-3311; jhull@wilmingtonma.gov

Michael J. Woods, Public Works Director
(978) 658-4481; mwoods@wilmingtonma.gov

Project Team: Michael Webster, Joel Trifilo

Contract Term: 2005 through Present

Project Budget: \$60,600 Per Year (\$600,000 to date)

Project Scope: Provide the Town of Wilmington with technical and regulatory support services associated with the Olin Chemical Site in Wilmington, Massachusetts. Review and provide comments on behalf of the Town of Wilmington on technical and regulatory documents and reports that are prepared by Olin's consultants to address Massachusetts Contingency Plan (MCP) and CERCLA requirements. Evaluations include water supply and resource management issues associated with impacts to Maple Meadow Brook Aquifer and municipal water supply wellfields that were affected and shut down by groundwater impacts that originate at the Olin Site. Groundwater impacts include CVOCs, inorganic constituents, and dense aqueous phase liquids. Project activities include participation in public meetings, presentations to the Board of Selectmen, and interaction and meetings with representatives of USEPA and MADEP. GeoInsight is also assisting the Town with ongoing evaluations regarding recently detected impacts to private water supply wells, and potential future use of the main portion of the former Olin manufacturing facility, including providing testimony and comments to the Surface Transportation Board regarding possible environmental impacts associated with proposed property redevelopment.



Nuclear Metals, Inc. Site

Client: Citizens Research and Environmental Watch (CREW)

Contact: Tim Rose, Technical Advisory Committee
(978) 369-9575; teerose.new@comcast.net

Project Team: Michael Webster, Joel Trifilo

Contract Term: 2002 to Present

Project Budget: \$250,000 – Five Consecutive Three-Year TAG Grants

Project Scope: Under the USEPA TAG, provide technical and regulatory oversight services associated with the Nuclear Metals, Inc. Site in Concord, Massachusetts. Review technical and regulatory reports and provide summaries to CREW, and provide comments to USEPA on behalf of CREW. Participate in regularly scheduled CREW general meetings, CREW Technical Advisory Committee meetings, and bi-monthly status meetings with representatives of USEPA, MADEP, and the technical consultants who are working on behalf of the PRPs. Current project activities include evaluating Remedial Investigation (RI) field data as they are collected, hydrogeologic conditions associated with groundwater impacts that are migrating toward the Assabet River, and potential remedial actions to address impacts to soil, sediment, and groundwater. Recent activities included assessing impacts associated with CVOCs that have been detected in Acton municipal water supply wells.



W.R. Grace-Acton Site

Client: Town of Concord

Contacts: Richard K. Reine, Public Works Director
(978) 318-3201; reine@concordma.gov

Alan Cathcart, Water and Sewer Superintendent
(978) 318-3250; acathcart@concordma.gov

Project Team: Michael Webster, Joel Trifilo

Contract Term: 2008 to Present

Project Budget: Variable Depending Upon Tasks; \$30,000

Project Scope: Initially under a Brownfields Grant, and subsequently as part of Town Meeting authorizations, have provided LSP and MCP evaluation support services associated with the Town of Concord's acquiring by eminent domain Parcel #2322, an approximately 80-acre portion of the W.R. Grace-Acton site. Parcel #2322 consists of upland areas adjacent to the industrial waste landfill and groundwater treatment system for the W.R. Grace-Acton site, and wetland areas adjacent to the Assabet River. Historically, a plume of CVOCs migrated from the toe of the landfill, across Parcel #2322, and discharged to the Assabet River. The groundwater remedial system was installed to control and reduce the plume, and has been operating since the 1980s. A second CVOC plume at the W.R. Grace-Acton site migrated to the southwest of Parcel #2322 and impacted Acton Water District municipal supply wells. A 20-acre portion of Parcel #2322 was also the location of a significant MCP remedial program to remove historical piles of waste materials, including polychlorinated biphenyl-, metal-, and nitrocellulose-impacted debris. GeoInsight reviewed historical documents and provided a summary of historical activities, COCs, and remedial activities associated with the site. Based upon the results of this review, we summarized future redevelopment considerations associated with Parcel #2322, including locations and conditions of residual contamination, likely long-term behavior of the residual contaminations, property reuse constraints imposed by active remedial systems and residual contamination, and potentially applicable zoning and permitting limitations. Participated in multiple board and public meetings, and made multiple presentations of the results of the environmental analysis.



Dover Municipal Landfill Site

Client: PRP Group, including City of Dover, NH

Contact: Dean Peschel, Environmental Projects Manager
(603) 781-5931; dean_peschel@yahoo.com

Project Team: Michael Webster, Joel Trifilo

Contract Term: 1993 to Present

Project Budget: Variable Depending Upon Tasks; >\$8,000,000

Project Scope: Lead technical consultant for design and remedial activities associated with the Dover Municipal Landfill Superfund Site in Dover, New Hampshire. Advise PRP Group and participate in negotiations with USEPA and New Hampshire Department of Environmental Services (NHDES). Conduct detailed field investigation and sampling activities to document the current conditions associated with the site, including CVOC hotspot and plume downgradient of the landfill. Prepare summary reports and make recommendations regarding the need for additional characterization activities and remedial actions. Project activities have included conducting CERCLA Feasibility Studies, ecological risk assessment in the Cocheco River and adjacent wetlands/water bodies, groundwater fate and transport evaluation and modeling, and remedial pilot studies (in-situ bioremediation, groundwater extraction, and air sparging). Project activities include interaction and meetings with representatives of USEPA and NHDES, presentations to the Board of Selectmen, and meetings with citizens groups (Cocheco River Watershed Association) and the City of Portsmouth Water Department (a municipal water supply reservoir is located near the site). Designed, installed, and operated a network of 45 groundwater extraction wells along the toe of the closed municipal landfill.



GeoInsight and Mr. Webster have considerable experience working on other complex CVOC and DNAPL hazardous material release sites, including:

Site	Client
60 Olympia Avenue/Wells G&H Site, Woburn, MA	Responsible Party
Former Electrometals Site, Chelmsford, MA	Responsible Party
Former Raytheon Site, Waltham, MA	Property Owner
Former Standard Thomson Site, Waltham, MA	Potential Investor
Former Metal Bellows Site, Sharon, MA	Former Owner
H&M Drum Site, Dartmouth, MA	Responsible Party
Dependable Cleaners, Quincy, MA	Responsible Party
Superior Chemical Products, Somerville, MA	Former Owner
Former Fort Devens, Ayer, MA	Citizen's Group
85 Industrial Way, Wilmington, MA	Town of Wilmington
Former West End Cleaners, New Bedford, MA	Insurance Company

Additional information regarding activities completed at these sites, and contact information can be provided upon request.



6.0 RFQ ADMINISTRATIVE INFORMATION

6.1 CONFLICT OF INTEREST

To the best of their knowledge, the partners, officers, and directors of GeoInsight who have an ownership interest in the firm are not related to any Town of Sudbury employees or officials.

6.2 RFQ CERTIFICATIONS

The following completed RFQ certifications are included in Appendix C:

- Certificate as to Corporate Applicant;
- Certificate of Taxes/Tax Attestation; and
- Certificate of Non-Collusion.



APPENDICES

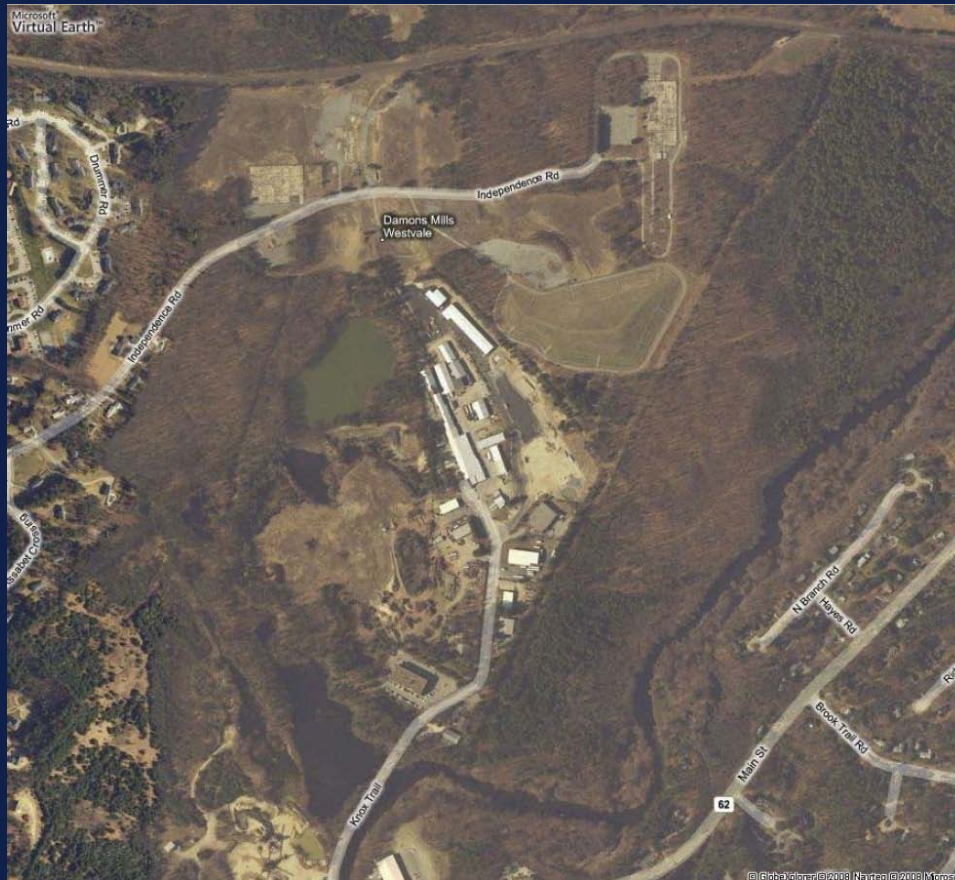


APPENDIX A

REPRESENTATIVE WORK PRODUCT

Attachment 7.b: GeoInsight Proposal - Melone Property RFQ (1549 : Melone RFP responses)

W.R. Grace Superfund Site



Brownfield Support Services Public Outreach



PROJECT DESCRIPTION

- **Technical and regulatory review of hazardous waste remediation activities related to the W.R. Grace site;**
- **Summarize major cleanup activities completed to date;**
- **Evaluate cleanup activities that will occur in the future; and**
- **Communicate and provide information to assist the Town in promoting awareness of the W.R. Grace site.**

SUPERFUND SITE DESCRIPTION

- **260 acres; most of Site is in southeast Acton; 80 acres in southwest Concord.**
- **Fort Pond Brook to the North, Assabet River to East.**
- **Acton Water Department wells to the southwest and northeast.**
- **Site includes historical industrial areas, areas where waste/debris were disposed (including lagoons and industrial landfill), and areas where ground water plumes are located.**

SITE OWNERSHIP/HISTORY

- **American Powder Mills – 1800s; manufactured explosives;**
- **American Cyanamid and American Powder Company – 1929; manufactured explosives;**
- **Dewey & Almy Chemical Company – 1945; manufactured synthetic rubber and latex products, plasticizers, and resins;**
- **W.R. Grace - 1954; manufactured materials to make concrete and organic chemicals, latex products, and paper and plastic battery separators.**

SITE DISCOVERY

- In 1978, volatile organic compounds (VOCs) were detected in samples of water obtained from Acton Assabet 1 and Assabet 2 municipal supply wells.
- VOCs include 1,1-dichlorethene (1,1-DCE; vinylidene chloride), vinyl chloride, ethylbenzene, and benzene.
- The Acton water supply wells were initially shut down; a water treatment plant was subsequently constructed to treat ground water obtained from these wells.
- In 1980, W.R. Grace and USEPA entered into a Consent Decree which outlined a procedural framework for site cleanup.

SUPERFUND ACTIVITIES - ARS

- **In 1985, W.R. Grace installed the Aquifer Restoration System (ARS).**
- **The ARS consisted of a network of ground water extraction wells and an on-site treatment and discharge system; air stripping to remove VOCs with discharge of treated water to Sinking Pond.**
- **The focus of the ARS was to prevent contaminated ground water from migrating to the Assabet 1/Assabet 2 municipal supply wells and local surface water bodies.**
- **The ARS system has operated from 1985 to the present; extracted and treated over 4 billion gallons of ground water.**

SUPERFUND ACTIVITIES - OU1

- **In 1989, EPA issued a Record of Decision (ROD) associated with the on-site source areas, including the lagoons, industrial landfill, and debris areas.**
- **Selected remedy included the excavation and off-site incineration of the highly contaminated soils/waste material, the excavation, on-site treatment/stabilization, and consolidation of mildly contaminated soil and lagoon sludge into the existing industrial landfill, and capping of the landfill (RCRA C impermeable cap).**
- **These remedial activities were completed in 1997; included the excavation and disposal of approximately 170,000 cubic yards of contaminated materials.**
- **Follow-up OU-2 actions were not necessary; excavation activities were successful in achieving cleanup standards.**

FUTURE ACTIVITIES – OU3

- **Second ROD in 2005; primarily focused upon ground water contamination and impacts to sediment in Sinking Pond and the North Lagoon wetland.**
- **Ground water extraction in NE area.**
- **Ground water extraction SE and SW of Landfill.**
- **Monitored Natural Attenuation (MNA) for impacted ground water elsewhere at Site.**
- **On-site treatment via air stripping; discharge effluent to Sinking Pond and aquifer in NE portion of Site.**
- **Currently completing pre-design activities; the ground water extraction and treatment system is expected to be operational by 2011.**

CONCORD PARCEL DESCRIPTION

- Approximately 80 acres of undeveloped land located between the Assabet River and the Acton/Concord town border.
- North portion of Concord parcel is topographically elevated, and consists of hardwood forest; located adjacent to the east side of the closed landfill.
- South portion of Concord parcel slopes easterly toward the Assabet River and consists of woodland and open fields.

PHOTOS OF CONCORD PARCEL



CONCORD PARCEL – MADEP ACTIVITIES

- South and central portion of parcel historically used to dispose of waste material and debris, and for the conveyance and settling of process wastewater from off-site manufacturing operations.
- W.R. Grace remediated waste material and debris on the Concord parcel under the Commonwealth of Massachusetts cleanup program (non-Superfund).
- Waste materials including drums, solidified polymers, battery separators, building/demolition debris, asbestos containing material, waste materials associated with the manufacturing of nitrocellulose, polychlorinated biphenyl (PCB) impacted materials, and miscellaneous debris (glass, brick, etc.) were identified on approximately 16 acres of the parcel.
- In 2006 and 2007, approximately 25,000 tons of waste material and debris were excavated and disposed off site.
- The areas where excavation activities were completed were revegetated with native plants (under the direction of the Concord Conservation Commission).

CONCORD PARCEL – OTHER CONSIDERATIONS

- Historically impacted by VOCs that originated at the landfill and former lagoons; VOCs migrated in ground water to the east under the Concord parcel and discharged to the Assabet River.
- VOCs are still present in ground water on the Concord parcel to the southeast of the landfill and adjacent to the Assabet River at the southern end of the parcel.
- A ground water extraction well associated with southeastern landfill plume will be situated on Concord parcel.
- Water pumped from this extraction well will be piped to a central treatment system that will be constructed on the main portion of the W.R. Grace site.
- Currently, ground water conditions at the southern portion of the Concord parcel will be monitored; concentrations of VOCs are expected to decrease over time via natural attenuation mechanisms.

QUESTIONS

MICHAEL J. WEBSTER, P.G., L.S.P.

JOEL J. TRIFILO, P.G., L.S.P.

JARROD P. YODER, P.G.

GEOINSIGHT, INC.

5 LAN DRIVE, SUITE 200

WESTFORD, MASSACHUSETTS 01886

w: 978-692-1114

f: 978-692-1115



W. R. Grace & Co., Inc.

Acton Plant | Fact Sheet

SUMMARY AND STATUS OF W.R. GRACE & CO., INC. (ACTON PLANT) SUPERFUND SITE, ACTON AND CONCORD, MASSACHUSETTS

SITE DESCRIPTION: The W.R. Grace & Co. Inc. (Acton Plant) Superfund site (the “Site”) consists of approximately 260 acres of land located in the southeast corner of Acton and southwest portion of Concord, Massachusetts. The Site is bordered to the northwest by Fort Pond Brook, to the southeast by the Assabet River to the south and northeast by industrial parks, and to the northwest, east, and west by residential properties. The Site is not currently used by W.R. Grace and consists primarily of undeveloped woodland, wetlands, ponds, and residential, commercial, and industrial land.

SITE HISTORY: Portions of the Site were historically occupied by American Cyanamid Company (an explosives manufacturer), and Dewey & Almy and W. R. Grace (a manufacturer of synthetic rubber sealants, plasticizers, resins, paper and plastic battery separators, and concrete and organic chemicals). Site features associated with historical manufacturing processes included multiple industrial lagoons, a landfill, and multiple debris and waste disposal areas. Discharges to the lagoons, landfill, and debris areas ceased in 1980. Organic chemical production ceased in 1982. W.R. Grace operated a small distribution center for concrete additives at the Site until 1996.

SITE DISCOVERY: In 1978 several volatile organic compounds (VOCs) were detected in water samples obtained from two Acton public water supply wells (known as Assabet 1 and Assabet 2) that are located to the southwest of the Site. As part of an agreement between Acton and W.R. Grace, the Acton Water District installed and operates an air stripper treatment system that removes VOCs from ground water obtained from the municipal supply wells.

In October 1980, W.R. Grace and the EPA entered into a consent decree that required W.R. Grace to restore the quality of ground water at the Site. Investigation activities completed under the consent decree identified multiple source areas for the ground water impacts, and several VOC plumes in ground water. In 1985, W.R. Grace designed and installed an Aquifer Restoration System (ARS) at the Site. The ARS included a network of ground water extraction wells and an on-site treatment system. The ARS was designed to mitigate discharge of contaminated ground water to the municipal supply wells and regional surface water. To date, the ARS has pumped over 4.1 billion gallons of ground water and has removed over 6,100 pounds of VOCs from the aquifer that underlies the Site.

USEPA/SUPERFUND ACTIVITIES: In 1989, EPA issued a Record of Decision (ROD) that described the plan for remediating the sources of contamination at the Site. The selected remedy included the excavation and off-site incineration of heavily contaminated soils, the excavation and on-site treatment/solidification and consolidation of lagoon sludge and mildly contaminated soil into the existing landfill, and the closing of the landfill with an impermeable cap. These remedial activities were completed in 1997. During these activities, approximately 170,000 cubic yards of contaminated materials were removed and properly disposed.





W. R. Grace & Co., Inc.

Acton Plant | Fact Sheet

FUTURE ACTIVITIES: In 2005, EPA issued a ROD that described the plan for remediating ground water contamination at the Site and impacted soils/sediment in Sinking Pond and the North Lagoon wetland area. The selected remedy included targeted extraction of ground water contamination from the Northeast Area and the Southeast and Southwest Landfill areas. The extracted ground water will be treated using air stripping and the treated water will be reintroduced to Sinking Pond and the aquifer in the Northeast Area. W.R Grace is currently completing pre-design studies associated with this remedy. It is expected that the new ground water extraction and treatment system will be constructed and operational by 2011.

CONCORD PORTION OF SITE: The Site includes an approximately 80-acre parcel of land (the “Concord parcel”) that is located between the Concord/Acton town line (to the west) and the Assabet River (to the east). The Concord parcel consists primarily of undeveloped woodland areas located adjacent to the west bank of the Assabet River. Although the Concord parcel had not historically been occupied by manufacturing buildings and operations, the central and southern portions of the Concord parcel had historically been used for the disposal of various process wastes and debris. As discussed below, these waste materials and debris were excavated and removed in 2006 and 2007.

Contaminated ground water associated with the Site is located under the southern and north central portions of the Concord parcel. Remedial activities associated with the Southwest Landfill area are expected to include the installation of a ground water extraction well on this portion of the Concord parcel. Treatment and discharge of ground water will occur to the west of the Concord parcel on the main W.R. Grace Site.

MADEP ACTIVITIES: Approximately 16 acres of the southern and central portions of the Concord parcel were identified to contain various contaminated debris and other waste materials, including drums, solidified polymers, battery separators, building/demolition debris, asbestos containing material, waste materials associated with the manufacture of nitrocellulose, and miscellaneous debris (glass, brick, wood, etc.). Remedial activities completed by W.R. Grace in 2006 and 2007 under the Commonwealth of Massachusetts clean-up program (non-Superfund activities) included the excavation and off-site disposal of approximately 25,000 tons of waste material and debris and the restoration of remediated areas by regrading and replanting.

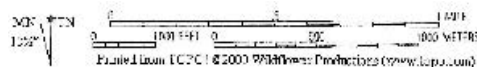
CONTACTS: The following is a list of the primary contacts associated with ongoing Superfund activities at the Site:

EPA Remedial Project Manager: Derrick Golden; (617) 918-1448; golden.derrick@epa.gov
 EPA Community Involvement Coordinator: Sarah White, (617) 918-1026; white.sarah@epa.gov
 State Agency (DEP): Jennifer McWeeney, (617) 654-6560; Mcweeney.Jennifer@state.ma.us

FOR ADDITIONAL INFORMATION: Copies of historical reports can be obtained and/or reviewed at the following locations:

EPA New England Records Center, One Congress Street, Boston; (617) 918-1440
 Acton Board of Health; 472 Main Street; (978) 264-9634
 Acton Memorial Library, Reference Section; 486 Main Street; (978) 264-9641
 Concord Board of Health (partial set of documents); 141 Keyes Road; (978) 318-3275

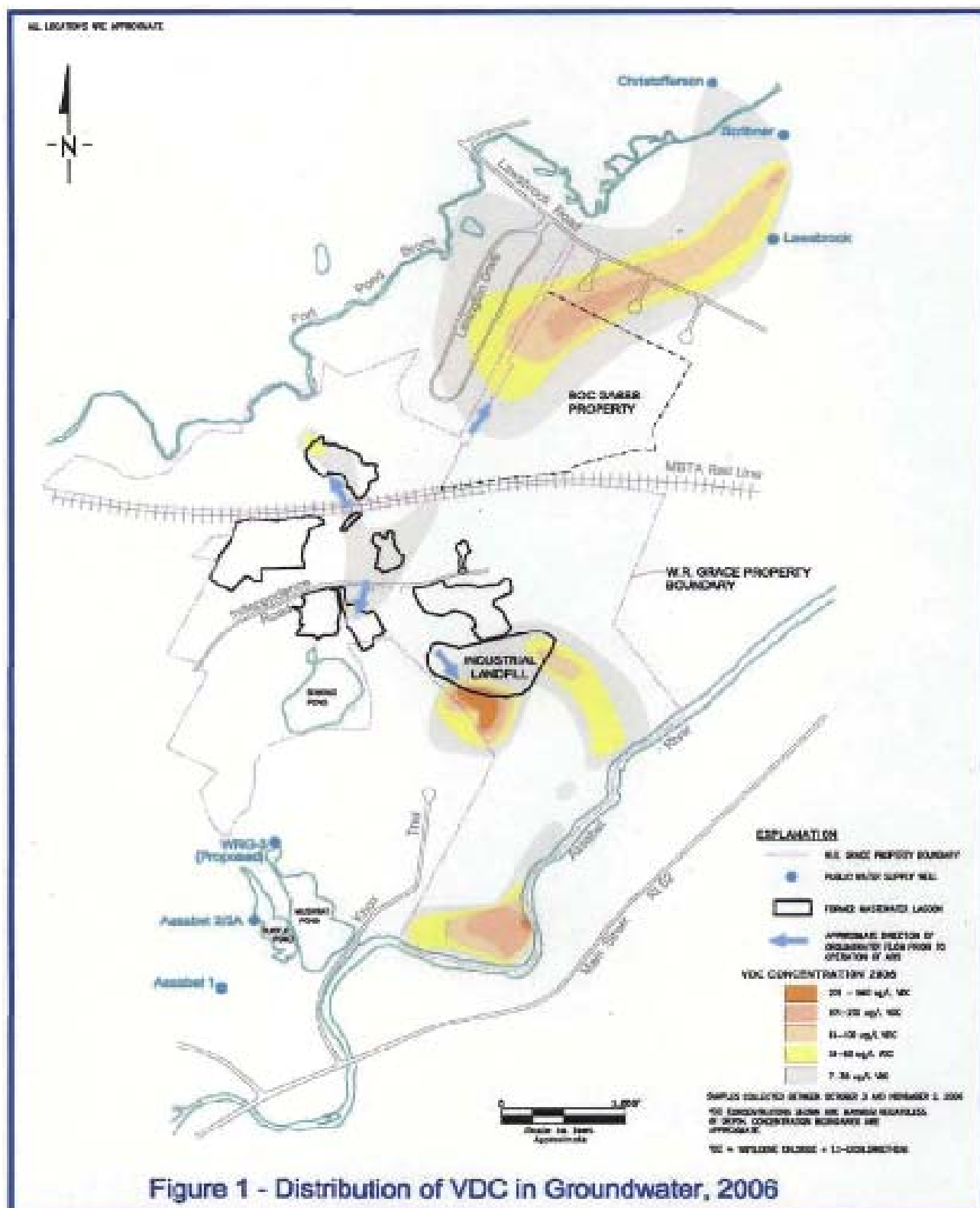






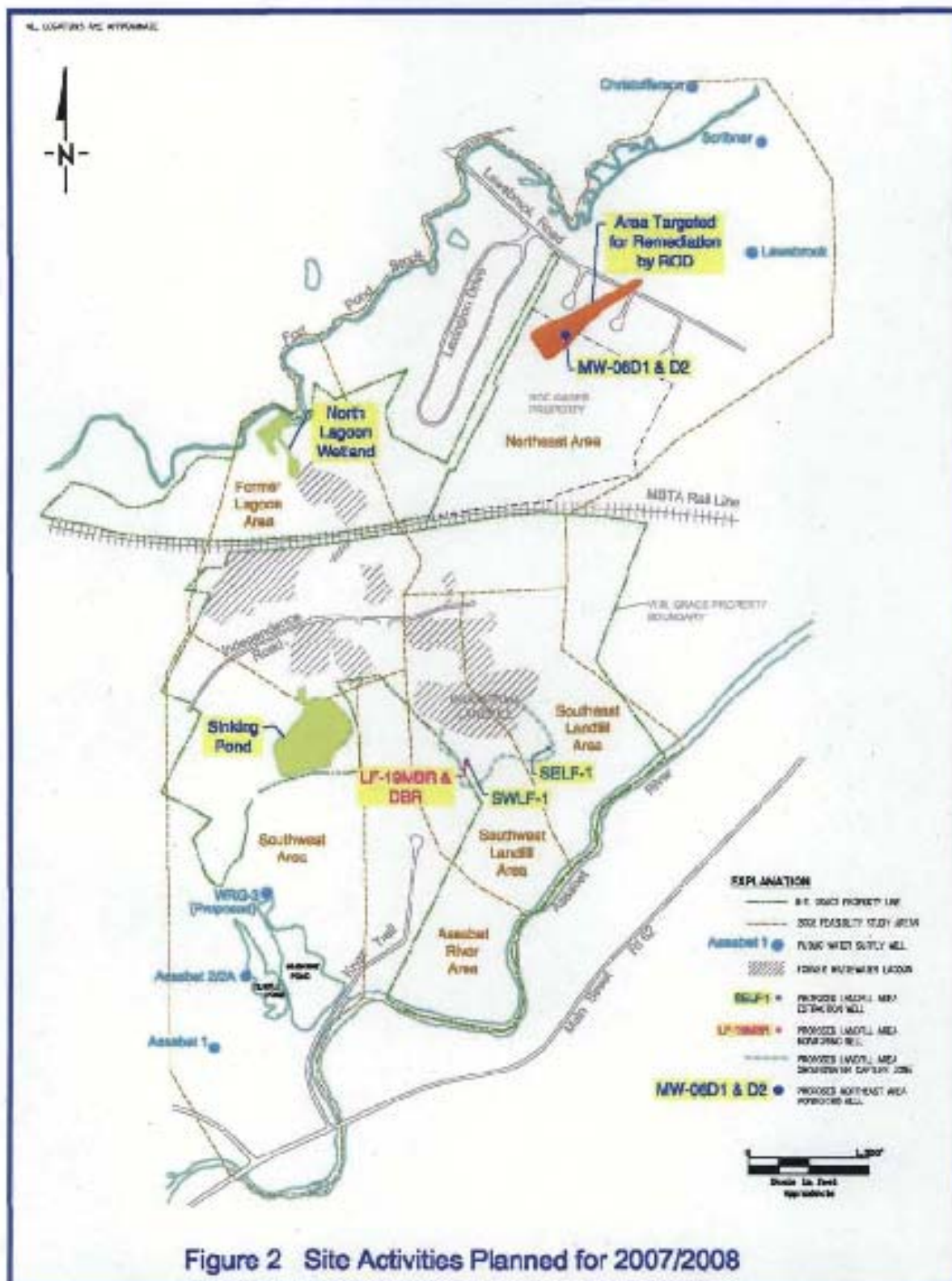
W. R. Grace & Co., Inc.

Acton Plant | Fact Sheet





W. R. Grace & Co., Inc. Acton Plant | Fact Sheet



Attachment 7.b: GeoInsight Proposal - Melone Property RFQ (1549 : Melone RFP responses)





Article 36

Land Acquisition - W.R. Grace Land 214Y Main Street – Parcel Number 2322

To determine whether the Town will vote to authorize the Board of Selectmen to acquire by purchase, eminent domain or otherwise on such terms and conditions as the Selectmen may determine for municipal, public works, solar electrical generation, recreational and/or open space purposes, all or a portion of a parcel of land comprised of approximately 80 acres, known by the address 214Y Main Street and identified on the Assessor's maps as parcel # 2322, together with any structures, improvements and trees thereon, and further, to determine whether the Town will vote to raise and appropriate, transfer from available funds in the treasury, or authorize the Town Treasurer with the approval of the Board of Selectmen to borrow under the provisions of Chapter 44 of the Massachusetts General Laws, the sum of \$1,200,000, or any other sum, to be expended by the Board of Selectmen for such acquisition, or take any action relative thereto.

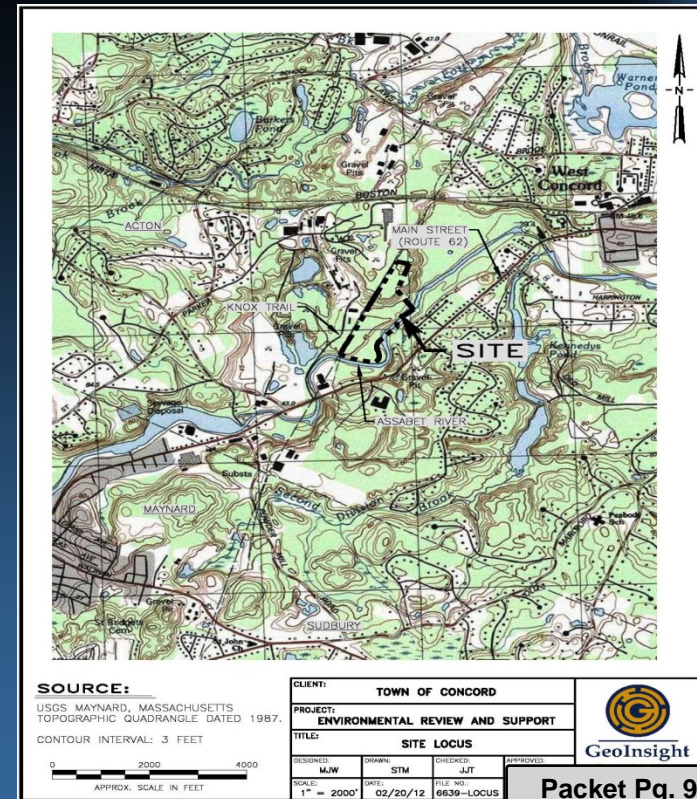


Article 36

Land Acquisition - W.R. Grace Land 214Y Main Street – Parcel Number 2322

PROPERTY OVERVIEW

- 79.5 Acre Parcel with Primary Access from Knox Trail Road located in Concord and Acton.
- Limited Historical Development
 - Northwest portion of Parcel is Topographically elevated and consists of Hardwood Forest.
 - South and East Portions slope towards Assabet River; Mainly Woodland and Open Fields.
 - Bordered to the North by MBTA Commuter Rail Line/Easement
 - Bordered to the West by Commercial / Industrial Properties and Undeveloped Former W.R. Grace Facility in Acton.





Article 36

Land Acquisition - W.R. Grace Land 214Y Main Street – Parcel Number 2322

PROPERTY HISTORY

- Total Site Approximately 260 Acres; 180 Acres in Acton and 80 Acres in Concord
- 1800's, Operated as American Powder Mills – Manufactured Explosives.
- 1929, American Cyanamid / American Powder Company – Manufactured Explosives.
- 1945, Dewey and Almy Chemical Company – Manufactured Synthetic Rubber / Latex Products.
- 1954, W.R. Grace – Manufactured Materials to make Concrete, Chemicals, Latex Products and Battery Separators.
- 1996, W. R. Grace Commercial Activities at the Property Cease; Property is Vacant.



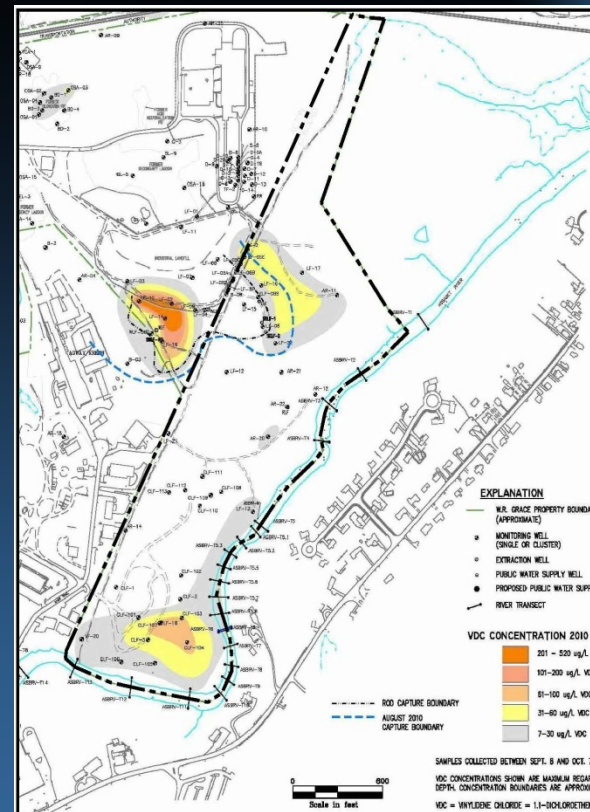


Article 36

Land Acquisition - W.R. Grace Land 214Y Main Street – Parcel Number 2322

SUPERFUND HISTORY

- In 1978, Volatile Organic Chemicals (VOC's) were Detected in Water Samples Taken from Acton Water Supply Wells Assabet 1 and 2.
- In 1980, W. R. Grace and USEPA Entered into a Consent Decree to Clean Up Site.
- In Early 1980's, Town of Acton Installed Water Treatment System for Assabet 1 and 2 Supply Wells.
- In 1983, W. R. Grace Site Added to National Priority List (NPL).
- In 1985, W. R. Grace Installed an Aquifer Restoration System to Prevent Migration of VOC's toward Municipal Wells and to Treat On-Site Groundwater.
- In 1989, USEPA Issued a Record of Decision (ROD) Associated with On-Site Source Areas Including Former Lagoons, Industrial Landfill and Debris Areas.





Article 36

Land Acquisition - W.R. Grace Land 214Y Main Street – Parcel Number 2322

SUPERFUND HISTORY - CONTINUED

- Source Area Remedial Activities Completed in 1997.
 - Included the Excavation and Disposal of Approximately 170,000 Cubic Yards of Contaminated Materials
 - Capping of the Industrial Landfill
- USEPA Issued a Second Record of Decision (ROD) in 2005 Associated with Site Groundwater.
- Groundwater Remedial Systems Designed, Constructed and Operational Since 2010 / 2011.





Article 36

Land Acquisition - W.R. Grace Land 214Y Main Street – Parcel Number 2322

SUPERFUND CLEANUP STATUS

- Source Areas Cleaned and Addressed
 - No Further Actions Required.
 - No Use Restrictions with Regard to Soil and Sediment.
 - Activities Occurred Entirely on Acton Parcel.
- Industrial Landfill Capped and Closed .
 - Annual Monitoring and Maintenance of Cap in Perpetuity.
- Groundwater Treatment System in Operation and Maintenance Phase.
 - Approximately 50 Gallons per Minute (GPM) are being Pumped, Treated On-Site and Discharged Back to Local Surface Water and Groundwater.
- Groundwater System Expected to be in Operation for Several Decades – On Acton Parcel
- Results of Historical Monitoring Indicate that Area of Groundwater Impact is Shrinking and Overall VOC Concentrations are Decreasing.





Article 36

Land Acquisition - W.R. Grace Land 214Y Main Street – Parcel Number 2322

SITE BENIFICAL REUSE - POTENTIAL OPPORTUNITIES

- Potential Municipal Uses for Consideration Include:
 - Future Wastewater Treatment Facility
 - Utility Scale Photo Voltaic System
 - Public Works Operations - i.e. Residential Composting, Drop-off, Equipment Storage, Brush and Yardwaste Processing, Snow Storage, other Municipal Uses.
- Potential Use(s) of Eastern and Southern Border of Parcel affected by Presence of Assabet River, Bordering Wetlands, 100-Year Floodplain.
- In Early 2002, W. R. Grace Estimated that the Readily-Useable / Developable Portion of the Parcel is approximately 40 Acres.





Article 36

Land Acquisition - W.R. Grace Land 214Y Main Street – Parcel Number 2322

Questions ?

To determine whether the Town will vote to authorize the Board of Selectmen to acquire by purchase, eminent domain or otherwise on such terms and conditions as the Selectmen may determine for municipal, public works, solar electrical generation, recreational and/or open space purposes, all or a portion of a parcel of land comprised of approximately 80 acres, known by the address 214Y Main Street and identified on the Assessor's maps as parcel # 2322, together with any structures, improvements and trees thereon, and further, to determine whether the Town will vote to raise and appropriate, transfer from available funds in the treasury, or authorize the Town Treasurer with the approval of the Board of Selectmen to borrow under the provisions of Chapter 44 of the Massachusetts General Laws, the sum of \$1,200,000, or any other sum, to be expended by the Board of Selectmen for such acquisition, or take any action relative thereto.



APPENDIX B

RESUMES

MICHAEL J. WEBSTER, P.G., L.S.P.

Principal / Regional Manager / Senior Geologist

Mr. Webster is responsible for directing environmental characterization and risk evaluations, remedial investigations, and feasibility studies to determine appropriate remedial actions at contaminated properties. Many of the remedial investigations and feasibility studies are performed in response to releases of hazardous substances at commercial and industrial facilities. Detailed hydrogeologic and remedial investigations undertaken by Mr. Webster have evaluated the extent of contaminants in multiple aquifer systems, the migration of separate-phase product, and the natural degradation of chlorinated and aromatic hydrocarbons in groundwater. Mr. Webster is completely familiar with United States Environmental Protection Agency (USEPA) and state protocol for performing all phases of site investigations including risk characterizations, feasibility studies, and the development of remedial action plans, including associated permitting requirements. Mr. Webster also has substantial experience completing environmental due diligence assessments and third party reviews associated with technical and regulatory requirements for impacted properties and portfolios of properties. Mr. Webster has used this experience base to provide expert testimony and litigation support associated with environmental assessment, remediation, and regulatory compliance.

Education:

M.S., Geology, Boston College, 1986

B.S., Geology and Geophysics,
Boston College, 1983

Years experience:

29 years

Areas of Expertise:

Remedial Investigation
Remedial Design & Implementation
Fate and Transport
Regulatory Negotiation and Oversight
Due Diligence
Litigation Support
Public Involvement/Presentations

Professional Registrations:

Massachusetts Licensed Site Professional
Professional Geologist: NH, IN

REMEDIAL DESIGN/REMEDIAL ACTION; DOVER MUNICIPAL LANDFILL SUPERFUND SITE, DOVER, NEW HAMPSHIRE; 2007 – Present; Project Coordinator.

Managing ongoing remedial action activities associated with the Source Control groundwater extraction system and the Management of Migration groundwater extraction system associated with the Southern Plume. Included the design, installation, and operation of a 45-well, multiple stratigraphic layer groundwater extraction system along the toe of a 55-acre landfill. Designed and developed appropriate hydraulic and wetland performance monitoring program. Project also included the design, installation, and operation of a seasonal groundwater extraction system to hydraulically contain the Southern Plume. Interfaced with and coordinated/conducted meetings between PRP Group and numerous regulatory agencies, local groups, and subconsultants.

PREDESIGN INVESTIGATION ACTIVITIES; DOVER MUNICIPAL LANDFILL SUPERFUND SITE, DOVER, NEW HAMPSHIRE; 2004 – Present; Project Coordinator.

Managing ongoing predesign investigation (PDI) activities associated with a plume of leachate associated with the Dover Municipal Landfill Superfund Site. Managed five concurrent PDI programs, including Soil Vapor Intrusion PDI to evaluate possible impacts to residential buildings located downgradient of the landfill; Stage 2 Ecological Risk Assessment (including toxicity testing) to evaluate possible impacts to sediment and surface water in the Cocheco River; Southern Plume PDI to evaluate the extent of groundwater impacts between the landfill and the Bellamy Reservoir; North Landfill Hotspot PDI to identify and remediate the source for chlorinated volatile organic compounds (CVOCs) being discharged to the north perimeter ditch; and a Hydraulic and Fate and

Transport Model PDI to refine the three-dimensional computer model developed for the site.

DUE DILIGENCE EVALUATION/DEVELOPMENT OF REMEDIAL ACTION PLAN; FORMER SMALL FIREARM MANUFACTURER; ROCHESTER, NEW HAMPSHIRE; 2002-Present; Senior-in-Charge.

Provided due diligence services associated with the purchase of a 17-acre industrial manufacturing facility that included historical lagoons, a private wastewater treatment plant, a foundry, multiple machining operations, and two firing ranges. Due diligence activities included assessment of compliance with environmental regulations and OSHA. Upon purchase of property, addressed environmental issues associated with the presence of lead-impacted soil near firing range vents, including excavation, on-site treatment, and off-site disposal of lead-impacted surficial soil. Developed remedial action plan to address lead-impacted soil within abandoned subsurface firing ranges, and lubricating oil-impacted soil and separate phase oil present on groundwater, and chlorinated VOC plume. Coordinated activities with former owner and state regulatory agency.

MASSACHUSETTS CONTINGENCY PLAN (MCP) CHARACTERIZATION AND REMEDIAL ACTIVITIES; FORMER MACHINE SHOP – MCP TIER 1C SITE; MEDFIELD, MASSACHUSETTS; 2001-2009; Project Manager/LSP.

Completed independent evaluation of status of a monitored natural attenuation (MNA) remedy and identified a suspected new source area. Completed focused Phase II additional characterization activities of former industrial property and completed a revised Phase III evaluation to address the presence of trichloroethene (TCE) in groundwater within a Zone II area. Selected and implemented an air sparge/soil vapor extraction (AS/SVE) remedial system to remove TCE from groundwater. Operated AS/SVE system under Remedy Operation Status until Massachusetts Contingency Plan risk standards and MCLs were achieved. Successfully closed site under the MCP.

MCP RESPONSE ACTIONS, ECOLOGICAL RISK ASSESSMENT, AND AQUIFER RECLASSIFICATION; FERTILIZER PLANT; HATFIELD, MASSACHUSETTS; 2008-Present; Senior-in-Charge/LSP.

Completed independent analysis of former consultant recommended remedial approach, and developed alternative strategy for achieving closure of a release of nitrate and ammonia associated with historical operations at a fertilizer manufacturing plant. Included additional field characterization activities to document the extent of impacts to local wetlands and a river system. Also completed detailed evaluation of historical property vicinity use and was able to reclassify a local aquifer system so that a less stringent remedial standard would apply. Coordinated activities with representatives of the state regulator agency.

MCP COMPREHENSIVE RESPONSE ACTIONS AND REMEDIAL ACTIONS; ELECTROMETALS TIER 1A SITE, CHELMSFORD, MASSACHUSETTS; 1995-2013; Project Manager/LSP.

Conducted investigation and remedial activities at a 5-acre, former industrial manufacturing facility. Releases at the site included direct discharge of solvents to the ground surface and a local stream, buried drums and waste materials, and discharges of solvents to a private on-site septic system. Site is located within Zone II areas for several municipal water supply well fields. Historical activities included characterization of the extent of groundwater impacts by CVOCs and evaluation of potential for impacts to local sensitive wetland areas and municipal water resources. Activities included operation and monitoring associated with an *in situ* chemical oxidation (sodium permanganate) remedial system that included the installation and use of a 400-foot-long horizontal injection well and characterization of the presence and extent of dense non-aqueous phase liquid (DNAPL).

MCP CHARACTERIZATION AND REMEDIAL ACTIVITIES; TRUCKING TERMINAL – TIER 1C SITE; WOBURN, MASSACHUSETTS; 1998-Present; Project Manager/LSP.

Managed the completion of MCP Phase II through Phase V activities associated with historical releases of petroleum products from underground storage tanks. Property is located within the interim wellhead protection areas (WHPA) for City of Woburn municipal Wells G and H. Remedial actions included excavation and off-site recycling of petroleum-impacted soil and subsequent monitoring of groundwater quality. Also submitted Downgradient Property Status associated with the presence of dissolved chlorinated hydrocarbons in groundwater.

COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA) REMOVAL ACTION; WELLS G & H SUPERFUND SITE; WOBURN, MASSACHUSETTS; 2002-Present; Project Coordinator.

Managed removal action activities associated with former drum disposal area of 60 Olympia Avenue source area associated with the Wells G & H Superfund Site. Remedial activities included the excavation and off-site disposal of shallow soil that had been impacted by polychlorinated biphenyls (PCBs). Remedial activities also included the installation of the 1/3-acre treatment cell and the completion of multiple *in situ* chemical oxidation injection events to address DNAPL and TCE-impacted soil and groundwater. The removal action program has included monitoring groundwater quality conditions within the treatment cell and within the Aberjona River floodplain and underlying aquifer.

HYDRAULIC AND CONTAMINANT FATE AND TRANSPORT MODELING; DOVER MUNICIPAL LANDFILL SUPERFUND SITE, DOVER, NEW HAMPSHIRE; 2002-Present; Project Manager.

Managed the development and use of a three dimensional groundwater flow model for a 55-acre landfill Superfund Site and surrounding area. MODFLOW was used to develop a model of groundwater flow in three glacial sediment stratigraphic units overlying a marine clay unit and discharge to a local reservoir and river. The model was used as the base for three-dimensional modeling of the fate and transport of landfill leachate and long term behavior of the landfill. The model was also used to evaluate hydraulic impacts and cleanup time associated with potential remedial options. Model was subsequently used to design 45 well groundwater extraction system placed along the downgradient toe of the landfill, and estimate extraction rates necessary to achieve remedial objectives.

TECHNICAL OVERSIGHT – CITIZENS GROUP; STARMET/NUCLEAR METALS SUPERFUND SITE; CONCORD, MASSACHUSETTS; 2001-Present; Project Manager.

Provided technical, regulatory (MCP and CERCLA), and administrative oversight to a citizens group technical assistance grant associated with the Starmet/Nuclear Metals Superfund Site. Included reviewing and providing comments on historical reports and characterization activities, communicating technical issues to the citizens group, planning project strategy, and interacting with state and federal regulatory agencies. The site includes impacts associated with radioactive materials (depleted uranium) and metals (beryllium and copper) in a residential and environmentally sensitive area (near wetlands, the Assabet River, a bog, and drinking water supplies). Project included evaluation of several Removal and NTCRA actions, including plans to demolish and address residual contamination within the former manufacturing facility.

TECHNICAL OVERSIGHT – TOWN OF WILMINGTON; OLIN CHEMICAL SUPERFUND SITE; WILMINGTON, MASSACHUSETTS; 2004-Present; Project Manager.

Provided technical and regulatory (MCP and CERCLA) oversight and review associated with the Olin Chemical Superfund Site. Included detailed evaluation of over 20 years of environmental characterization activities, and an evaluation of the Town's water supply resources associated with

the Maple Meadow Brook aquifer. Provide review and comments on behalf of the Town for technical reports submitted by Olin consultants. Participated in ongoing technical and regulatory meetings with state and federal oversight agencies. Site includes impacts to Town aquifer by a complex suite of over 200 organic constituents and includes concentrated plume of dense aqueous phase liquid (DAPL) associated with historical disposal into unlined lagoons. Most recently evaluated possible impacts to local private drinking water wells associated with n-dinitrosodimethylamine, and a pilot test to extract DAPL from a bedrock depression.

LITIGATION SUPPORT / EXPERT WITNESS; TOWN OF WILMINGTON; 65 AND 80 INDUSTRIAL WAY; WILMINGTON, MASSACHUSETTS; 2007; Expert Witness.

Provided expert witness testimony at trial regarding environmental characterization and remedial activities completed at two commercial/industrial properties. Evaluated the source and extent of chlorinated solvents in soil and groundwater, including the presence of dense non-aqueous phase liquid in deep bedrock and the migration of the groundwater plume toward formerly active municipal supply wells. Included an independent evaluation of conditions associated with the closure of the municipal supply wells. Provided opinions regarding conditions and activities at the properties with regard to the Massachusetts Contingency Plan (MCP). Assisted in developing strategies for cross examination of opposing witnesses.

ENVIRONMENTAL DUE DILIGENCE/THIRD PARTY REVIEW/SOIL VAPOR INTRUSION EVALUATION; FORMER DEFENSE CONTRACTOR SITE, WALTHAM, MASSACHUSETTS; 1999-Present; Project Manager.

Completed environmental due diligence and compliance evaluation for an approximately 20-acre industrial facility. The property is a Tier 1A site and has been impacted by historical releases of petroleum products, PCBs, and chlorinated solvents. Reviewed 20 years of environmental assessment and characterization reports, evaluated efficiency of existing groundwater extraction and treatment system, and developed a list of outstanding technical and regulatory issues. Have continued to provide oversight to new property owner and liaison with former PRP and remedial contractor. Most recent activities included evaluating, designing, installing, operating several subsurface depressurization systems to address potential vapor intrusion associated with existing and renovated commercial buildings, and coordinating soil handling and management activities associated with redevelopment activities at the property.

LITIGATION SUPPORT / EXPERT WITNESS; LSP BOARD DISCIPLINARY ACTIONS; 2005 and 2006; Expert Witness.

Provided expert witness support and prepared expert witness reports regarding the adequacy of environmental characterization activities, compliance with MCP requirements and Massachusetts Department of Environmental Protection (MADEP) guidance, and necessary documentation associated with two Licensed Site Professional's (LSP's) performance at multiple disposal sites. Included evaluation of several Response Action Outcome (RAO) reports, hydraulic evaluations and MCP analyses of petroleum impacts on and off-site, and use of standard methods and field techniques. Developed court presentation materials and coordinated support for other technical and historical witnesses. Provided expert witness testimony.

ENVIRONMENTAL DUE DILIGENCE/THIRD PARTY REVIEW; MULTIPLE COMMERCIAL PROPERTIES, CENTRAL EASTERN COAST, UNITED STATES; 2002-2003; Project Manager.

Completed environmental due diligence associated with a portfolio of approximately 60 commercial and industrial properties located in Virginia, Maryland, and Delaware. Activities included evaluation of historical use, potential receptors, existing reports, and potential costs to address known and suspected environmental impacts. For properties where remedial systems were already operating,

evaluated cost and efficiency of systems and time frame to achieve closure.

WETLANDS AND ENVIRONMENTAL PERMITTING – COCHECO RIVER DREDGE PROJECT; DOVER, NEW HAMPSHIRE; 1999-2004; Project Manager.

Managed wetlands and solid waste permitting associated with proposed dredging activities of the lower 3-mile stretch of the Cocheco River. Project included characterization of dredge project and potential impacts to local resources and associated permit document and reports. Made technical presentations (written and verbal) to local, state, and federal agencies. Also reviewed and provided comments on U.S. Corps of Engineers proposed design for upland sediment disposal cell.

REMEDIATION DESIGN/REMEDIATION ACTION; UNION CHEMICAL COMPANY (UCC) SUPERFUND SITE, SOUTH HOPE, MAINE; 1992-1993; Project Hydrogeologist.

Managed aquifer testing program as part of predesign studies for implementation of the Management of Migration (MOM) component of the USEPA's selected remedy for the UCC Superfund site. Aquifer testing included completion of four variable rate (step) discharge tests and two constant rate discharge tests. Constant rate discharge tests lasted 16 days and included monitoring of 22 observation wells and 2 surface water locations. Tests were performed in an unconfined till aquifer under low-discharge conditions (less than 0.2 gallons per minute). Responsible for data reduction and interpretation of test results. The results of the aquifer testing program were used to design a hydraulic control and groundwater extraction system.

CONTAMINANT TRANSPORT ASSESSMENT AND MODELING; CLEAN HARBORS KINGSTON FACILITY CORPORATION, KINGSTON, MASSACHUSETTS; 1991-1994; Project Manager.

Performed an off-site migration assessment that included the combination of analytical computer modeling and a focused field investigation. A two-dimensional analytical model was used to estimate the extent of off-site migration of a plume of dissolved-phase chlorinated organic compounds in a glacial outwash unconfined aquifer. The model was calibrated using on-site historical data including groundwater sampling results, groundwater elevation data, and the results of *in situ* aquifer testing. The final model simulation was used to predict the present off-site configuration of the plume and to select the optimal locations for off-site monitoring. Originally, the state regulatory agency had requested a full-scale field investigation to determine off-site migration of the plume. The analytical modeling approach resulted in a significantly reduced work scope for the off-site characterization.

HYDROGEOLOGICAL INVESTIGATION; IBM CORPORATION, ESSEX JUNCTION, VERMONT; 1988-1992; Project Manager.

Managed and conducted a detailed hydrogeological investigation in support of a Resource Conservation and Recovery Act Corrective Action Plan being developed for a large industrial facility. Activities included a subsurface investigation to evaluate local hydrogeologic conditions, source area characteristics, potential contaminant migration pathways, the magnitude and extent of groundwater contamination, and contaminant transport processes. Characterization included overburden and bedrock aquifer contamination by separate-phase chlorinated hydrocarbons. Data obtained during the investigation were used to design interim groundwater controls at the site and to implement a source remediation plan. Remedial measures included SVE and groundwater extraction and treatment.

MCP PHASE II COMPREHENSIVE SITE INVESTIGATION; POWER PLANT, SOUTHEASTERN MASSACHUSETTS; 1990-1992; Project Manager.

As Project Manager, developed the scope of work for the Phase II investigation and coordinated its implementation at the site. The investigation was performed to determine the magnitude and extent of a release of diesel fuel and heating oil from bulk storage containers at a power generating plant and to develop a remedial action plan for recovery of separate-phase product. The site was located in an

environmentally sensitive area that included concerns over potential impacts to wetland areas and tidally-influenced surface water. The investigation was complicated by the presence of shallow bedrock at the site, tidal influences to local groundwater, and the presence of several non-related historical releases and sources within the study area.

***AQUIFER TESTING; IBM CORPORATION, ESSEX JUNCTION, VERMONT; 1990-1993;
Project Manager.***

Managed and conducted a pump test of an unconfined till aquifer. The purpose of the pump test was to evaluate the feasibility of lowering the water table to allow the installation of a vapor extraction remediation system to remove residual contamination of saturated zone soil by chlorinated hydrocarbons. The project included performing a 72-hour pump and recovery test and a 24-hour enhanced vacuum-pumping test. Using data obtained from the pump tests, computer modeling was performed to determine the necessary array of pumping wells that would be needed to depress the water table to allow for vapor extraction of the saturated zone soil.

SPECIAL TRAINING:

OSHA Training Course in Hazardous Waste Site Investigations, 40-Hour Course, Darell Bevis Associates, Inc., Sterling, Virginia
Center for Environmental Management, Tufts University: Hazardous Waste Management, Spring 1987; Environmental Law, Fall 1987; Site Remediation Techniques, April 1989
University of Wisconsin at Madison, Continuing Education: Groundwater Flow and Pump Tests, December 1992

PROFESSIONAL AFFILIATIONS:

Licensed Site Professional Association

PUBLICATIONS AND PRESENTATIONS:

Webster, M.J., What You Need to Know About Ground Water Pollution, Toxics Action Center Workshop, 2006.

Webster, M.J., Understanding Hydrogeology and How Toxics Contaminate Our Water Supplies, Toxics Action Center Workshop, 2004.

Webster, M.J., Hydrogeology 101: Ground Water and Toxic Waste Don't Mix, Toxics Action Center Workshop, 2003.

Webster, M.J., and Menoyo, D., Cleaning Up Hazardous Waste Sites: How Massachusetts's DEP Plan Works, Toxics Action Center Workshop, 2002.

Gilbert, J.A., Webster, M.J., Marley, M., and Lizotte, C., Use of In-Situ Bioremediation to Enhance Natural Attenuation at the Dover Municipal Landfill Superfund Site, New England Environmental Expo, 1998.

Skehan, S.J., J.W., Bailey, R.H., Dreier, R.B., and Webster, M.J., Olistostromes of the Avalon Zone, Southeastern New England, Geological Society of America, Symposium Volume, 1990.

Skehan, S.J., J.W., Webster, M.J., and Logue, D.F. "Cambrian Stratigraphy and Structural Geology of Southeastern Narragansett Bay, Rhode Island," Geological Society of America, DNAG Centennial

Field Guide, Northeast Section, (ed) D.C. Roy, 1987.

Webster, M.J., Skehan, S.J., J.W., and Landing, E. "Newly Discovered Lower Cambrian Rocks of the Newport Basin, Southeastern Rhode Island," Geological Society of America, Abstract Program, 18(1), p. 75, 1987.

Skehan, S.J., J.W., Rast, N., and Webster, M.J. "Preliminary Geological Map of Pennsylvanian Narragansett Basin, Massachusetts and Pre-Pennsylvanian Rocks of Narragansett Bay, Rhode Island," Geological Society of America, Abstract Program, 18(1), p. 66, 1986.

Webster, M.J., Skehan, S.J., J.W., and Rast, N. "The Structure of the Newport Formation, Southeastern Rhode Island," Geological Society of America, Abstract Program, 17(1), p. 69, 1985.

Skehan, S.J., J.W., Bailey, R.H., Dreier, R.B., and Webster, M.J. "Late Proterozoic Olistostromes of the Avalon Zone, Southeastern Massachusetts and Rhode Island," Geological Society of America, Abstract Program, 1985.

JOEL J. TRIFILO, P.G., L.S.P., L.E.P.

Senior Geologist

Mr. Trifilo is a Senior Geologist in GeoInsight's Littleton, Massachusetts office. He has experience in the environmental industry working with oil and hazardous material impacts to soil and groundwater. Mr. Trifilo has worked on a wide variety of environmental projects throughout New England. This experience includes regulatory compliance and remedial investigations and cleanups at leaking underground storage tank (UST) sites; bulk fuel storage and distribution facilities; historic landfills; and utility, chemical distribution, and manufacturing facilities. He has provided emergency response services for oil or hazardous materials spills at residential and industrial properties. He has completed environmental compliance audits at State universities and colleges and prepared Spill Prevention Control and Countermeasure (SPCC) Plans for State agencies.

Education:

B.S. Geology, University of Massachusetts, 1986

Years of Experience:

28 years

Areas of Expertise:

Environmental Assessment and Remediation of
Soil and Groundwater
Spill Response
Massachusetts Contingency Plan
Soil Characterization and Management

Professional Registrations:

Professional Geologist: NH
Certified Professional Geologist
Massachusetts Licensed Site Professional
Connecticut Licensed Environmental Professional
Massachusetts Certified Wastewater Treatment
Plant Operator (Grade 2-I Full)

MATERIALS MANAGEMENT AND MCP SUPPORT; DIVISION OF CAPITAL ASSET MANAGEMENT; INTEGRATED SCIENCES COMPLEX CONSTRUCTION; 2011-2015; Project Manager

Provided engineering support, soil management, and Massachusetts Contingency Plan (MCP) compliance services in support of the construction of the new Integrated Sciences Complex (ISC) at the University of Massachusetts Boston Campus. The portion of the campus the construction is occurring is a former landfill. The work is being conducted under a Release Abatement Measure Plan to address impacted soil and historical landfill debris during construction activities associated with the construction of the ISC building. Activities included coordinating soil and waste material excavation and stockpiling, on-site treatment (as necessary to address elevated concentrations of metals), characterization sampling, and disposal profiling and receiving facility approval.

ECOLOGICAL RISK ASSESSMENT PREDESIGN INVESTIGATION ACTIVITIES; DOVER MUNICIPAL LANDFILL SUPERFUND SITE, DOVER, NEW HAMPSHIRE; 2005 - Present; Field Team Leader.

Field Team Leader for predesign investigation (PDI) activities associated with a Stage 2 Ecological Risk Assessment to evaluate potential environmental risks from impacts to sediment and surface water in the Cocheco River from a plume of leachate related to the Dover Municipal Landfill Superfund Site. Ecological risk assessment activities consisted of design and implementation of two sediment sampling and analysis programs for an approximately 2-mile section of the Cocheco River. Sediment samples were analyzed for general chemistry parameters and for toxicological evaluation. The toxicity tests exposed a group of organisms to environmental samples and a laboratory control sample for a specified period of time to assess potential impacts on survival and growth. The analyses were completed for each sample using the freshwater amphipod *H. azteca* and freshwater midge *C. dilutus*. The results of the Stage 2 Ecological Risk Assessment were used to demonstrate that conditions did not pose significant risk to potential ecological receptors.

IMMEDIATE RESPONSE ACTION ACTIVITIES; PRIVATE CLIENT; NEW BEDFORD, MASSACHUSETTS; 2012 – Present; Project Manager

Managed Immediate Response Action (IRA) activities in conjunction with the Massachusetts Department of Environmental Protection in response to a historical release of chlorinated solvents from a former dry cleaning establishment. Field investigation and assessment activities included a vapor intrusion/preferential pathway evaluation that included a soil vapor survey along an underground sewer line, indoor air sampling of a nearby Boys and Girls Club, and coordination with multiple nearby residential property owners to conduct indoor air sampling. IRA activities are ongoing and include soil boring and groundwater monitoring well installation and indoor air sampling of private residences.

MCP COMPLIANCE ACTIVITIES; MASSACHUSETTS PORT AUTHORITY LOGAN INTERNATIONAL AIRPORT; BOSTON, MASSACHUSETTS; 2010-2012; Senior Geologist and LSP

Provided LSP services and conducted environmental assessment activities at multiple locations on Massport property to evaluate potential releases of oil and hazardous materials. Included evaluations and Massachusetts Contingency Plan (MCP) closure of multiple release locations that were previously identified during the Central Artery/Tunnel project, including several that were subsequently attributable to urban fill/background conditions. Conducted additional characterization activities of metals and petroleum impacts to soil and groundwater near consolidated rental car facility, and successfully demonstrated conditions were attributable to background, or were not reportable under the MCP.

ASSESSMENT AND REMEDIATION OF A SMALL ARMS MANUFACTURING FACILITY; ROCHESTER, NEW HAMPSHIRE; 2006 - Present; Project Manager

Managed a comprehensive field investigation and site assessment of a 13.5-acre industrial facility, including manufacturing areas inside the buildings, former UST locations, former unlined waste water lagoon, former on-site septic system, and underground firing ranges. Field investigation and assessment activities included the advancement of over 100 soil borings, the installation of 17 new monitoring wells, and collection of soil, groundwater, surface water, and soil gas samples. Assessment activities identified and delineated subsurface petroleum impacts to soil, an area of separate phase lubricating oil (light non-aqueous phase liquid; LNAPL), lead impacts to surficial soil, and chlorinated volatile organic compounds in groundwater. The results of field investigation and site assessment activities were summarized in a Site Investigation Report in accordance with the New Hampshire Department of Environmental Services regulations (NHDES). A Remedial Action Plan and Remedy Implementation Design Plan were subsequently submitted to NHDES for the treatment, stabilization, and disposal of 220 tons of lead-impacted soil associated with a former on-site firing range, and the excavation and off-site reuse of approximately 6,000 tons of petroleum-impacted soil. Remedial activities were completed in June 2013.

TECHNICAL OVERSIGHT – TOWN OF WILMINGTON; OLIN CHEMICAL SUPERFUND SITE; WILMINGTON, MASSACHUSETTS; 2004 - Present; Senior Geologist.

Provided technical and regulatory (MCP and CERCLA) oversight and review of documents associated with the Olin Chemical Superfund Site. The historical on-site discharge of dense aqueous phase liquid (DAPL) waste resulted in the closure of several Wilmington municipal water supply wells. Responsibilities include detailed evaluation of historical environmental site characterization activities, evaluating potential source areas based upon a review of historical reports, identifying constituents of concern (COCs), evaluating COC fate and transport, reviewing technical reports prepared by Olin's consultant(s), and preparing technical comments for documents prepared by Olin and their consultant(s). Additional responsibilities include participation in ongoing technical and

regulatory meetings with federal and state oversight agencies, and interaction with municipal officials and Town counsel to evaluate activities conducted by Olin and its consultant(s) on Town property. Included evaluation of the presence of nitrosodimethylamine (NDMA) in the Town's municipal water supply, the integrity of a containment slurry wall, and the efficacy of a DAPL extraction pilot test.

BROWNFIELDS TECHNICAL SUPPORT SERVICES – TOWN OF CONCORD, W.R. GRACE SUPERFUND SITE, ACTON, MASSACHUSETTS, 2008 – Present; Senior Geologist.

Provided technical support services to the Town of Concord regarding the W.R. Grace Superfund Site (the Site). Included an expedited review and summary of characterization and remedial activities completed at the Site, with a specific focus upon a portion of the Site that is located in the Town of Concord. Evaluated conditions associated with a plume of chlorinated VOCs that had impacted a municipal drinking water aquifer, supply wells, and possibly the Assabet River, and conditions associated with an on-site landfill. Provided written comments and analyses regarding the condition of the portion of the Site located in the Town of Concord and the status of CERCLA and MCP activities with a focus on potential impacts to the community. Prepared materials for public outreach activities and participated in a public meeting with the Concord Board of Health to present the results of our research. The work was completed at an accelerated pace (approximately 4 weeks) to comply with the requirements of a MADEP Brownfields Grant.

SOIL VAPOR INTRUSION PREDESIGN INVESTIGATION ACTIVITIES; DOVER MUNICIPAL LANDFILL SUPERFUND SITE, DOVER, NEW HAMPSHIRE; 2005 - Present; Field Team Leader.

Field Team Leader for predesign investigation (PDI) activities associated with a plume of leachate related to the Dover Municipal Landfill Superfund Site. Field Team management responsibilities included the ongoing Soil Vapor Intrusion PDI to evaluate possible impacts to indoor air in residential buildings located downgradient of the landfill. PDI activities consisted of the installation and monitoring of a shallow groundwater monitoring well network and sampling program design, data evaluation, and reporting to state and federal agencies. Monitoring activities demonstrated that vapor intrusion was not an ongoing concern.

EMERGENCY RESPONSE AND LSP SERVICES - UNIVERSITY OF MASSACHUSETTS MEDICAL SCHOOL, WORCESTER, MASSACHUSETTS; 2011-Present; LSP and Project Manager

Provided emergency response and Licensed Site Professional (LSP) services for a release of 1,400 pounds of Freon-500 from the hospital power plant HVAC unit, including evaluation of preferential migration pathways through underground utility/tunnel network. Also conducted air monitoring subsequent to remediation of a release of mercury from a manometer located in the hospital power plant.

MASSACHUSETTS CONTINGENCY PLAN RESPONSE ACTION OUTCOME (RAO) AND ACTIVITY AND USE LIMITATION (AUL); FORMER UST LOCATIONS – MARLBOROUGH, MASSACHUSETTS; 2006-2007; Project Manager/Licensed Site Professional.

Provided LSP services and managed the assessment and remediation of a release of petroleum from USTs located at a former garage. Remedial activities consisted of the excavation and removal of two abandoned petroleum USTs and the excavation and recycling of petroleum-impacted soil. Subsequent assessment activities included a soil gas survey, soil boring and well installation, and collection of soil and groundwater samples. Because residual petroleum impacts are present in soil at concentrations greater than MCP Method 1 Risk Characterization Standards (for unrestricted residential exposures), an AUL was implemented to maintain a condition of No Significant Risk at the disposal site.

MCP COMPLIANCE ACTIVITIES; FORMER MACHINE SHOP; ESSEX, MASSACHUSETTS; 2002-2004; Senior Geologist/Licensed Site Professional.

Conducted an investigation of a release of chlorinated solvents to soil, groundwater, surface water, and indoor air. Initiated a comprehensive subsurface investigation to delineate the nature and extent of impacts in site media. Applicable components of the MCP, which applied to the disposal site, included a Release Abatement Measure for the excavation of solvent-impacted soil, an Immediate Response Action Plan for a Condition of Substantial Release Migration, preparation of a Tier Classification Submittal and Tier I Permit, Phase II Comprehensive Site Assessment Report and Phase III Remedial Action Plan, and Phase IV Remedy Implementation Plan, and Phase IV Final Inspection Report. A soil vapor extraction system was installed at the site to remove chlorinated solvent vapors from beneath the concrete floor of the building and mitigate the presence of constituents in indoor air.

RCRA FACILITY INVESTIGATION; MAINE YANKEE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) CLOSURE; WISCASSET, MAINE; 2002-2003; Senior Geologist.

Served as a team leader during the building walkdown phase of the RCRA Facility Investigation (RFI) for the Maine Yankee nuclear power plant located in Wiscasset, Maine. Also served as a senior geologist during the field investigation portion of the RFI. The RFI activities involved the collection of soil, bedrock, groundwater, surface water, concrete, biota tissue and fresh water, and offshore sediments for analytical testing. Results of the RFI were used to provide a defensible assessment of the Maine Yankee property to ensure that the site closure activities complied with the Maine Department of Environmental Protection and United States Environmental Protection Agency RCRA requirements.

MCP COMPLIANCE ACTIVITIES; BULK FUEL STORAGE TERMINAL; EAST BOSTON, MASSACHUSETTS; 2002-2003; Senior Geologist/Licensed Site Professional.

Provided LSP services to a major oil corporation to mitigate a release of petroleum into Boston Harbor via a storm drain system. Investigations included a map and field study of Boston Water & Sewer Commission and Massport storm drain systems, dye testing, and preparation of a MCP Phase I Initial Site Investigation and Tier Classification submittal.

MASSACHUSETTS HIGHWAY DEPARTMENT; SEVERAL LOCATIONS IN MASSACHUSETTS; 1997-2000; Senior Geologist/Licensed Site Professional.

Served as project manager and LSP for the Massachusetts Highway Department (MHD) at several MHD depots in Massachusetts during their state-wide UST closure program. Responsibilities included coordination of UST closures, assessment, and subsequent remedial activities performed in accordance with the MCP. Duties also included liaison between the client and regulatory agencies, and preparation of MCP-phased reports for several MHD disposal sites in Massachusetts.

SPECIAL TRAINING:

OSHA 40-Hour Hazardous Waste Training
OSHA 8-Hour Annual Refresher Training
OSHA 8-Hour Supervisory Training
OSHA 10-Hour Construction Safety and Health Training

PROFESSIONAL AFFILIATIONS:

Licensed Site Professional Association
American Institute of Professional Geologists

ROBERT C. REYNOLDS*Project Engineer*

Mr. Reynolds has been involved in numerous environmental, hydrological, and geotechnical projects over the past 19 years. He is an experienced project manager and specializes in directing site investigation and remediation projects throughout New England. Projects have included detailed due diligence and compliance evaluations and petroleum hydrocarbon, chlorinated solvent, polychlorinated biphenyls, and metals evaluations in rural to urban settings. Investigation and remedial projects range from small-scale to complex releases where timeliness, regulatory compliance, risk management, and budgetary constraints are managed to meet the client's environmental needs.

**UNIVERSITY CROSSING GASOLINE STATION
REDEVELOPMENT; UMASS LOWELL/UMASS BUILDING
AUTHORITY; LOWELL 2012-Present; Project Manager**

GeoInsight was retained in March 2012 by the UMass Building Authority to provide environmental consulting services associated with the possible acquisition of a gasoline service station property. Mr. Reynolds has been the Project Manager since project inception and has been responsible for all project-related activities. Those activities have included a due diligence assessment, an evaluation of the existing property owner's remedial alternative plan, a review and evaluation of alternate remedial options, an analysis of potential environmental risks and liabilities associated with the acquisition and possible future uses of the property, an environmental data gaps assessment, subsurface investigations and nature and extent evaluations, NAPL evaluations, and conducting human health and environmental risk assessments. MCP compliance included filing a Release Abatement Measure (RAM) Plan, RAM Status Completion Reports, and preparing and filing Remedy Operation Status (ROS) Monitoring Reports.

To accomplish the university's objectives of potentially incorporating the property into the University Crossing redevelopment, Mr. Reynolds worked closely with the UMass Building Authority, UMass Lowell, the University Crossing engineering and construction team, and the existing owner's attorneys and representatives. The objective of using the property for University Crossing was accomplished and MCP closure is on schedule for 2015.

**PROPERTY ACQUISITION SUPPORT AND GEO-ENVIRONMENTAL EVALUATION; UNIVERSITY OF
LOWELL / UMASS BUILDING AUTHORITY; LOWELL 2014-Present; Project Manager**

Mr. Reynolds has provided technical support to UMass Lowell and the UMass Building Authority on focused geo-environmental consulting services related to the potential acquisition of over forty parcels of land in Lowell during 2014 and 2015. Mr. Reynolds work included conducting reviews of historical environmental, building materials, and geotechnical reports conducted at or near the subject property, a review of the historical uses of the Property, the scope and results of historical characterization and investigation activities, the status of MCP compliance activities, the scope of any remedial activities, and an evaluation of existing soil and groundwater conditions.

Mr. Reynolds work included an assessment of the scope and appropriateness of historical work completed to date, and identified possible data gaps and/or significant assumptions regarding environmental and geotechnical conditions and/or liabilities at the property. Mr. Reynolds has successfully worked with multiple UMass Lowell Departments to achieve the University's objectives with regard to evaluating properties for potential acquisition.

**PHASE I ENVIRONMENTAL SITE ASSESSMENTS; NUMEROUS CLIENTS; NEW ENGLAND; 2004-Present;
Project Engineer/Project Manager**

Participation in hundreds of environmental site assessment studies to evaluate the potential presence of oil or hazardous material with regard to Massachusetts General Laws, Chapter 21E and other applicable laws and statutes. Project engineer and manager experience on these projects include: negotiating appropriate scope of services and budget; managing staff on multi-parcel assessments, implementing subsurface investigations, and interfacing on behalf of the client with attorneys, lenders, regulators, and citizen groups.

Education:

B.S. Civil Engineering, Northeastern
University, 2000

Years of Experience:

19

Areas of Expertise:

Site Investigation and
Characterization
Soil and Groundwater Remediation
MCP Regulatory Compliance
Emergency Spill Response
Environmental Site Assessments

ROBERT C. REYNOLDS*Project Engineer****MCP COMPLIANCE AND SOIL REMEDIAL ACTIVITIES; URBAN REDEVELOPMENT; CAMBRIDGE, MASSACHUSETTS; 2012-2014; Project Engineer/Project Manager***

Mr. Reynolds coordinated remedial activities prior to and during the construction of a new multi-use building located in a dense urban environment. The development included three contiguous parcels, comingled releases, and three separate responsible parties and their respective consultants. Previous uses of the properties included a former gasoline station and a bulk fuel oil facility. The new development included the construction of an underground garage that necessitated the disposal of 15,000 tons of petroleum impacted urban fill and stabilization of 5,000 tons of characteristically hazardous lead-impacted soil. MCP compliance included RAM Plans, Status and Completion Reports, Risk Characterizations, and a Response Action Outcomes for multiple Release Tracking Numbers.

CHLORINATED SOLVENT ASSESSMENT; MCP TIER IA SITE; MILLIS, MA; 1995-2002; Project Engineer/Project Manager

Mr. Reynolds managed a chlorinated solvent assessment program to evaluate groundwater impacts in municipal wells that included deep bedrock explorations, bedrock packer testing, down-hole geophysics, geoprobe explorations in wetlands, residential drinking water testing, and installation of dozens of convention wells using augers and drive and wash drilling methods. Mr. Reynolds developed a Public Involvement Plan (PIP) in cooperation with the Department of Environmental Protection and presented the results of the Phase II Comprehensive Site Assessment activities in a town meeting to inform and involve residents in the community of response activities.

ENVIRONMENTAL OVERSIGHT DURING REDEVELOPMENT; MULI-RELEASE SITE; HANSCOM AIR FORCE BASE, BEDFORD, MA; 2002-2005; Project Engineer/Project Manager

Mr. Reynolds designed an assessment program to evaluate soil and groundwater at a former industrial hangar site where a Fortune 100 client was constructing a new state-of-the-art executive hangar. Five separate historical releases were identified that required timely response actions to accommodate an aggressive construction schedule. Mr. Reynolds characterized site conditions to efficiently remove over 5,000 tons of impacted soil under five Bill of Ladings to three separate disposal facilities, managed a dewatering and groundwater treatment train capable of handling hundreds of gallons of impacted groundwater per minute, and mitigated potential vapor intrusion risks with a sub-slab depressurization system.

REMEDIAL MANAGEMENT; NUMBER 6 FUEL OIL RELEASE; MASSACHUSETTS HIGH SCHOOL; 2005-2008; Project Engineer/Project Manager

During pre-construction assessment activities, nearly an acre of No. 6 fuel oil was identified beneath an area of an existing high school building where redevelopment activities to construct a new high school were imminent. Mr. Reynolds implemented assessment and remedial options that included removing two underground storage tanks, excavating 700 tons of impacted soil, conducting a thermal steam-injection field pilot study, and evaluated surfactant flushing and chemical oxidation technologies. A large scale in-situ surfactant-enhanced chemical oxidation program was conducted that included installing seventy four 4-inch injection/recovery wells, operating the system for 24-hours per day for 21 days and treating 329,000 gallons of petroleum-impacted groundwater. The remedial program significantly reduced petroleum mass in the environment and the high school opened without impact to schedule.

EMERGENCY RESPONSE; NEW ENGLAND; 2000-2010; Project Engineer/Project Manager

Mr. Reynolds has managed numerous emergency response projects including an airplane accident, a diesel fuel release in a neighborhood in conjunction with the Boston Fire Department, and commercial and residential fuel oil releases to wetlands, basements, roadways, universities, and other locations. Emergency response actions include developing an impact analysis to implement an appropriate response action program and conducting risk assessments throughout the project.

COMPLIANCE PROJECTS: NEW ENGLAND; 1994-Present; Field Engineer/Project Engineer

Mr. Reynolds has managed the preparation and submittal of compliance documents to MADEP under the State's Air Pollution Control Regulations including Limited Plan Applications, Source Registrations, Emission Unit Process Equipment Statements, Water Withdrawal Statements, and Organic Material Storage Statements.



APPENDIX C
RFQ CERTIFICATIONS

CERTIFICATE OF TAXES/TAX ATTESTATION

Pursuant to M.G.L. Chapter 62C, Section 49A, I certify under penalties of perjury that GEOINSIGHT, INC. has/have complied with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

02-0463354
Social Security Number, or
Federal Identification Number

GEOINSIGHT
Signature of Individual, or
Corporation Name
By: [Signature] Michael Webster, Director
Corporate Officer & Title (if applicable)

AFFIX CORPORATE



CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this bid, or proposal, has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

GEOINSIGHT
Signature of Individual, or
Corporation Name
By: [Signature] Michael Webster, Director
Corporate Officer & Title (if applicable)

AFFIX CORPORATE SEAL



Attachment 7.b: GeoInsight Proposal - Melone Property RFQ (1549 : Melone RFP responses)

CERTIFICATE AS TO CORPORATE APPLICANT

I, Brian Kisiel (Name of Officer), certify that I am the President (Title) of the Corporation named as Applicant in the within Proposal Form; that Michael J. Webster (Name of Officer signing form) who signed said Proposal Form on behalf of the Submitter was then Director (Title) of said Corporation; that I know his/her signature and that his/her signature is genuine and that said Proposal was duly signed, sealed and executed for and on behalf of said Corporation by authority of its governing body.

AFFIX CORPORATE SEAL



Instruction: This certificate must be completed where Applicant is a Corporation, and should be so completed by its Clerk. In the event that the Clerk is the person signing the Proposal on behalf of the Corporation, this certificate must be completed by another Officer of the Corporation.

Five Centennial Drive
Peabody, MA 01960-7985
tel: 978-532-1900 fax: 978-977-0100
www.westonandsampson.com

engineering, energy,
planning, permitting,
design, construction,
operation, maintenance

Weston&Sampson®

October 22, 2015

Ms. Maryanne Bilodeau
Interim Town Manager
Planning and Community Development Office
278 Old Sudbury Road
Sudbury, Massachusetts 01776

**Re: Price Proposal – Melone Property Environmental Data Review
Sperry Rand/Unisys Site (RTN 3-0435)**

Dear Ms. Bilodeau:

Weston & Sampson is pleased to submit this price proposal to perform the Melone Property Environmental Data Review for the Town of Sudbury. As presented in the attached spreadsheet, we will complete an environmental data review for an estimated cost of \$9,990. The scopes of services includes a review of reports from the MassDEP website, identification of risk-based constraints to develop the Melone Property, a summary report, and a meeting with the Town of Sudbury Board of Selectmen for the Sperry Rand/Unisys site (RTN 3-0435). For any additional work completed at the site, Weston & Sampson will use the hourly rates listed in the following table.

Rate Chart – Weston & Sampson	
Employee Category	Hourly Rate
Licensed Site Professional	\$185
Project Manager	\$135
Risk Assessment Specialist	\$130
Technical Review	\$185
Environmental Scientist	\$ 90

We look forward to an opportunity to discuss how we can best serve the Town of Sudbury, and we are committed to your project's success. If you have any questions, please contact me at 978-532-1900 or ricciardi@wseinc.com.

Very truly yours,

WESTON & SAMPSON



Frank M. Ricciardi, PE, LSP
Vice President

Level of Effort and Cost Table

This Billing Rates worksheet's columns and rows can be formatted for presentation purposes -- it is not protected. Be careful not to alter cell entries or formulas. Delete this line before printing out the worksheet.

Weston & Sampson

Sudbury

10/20/2015

[illegible]

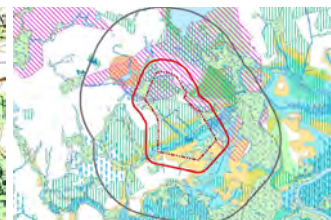


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tel: 978-532-1900 fax: 978-977-0100

qualifications



Town of
Sudbury
MASSACHUSETTS

Melone Property Environmental Data
Review

October 2015

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<i>Under Separate Cover</i>	<i>Price Proposal</i>

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October 22, 2015

Maryanne Bilodeau
Interim Town Manager
Planning and Community Development Office
278 Old Sudbury Road
Sudbury, Massachusetts 01776

Re: Request for Qualifications (RFQ) – Melone Property Environmental Data Review

Dear Ms. Bilodeau:

Serving public clients in Massachusetts for 116 years, Weston & Sampson has the expertise and resources necessary to perform Licensed Site Professional (LSP) services for the Town of Sudbury. **Through our past consulting work on the Route 20 Business District in town, we have developed valuable professional relationships with town staff and an in-depth understanding of your infrastructure.** With this past knowledge and our specific expertise targeted to your project, Weston & Sampson is well positioned to provide efficient, comprehensive environmental data review services. We look forward to continuing our work with the Town of Sudbury, serving as your LSP to review all existing environmental documentation on the Sperry Rand/Unisys remediation efforts.

Since the Melone site is a significant piece of buildable, town-owned property, it is important to properly identify and understand all constituents/contaminants of concern (COCs) in the project area and thoroughly evaluate the reuse and development potential of the Melone parcel.

Working predominantly in the public sector, Weston & Sampson has successfully completed thousands of public sector projects, providing environmental assessment, response action planning, and cleanup oversight services at sites regulated under the Massachusetts Contingency Plan (MCP). A number of these projects have included Chlorinated Volatile Organic Compounds (CVOCs), and/or Dense Volatile Organic Compounds (DVOCs). **Our specific, relevant experience includes the assessment, remediation, and redevelopment of chlorinated solvent impacted sites, including the former Medfield State Hospital site; the former Modern Electroplating Facility in Roxbury; and the historic Ferdinand, Curtis, and Waterman Buildings in Dudley Square, in addition to the assessment and remediation of several other chlorinated solvent sites throughout New England.**

We excel in the critical areas that will be essential to project success, as outlined below:

Quality and extent of relevant experience – Having provided LSP and MCP support services on numerous similar projects for Massachusetts municipalities and state agencies, Weston & Sampson has the expertise to provide quality environmental and LSP services for the Melone Property Environmental Data Review. In identifying, assessing, evaluating, and remediating environmentally compromised and contaminated sites in Massachusetts over the past two decades, our project team has developed an excellent working relationship with the Massachusetts Department of Environmental Protection (MassDEP).

Massachusetts

Connecticut

New Hampshire

Vermont

New York

Pennsylvania

New Jersey

South Carolina

Florida

When it's essential...it's Weston&Sampson.®

In addition to the Medfield State Hospital, Modern Electroplating, and Ferdinand projects highlighted above, our direct experience with CVOCs includes site assessment and remediation of a recycling/transfer station property in Needham, Massachusetts; the Liberty Street assessment, remediation, and MCP compliance project in Springfield, Massachusetts; the Strawberry Field Road Sewer Project in Warwick, Rhode Island; and a remedial evaluation study in Peterborough, New Hampshire, among others.

Depth and availability of professional resources – Weston & Sampson maintains a full-time staff of more than 440 environmental and engineering professionals, including over 85 registered Professional Engineers and six LSPs. Given our depth of resources and experience, we can ensure the availability of our team members to meet your needs in a responsive and timely manner.

An approach and team that will meet the town's needs – Our approach draws on our experience with municipalities and MassDEP on hundreds of sites throughout the Commonwealth. Our proposed project team includes two Massachusetts LSPs, a project engineer with nearly 20 years of assessment and regulatory experience, and a seasoned risk assessor. **Frank Ricciardi, PE, LSP**, our principal-in-charge and lead LSP, has extensive experience in the review, assessment, remediation, and redevelopment of contaminated sites under the MCP. His experience includes sites contaminated with chlorinated solvents and other COCs, as well as projects with significant public meeting and presentation requirements.

Quality of references – Weston & Sampson successfully completed similar work under the MCP since its inception in 1993. Our references—Massachusetts clients with similar environmental needs—can attest to the quality of our performance on similar projects and our ability to perform assigned tasks in a timely, accurate manner.

We are confident that our team of LSPs and other qualified environmental professionals can provide cost-effective, environmentally sound solutions to the Town of Sudbury. Please contact me at 978-532-1900 or ricciardif@wseinc.com if you have any questions concerning our qualifications or our submittal.

Very truly yours,
WESTON & SAMPSON



Frank M. Ricciardi, PE, LSP
Vice President

PROJECT APPROACH

PROJECT UNDERSTANDING

We understand that the town is seeking the services of a Licensed Site Professional (LSP) to review existing environmental site assessment and remediation reports for the former Sperry Rand/Unisys property ("the Site") and advise the town on the potential development of the Melone Property. In 1986, the Massachusetts Department of Environmental Protection (MassDEP) issued Release Tracking Number (RTN) 3-0435 due to the detection of volatile organic compounds (VOCs) in groundwater at the Site. Subsequently, the Site was classified as a Tier 1A Site (Permit No. 83079), requiring that all Site activities be conducted under the supervision of MassDEP.

Based on our preliminary review of the environmental reports, we understand that there are two distinct areas of contamination at the Site, the Gravel Pit and Leach Field Areas. The contaminants of concern are VOCs, primarily tetrachloroethene (PCE) and trichloroethene (TCE) in the groundwater, both in the overburden and bedrock. Several Site assessments have been conducted at the Site, as well as remediation; however, contaminants exceeding drinking water standards remain and the Consultant of Sperry/Rand Unisys indicated that remediation of contaminants in the bedrock is not feasible. Consequently, Temporary Solutions (Class C-1 Response Action Outcomes (RAOs)) have been issued for both the Gravel Pit and Leach Field Areas, and a Permanent Solution (Site closure) cannot be achieved until contaminant concentrations are below drinking water standards. For this reason, and as required under the Massachusetts Contingency Plan (MCP), continued monitoring/sampling is required. In addition, five-year evaluations of the Site are required to assess whether new site conditions or new technologies have become available to possibly achieve a Permanent Solution.

As one of the largest remaining areas of buildable town-owned property, the site has considerable development potential. The land offers the potential for recreational facilities/athletic fields, trail connections to nearby conservation areas, and options for industrial/commercial or residential housing developments. Since the Melone property is immediately east of the Sperry Rand/Unisys property and because the town is considering the reuse of this property, the constituents of concern (COCs), extent of contamination, and overall environmental impacts must be thoroughly evaluated.

PROJECT APPROACH

Weston & Sampson will review all relevant environmental reports on the Sperry Rand/Unisys site from MassDEP's website and evaluate potential data gaps, review current regulatory status, and assess potential contaminant migration to the Melone Property located to the east of the Site. Based on our preliminary review of the existing reports, data gaps appear to exist for the Melone Property. In addition, our risk assessor will review the risk assessment completed by the Consultant for Sperry Rand/Unisys and identify potential impacts for future development of the Melone Property.

Weston & Sampson will prepare and submit a letter report summarizing our findings to the Town of Sudbury's Board of Selectmen. Our report will describe the above information in an easy-to-understand manner for a non-technical audience. We will meet with the Board of Selectmen to discuss our findings and the next steps.

KEY PERSONNEL

BACKGROUND OF THE FIRM

Established in 1899, Weston & Sampson is a privately held company that has been providing municipalities, public agencies, and private sector clients with cost-effective, innovative solutions to their environmental and infrastructure challenges for more than 116 years. Weston & Sampson offers capabilities ranging from project development, assessment, and planning through permitting, design, construction, and long-term operation and maintenance. Our areas of expertise include:



- Environmental Site Assessment/Remediation
- Environmental Compliance/Permitting
- Master Planning
- Landscape Architecture
- Infrastructure Design & Construction
- Site/Civil Development
- Wetlands Replication & Restoration
- Construction Oversight & Management
- Construction Mitigation
- Transportation & Traffic
- Geotechnical & Structural
- Hydrogeological
- Renewable Energy
- Peer Review
- Brownfields
- Construction Site Dewatering & Permitting
- Land Surveying
- Facility Design
- GIS & Mapping
- Regulatory & Enforcement Assistance
- Solid Waste Management
- Stormwater Management
- Wastewater Collection & Treatment
- Watershed Management
- Water Supply Development & Treatment
- Water Supply Pumping & Distribution

Our staff is a dedicated team of more than 440 engineers, geologists, environmental scientists, landscape designers, technical specialists, and construction professionals. **From our headquarters in Peabody, Weston & Sampson is well positioned to provide the Town of Sudbury with prompt LSP consultant and review services.**

TEAM QUALIFICATIONS AND EXPERIENCE

Weston & Sampson has assembled a project team experienced in providing LSP services and peer review for clients throughout Massachusetts. With our multi-disciplinary resources, extensive experience with similar projects, and ability to deliver complicated, technical information to non-technical audiences through presentations, mailings, and meetings, we offer a distinct advantage in providing directly responsive, cost-effective, and timely services to the Town of Sudbury.

PROJECT MANAGEMENT

Frank Ricciardi, PE, LSP (PE MA#41689/LSP MA#5586) will serve as the **principal-in-charge** of your project. A **Massachusetts registered Professional Engineer and LSP**, Frank has more than 20 years of experience in project management, environmental engineering, remediation system design and construction oversight, hazardous waste site assessments, and public presentations/meetings. He has extensive experience in the design, installation, and operations and maintenance (O&M) of remediation systems (groundwater and soil). Frank

KEY PERSONNEL

currently serves as the **project manager** for a number of environmental projects for the **Massachusetts Division of Capital Asset Management and Maintenance (DCAMM)**, including our work providing environmental consulting services for **Massachusetts Contingency Plan (MCP) response actions for eight open Release Tracking Numbers (RTN) at the former Medfield State Hospital**. Frank's relevant VOC/CVOC experience includes providing LSP services as part of various remediation projects involving chlorinated solvents, among other contaminants, at the former Modern Electroplating Facility in Roxbury and the historic Ferdinand, Curtis, and Waterman Buildings in Dudley Square in Boston. Additionally, Frank has specialized experience with Toxic Substances Control Act (TSCA)-regulated sites, sediment, and petroleum remediation. He chairs the Environmental Business Council's PCB Regulatory sub-committee.

Paul Uzgiris, PE (PE NH#10797) will serve as **project manager** and the town's main point of contact. He will ensure adequate staff resources for your project to meet schedule requirements. Paul has nearly 20 years of engineering and environmental consulting experience, including environmental remediation and hazardous materials removal. **His specific experience includes his work on the remediation of sites contaminated with chlorinated solvents in Boston**, including the redevelopment of the former Modern Electroplating Facility in Roxbury and the historic Ferdinand, Curtis, and Waterman Buildings in Dudley Square. His work for the Modern Electroplating facility project in Boston resulted in a Brownfields Phoenix Award from EPA and an ACEC Engineering Excellence Award. Paul's other **experience involving VOCs/CVOCs includes his work on the Liberty Street assessment, remediation, and MCP compliance project in Springfield, Massachusetts and the Strawberry Field Road Sewer Project in Warwick, Rhode Island**.

RISK ASSESSMENT

Marie Guiles, our **in-house risk assessment specialist**, has nearly 20 years of experience in environmental consulting. Her experience includes managing and conducting human health risk assessments at state-regulated sites (primarily in Massachusetts, and throughout New England, Ohio, New York, and other states), and for CERCLA and RCRA hazardous waste sites. She has been involved with numerous risk assessments conducted under federal programs and the MCP. As our risk assessor, Marie helps develop cleanup strategies as part of reuse planning and has worked on numerous redevelopment projects, including a recent project in Charlestown Navy Yard with petroleum, PCBs, and dioxin contamination.

TECHNICAL REVIEW

Weston & Sampson is committed to quality assurance and control. To ensure that our firm's high standards are maintained, we routinely assign staff members who are not directly involved in the project to review the project team's work at regular intervals.

Prasanta Bhunia, Ph.D., LSP (LSP MA#2999), will provide **technical review** services for the project. With more than 30 years of experience and an LSP since the inception of the LSP program, Prasanta has managed MCP projects throughout New England, including projects in Chelsea, Bellingham, Boston, Everett, Hardwick, and Lowell, Massachusetts. Prasanta is an expert with VOC- and PCB-contaminated sites and has worked at TSCA-regulated sites throughout Massachusetts. **His relevant experience includes providing LSP services for**

KEY PERSONNEL

remediation projects involving chlorinated solvents, among other contaminants, including work at the former Modern Electroplating Facility in Roxbury, Massachusetts; the historic Ferdinand, Curtis, and Waterman Buildings in Dudley Square in Boston, Massachusetts; the Liberty Street assessment, remediation, and MCP compliance project in Springfield, Massachusetts; and a remedial review in Peterborough, New Hampshire.

We have included brief resumes and copies of the applicable licenses/certifications for each of our team members at the end of this section.

Background

2014-Present
Vice President
Weston & Sampson

2010-2014
Senior Associate
Weston & Sampson

2007-2010
Team Leader
Weston & Sampson

2002-2007
Project Manager
Weston & Sampson

2001-2002
Project Manager
Jacques Whitford, Co.

1993-2001
Project Manager
Arthur D. Little, Inc.

1992-1993
Engineering Intern
MWRA

Education

1998
Master of Science
Environmental Engineering
Tufts University

1993
Bachelor of Science
Civil Engineering
Worcester Polytechnic Institute

Professional Registration

Licensed Site Professional:
Massachusetts No. 5586

Professional Engineer:
Massachusetts No. 41689

Certified Mold Remediator, IAQA
Certified Operator - Industrial
Wastewater Systems Grade 4I:
Massachusetts

Professional Certifications

8-Hour Health and Safety
Refresher Training
40-Hour OSHA Health and Safety
Training

Papers & Publications

2014
Fourth Biennial Southeastern InSitu
Soil and Groundwater Remediation
Conference
"AEG REDOX", Raleigh, NC

EXPERIENCE

Mr. Ricciardi is a Massachusetts registered professional engineer and Licensed Site Professional (LSP) with 18 years of experience in project management, environmental engineering, remediation system design, and hazardous waste site assessments. He has special expertise in innovative technology implementation for field investigations and remediation.

Mr. Ricciardi has extensive experience in the design, installation, and operations and maintenance (O&M) of remediation systems (groundwater and soil), and the preparation of multi-media sampling plans, Quality Assurance Plans, and Health and Safety Plans. He has been responsible for liability valuations and cost estimation for insurance professionals, aquifer tests, weir/flume installations, underground storage tank (UST) removals, feasibility studies, and stormwater studies.

SPECIFIC PROJECT EXPERIENCE

For the City of Chelsea, Massachusetts, Mr. Ricciardi served as field manager for Toxic Substance Control Act (TSCA)-compliant site characterization and remediation services in support of the installation of a new storm sewer utility through a polychlorinated biphenyl (PCB)-contaminated portion of the project area. These services were conducted in accordance with the EPA TSCA 260 CFR 761.61 and involved the preparation of a notification/certification report to the EPA Region 1 TSCA administrator, precharacterization in general accordance with Subpart N of the TSCA Regulations and remediation planning for the self-implementing cleanup of the project area. The planned 36-inch diameter storm sewer utility traversed a listed Massachusetts Hazardous waste site impacted with elevated levels of PCBs.

Remedial design for PCB-impacted soil in Chelsea, Massachusetts. As a result of a self-implementing remedial approach, Weston & Sampson was able to save the city approximately \$200 per ton on the cost of soil disposal.

Project Manager for the demolition of the Crompton Park pool in Worcester, Massachusetts. Project work included abatement of asbestos-containing materials and PCB-impacted pool building materials (primarily pool deck caulking) in accordance with the self-implementing guidelines under the TSCA regulations. Responsible for preparation of abatement/demolition plans and specifications, coordination with the U.S. Environmental Protection Agency on abatement activities, clean-up verification sampling, and for oversight of abatement and demolition contractors.

Project Manager for the engineering design and project management for the demolition of 23 buildings (totaling approximately 300,000 square feet) at the Westborough State Hospital campus in Westborough, Massachusetts for the Division of Capital Asset Management (DCAM). Project work includes performing structural assessments of each building, site topographic and utility survey, demolition design, utility relocation design, and cost estimating.

Served as the Project Manager for the design, installation, operation and maintenance of a groundwater remediation system at the new ambulatory care center for the Boston Medical Center. The project required groundwater dewatering treatment to



Papers & Publications

February 2012

Ricciardi, F;

"PCBs in building materials,"

New England Real Estate Journal

2010

EPRI MGP Remediation Conference

"Keeping the Power On: MGP

Remediation at an Active Electrical
Switching Facility", San Antonio, TX

2009

EPA National Brownfields Conference

"Another Bright Idea: Incorporating

Solar Energy Production into

Brownfields Projects"

New Orleans, LA

2009

EPA National Brownfields Conference

"Deconstruction - Reuse and Recycling
of Building Materials in Brownfields

Redevelopment"

New Orleans, LA

2008

National Brownfields Conference

"Mercy, Mercy Me - What are going to
do with these PCBs" Detroit, MI

2006

Ricciardi, F, "PCB Remediation on a
High Hazard Dam" presented at The
22nd Annual International Conference

on Soils, Sediment and Water –

Univ. Mass. - Amherst, MA

2006

Ricciardi, F, "Actual Versus Apparent
LNAPL Thickness – How Much isReally There" presented at The 22nd

Annual International Conference on

Soils, Sediment and Water –

Univ. Mass. - Amherst, MA

2006

Ricciardi, F, "Obtaining Representative
PCB Site Data – Overcoming Common

Field and Analytical Pitfalls" presented

at The 22nd Annual International

Conference on Soils, Sediment and

Water –

Univ. Mass. - Amherst, MA

2006

Ricciardi, F, "Dual Phase Extraction
Well Installation for Optimal Product

Recovery in a Complex Stratigraphy"

presented at The 22nd Annual

International Conference on Soils,

Sediment and Water –

Univ. Mass. - Amherst, MA

remove semi-volatile organics, heavy metals including cadmium and chromium. The system utilized equalization, particulate filtration, and zeolite filters for heavy metals removal and carbon filtration. The treatment system was operated in accordance with Massachusetts Contingency Plan (MCP) and Environmental Protection Agency (EPA) Remediation General Permit standards.

Project Manager for Phase IV Remediation design/construction phase services and Phase V Remedial Operation Status services associated with a \$5.7 million multi-phase extraction system at an MBTA Bus Garage in Boston, Massachusetts. The Site is located in an urban area of South Boston with a myriad of subsurface utilities and complex stratigraphy within a confined aquifer. The UST release resulted in over seven feet of diesel fuel light non-aqueous phase liquid (LNAPL) within the source area and downgradient LNAPL migration to a stormwater pump station. The remedial design consisted of the installation of 27 extraction wells, two satellite pump stations to recover migrated LNAPL prior to the stormwater pump station, oil/water separation, carbon filtration, and a metals precipitation system. The system also contains a bioremediation system capable of injecting nutrient enriched water and oxygen into the subsurface.

For an MBTA Bus Garage located in Lynn, Massachusetts, Mr. Ricciardi designed and built an emergency IRA remedial system to prevent a Condition of Substantial Release Migration. The treatment system consisted of vacuum-enhanced product recovery with groundwater depression. This system operated for nearly three years and recovered over 4,500 gallons of LNAPL. Mr. Ricciardi also managed the Phase II Comprehensive Site Assessment, Phase III Remedial Alternatives Plan, Phase IV permanent remediation system design/construction phase services, and Phase V Remedy Operation Status services for this Site. The Site is located in an urban area of Lynn approximately 50 feet from private residences. The UST release resulted in over three feet of diesel fuel LNAPL within the source area and downgradient LNAPL migration to a public street. The permanent remediation system consists of a \$1.7 million multiphase extraction system with oil/water separation, carbon filtration, and a catalytic oxidizer for vapor phase treatment.

Managed the remediation of a former 47-acre rail yard located in Dedham/Boston, Massachusetts. The remediation activities conducted as Immediate Response Actions involved the assessment, segregation, and stabilization of lead- and arsenic-contaminated soil from stockpiles present at the site. The soil stabilization effort consisted of a spray-applied, phosphate-based chelating agent to bind the lead/arsenic to the soil matrix preventing leachability. Over 550 tons of soil were stabilized during the remediation project and disposed of at a non-hazardous waste landfill resulting in significant cost savings from disposal in a hazardous waste landfill. Mr. Ricciardi is currently managing the design of a 4.8-acre engineered barrier for this site.

Managed the remediation of a high-hazard dam contaminated with elevated levels of PCBs for the City of Worcester. The remediation effort was jointly regulated under the Federal TSCA and the MCP (310 CMR 40.0000). Over 1400 tons of PCB-impacted soil was removed during the project, which occurred concurrently with the dam rehabilitation. The remediation was conducted in accordance with the Self-Implementing cleanup guidelines under TSCA 40 CFR 761.61a. These guidelines involve precharacterizing the remediation area using a ten-foot-square sampling grid and cleanup verification sampling using a five-foot-square grid. Over 540 samples were collected during the remediation to document compliance with the high-impact area cleanup level of 1 milligram per kilogram (mg/kg).



**THE COMMONWEALTH OF MASSACHUSETTS
BOARD OF REGISTRATION
OF PROFESSIONAL ENGINEERS AND OF LAND SURVEYORS
BE IT KNOWN THAT**

Francis M. Ricciardi

HAS SATISFIED THE BOARD THAT THE QUALIFICATIONS REQUIRED BY LAW HAVE BEEN FULFILLED AND IS HEREBY REGISTERED
IN THE COMMONWEALTH OF MASSACHUSETTS TO PRACTICE PROFESSIONAL ENGINEERING UNDER THE TITLE OF

REGISTERED PROFESSIONAL ENGINEER

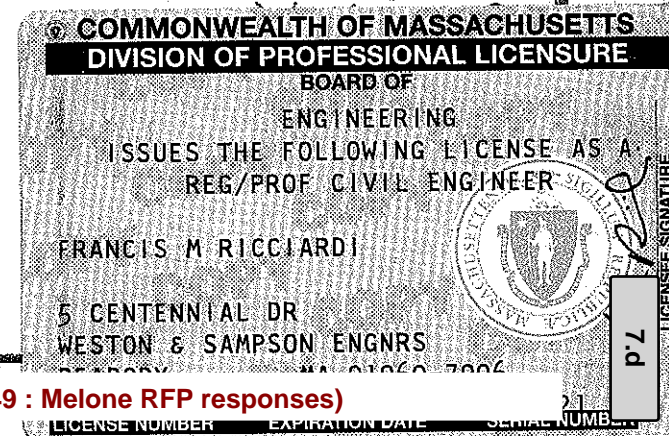
AS PROVIDED IN CHAPTER 112 OF THE GENERAL LAWS

ISSUED AND ATTESTED BY SEAL OF THE BOARD OF
PROFESSIONAL ENGINEERS AND OF LAND SURVEYORS

THIS *23rd* DAY OF *March* *2001*



NO. *41689 C7072*



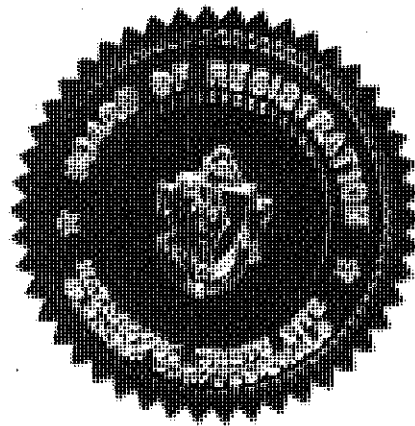
The Commonwealth of Massachusetts

**BOARD OF REGISTRATION OF
HAZARDOUS WASTE SITE CLEANUP PROFESSIONALS**

This is to Certify That

Francis M Ricciardi

*has been duly registered by this Board as a qualified Licensed Site Professional,
as provided by the laws of the Commonwealth.*



Boston, Massachusetts

August 14, 2015



Chairperson of the Board

5586

April 30, 2018

License Number

Expiration Date

Background

2013-Present
Team Leader
Weston & Sampson

2008-2012
Project Manager
Weston & Sampson

2001-2008
Senior Engineer
Weston & Sampson

1997-2001
Engineer
Weston & Sampson

1996-1997
Engineer
J. Robert Folchetti & Associates

Education

1995
Bachelor of Science
Civil and Environmental Engineering
University of Michigan

Professional Registration

Professional Engineer:
New Hampshire No. 10797

40-Hour HAZWOPER

Professional Societies

American Society of Civil Engineers
Environmental Business Council

Papers & Publications

2011
Uzgiris, P, "Conflicting Contaminants:
A Case Study of the Former Modern
Electroplating Facility Remediation"
Presented at the 27th Annual
International
Conference on Soils, Sediment and
Water – University of Massachusetts,
Amherst, MA

2011
Uzgiris, P, "Can You See It?
Community Vision Combats a
Modern Mess"
Presented at the 2011 National
Brownfields Conference
Philadelphia, PA

EXPERIENCE

Mr. Uzgis has nearly 20 years of engineering and environmental consulting experience. He is currently involved in remedial design, construction oversight, remedial cost estimation, preparation of plans and specifications, site characterization and regulatory compliance, and remedial alternative evaluation and planning.

SPECIFIC PROJECT EXPERIENCE

Senior Demolition Engineer for the Brownfield Cleanup/ Demolition of a 120,000 square foot industrial building situated on 5.5 acres in St. Albans, Vermont. Contaminants included polychlorinated biphenyls (PCBs), polynuclear aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs), and metals in building materials, soil, and groundwater. The work utilized funding from two Environmental Protection Agency (EPA) cleanup grants, one ARRA cleanup grant through the State of Vermont and one loan from the Northwest Regional Planning Commission Revolving Loan Fund in accordance with the Davis-Bacon Act. Work included development of a Site-Specific Quality Assurance Project Plan (SSQAPP), Toxic Substance Control Act (TSCA) Self-Implementing Cleanup Plan, TSCA Risk-Based Cleanup Plan, pre-demolition materials testing, preparation of demolition plans/specifications/contract documents, public bidding assistance, contractor procurement, demolition oversight and regulatory reporting.

Senior Engineer for the Liberty Street Assessment, Remediation, and Massachusetts Contingency Plan (MCP) compliance project in Springfield, Massachusetts. This Brownfields project includes the assessment of soil and groundwater contamination and preliminary design of remedial actions. Soil and groundwater contamination includes greater than ½-inch of Light Non-Aqueous Phase Liquid (LNAPL), petroleum stained soils up to 2-feet thick, and dissolved phase chlorinated volatile organic compounds (CVOCs), including tetrachloroethylene and vinyl chloride. Mr. Uzgis assisted in the subsurface investigation and assessment that included soil borings, test pits, monitoring wells, and soil and groundwater sampling. Mr. Uzgis prepared a remedial alternatives analysis of five remedial alternatives, including vapor intrusion/barrier technologies, high-vacuum extraction, automated recovery systems, and bioventing.

Project Manager for the Former Modern Electroplating Facility remediation project in Boston, Massachusetts. This Brownfields site was a former electroplating facility and contains elevated concentrations of CVOCs, metals and cyanide in soil, bedrock, and groundwater. Mr. Uzgis reviewed existing data, prepared the Health and Safety Plan, organized indoor air sampling and analysis, and developed the sampling and analysis program to evaluate handling and disposal requirements for soil, groundwater, asbestos and other hazardous materials during building demolition. Lead remediation/demolition design engineer for remediation efforts, including design of remedial activities for chlorinated solvents, heavy metals, and asbestos-containing materials and preparation of constructions plans and specifications. In addition, Mr. Uzgis assisted in the design of the sub-slab depressurization system beneath the new police station building. Mr. Uzgis managed the construction project and performed construction oversight, including implementation of a groundwater treatment system and an in-situ chemical reduction (ISCR) pilot study to evaluate the effectiveness of ISCR in remediating the groundwater. This award-winning project was conducted for the Boston Redevelopment Authority.



Papers & Publications
Cont.

2007

Uzgis, P, "Design vs. Reality"
An Analysis of the Design and
Performance of a Dual Phase Extraction
System" presented at The 23rd Annual
International Conference on Soils,
Sediment and Water – University of
Massachusetts, Amherst, MA

2006

Uzgis, P., "Controlling Costs to
Achieve Permanent Closure for a
Quench Oil Site" presented at the 22nd
Annual International Conference on
Soils, Sediment and Water – University
of Massachusetts, Amherst, MA

Senior Engineer for the Strawberry Field Road Sewer Project in Warwick, Rhode Island. Project included sewer construction in soils and groundwater contaminated with dissolved phase CVOCs, including cis-DCE and TCE. The chlorinated solvent plume extended beneath numerous homes in the area and the vapor intrusion pathway was evaluated. Assessed contaminated groundwater and soils, evaluated the chlorinated solvent plume, plus the potential impact to the surrounding areas and to the planned sewer construction activities and remediation alternative analysis. Prepared construction plans and specifications related to the treatment of contaminated groundwater and soils encountered during construction.

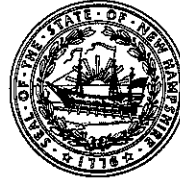
Project Manager for MassDevelopment Building Abatement and Demolition Project (Phases 1 through 7) at the former Paul Dever State School in Taunton, Massachusetts. The overall project was divided into seven phases and included the abatement and demolition of over 50 buildings within the 220 acre site, including a steam power plant, multi-level dormitories, hospital, other campus buildings and thousands of linear feet of underground steam pipe tunnels. The project included a comprehensive site investigation and building sampling and inventory program, preparation of plans and specifications for each project phase, bidding phase services, construction administration, and resident representative services.

Project Manager for the Former Bartlett Yard Remediation Project in Roxbury, Massachusetts. This project included the abatement of hazardous materials, demolition of a former MBTA Maintenance Facility, MBTA Bus Garage and associated buildings, environmental remediation and site restoration at the former Bartlett Garage in Dudley Square. Work included subsurface investigations (soil borings and a test pit program) to identify "hot spot" areas of contamination and the removal and disposal of contaminated soils, including lead and petroleum-impacted material. Weston & Sampson prepared MCP regulatory reports, including a Phase II Comprehensive Site Assessment, Phase III Remedial Action Plan, and Phase IV Remedy Implementation Plan. Work also included a hazardous material survey, preparation of plans and specifications, cost estimates, bidding assistance, attending and presenting at public meetings, LSP services, construction administration and resident representative services, and coordination of multiple funding sources for the five separate parcels within the site with EPA and other regulatory agencies.

Project Manager for West Springfield 8C Substation Former Transformer Repair House Demolition in West Springfield, Massachusetts. This site is adjacent to active 115KV transmission lines and required careful design and coordination of the abatement and demolition of the three-level building, including the removal and salvage of a 60-ton rail-mounted overhead bridge crane and abatement/remediation of PCB-contaminated oily water, equipment and debris and PCB-impacted concrete with the transformer repair building in accordance with the requirements of EPA's TSCA regulations, 40 CFR 761. Work included a hazardous material survey, preparation of plans and specifications, cost estimate, bidding assistance, and construction administration and resident representative services.

Project Manager for the Abatement and Demolition of Former Facemate Buildings in Chicopee, Massachusetts. The site consisted of five buildings, some partially collapsed and contaminated with hazardous materials, which were part of the former Facemate Corporation industrial complex. The project included an evaluation of hazardous materials, assessment of the structural integrity of the existing buildings, remedial design, preparation of construction plans and specifications, public bidding assistance, and construction oversight. The remedial design included the abatement of PCB containing building materials that were regulated under the EPA's TSCA regulations.

The State of New Hampshire



Be it known that

Paulius V. Uzgis

is qualified as prescribed by law and is officially licensed
and authorized to practice



PROFESSIONAL ENGINEERING

in the State of New Hampshire

In Witness Whereof, we have hereunto set our hands and
affixed the seal of the Board this 27th day of June, 2002

Board of Professional Engineers

[Signature]
Member

Serial No. 10797

[Signature]
Chairman

Carmela Amato - Wierda
Member

[Signature]
Member

[Signature]
Secretary

NEW HAMPSHIRE JOINT BOARD

New Hampshire Joint Board Licensee Lookup

Your search returned 1 results

Attachment7.d: Melone Property Environmental Data Review Technical Proposal (1549 : Melone RFP responses)

ENG PAULIUS V UZGIRIS 10797 10-31-15 06-27-02 CE

Background

2013-Present
Risk Assessment Specialist
Consultant
Weston & Sampson

2007-2013
Risk Assessment Specialist
Consultant
Guiles Risk Assessment Services, LLC

2006-2007
Senior Risk Assessor
CarriageHouse Consulting, Inc.

2004-2006
Risk Assessment Manager
AMEX Earth & Environmental
Limited

2000-2004
Risk Assessment Department Head
Geologic Services Corporation

1994-2000
Risk Assessment Specialist/Scientist
GZA GeoEnvironmental

Education

1994
Bachelor of Science
Toxicology
Northeastern University

EXPERIENCE

Ms. Guiles has over 18 years experience in environmental consulting. In 2007, Ms. Guiles started Guiles Risk Assessment Services, LLC, to provide her risk assessment, regulatory, and toxicological expertise to clients in the environmental consulting field. For the past 18 years, she has managed and conducted human health risk assessments at state regulated sites (primarily in Massachusetts, but also throughout New England, Ohio, New York, and other states), CERCLA and RCRA hazardous waste sites. She has performed risk assessments of petroleum refineries, former manufactured gas plants, operating industrial facilities, landfills, and various petroleum and chlorinated solvent spill sites. In addition, she has derived risk-based clean-up criteria for numerous sites and is experienced in providing recommendations for deed restrictions.

Ms. Guiles continues to maintain her risk assessment expertise through her involvement with the Licensed Site Professional Association (LSPA). She is also a founding member of the Town of Stow, MA Energy Working Group; a volunteer group that is in the process of performing energy audits of the Town of Stow's public buildings. The Group's goals are to decrease the Town of Stow's dependence on foreign oil by decreasing energy use and raise awareness of Stow citizens about environmental issues.

Prior to graduation from Northeastern University in 1994, Ms. Guiles worked as an assistant toxicologist at Hampshire Chemical Corporation in Lexington, MA creating risk-based toxicity values, preparing toxicity information for various compounds, and writing Material Safety Data Sheets. She also worked at Occidental Chemical Corporation in Niagara Falls, NY in 1993 where Ms. Guiles worked on the TSCA 8e Compliance Audit Program and created internal occupational toxicity standards for Occidental's Specialty Chemicals Line.

Ms. Guiles has been involved with numerous risk assessments conducted under federal programs, the Massachusetts Contingency Plan (MCP) and risk assessments conducted for other state-lead programs. These include baseline risk assessments, derivation of risk-based clean-up levels, risk assessments to evaluate the effectiveness of remedial actions, development of risk-based sampling plans for site investigations, and risk calculations in support of deed restrictions.

SPECIFIC PROJECT EXPERIENCE**Risk Assessment and Environmental Work performed while at Guiles Risk Assessment Services, LLC:**

Scrap Metal Facility, Clinton, MA

Managed and prepared a Method 3 human health and ecological assessment that was completed in accordance with MCP. Estimated noncancer risks for employees and construction workers exceeded MADEP Risk Limits and clean up values were calculated for lead, arsenic and polychlorinated biphenyls (PCBs) present on the property in soil, groundwater, sediment and surface water. Major constituents of potential concern (COPC) at the site included lead, arsenic, zinc and other metals, petroleum, and RCB's associated with the current and former use of the site as a scrap metal reclamation facility. Ms. Guiles evaluated potential exposure pathways using site-specific exposure assumptions and variables. A number of potential receptors were quantitatively evaluated including employees that work on the property, local residents/trespassers, and construction/utility workers. In a separate evaluation for the same Site, Ms. Guiles prepared an Imminent Hazard Evaluation based on detections of lead in surface soil on

neighboring residential properties. This project is on-going and Ms. Guiles continues to provide her experience during the current clean up and lead stabilization activities being performed at this site.

Gasoline Tanker Overturn and Resulting Fire, Everett, MA

Managed and prepared a Method 3 human health and ecological assessment that was completed in accordance with the MCP and prepared the data validation report for the large data set (over 300 soil, groundwater, sediment, surface water, and soil vapor samples) at the Site. Noncancer and cancer health risks were estimated for multiple construction workers assumed to be exposed to soil, groundwater and soil vapor in various areas of the subject site as well as local resident that may walk through the site area. Environmental concerns were addressed with a Stage 1 ecological risk assessment. The gasoline release affected sediment and surface water of the near-by Malden River. Major constituents of potential concern (COPC) at the site included gasoline constituents associated with the release that occurred when the tanker truck overturned at a rotary resulting in a fire that burned down several residential apartment buildings in the area. Based on the Risk Characterization, this Site was closed with a response action outcome (ROA) A-2.

Former Metal Plating Facility, Attleboro, MA

Managed and prepared a Method 3 human health and ecological assessment that was completed in accordance with the MCP. Due to the concentrations of chlorinated volatile organic compounds (VOCs) detected in indoor air of the on-site building, an Imminent Hazard was also performed. Major constituents of potential concern (COPC) at the site included chlorinated VOCs associated with the former use of the site as a metal plating facility. Ms. Guiles evaluated potential exposure pathways using site-specific exposure assumptions and variables. The revised unit risk toxicity values were incorporated into the risk calculations. A number of potential receptors were quantitatively evaluated including employees that work on the property and construction/utility workers. Potential risks to employees working in the three down-gradient buildings were also evaluated. Employee exposures included exposures to indoor air via inhalation. Ms. Guiles prepared the language for the AUL that was submitted in conjunction with this report. Multiple updates to this risk characterization were prepared as new indoor air data was collected and toxicity values for chlorinated VOCs changed. Closure with a Class A-3 RAO was achieved in May 2011.

Former Jewelry Manufacturing Facility, Attleboro, MA

Managed and prepared a Method 3 human health and ecological assessment and an Imminent Hazard assessment that were completed in accordance with the MCP. Major constituents of potential concern (COPC) at the site included chlorinated VOCs, metals and cyanide associated with the former use of the site as a jewelry manufacturing facility. Ms. Guiles evaluated potential exposure pathways using site-specific exposure assumptions and variables. The revised unit risk toxicity values were incorporated into the risk calculations. Potential receptors that were quantitatively evaluated included employees that work on the property and construction/utility workers. Potential risks to residents in down-gradient buildings were also evaluated. Employee and off-site residential exposures included exposures to indoor air via inhalation. Ms. Guiles prepared the language for the AUL that was submitted in conjunction with this report. Multiple updates to this risk characterization were prepared as new indoor air data was collected and toxicity values for chlorinated VOCs changed. Closure with a Class A-3 RAO was achieved in November 2011.

Background

2000-Present
Vice President
Weston & Sampson

1992-2000
Associate
Weston & Sampson

1989-1992
Project Manager
Weston & Sampson

1987-1989
Project Manager
Clean Harbors
Environmental
Engineering, Braintree, MA

1986-1987
Senior Engineer
Applied Research Dept.,
James M.
Montgomery Consulting Engineers
Inc., Pasadena, CA

1985-1986
Senior Project Engineer, Applied
Modeling, Inc., Woodland
Hills, CA

1984-1985
Post-Doctoral Research Associate
University of Wisconsin

1979-1984
Research Assistant and
Instructor of
Engineering Systems
courses,
University of California, Los
Angeles

Education

1984
Doctor of Philosophy
Civil Engineering
University of California, Los
Angeles

1979
Master of Engineering,
Environmental Engineering
Indian Institute of Technology,
Kanpur

1976
Bachelor of Science
Civil Engineering
Calcutta University

Professional Registration

Licensed Site Professional in
Massachusetts
License No. 2999, 1994

EXPERIENCE

A registered Licensed Site Professional (LSP) in Massachusetts, Dr. Bhunia has over 30 years of experience directing hundreds of site assessment and remediation projects. He has directed many pre-construction assessments, remedial investigations, feasibility studies, and remedial designs; and directed abatement work performed by contractors. Dr. Bhunia has designed and implemented conventional and innovative soil and groundwater remediation systems and has extensive knowledge of *in situ* treatment and off-site disposal options. He also has extensive experience in the assessment and remediation of PCB-impacted materials and in the evaluation of vapor intrusion pathways and remedial design.



SPECIFIC PROJECT EXPERIENCE

Principal-in-Charge and LSP-of-record for the renovation of a former United States Navy anchor chain facility at the former Charlestown Navy Yard as a hotel. The building materials, including concrete floors, walls, ceilings, windows at the facility contained asbestos, PCBs and dioxin and soil under the concrete contained elevated concentrations of petroleum, metals, PCBs and dioxin. The project included building materials survey, site assessment, evaluation and selection of a remedial plan, cost estimation, preparation of a risk-based cleanup plan, negotiation with EPA and DEP, remedial design, remediation oversight, and preparation of submittals under Toxic Substances Control Act (TSCA) and the Massachusetts Contingency Plan (MCP).

Principal-in-Charge/LSP-of-Record for building demolition, site assessment, and remediation of the former Ferdinand, Curtis, and Waterman properties in Roxbury, Massachusetts. The Ferdinand building was vacant, but the Curtis and Waterman buildings were in use, including a drycleaner at the Waterman building. The project involved site assessment, including sampling using membrane interface probe (MIP), vapor intrusion assessment, management of contaminated soil, design of a sub-slab depressurization system (SSDS), preparation of plans/specifications, source area groundwater remediation, construction oversight, and preparation of all submittals under the MCP.

Principal-in-Charge/LSP-of-Record for building demolition, environmental remediation and site clearance of the former Modern Electroplating property in Roxbury, Massachusetts. The project included site assessment; building survey; remedial design/cost estimation; preparation of plans/specifications for abatement; building demolition/remediation; bidding assistance; construction administration and oversight; and preparation of all submittals under the MCP. In addition, the project included coordination with the site development team, evaluation of vapor-intrusion pathways, design of an SSDS, negotiations with DEP and EPA, and public outreach.

LSP-of-Record for demolition of the American Airlines Hanger containing PCBs in building materials and in soil at the Logan International Airport for the Massachusetts Port Authority. The project included assessments for PCBs, remedial plan development, technical specifications for public bidding, construction oversight, risk characterization, and site closure under the MCP and TSCA.

Professional Societies

American Society of Civil Engineers
 American Council of Engineering Companies
 ACEC Excellence Committee

Papers & Presentations

1991

Bhunia, P.K., Haven, S.A., and Sutton M.A.,
*"Groundwater Remediation Under the
 Massachusetts Contingency Plan - A Case
 Study of Ashland, Massachusetts,"* Journal of
 New England Water Works Association, Vol.
 105, No. 2, pp. 125-139.

1991

Sutton, P.G., and Bhunia, P.K. *"Responding
 to Petroleum Releases: Emergency Response,
 Site Assessment, and Remediation,"* presented
 at the 1991 Annual Conference of the New
 England Fuel Institute, Boston, Massachusetts

1991

Sutton, P.G., Bhunia, P.K., and Gillan L.H.,
*"Pump Station and Force Main Construction
 Site Contamination: Discovery, Emergency
 Response, and On-Site Soil Remediation,"*
 presented at the 1991 Annual Conference of
 New England Water Environment Association

1990

Bhunia, P.K. and Sutton, P.G. *"Removal of
 Organic Contaminants from Groundwater:
 Review of Treatment Technologies,"* Journal
 of New England Water Pollution Control
 Association, Vol. 24, No.1, pp. 26-41

1986

Bhunia, P. and Christensen, E.R. *"Modeling
 Radiotracers in Sediments: Comparison with
 Observations in Lakes Huron and Michigan,"*
 Journal of Geophysical Research, AGU

1985

Christensen, E.R. and Bhunia, P. *"Forward and
 Inverse Problem for Modeling Radionuclides
 in Lake Sediments,"* presented at the
 International Conference on Heavy Metals, 10-
 13 September, 1985 Athens, Greece

1985

Bhunia, P. and Stenstrom, M.K. *"Dynamic
 Modeling for Optimal Design and Operation
 of Wastewater Treatment Plants".* Published
 in Instrumentation and Control of Water and
 Wastewater Treatment and Transport Systems,
 R.A. Drake, ed. Pergamon Press, 1095

LSP-of-Record for demolition/renovation of several pools in Worcester, Massachusetts. The project involved building materials assessments for PCBs, preparation of self-implementing or risk-based cleanup plans, EPA negotiations, plans/specifications, construction administration/oversight, and regulatory closure, both MCP and TSCA.

LSP-of-Record for the assessment and remediation of a former Coes Knife manufacturing facility in Worcester, MA. The project included building demolition, UST removal, assessment to address imminent hazard, assessment/remediation of the dam during rehabilitation under an Immediate Response Action (IRA) and a self-implementing cleanup provision of TSCA, and assessment/capping of the entire property in accordance with the risk-based cleanup provision of TSCA and the MCP. The entire property was remediated and the property is currently being developed into a public park.

LSP-of-Record for the remediation of a former manufacturing site in Chelsea, Massachusetts with widespread elevated concentrations of PCBs (more than 100,000 mg/kg) and several metals. The project included assistance with grant application, site assessment, Phase II & Phase III under the MCP, negotiations with EPA/DEP regarding site remediation and cost sharing, and remedial design (off-site disposal of soil with elevated PCBs, relocation of PCB-impacted soil, and capping). In addition, the project included working with the developer to redevelop the property into a hotel with the necessary above-ground parking.

LSP-of-Record for the assessment and remediation of a former metals recycling facility in Salem, Massachusetts for the DEP. The project included Phase II-Comprehensive Site Assessment, Method 3 risk characterization, development of remedial alternatives/cost estimates, Phase III-Remedial Action Plan, remedial design (excavation and off-site disposal of soil/concrete and placement of an asphalt cap to comply with TSCA), and site closure with an AUL. In addition, the project included negotiations with the RPA, DEP, and the city regarding future property use, remediation, and cost sharing.

LSP-of-Record for the Boston Convention & Exhibition Center project. This project included property acquisition assessments, remediation cost estimation, preparation of a Special Project status application, preparation and implementation of IRA and Release Abatement Measure (RAM) plans, risk assessment, drainage design, preparation of plans and specifications for building demolition, and capping and treatment/disposal of PCB and metals contaminated soil/debris.

LSP-of-Record for the closure of the Quincy Avenue quarry that historically received fill contaminated with asbestos, metals, and PCBs. The project included site assessment, risk characterization, evaluation of remedial alternatives, remedial design, construction oversight, and preparation of submittals including Phase IV- Remedy Implementation Plan and Response Action Outcome (RAO) report. In addition, the project included preparation of a Public Involvement Plan, meetings with the public, and negotiations with EPA/DEP. The site was capped and is currently being closed with AULs.

Project Manager/LSP-of-Record for a \$750 million Brownfields project in support of the new Boston Convention Center. This project, conducted on behalf of the Boston Redevelopment Authority, included site assessment, remedial cost estimates of approx. 60 parcels, property acquisition/appraisal support, lead and asbestos survey, preparation of UST removal/building demolition and remediation specifications, and UST removal and demolition oversight.

The Commonwealth of Massachusetts

BOARD OF REGISTRATION OF HAZARDOUS WASTE SITE CLEANUP PROFESSIONALS

This is to Certify That

Prasanta K. Bhunia

*has been duly registered by this Board as a qualified Licensed Site Professional,
as provided by the laws of the Commonwealth.*



Boston, Massachusetts March 5, 2014

By _____
Chairperson of the Board

2999

January 30, 2017

License Number

Expiration Date

Town of Sudbury
Request for Qualifications (RFQ) – Melone Property Environmental Data Review

RELEVANT EXPERIENCE & REFERENCES

Weston & Sampson has successfully completed site assessment and remediation projects under the Massachusetts Contingency Plan (MCP) since its inception in 1993. Our specialized services encompass peer review, site assessments, facility audits, response actions, groundwater exploration, permitting, wetlands, O&M of remediation systems, reporting for regulatory compliance, and expert testimony. As part of our past project work, we have successfully completed all aspects of the MCP, including site assessment, remediation, and site closure for municipalities, state agencies, and private clients.

Weston & Sampson has completed more than 2,000 site assessments and approximately 300 remediation projects under the MCP for state and federal agencies, cities, towns, and private clients.

Our extensive environmental experience includes the assessment and remediation of sites with a variety of contaminants, including chlorinated Volatile Organic Compounds (CVOCs), petroleum, and metals. We have provided a list of our experience with chlorinated solvent sites in the following table.

RELEVANT EXPERIENCE – CHLORINATED SOLVENT SITES									
Project & Location	Contamination Source	Bedrock Fracture Analysis	Drilling	Vapor Intrusion Assessment	Risk Characterization	Soil Remediation	Groundwater Remediation	Vapor Mitigation Design	Vapor Mitigation Installation
Modern Electroplating Site Roxbury, MA	Degreaser	X	X	X	X	X	X	X	X
Ferdinand, Curtis, and Waterman Buildings Roxbury, MA	Dry Cleaner		X	X		X	X	X	X
Hopwood Globe Site Malden, MA	Degreaser	X	X	X				X	
Former Medfield Hospital Site Medfield, MA	Maintenance Shop		X		X	X	X		
Bardon Ashland Site Ashland, MA	Asphalt Testing Lab	X	X		X	X	X		
Corion, Inc. Holliston, MA	Degreaser	X	X	X					
Fire Training Academy Site Barnstable, MA	Spill		X		X		X		
DPW Garage Deerfield, MA	Landfill	X	X	X					
Raytheon Facility Waltham MA	Degreaser							X	
Shade Roller Mill Site Vergennes, VT	Degreaser	X	X	X	X	X	X	X	X
Fillipo Dry Cleaners Rutland, VT	Dry Cleaner		X	X	X	X	X		
Maksa, US Inc. Bradford, VT	Dry Cleaner		X	X	X	X	X		

RELEVANT EXPERIENCE & REFERENCES

RELEVANT EXPERIENCE – CHLORINATED SOLVENT SITES									
Project & Location	Contamination Source	Bedrock Fracture Analysis	Drilling	Vapor Intrusion Assessment	Risk Characterization	Soil Remediation	Groundwater Remediation	Vapor Mitigation Design	Vapor Mitigation Installation
Village Valet Manchester, VT	Dry Cleaner		X	X	X	X	X	X	X
Bonacorsi & Sons Baree, VT	Dry Cleaner		X	X	X	X	X	X	X
Blinn House Burlington, VT	Dry Cleaner		X	X	X	X	X	X	X

The descriptions in the table below further highlight our experience with projects relevant to the Town of Sudbury. In addition, we have also included a brief selection of detailed project descriptions immediately following this section.

PROJECT EXPERIENCE WITH CVOCs	
Project Name, Location & Summary	Project Dates/Costs
ONGOING	
Environmental Consultant at Former Medfield State Hospital Site Massachusetts Division of Capital Asset Management and Maintenance <p>Weston & Sampson was selected by the Massachusetts Department of Capital Asset Management and Maintenance (DCAMM) to provide comprehensive management of MCP response actions for eight open Release Tracking Numbers (RTN) at the former Medfield State Hospital located in Medfield, Massachusetts. Prior to Weston & Sampson's selection as sole environmental consultant for the property, DCAMM was managing up to six different consultants working in three separate areas of the site. DCAMM selected Weston & Sampson to manage the MCP activities, consolidate three separate Public Involvement Plan (PIP) groups, and investigate the property with potential environmental conditions, including asbestos, petroleum, and chlorinated solvents contamination. Weston & Sampson performed site investigations, risk characterization, remedial evaluations, a pilot study, remedial design (capping of asbestos-impacted soil, in-situ remediation of chlorinated solvent impacted groundwater, dredging of sediment from Charles River and wetlands restoration), construction oversight, and reports to comply with the requirements of the MCP.</p>	Dates: 2009-Present Costs: Approx. \$2,149,875
Redevelopment of the Ferdinand Building in Dudley Square Department of Neighborhood Development / Public Facilities Department Boston, Massachusetts <p>Weston & Sampson served as the environmental consultant for a \$115 million redevelopment of the historic Ferdinand, Curtis, and Waterman Buildings into the new Dudley Square Municipal Office Facility. This property was a listed MCP site due to a release of tetrachloroethylene (PCE) from a former dry cleaner located at the property.</p>	Dates: 2011-Present Costs: \$600,000

RELEVANT EXPERIENCE & REFERENCES

PROJECT EXPERIENCE WITH CVOCs	
Project Name, Location & Summary	Project Dates/Costs
<p>To manage redevelopment of this contaminated site, Weston & Sampson provided environmental consulting services, including:</p> <ul style="list-style-type: none"> Assessment of hazardous materials prior to building demolition Preparation of soil and groundwater management plans and specifications Partial building demolition design Evaluation of vapor intrusion issues and the design of a vapor mitigation system due to the presence of chlorinated solvents in the subsurface Preparation of MCP documents to manage contaminated soil and groundwater during construction Vapor intrusion assessment, mitigation design, and implementation Injection of chemical oxidation chemicals to destroy chlorinated solvents Site assessments and risk characterization under the MCP 	
COMPLETED	
<p>Site Assessment, Building Demolition, Site Clearance & Remediation at the Former Modern Electroplating Facility Boston Redevelopment Authority Boston Public Facilities Department 2012 EPA Region 1 Brownfields Phoenix Award</p> <p>Weston & Sampson provided professional environmental and engineering services in support of the redevelopment of the former Modern Electroplating facility in Roxbury, Massachusetts. In late 2007, the BRA was tasked by the Mayor to prepare the facility for relocation of the Area B-2 police station.</p> <p>The facility was used for solvent degreasing, spray painting, metals polishing, and several types of plating, including chromium, cadmium, copper, nickel, and zinc. The facility ceased operation in 1995, and the EPA removed and disposed of numerous drums, paint cans, laboratory chemicals and wastes from vats. Weston & Sampson performed the following:</p> <ul style="list-style-type: none"> Site investigations and remediation plan development Building demolition, remediation, and site clearance design Remediation of groundwater using in-situ chemical reduction Remediation oversight, including proper management of contaminated soil and groundwater during redevelopment Vapor mitigation design and implementation Vapor mitigation system and groundwater monitoring Compliance with the MCP <p>The project included numerous meetings with Massachusetts Department of Environmental Protection (MassDEP) and correspondence with Environmental Protection Agency (EPA) to manage soil classified as F-Listed Hazardous Waste due to chlorinated VOC contamination. In addition, we conducted several meetings with the Boston Police Department and other concerned citizens.</p>	<p>Dates: 2007 – 2014</p> <p>Costs: Approx. \$910,000</p>

RELEVANT EXPERIENCE & REFERENCES

PROJECT EXPERIENCE WITH CVOCs	
Project Name, Location & Summary	Project Dates/Costs
<p>Site Assessment and Remediation of Recycling & Transfer Station Property Needham, Massachusetts</p> <p>Weston & Sampson was hired by the Town of Needham to perform an environmental site assessment and remediation services in accordance with the MCP. Our assessment revealed the presence of petroleum constituents, Polynuclear Aromatic Hydrocarbons (PAHs), chromium in soil, and CVOCs in groundwater at a portion of the Town of Needham Recycling and Transfer Station property.</p> <p>Weston & Sampson completed several site investigations at the site. The investigations included the advancement of soil borings, excavation of test pits, installation of monitoring wells, sampling and analysis of soil and groundwater, and surveying. The results indicated that CVOCs (tetrachloroethylene and trichloroethylene) were present in a bedrock monitoring well exceeding the applicable reportable concentrations (RCs) for groundwater. Additional monitoring wells were installed following CVOC detection, and groundwater samples were analyzed to assess the extent of contamination further. Weston & Sampson utilized the site data to prepare MCP reports and plans and keep the site in regulatory compliance.</p> <p>This project was completed on time and within budget, and allowed the town to construct the salt storage facility on an environmentally impacted property.</p>	<p>Dates: 2012-2013</p> <p>Costs: Approx. \$245,000</p>

REFERENCES

The following clients can serve as references for the individuals on our team, as well as the firm:

CLIENT REFERENCES

**Division of Capital Asset Management and Maintenance
MCP Response Actions - Former Medfield State Hospital**

John O'Donnell
Deputy Director
1 Ashburton Place, 15th Floor
Boston, Massachusetts 02108
617-727-4050
john.odonnell@dcp.state.ma.us

**Department of Neighborhood Development
Ferdinand Building Redevelopment**

James Smith
Sr. Environmental Compliance Manager
26 Court Street, 9th Floor
Boston, Massachusetts 02108
617-635-0103
james.smith@boston.gov

**Boston Redevelopment Authority
Modern Electroplating Redevelopment**

Paul Osborn
Project Manager
10 Drydock Avenue
Boston, Massachusetts 02210
617-918-6211
paul.osborn@boston.gov

FORMER MEDFIELD STATE HOSPITAL

massachusetts division of capital asset management and maintenance



Weston & Sampson was selected by the Massachusetts Department of Capital Asset Management and Maintenance (DCAMM) to comprehensively manage Massachusetts Contingency Plan (MCP) response actions for eight open Release Tracking Numbers (RTNs) at the former Medfield State Hospital located in Medfield, Massachusetts. Prior to Weston & Sampson's selection as sole environment consultant for the property, DCAMM was managing up to six different consultants working in three separate areas of the site. DCAMM selected Weston & Sampson to manage the MCP activities, consolidate three separate Public Involvement Plan (PIP) groups, and investigate other areas of the property that may have environmental conditions.

Following project transition and a review of project data, Weston & Sampson recommended that all RTNs be consolidated and managed under Special Project Designation (SPD) status per the MCP in order to consolidate all response actions under one RTN and streamline the reporting to DEP. The three MCP sites consolidated under the SPD include:

- A buried debris area along the Charles River
- A buried debris area along the northern portion of the property
- The former power plant for the facility.

DEP approved the SPD application for the property, and Weston & Sampson is currently conducting environmental consulting services and MCP response actions including:

- Property survey
- Review of prior MCP and other environmental reports
- Evaluation of aerial photos, Sanborn fire insurance maps, and USGS maps
- Evaluation of existing utilities and potential fate and transport/contaminant migration pathways
- Preparation of Numerical Ranking Scoresheets and Tier Classification forms
- Phase II Comprehensive Site Assessment (CSA) activities including installation of soil borings/monitoring wells, excavation of testpits, soil, groundwater, surface water and sediment sampling, and geophysical assessments.
- Phase III evaluation of remedial alternatives
- Ecological and human health risk assessments
- Preparation of Release Abatement Measure (RAM) plans, reports, and associated design documents
- Preparation of design plans and specifications for public bidding of several remediation projects including building demolition, excavation/removal of buried asbestos debris, and hazardous materials abatement
- PIP and community outreach
- Property redevelopment planning services including the preparation of MEPA permits, as well as an expanded Environmental Notification Form (EENF)

DCAMM's goal is to transition the property to a private developer for redevelopment as single-family residential area and donate portions of undeveloped land to the Massachusetts Department of Conservation & Recreation and the Town of Medfield.

The town has established the State Hospital Environmental Review Council (SHERC) to review and comment on the environmental activities at the property along with the over 100 residents in the property's PIP group. Weston & Sampson presents the findings of the environmental activities to town officials, the SHERC, and the public on a quarterly basis and as needed for any other project-specific activities of public interest. Our team prepared public outreach materials, including handouts, comment/response packages, and presentations to inform the public of any planned or completed environmental activities.

client contact

John O'Donnell
Deputy Director
Massachusetts Division of Capital Asset
Management and Maintenance
Boston, Massachusetts 02108
617-727-4050

REDEVELOPMENT OF THE FERDINAND BUILDING IN DUDLEY SQUARE – BOSTON

boston public facilities department



Weston & Sampson was retained by the Boston Public Facilities Department (PFD) as the environmental consultant for a \$115 million redevelopment of the historic Ferdinand, Curtis, and Waterman Buildings into the new Dudley Square Municipal Office Facility. This property was a listed Massachusetts Contingency Plan (MCP) site due to a release of tetrachloroethylene (PCE) from a former dry cleaners located at the property. Additional contaminants include polychlorinated biphenyls (PCBs) in soil. The new Dudley Square Municipal Office Facility will include six stories of new construction and incorporate elements of the existing buildings, such as the Ferdinand Building facade. Partial demolition of the existing buildings was performed in addition to excavation of thousands of cubic yards of soil for the construction of the new building.

To manage redevelopment of this contaminated site, Weston & Sampson is providing environmental consulting services, including Licensed Site Professional (LSP) services and MCP response actions, including:

- Assessment of hazardous materials prior to building demolition
- Preparation of soil and groundwater management plans and specifications
- Partial building demolition design
- Evaluation of vapor intrusion issues and the design of a vapor mitigation system due to the presence of chlorinated solvents in the subsurface
- Preparation of MCP documents to manage contaminated soil and groundwater during construction
- Injection of chemical oxidation chemicals to destroy chlorinated solvents

Weston & Sampson has coordinated our work with the design and construction team.

- **historic structure**
- **brownfields redevelopment project**
- **LSP services**
- **PCBs in soil**
- **remediation of chlorinated solvents**
- **environmental justice neighborhood**
- **vapor mitigation system**

client contact

James Smith
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617-635-0103
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Attachment 7.d: Melone Property Environmental Data Review Technical Proposal (1549 : Melone RFP responses)

SITE ASSESSMENT, BUILDING DEMOLITION, SITE CLEARANCE & REMEDIATION - FORMER MODERN ELECTROPLATING FACILITY

boston redevelopment authority



Weston & Sampson was retained by the Boston Redevelopment Authority (BRA) to provide professional environmental and engineering services in support of the redevelopment of the former Modern Electroplating facility in Roxbury, Massachusetts. In late 2007, the BRA was tasked by the Mayor to prepare the facility for relocation of Area B-2 police station.

As part of the Dudley Vision Plan, the facility was used for solvent degreasing, spray painting, metals polishing and several types of plating including chromium, cadmium, copper, nickel and zinc. The facility ceased operation in 1995, and the EPA removed and disposed of numerous drums, paint cans, laboratory chemicals and wastes from vats. Weston & Sampson performed the following:

- Site investigation and development of a remediation plan
- Building demolition, remediation, and site clearance design
- Chapter 149 public bidding and construction oversight

Site Investigation and Development of a Remediation Plan

Weston & Sampson advanced soil borings and installed wells throughout the property and sampled and analyzed indoor air, soil, groundwater, trench water and sludge, concrete slab, vats, debris, and building materials. The results indicated elevated concentrations of metals in soil, metals and chlorinated solvents in overburden and bedrock, low levels of chlorinated solvents in indoor air, and asbestos containing materials (ACM) and lead-based paint (LBP) in buildings. In addition, metals and cyanide were detected in concrete, vats and debris.

Building Demolition and Site Clearance Design

Weston & Sampson performed a utility survey and prepared plans and specifications for building demolition and site clearance. The demolition and site clearance work included abatement of ACM and LBP, removal and disposal of debris, removal/reuse of vats impacted by metals and cyanide, removal/disposal of contaminated concrete as hazardous waste. In addition, building materials including concrete were reused on site under a beneficial use determination from the Department of Environmental Protection (DEP).

Remedial Design, Construction Oversight and MCP Compliance

Weston & Sampson performed an evaluation of remedial alternatives, developed a remediation strategy, prepared plans and specifications and provided construction administration and oversight services for relocation of the police station. The project was bid under MGL Chapter 149 bidding laws. The site has been redeveloped and is now the location of the new LEED®-certified Area B-2 Police Station.

- recipient of 2012 EPA Region 1 brownfields phoenix award
- awarded the ACEC 2012 gold engineering excellence award
- awarded the 2011 EBC nicholas humber environmental energy award for outstanding collaboration
- high-profile multi-task project in a complex brownfields setting
- site assessment & development of a remedial plan
- preparation of plans & specifications and public bidding
- chapter 149 procurement
- construction administration & oversight

client contact

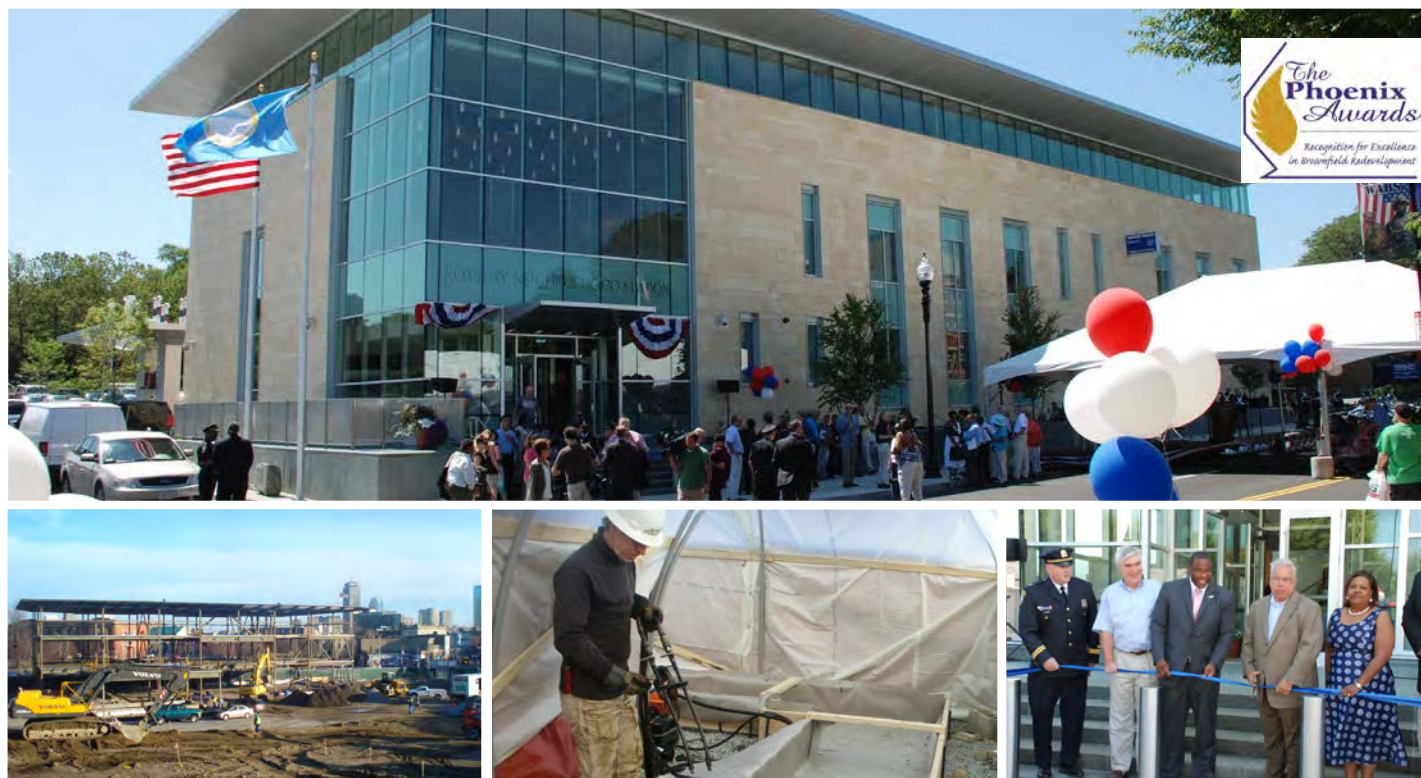
Paul Osborn
Project Manager
Boston Redevelopment Authority
Boston, Massachusetts
617-918-6211
paul.osborn@boston.gov

Weston & Sampson

Packet Pg. 150

CONSTRUCTION OF LEED® CERTIFIED POLICE STATION AT FORMER MODERN ELECTROPLATING FACILITY

boston public facilities department



Weston & Sampson was retained by the Boston Public Facilities Department (PFD) as the environmental consultant as part of Phase II of the redevelopment of the former Modern Electroplating Facility in Roxbury, Massachusetts. Weston & Sampson was hired to manage Massachusetts Contingency Plan (MCP) activities, contaminated soil and groundwater during construction, and design and provide oversight services for a vapor barrier and sub-slab depressurization system beneath the new police station.

The new police station was constructed at a site that was regulated under the MCP due to the presence of metals, cyanide, and chlorinated Volatile Organic Compounds (VOCs) in soil and groundwater. The release of oil and hazardous materials is attributed to operations at a former electroplating facility at the property.

Weston & Sampson conducted environmental consulting services and MCP response actions during design and construction, including:

- Preparation of soil and groundwater management plans and specifications for public bid.
- Design of vapor barrier and sub-slab depressurization system to mitigate potential vapor intrusion issues.
- Preparation of MCP documents to include Release Abatement Measure (RAM) Plan, Status Reports, and RAM Completion Report to manage contaminated soil and groundwater during construction.
- Construction oversight during soil excavation, dewatering activities, and installation of the vapor barrier and sub-slab depressurization system.
- Management of the removal, on-site reuse, and off-site recycling/disposal of over 20,000 tons of excavated material, including review and approval of disposal documentation and recycling/disposal facilities.
- Numerous meetings with Massachusetts Department of Environmental Protection (MA DEP) and correspondence with Environmental Protection Agency (EPA) to manage soil classified as F-Listed Hazardous Waste due to chlorinated VOC contamination.
- Weston & Sampson developed soil management strategies with MA DEP to minimize disposal costs.
- Obtained Beneficial Use Determination (BUD) permit from MA DEP to reuse coated brick and concrete from the demolished electroplating facility as backfill on-site to reduce construction costs and support LEED® certification for the new Police Station building.

- recipient of 2012 EPA Region 1 Brownfields Phoenix Award
- awarded the ACEC 2012 Gold Engineering Excellence Award
- awarded the 2011 EBC nichola humber environmental-energy award for outstanding collaboration
- high profile multi-task project in a complex Brownfields setting
- soil & groundwater impacted by metals, chlorinated solvents and cyanide
- elevated chlorinated solvent concentrations in overburden and bedrock groundwater
- design of vapor mitigation system
- preparation of plans and specifications and public bidding
- construction administration & oversight

client contact

Tom Leahy
Project Manager
Public Facilities Department
City of Boston, Massachusetts
617-293-7529

SITE ASSESSMENT AND REMEDIATION OF RECYCLING AND TRANSFER STATION PROPERTY

town of needham, massachusetts



Weston & Sampson was hired by the Town of Needham to perform an environmental site assessment and remediation services in accordance with the Massachusetts Contingency Plan (MCP). Our assessment revealed the presence of petroleum constituents, Polynuclear Aromatic Hydrocarbons (PAHs), and chromium in soil and chlorinated Volatile Organic Compounds (cVOCs) in groundwater at a portion of the Town of Needham Recycling and Transfer Station property.

Weston & Sampson completed several site investigations at the site. The investigations included the advancement of soil borings, excavation of test pits, monitoring wells installation, sampling and analysis of soil and groundwater, and surveying. The results indicated that cVOCs (tetrachloroethylene and trichloroethylene) were present in a bedrock monitoring well exceeding the applicable reportable concentrations (RCs) for groundwater. Additional monitoring wells were installed following cVOC detection and groundwater samples were analyzed to further assess the extent of contamination. Weston & Sampson utilized the site data to prepare MCP reports and plans and keep the site in regulatory compliance.

During construction of a new salt shed facility, soil and groundwater was managed under a Release Abatement Measure (RAM) Plan, which was submitted to DEP. The RAM included the excavation and removal of contaminated soil from two distinct areas of contamination and reuse of soil with low levels of contamination at the Site. A RAM Completion Report detailing soil and groundwater management activities was submitted to the DEP.

Weston & Sampson has completed a Numerical Ranking System (NRS) Scoresheet to classify the site utilizing the results of site investigations and RAM activities and future MCP compliance activities were completed including the preparation of a regulatory closure report (permanent solution statement).

This project was completed on time and within budget, and allowed the town to construct the salt storage facility on an environmentally impacted property.

- **site assessment/remediation**
- **construction monitoring**
- **MCP compliance**
- **property redevelopment**

client contact

Hank Haff
Project Manager
Town of Needham, Massachusetts
781-455-7550
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Attachment 7.d: Melone Property Environmental Data Review Technical Proposal (1549 : Melone RFP responses)

REMEDIAL EVALUATION STUDY

town of peterborough, new hampshire

The Town of Peterborough selected Weston & Sampson to evaluate applicable remedial technologies at the Scott Mitchell Road Landfill. The site is contaminated with dense non-aqueous phase liquid (DNAPL) and dissolved-phase chlorinated volatile organic compounds (CVOCs) in groundwater. In addition to the CVOCs, the remedial technologies evaluated include iron and manganese removal due to the high dissolved phase inorganic concentrations of iron and manganese in the groundwater. The goal of the remediation systems is to protect the nearby Contoocook River water quality and to reduce DNAPL volumes and CVOC levels below the New Hampshire Department of Environmental Services (DES) Ambient Groundwater Quality Standards (AGQSSs).

Trichloroethane (TCA) is the primary dissolved-phase contaminant at the site; however, the dissolved-phase CVOCs detected in groundwater and targeted for treatment include four chlorinated volatile organics:

- 1,1,1-trichloroethane (TCA)
- 1,1-dichloroethane (1,1-DCA)
- 1,1-dichloroethene (1,1-DCE)
- cis-1,2-dichloroethene (1,2-DCE)

Based on site data, physical characteristics of the site, the contaminants of concern, and feasibility of implementing a particular technology, we evaluated the following technologies for mitigation of the dissolved-phase CVOC plume and DNAPL containment and removal:

Dissolved-phase CVOC plume containment and treatment alternatives:

- Enhanced bioremediation through recovery well system and discharge
- Reactive barriers
- Natural attenuation

DNAPL containment and recovery alternatives:

- Air-sparging
- Chemical oxidation
- Dual-phase extraction
- Six-phase electrical heating
- Source area excavation

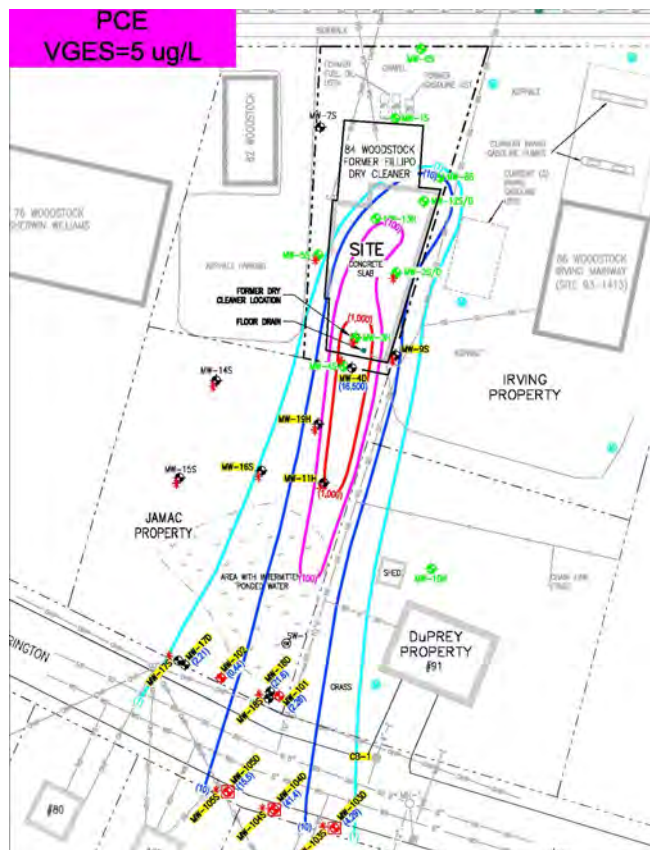


- **dissolved-phase volatile chlorinated solvent and dense non-aqueous phase liquid contaminated aquifer**
- **contaminated plume near Contoocook River**
- **completion of a remedial action feasibility study**

Attachment 7.d: Melone Property Environmental Data Review Technical Proposal (1549 : Melone RFP responses)

PERMEABLE REACTIVE BARRIER PERFORMANCE EVALUATION IN RUTLAND, VT

vermont department of environmental conservation



On behalf of the Vermont Department of Environmental Conservation (VTDEC), Weston & Sampson provided Permeable Reactive Barrier (PRB) evaluation services and post-construction monitoring of a completed PRB project in Rutland, Vermont to evaluate its effectiveness. Our work included a detailed evaluation of a zero-valent iron (ZVI) PRB installed to treat a chlorinated solvent plume that is migrating from a former dry cleaner site towards a densely settled residential neighborhood. Specifically, the PRB analysis work included upgrades to a groundwater monitoring network; groundwater sampling; calculations of vertical and horizontal hydraulic gradients; calculations of groundwater and contaminant velocities; and calculations of trends and ratios of CVOC molar concentrations. After providing post-construction monitoring, we prepared a summary report on the effectiveness of the functioning PRB.

Our engineering fee for this project was \$43,660, and the key team members involved include Ken Bisceglia and Steve LaRosa.

- permeable reactive barrier evaluation
- pre- and post-construction monitoring
- report preparation with trend graphs and molar concentration analysis

client contact

Matthew Becker
VTDEC
802-249-5770
Matthew.Becker@vermont.gov

HAVILAND SHADE ROLLER MILL – BROWNFIELD CORRECTIVE ACTION PLAN, ABATEMENT, DEMOLITION, AND REDEVELOPMENT

city of vergennes, vermont/vermont department of environmental correction/site owner



Weston & Sampson was selected to create a Corrective Action Plan to address flooring, water, soils, and soil vapor contaminated with hazardous materials on the property of the historical mill building located at 1-2 Canal Street in Vergennes, Vermont. The project entails two buildings totaling approximately 16,000 square feet of flooring on a 1.5 acre parcel.

Remedial actions for the soil at the site were necessary due to the presence of volatile organic compound (VOCs) trichloroethene (TCE), several semi-volatile organic compounds (SVOCs) associated with polyaromatic hydrocarbons (PAHs), and polychlorinated biphenyls (PCBs). Groundwater and soil vapor samples were found to be contaminated with TCE above regulatory standards requiring a vapor mitigation system design in both buildings. A flooring demolition plan was needed because 16,000 square feet of interior flooring in both the mill building and annex building were found to be contaminated with PCBs, metals, and SVOCs above regulatory standards.

- **multiple contaminants in varying media types (CVOCs, SVOCs, PAHs & PCBs)**
- **vapor intrusion risk with vapor mitigation system design retrofit with an existing and new structure**
- **design intended for future residential and commercial development**
- **expertise with PCBs and TSCA regulatory negotiation with ms. kim tisa of the EPA**
- **VTDEC corrective action plan**
- **building redevelopment plan**

client contact

Matthew Becker
VTDEC, Waste Management Division
Waterbury, Vermont
802-241-3449
matthew.becker@vermont.gov

David Shalnsky, Esq.
Shanandoah, LLC
Vergennes, Vermont 05491
802-877-6879
djs@burchfieldcompany.com

COMPLETED CERTIFICATIONS & REQUESTED INFORMATION

CONFLICT OF INTEREST STATEMENT

To the best of our knowledge, there are no town officials or employees who are related to any of the partners, officials, or directors of Weston & Sampson, or others who have any ownership interest in the firm.

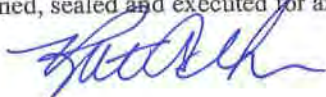
REQUIRED FORMS

On the following pages, we have included the following completed, signed, and sealed forms:

- Certificate as to Corporate Applicant
- Certificate of Taxes/Tax Attestation
- Certificate of Non-Collusion

CERTIFICATE AS TO CORPORATE APPLICANT

I, Robert A. Goober, PE (Name of Officer), certify that I am the
Vice President/Clerk (Title) of the Corporation named as Applicant in the within
 Proposal Form; that Frank M. Ricciardi, PE, LSP (Name of Officer signing form) who signed
 said Proposal Form on behalf of the Submitter was then Vice President (Title) of
 said Corporation; that I know his/her signature and that his/her signature is genuine and that said Proposal
 was duly signed, sealed and executed for and on behalf of said Corporation by authority of its governing
 body.



AFFIX CORPORATE SEAL

Instruction: This certificate must be completed where Applicant is a Corporation, and should be so completed by its Clerk. In the event that the Clerk is the person signing the Proposal on behalf of the Corporation, this certificate must be completed by another Officer of the Corporation.

CERTIFICATE OF TAXES/TAX ATTESTATION

Pursuant to M.G.L. Chapter 62C, Section 49A, I certify under penalties of perjury that Weston & Sampson has/have complied with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

04-2601194

Social Security Number, or
Federal Identification Number

Signature of Individual, or
Corporation Name

By: Frank M. Ricciardi, PE, LSP, Vice President
Corporate Officer & Title (if applicable)

AFFIX CORPORATE SEAL

CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this bid, or proposal, has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Signature of Individual, or
Corporation Name

By: Frank M. Ricciardi, PE, LSP, Vice President
Corporate Officer & Title (if applicable)

AFFIX CORPORATE SEAL

Bois Consulting Co., Inc.
131 Brook Street
Framingham, MA 01701
(508) 788-9988

October 22, 2015

Ms. Maryanne Bilodeau
 Interim Town Manager
 Town of Sudbury
 Planning and Community Development Office
 278 Old Sudbury Road
 Sudbury, MA 01776

RE: Response to Request for Qualifications
 Environmental Data Review
 Melone Property - Town of Sudbury Assessor's Parcel #C12-0100

Dear Ms. Bilodeau:

Bois Consulting Co., Inc. (Bois Consulting) is pleased to present this response to the Town of Sudbury's Request for Qualifications (RFQ) of September 24, 2015 to provide Licensed Site Professional (LSP) review and environmental consulting services for the Town. We have compiled a team of senior experts with significant experience in site assessment, hydrogeology, and remediation work to support the Town in its evaluation efforts. Our work, based on the requirements in the RFQ, will support the Town of Sudbury's potential reuse of the Melone Property, which is owned by the Town and identified as Assessor Map C12-0100 (the property). The Melone Property is located east of the adjoining Sperry Rand/Unisys property located at 142 North Road in Sudbury, MA (the site).

The Sperry Rand/Unisys site (Release Tracking Number, or RTN, 3-0435) is the source of a release or releases of chlorinated solvents to the environment, and is subject to regulation under the Massachusetts Contingency Plan (MCP) at 310 CMR 40.0000. The Massachusetts Department of Environmental Protection (MassDEP), Bureau of Waste Site Cleanup, enforces the MCP regulations.

The intent of our services is to assist the Town of Sudbury and its citizenry in understanding the environmental impacts to the Melone Property from the Sperry Rand/Unisys site. To achieve this objective, Bois Consulting proposes the scope of work outlined below. Our goal is to provide you with the highest level of expertise regarding the environmental issues at the site and the property, so that you and your citizens can make informed decisions about the options for the property.

1.0 SCOPE OF SERVICES

Task 1 - Initial Project Meeting (Optional Task)

Bois Consulting proposes an innovative way to begin to address the complex issues related to the

Melone property and meet the RFQ requirements. Based on an initial review of the Town's electronically available information, it is evident that the future use of the Melone Property has been the subject of significant evaluation and controversy, resulting in a wide variety of options and opinions, and intense local scrutiny from both the community and municipal officials. In such cases, it is often more beneficial for the client (in this case, the Town of Sudbury and its citizens) to have an initial meeting with the evaluator (in this case, the LSP) to define more clearly the objective, expectations, and the level of effort required, and also to set the framework for the information to be provided. I recommend that such a meeting be not only for the Sudbury Board of Selectmen to provide their input, but also be advertised and promoted as an opportunity for the public to be involved in the process. Understanding the Selectmen's and the public's concerns and their interpretation of the property/adjacent site's conditions will increase the likelihood for a deliverable that will meet the RFQ's objective, which is to assist the Town in "understanding, documenting, and communicating" the tasks outlined in the RFQ. The maximum level of effort for this task is a 3-hour evening meeting.

Task 2 - Site Reconnaissance and Limited Document Review

Bois Consulting will review relevant portions of the available documentation pertaining to the Sperry Rand/Unisys site that is available on MassDEP's website. Given the extensive history and significant amount of data generated for the site, the review will focus on only the MCP submittals relevant to major milestones in the assessment and clean-up of the site, current site conditions, data generated for the Melone Property, and the current regulatory status of the site. Although the RFQ calls for a review of "all" existing documentation on the Sperry Rand/Unisys site, it is more productive to determine the appropriate level of effort and then conduct a targeted evaluation of the existing documents with the most relevant information.

Bois Consulting personnel, including the LSP and Senior Hydrogeologist, will perform a site visit to evaluate current site conditions. To the extent feasible based on site observations and existing documentation, monitoring wells actually present on the Melone property will be identified. No survey or identification of property lines will be performed beyond reviewing existing plans and site features.

Task 3 - Summary Report and Meeting

Bois Consulting will produce a summary report detailing the findings of the evaluation. The report will include the following, which will be summarized in layman's terms and based upon the documents reviewed:

- The current regulatory status of the Sperry Rand/Unisys site under the MCP regulations, including:
 - A brief description of the Sperry Rand/Unisys site and Melone property;
 - A summary of relevant history regarding the release(s) on the Sperry Rand/Unisys site;
 - A description of the Conceptual Site Model for the site, including the hydrogeology of the site and Melone property to the extent it has been determined

using relevant data.

- Likely or known constituents of concern (COC) in the soil and/or groundwater present on the Sperry Rand/Unisys site and Melone property;
- Likely risk-based constraints to future development of the Melone property that may result from the COCs at that property or emanating from the Sperry Rand/Unisys site;
- An opinion as to whether or not sufficient soil and groundwater characterization has been completed on the existing site characterization data on the Melone property to identify risks to potential future risk to users of the property (e.g., residential, open space/recreational, industrial/commercial); and
- Identification of data/information gaps that would be beneficial for the Town to address in assessing the reuse or re-development of the property.

The report will be provided in narrative format, with tables and figures compiled as exhibits from existing documentation, as appropriate. The report will be provided in electronic format only. This task assumes 24 hours of time for the LSP; 16 hours of time for the Senior Hydrogeologist; and 40 hours of time for Environmental Scientist/Engineer personnel. If additional time is required, the estimated costs may be exceeded.

Task 4 - Public Meeting

Bois Consulting's LSP Ms. Carol Bois will attend one evening public meeting (estimated at 3 hours) to present the findings of the evaluation. If necessary or at the request of the Board of Selectmen, Bois Consulting may prepare a summary handout sheet and/or additional exhibits/figures to support the presentation, although additional costs may be incurred depending on whether or not significant preparation and review of such materials is needed in advance.

2.0 PROJECT TEAM

My business model is a streamlined approach using high-level, senior expertise from seasoned professionals on a subcontract basis. This allows Bois Consulting to compile a team of experts that is specific to each project. It means that your project will get the attention it deserves at the highest level and will not be delegated to junior staff at the project's expense. In addition, our project team is well-versed in providing highly technical information to our clients and the public (who are also our clients, in many cases) in understandable language in order to facilitate appropriate decision-making related to hazardous waste sites.

The Project Team will consist of two principal personnel: Ms. Carol Bois, LSP and President of Bois Consulting and Dr. John Guswa. Ms. Bois has over 30 years of experience in hazardous waste site assessment and remediation nationally and internationally, and has had projects with several municipalities, including most recently the Town of Framingham. Her responsibilities included numerous public meetings to provide highly technical information to the public on chlorinated solvent sites such as the General Chemical Corporation Site on Leland Street, which has contamination in both Framingham and the Town of Sherborn. Subcontracted to her will be Dr. John Guswa, Ph.D. and Senior Hydrogeologist (JG Environmental, Inc. of Boxboro, MA).

Dr. Guswa is a former member of the Board of Registration of Hazardous Waste Site Cleanup Professionals (the Massachusetts licensing board for all LSPs) and has over 35 years of experience as a hydrogeologist. He has the distinct advantage of having worked on this project for a law firm that represented the Trust for Public Land (TPL), an entity assisting the Town of Sudbury in purchasing the property from Unisys. Dr. Guswa was tasked with advising the law firm as to the adequacy of the site characterization and proposed remedy for the site. Although this work was completed at least 15 years ago, he has an understanding of the hydrogeologic considerations and history of the site that will be invaluable to the project team. [Please note, that if this represents a potential conflict we would be happy to provide additional details.]

3.0 ESTIMATED COST/TIME & MATERIALS

The work will be conducted on a Time & Materials basis as requested in the RFQ. The estimated cost for this Scope of Services is **\$14,500.00**. Bois Consulting will not exceed this estimated cost without first discussing the need for an increase and obtaining your written permission to do so.

If additional, out-of-scope work is required, it will be completed at the following standard billing rates for the Town of Sudbury:

- Licensed Site Professional (LSP): \$170/hour
- Senior Associate Hydrogeologist: \$210/hour
- Senior Risk Assessor (if needed) \$175/hour
- Environmental Scientist/Engineer: \$75/hour

The work will be conducted in accordance with my Standard Terms and Conditions, a copy of which is enclosed for your review and approval.

4.0 SCHEDULE

Bois Consulting is prepared to begin work on this project immediately; the report will be submitted within 4 weeks of contract award, or other timeframe requested by the Town; if a shorter timeframe is required, we should discuss an expedited review; please note that additional costs may be incurred.

5.0 BILLING AND PAYMENT

Bois Consulting requires a 50% retainer for new clients to initiate this proposed work. If this represents a hardship, we can discuss this requirement. The client acknowledges that payment for services will be rendered upon receipt of invoice, that the terms agreed upon can only be changed by a written addendum agreed to by both parties; and work may be stopped until payment is made in accordance with the agreement.

If this proposed Scope of Services is acceptable to you, please sign where indicated on the

Bois Consulting Co., Inc.

following page as acknowledgement and authorization to proceed. Please also sign the Terms and Conditions. Upon receipt of a signed copy of each document, I will begin work and contact you to set up a date for the site visit.

Thank you for giving Bois Consulting the opportunity to provide these environmental consulting services. If you have any questions, or require additional information, please contact me at 508-788-9988.

Very truly yours,



Carol de Groot Bois, L.S.P
President

Enclosure: Standard Terms and Conditions
 Qualifications of Personnel
 List of Relevant Projects
 Contact Names for Relevant Projects
 Names of Related Town Officials

Attachment 7.e: Proposal Melone Property-BOIS 2015_10 (1549 : Melone RFP responses)

Customer Acceptance

Environmental Data Review – Summary Report
Melone Property
Town of Sudbury - Assessor's Parcel #C12-0100

Proposal Date: **October 22, 2015**
Estimated Cost: **\$14,500.00 (will not be exceeded without prior discussion/authorization)**

Please indicate your acceptance of this proposal by signing below, and signing the attached Standard Terms and Conditions, and returning a copy, which will serve as our authorization to proceed. In signing this proposal (contract), the Client authorizes Bois Consulting to complete the professional services outlined in this contract in accordance with the attached Terms and Conditions.

The client acknowledges that payment for services will be rendered upon receipt of an invoice, that the terms agreed upon can only be changed by a written addendum agreed to by both parties, and work may be stopped until payment is made in accordance with the agreement.

Accepted By:

Authorized Representative of the Town of Sudbury

Print Name & Title

Date

Qualifications of Personnel

Below is a summary of the project personnel qualifications, with a combined experience of over 85 years assessing and remediating hazardous waste sites nationally and internationally. Additional details are provided in the resumes attached to this response.

Carol de Groot Bois, M.P.H., LSP **President**

Ms. Bois founded Bois Consulting Co., Inc. of Framingham, MA 1998. Ms. Bois has over 30 years of experience in as an environmental scientist. She has a proven track record of leadership and project management, including managing numerous complex federal- and state-regulated (Superfund, RCRA, and MCP) hazardous waste site investigation/remediation projects nationally and internationally; Environmental, Health and Safety (EHS) regulatory compliance; and Brownfields projects. She has worked on petroleum, chlorinated solvent, and DNAPL sites. She has been a Massachusetts Licensed Site Professional (LSP) since the inception of the licensing program in 1993, although she began her work in the environmental field in 1983. Ms. Bois worked in the Division of Hazardous Waste in MassDEP's Central Regional Office in Worcester, MA where she was the Section Chief of the Site Assessment Branch.

She is an Environmental Professional (EP) as defined by ASTM. Ms. Bois is an active member and former President of the LSP Association and a member of the AEHS Science Advisory Board for the annual international conference on soils, sediments, water and energy at UMass Amherst. Bois Consulting is a Massachusetts SDO/SOMWBA-certified Woman-Owned Business Enterprise (WBE).

Dr. John H. Guswa, Ph.D., LSP

Dr. Guswa has more than 35 years of experience as a hydrogeologist and groundwater scientist. His experience ranges from planning, directing and implementing field investigations of groundwater systems to applying analytical and numerical models to simulate groundwater systems. He has provided consulting services to local, national and international governmental agencies as well as commercial clients in the United States and Canada.

His work experience includes planning and directing programs for regional and local groundwater resource evaluation; supervision of deep and shallow test well drilling and sampling programs; design and supervision of aquifer testing, monitoring and analysis programs; analysis of groundwater/surface water interactions; development and application of groundwater flow, energy and chemical transport models; assessment of soil and groundwater contamination, particularly CVOCs and DNAPL sites; evaluation of vapor intrusion potential from contaminated soil and groundwater; evaluation and conceptual design of remedial systems; and participation in regulatory negotiations related to Remedial Investigation/Feasibility Studies, Remedial Design and Remedial Actions. He has also provided expert opinion and testimony as part of mediation, arbitration and litigation concerning soil and groundwater contamination, vapor intrusion potential, groundwater

and soil remediation, as well as hydrogeology and hydrology.

Lawrence Mach
Senior Environmental Scientist

Mr. Mach is an Environmental Scientist who has been active in the environmental industry since 1992. He is currently the principal of Hoosac Environmental, LLC which he started in 2010. Prior to that time has been employed for several private environmental consulting firms, an environmental testing laboratory, and the Massachusetts Department of Environmental Protection. Mr. Mach has extensive experience in the field of waste site clean-up both from a consulting and a regulatory perspective. He has performed various environmental assessment and remediation projects in Massachusetts, Connecticut, Vermont, New York, and New Hampshire. Mr. Mach also has experience in hazardous materials inspections and consulting. He has performed numerous pre-renovation or demolition building hazardous materials surveys. Work experience under AHERA requirements include initial asbestos inspections, re-inspections, management plans, and design specifications. He is trained as an Asbestos Inspector, Management Planner, and Project Designer and maintains state licensure as needed. He has performed lead sampling and consulting for OSHA compliance. He has also performed indoor air quality investigations of oil and hazardous materials, asbestos, and mold.

List of Relevant Projects

Ms. Carol Bois, LSP, has been Project Manager or peer reviewer/evaluator for clients on numerous chlorinated solvent sites over the past 30 years of experience. This section provides a few key recent projects; additional descriptions are available upon request. Information on project costs is generally confidential or requires additional work to supply and clarify. If the reviewers would like additional information, please contact me. Dr. Guswa also has worked on numerous chlorinated sites and DNAPL sites, and can provide additional project experience if needed.

PROJECT: **MassDEP RTN 3-0019174**
Client – Town of Framingham
Oversight/Technical Support/Public Information Plan (PIP)/Site
Assignment - General Chemical Corp.
133 Leland Street
Framingham, MA 01702

Date of Service: April 2011 to current (ongoing)

Status: An industrial manufacturing facility adjacent to the Town of Framingham's largest elementary school released chlorinated volatile organics (CVOCs), including an extensive DNAPL source area over 40 feet thick affecting soil, groundwater, indoor air of residential homes, surface water, sediment, an MWRA aqueduct, bedrock, and extending into the Town of Sherborn, possibly impacting private potable water supplies. Provided technical assistance in commenting on assessment and remediation issues associated with the site, oversight of hydrogeologic and risk assessment consultants, support to the Board of Health during a site assignment process, numerous public hearings; this site was designated a Tier IA site and is a Public Information Plan (PIP) site. Work with local community environmental action group (FACES) to provide information to parents and concerned community.

Cost: Available upon request if needed.

PROJECT: **MassDEP RTNs 4-23541 & 4-23672**
Residential/Commercial Property Client
72, 74, & 76 Main Street
North Easton, MA 02356

Date of Service: September 2011 through August 2012; current advisory role for counsel

Status: Release on subject property resulting from chlorinated volatile organics

(CVOCs) including DNAPL in a bedrock aquifer was partially closed through filing of a Temporary Solution statement on 8/21/2012. Release from off-property solvents from an upgradient dry cleaning operation in overburden and bedrock addressed through filing of a Downgradient Property Status submittal on 1/25/2012. Ongoing consultation to client and legal counsel.

The 72, 74, and 76 Main Street property consists of an automotive repair facility and residence. The property was found to be impacted by CVOCs from upgradient sources. The upgradient source (RTN 4 -23672) is related to a chlorinated solvent release originating from the upgradient, off-property dry cleaning establishment (Oxford Cleaners) located at 1 Center Street. Chlorinated volatile organic compounds were found to have migrated in groundwater onto the client's property, and the chlorinated solvents in groundwater, primarily tetrachloroethene (PCE), volatilized into soil gas and migrated into the indoor air of the commercial and residential buildings. Impact to the subject property from the off-property source of chlorinated solvents has been managed for the property owner through negotiations with the upgradient party, who installed a subslab depressurization system (SSDS), as well as filing a Downgradient Property Status (DPS) submittal with MassDEP which, upon filing, requires the upgradient party (if identified, as in this case) to conduct the necessary assessment and remediation.

Cost: Confidential but available upon request if needed

PROJECT: **MassDEP RTN 2-0101**
Commercial Property Client (Pinto's Plumbing & Heating)
6 Front Street
Milford, MA

Date of Service: 1998 through Current (Ongoing)

Status: Release on subject property closed through filing of a Class C RAO statement in 11/12/2003. CVOC contamination in the Zone II of a public water supply well; evaluated and determined not to pose a current risk but unable to reduce CVOCs to drinking water concentrations. Response actions remain on-going to support the Temporary Solution under the MCP.

The 6 Front Street property is currently owned and operated by Pinto's Plumbing & Heating Supply, Inc. as a plumbing and heating supply store and warehouse. Chlorinated volatile organic compounds from the former

operation of the property as a machine shop are the primary compounds of concern at the site. The site is located on the edge of a state-approved and mapped Zone II wellhead protection area for one of the Milford public water supplies; therefore, groundwater must meet drinking water standards to achieve a condition of no significant risk and a permanent solution under the MCP. The site meets a condition of “no substantial hazard” under current site use, sufficient to support the filing of a Temporary Solution to allow ongoing monitoring until a feasible remedial solution becomes available.

Cost:

Confidential but available upon request if needed

Contact Names – References/Relevant Projects

Mr. David R. Williams, Town Administrator

Town of Sherborn

19 Washington Street

Sherborn, MA 01770

Telephone: (508) 651-7850

dwilliams@sherbornma.org

For work in the Town of Framingham (former Assistant Town Manager of Framingham) and Town of Sherborn – General Chemical Corporation

Michael R. Hugo, Esq.

(Chair, Framingham Board of Health)

1 Catherine Road

Framingham, MA 01701

Telephone: (617) 448-4888

mhugoesq@gmail.com

For work in the Town of Framingham on various chlorinated solvent sites including General Chemical Corp., Former Quality Cleaners (Callahan Senior Center –Union Avenue), AT&T (Waverly Street)

Susan A. Bernstein, Esq.

200 Highland Avenue, Suite 306

Needham, MA 02494-3035

Telephone: (781) 290-5858

susan@sabernlaw.com

Numerous projects as LSP/Peer Review

Bois Consulting Co., Inc.
131 Brook Street
Framingham, MA 01701
(508) 788-9988

Names of Related Town Officials

There are no Town officials or employees who are related to any of the partners, officials, or directors of the consulting firm (Bois Consulting Co., Inc.) working, or others who have any ownership interest in the firm.

Bois Consulting Co., Inc.
131 Brook Street
Framingham, MA 01701
(508) 788-9988

RESUMES
Bois Consulting Co., Inc.

Bois Consulting Co., Inc.
131 Brook Street
Framingham, MA 01701
(508) 788-9988

Carol de Groot Bois, L.S.P.

Ms. Bois is the President of Bois Consulting Co., Inc. of Framingham, MA, founded in 1998. Ms. Bois has a proven track record of leadership and project management, including managing numerous complex federal- and state-regulated (Superfund, RCRA, and MCP) hazardous waste site investigation/remediation projects nationally and internationally; Environmental, Health and Safety (EHS) regulatory compliance; and Brownfields projects. She is a Massachusetts Licensed Site Professional (LSP) and also is a MassDEP Certified Waste Ban Compliance Professional (WBCP) for Solid Waste Landfill work. She is an Environmental Professional (EP) as defined by ASTM. Ms. Bois is an active member and former President of the LSP Association. Bois Consulting is a Massachusetts SDO/SOMWBA-certified Woman-Owned Business Enterprise (WBE).

EXECUTIVE PROFILE

An expert LSP with over 25 years of experience in a leadership role, directing and managing complex projects for businesses, industry, municipalities, and non-profit organizations. Support to industry, municipalities, non-profit agencies, and private individuals regarding environmental regulations, compliance and enforcement issues, and policy development. Provide goal-oriented strategies focused on assisting both facility-level environmental and corporate EHS staff; interpret compliance issues for non-technical business owners, municipal officials, and residential property owners; focused on end-point for clients. Interested in emerging issues in current environmental issues including sustainability and climate change.

EXPERIENCE

Bois Consulting Co., Inc., Framingham, MA
President

1998 - present

Principal-in-charge of hazardous waste site investigation and remediation projects nationally and internationally; industrial, commercial, and residential clients; municipal agencies and non-profit groups; Project Management/LSP services for Massachusetts Contingency Plan (MCP) investigation and remediation projects in all MassDEP regions in Massachusetts; support and strategic environmental consulting advice to corporate and facility EHS departments; regulatory compliance and enforcement assistance for environmental issues; mergers and acquisition support (ASTM Phase I/II Environmental Site Assessment); and Brownfields assessment experience. Solid waste work includes Waste Ban Compliance Plan development and Waste Ban Compliance Professional (WBCP) work at a landfill in Massachusetts. Environmental monitoring and compliance associated with wetlands protection and construction projects.

Bois Consulting Co., Inc.
131 Brook Street
Framingham, MA 01701
(508) 788-9988

Environmental Project Control, Maynard, MA

1997 –1998

Senior Project Manager

Senior project management and leadership role in an environmental project management firm. Responsible for project management, LSP services, business development, and marketing of hazardous waste site investigation and remediation projects.

Levine·Fricke·Recon, Inc., Weymouth, MA

1996 – 1997

Senior Project Manager

Responsible for senior-level project management, client contact, LSP and business development activities in the hazardous waste investigation and remediation market in New England. Senior level project management and review, recruiting, training, office planning, and strategic development.

ENSR Consulting and Engineering, Acton, MA (now AECOM)

1988-1996

Senior Program Manager

Senior project manager responsible for managing large, complex site investigation and remediation projects nationwide, including multi-site due diligence work. MCP, CERCLA RI/FS, and RFI projects included investigation design, coordination and completion; risk assessments; feasibility studies; pilot studies and remedial action implementation. Managed Massachusetts business development area including staff of environmental scientists and engineers; in 1993, LSP coordinator/trainer for in-house LSPs.

MassDEP, Division of Hazardous Waste, Worcester, MA

1984 – 1988

Environmental Analyst and Section Chief of the 21E Site Assessment Branch

Environmental Analyst and Section Chief of MassDEP's 21E Hazardous Waste Site Assessment Branch; responsible for a staff of 10 environmental engineers and scientists; oversight of site investigation and remediation work at over 500 sites in the Central Regional Office including U.S. EPA Superfund (CERCLA/SARA) sites. Coordination with state and federal agencies; responsible for in-house training in regulatory and technical issues; interfaced with other DEP regulatory programs such as Air Quality, RCRA, Wetlands, Water Supply and Industrial Wastewater.

Bois Consulting Co., Inc.
131 Brook Street
Framingham, MA 01701
(508) 788-9988

E&A Environmental Consultants, Stoughton, MA
Project Scientist

1982 - 1983

Responsible for health-related studies, technical support, marketing, and business development for a small consulting firm specializing in forced aeration/static pile composting of wastewater treatment sludge.

Conservation Law Foundation, Boston, MA
Scientist

1981- 1982

Key technical support to attorneys and legal staff on issues related to hazardous waste facilities siting, technical/scientific information, by-laws on aquifer protection for local Boards of Health, and comments on environmental regulations.

EDUCATION & COURSES

B. A. Biology, University of Rochester
M.P. H. Environmental Health, Boston University

1993 – present. LSP Training Courses (Various) including Environmental Chemistry, Data Quality, Hydrogeology of Massachusetts, Conceptual Site Model, Vapor Intrusion, Petroleum Analytical Methods, Methods in Applied Contaminant Geochemistry
2011 - 2014. Waste Ban Compliance Professional (WBCP) Training, MassDEP, Solid Waste Program; revised 2014 to include organics ban material. Currently certified by MassDEP as a Third-Party Inspector (TPI) for Landfill Waste Ban and O&M work.
2011, May. The Auditing Roundtable EHS Basic Auditing Skills Training. Annapolis, MD

REGISTRATION & PROFESSIONAL AFFILIATIONS

- Licensed Site Professional, Commonwealth of Massachusetts, 1993 (No. 3965)
- MassDEP Certified Third-Party Inspector for Solid Waste Landfills (Waste Ban/O&M)
- Massachusetts LSP Association – President, June 2001 – June 2002, and Board of Directors, June 2000 to 2003; Board of Directors, 1995-1997; Technical Practices Committee, current member
- Scientific Advisory Board – UMass International Conference on Soils, Sediments, Water, and Energy
- Massachusetts Women's Environmental Network

Bois Consulting Co., Inc.
131 Brook Street
Framingham, MA 01701
(508) 788-9988

PUBLICATIONS AND PRESENTATIONS

Bois, Carol de Groot. January 2009. Panel Member to Commerce & Industry Association of New Jersey (CIANJ) – Licensed Site Professional Information Session, Edison, NJ.

Bois, Carol de Groot. 2003 – 2013. Moderator for various sessions at the annual University of Massachusetts, Conference on Soils, Sediments, Water, and Energy.

Bois, Carol de Groot, 2003. Implementing the Massachusetts DEP's New Data Enhancement Policy – Practical Data Quality Tips for LSPs and other Data users. University of Massachusetts, Amherst, MA. 19th Annual International Conference on Soils, Sediments, and Water.

Bois, Carol de Groot, 2000. Update on the Massachusetts Contingency Plan Regulation Changes. New England Section of the Air & Waste Management Association. Worcester, MA.

Bois, Carol de Groot, A. D. Hewitt, J. J. Fitzgerald, and Peter J. Kane, 1999. VOC Loss in Soil Samples – the Methanol Preservation Debate. (Workshop) University of Massachusetts, Amherst, MA. 15th Annual International Conference on Contaminated Soils and Water.

Bois, Carol de Groot, J. Douglas Reid-Green, and B. J. Morzuch, 1998. Using Statistics in Developing Site Strategies. (Workshop) University of Massachusetts, Amherst, MA 14th Annual Conference On Contaminated Soils.

Bois, C. de Groot, B. Ruffle, D.B. Pinnas, and L.S. Rikleen, 1993. "Changes to the Massachusetts Hazardous Waste; or, Do You Have Your (Hazardous Waste) License Yet?" in Hydrocarbon Contaminated Soil, Volume III; by P.T. Kostecki, E.J. Calabrese, and M. Bonazountas. Lewis Publishers, Chelsea, Michigan.

de Groot, C., 1983. "Many Options Available to Industry for Disposal of Effluent Sludges." Pulp & Paper, pp. 144-145, February.

Alpert, J.E., E. Epstein, and C. de Groot, 1982. "Composting Offers Alternative for Plant Effluent Sludge Disposal." Pulp & Paper, pp. 127-128, November.



JOHN H. GUSWA, Ph.D., LSP
PRESIDENT/PRINCIPAL HYDROGEOLOGIST

Professional Experience:

JG Environmental Inc., Boxborough, Massachusetts (2004-Present), President/Principal Hydrogeologist
 GeoTrans, Inc., Harvard, Massachusetts, (2004-2006), Principal Hydrogeologist
 GeoTrans, Inc., Harvard, Massachusetts, (1985-2004), Vice President/Principal Hydrogeologist
 Roy F. Weston, Inc., (1984-1985)
 Arthur D. Little, Inc., (1981-1984)
 U.S. Geological Survey, Water Resources Division, Boston, Massachusetts and St. Paul, Minnesota, (1974-1981)

Education:

Ph.D., Geology, Pennsylvania State University, 1976
 M.S., Geology, Pennsylvania State University, 1969
 B.A., Geology, Franklin and Marshall College, 1967

Professional Certification:

AIH-Certified Professional Hydrogeologist, #953,
 Registered Licensed Site Professional, #4217, MA
 Professional Geologist, #002722-G, PA

Professional Affiliations:

American Geophysical Union
 American Institute of Hydrology
 American Institute of Professional Geologists
 American Society of Civil Engineers
 American Water Resources Association
 Association of Ground Water Scientists and Engineers of NGWA
 Geological Society of America
 International Association of Hydrological Sciences

Professional Committees:

Board of Registration of Hazardous Waste Site Cleanup Professionals for Massachusetts
 Loss Prevention Committee of Massachusetts Licensed Site Professionals Association
 Technical Practices Committee of Massachusetts Licensed Site Professionals Association
 Associate Editor for Groundwater Journal

Experience Summary:

Dr. Guswa has more than 35 years of experience as a hydrogeologist and groundwater scientist. His experience ranges from planning, directing and implementing field investigations of groundwater systems to applying analytical and numerical models to simulate groundwater systems. He has provided consulting services to local, national and international governmental agencies as well as commercial clients in the United States and Canada. His work experience includes planning and directing programs for regional and local groundwater resource evaluation; supervision of deep and shallow test well drilling and sampling programs; design and supervision of aquifer testing, monitoring and analysis programs; analysis of groundwater/surface water interactions; development and application of groundwater flow, energy and chemical transport models; assessment of soil and groundwater contamination; evaluation of vapor intrusion potential from contaminated soil and groundwater; evaluation and conceptual design of remedial systems; and participation in regulatory negotiations related to Remedial Investigation/Feasibility Studies, Remedial Design and Remedial Actions. He has also provided expert opinion and testimony as part of mediation, arbitration and litigation concerning soil and groundwater contamination, vapor intrusion potential, groundwater and soil remediation, as well as hydrogeology and hydrology.

Example Project Experience:

- Principal Investigator for RI/FS and RD/RA Statement of Work negotiations, site investigation, data evaluation, and remedy selection and implementation for several federal and state Superfund sites. Principal work activities included participating in negotiations with regulatory agencies, designing and supervising implementation of site characterization investigations and data evaluation, developing and applying numerical models to aid analyses of groundwater flow and chemical transport, evaluating and assisting in the selection of remedial alternatives, and supervising the implementation of remedial actions.
- Provided technical analyses and expert testimony regarding a variety of hydrogeologic-related issues in support of arbitration, mediation and litigation related to causes, impacts and remediation of soil and groundwater contamination.
- Evaluated hydrodynamic, gravitational, and capillary pressure forces on the migration of a low solubility multi-component denser than water organic fluid. Developed and applied a one-dimensional multi-phase flow model to aid design of a remedial action plan for DNAPL migration at an inactive landfill.
- Principal Investigator for pre-design investigations for a former MGP site in Massachusetts. Project work included the design of a field investigation to determine the extent of mobile NAPL, mapping subsurface conditions that control the NAPL migration, and selecting locations for installation of grouted sheet pile walls and NAPL recovery wells.
- Principal Investigator for the implementation of a remedial measure to excavate contaminated soil from beneath a former degreaser in an unoccupied building. The excavated soil was stockpiled on-site and treated with conventional soil vapor extraction (SVE) and thermally-enhanced SVE. A second SVE system was installed within the shallow bedrock beneath the excavated area to remove residual contamination from bedrock fractures that were dewatered as a result of groundwater extraction.
- Provided technical analyses regarding the nature and extent of soil and groundwater contamination resulting from leaking underground tanks and pipelines. Designed investigations and actions to remediate associated soil and groundwater contamination.
- Project Director, Principal Investigator and LSP of Record for several sites in Massachusetts where soil and groundwater were contaminated by chlorinated solvents and/or petroleum hydrocarbons. Work was done in accordance with the provisions of the Massachusetts Contingency Plan.
- Provided technical analysis and evaluations regarding hydrogeologic and regulatory considerations related to landfill siting, expansion, and closure.
- Developed a groundwater contamination response guide for the U.S. Air Force and taught two-day and three-day training courses to Air force personnel.
- Principal Investigator to review available hydrogeologic and geochemical data for areas being investigated by US Department of Energy as potential repositories for high level radioactive waste.
- Principal Investigator to provide technical assistance to a European governmental agency regarding groundwater issues related to siting, monitoring, and evaluating sites for disposal of low and intermediate level radioactive wastes.
- Consultant to Ministry of Agriculture and Fisheries, Sultanate of Oman regarding water resource appraisals for the Sultanate.



JOHN H. GUSWA, PH.D., LSP
PRESIDENT/PRINCIPAL HYDROGEOLOGIST

- Project Director for US Geological Survey groundwater resource appraisals of Cape Cod, Massachusetts and the Twin Cities metropolitan area, Minnesota.
- Project Director for U.S. Geological Survey participation in an aquifer thermal energy storage (ATES) project in St. Paul, Minnesota.
- Staff Geologist on a U.S. Geological Survey project to map surficial geology of the Pepperell quadrangle in Massachusetts.

Publications:

1. Bridge, J. R., Baltz, J. F., Guswa, J. H., and Page, G., 2012. Observations of Groundwater and DNAPL Flow to a Tunnel/Drain Collection System: presented at Eighth International Conference on Remediation of Chlorinated and Recalcitrant Compounds, May 21-24, 2012; Monterey, CA.
2. Guetter, K., Douglas, A., Royer, R., Petersen, M., Kostedt, W., Farnum, R., Tunncliffe, B., Guswa, J. H., and Leask, D., 2012. Approaches to Pilot and Full-Scale Treatment of Trichloroethylene and 1,1,1-Trichloroethane in Overburden and Shallow Fractured Bedrock with Permanganate and Persulfate: presented at Eighth International Conference on Remediation of Chlorinated and Recalcitrant Compounds, May 21-24, 2012; Monterey, CA.
3. Guetter, K., Douglas, A., Tunncliffe, B., Royer, R., Kostedt, W., Farnum, R., Petersen, M., and Guswa, J., 2012. Delivery of chemical Oxidants for Simultaneous Treatment of Overburden and Shallow Fractured Bedrock: presented at Eighth International Conference on Remediation of Chlorinated and Recalcitrant Compounds, May 21-24, 2012; Monterey, CA.
4. Guswa, J. H., Bridge, J. R., Sheehan, A. B., and Benegar, J., 2011. Application of a Regional Groundwater Flow Model to Assist in the Selection, Design, Construction, and Performance Evaluation of a Tunnel Drain Collection System for PCB-Contaminated Groundwater in Fractured Bedrock: presented at IGWMC MODFLOW and More 2011 Conference, Golden, CO, June 5-8, 2011.
5. Scheuing, L.E., Guswa, J.H., Bridge, Jonathan R., and LaPoint, E.K., 2011. Delineating the Extent of PCB DNAPL in Fractured Shale: presented at NGWA Groundwater Summit Conference, May 1-5, 2011, Baltimore, MD.
6. Bridge, Jonathon R., Leerkes, J., Baltz, J. F., Lougen, J., Sheehan, A. B., Guswa, J. H., Tripp, D., and Smith, J., 2010. Construction of a Tunnel/Drain Collection System To Control Contaminant Migration In Fractured Bedrock: presented at Battelle International Conference on Remediation of Chlorinated and Recalcitrant Compounds, May 23-26, 2010; Monterey, CA
7. Guswa, J.H., Bridge, Jonathan, R., and Johns, Maryellen, 2007. Groundwater Remediation at the W.R. Grace Property, Wells G and H Superfund Site, Woburn, Massachusetts; Fifteen Years of Progress: Proceedings of the 2007 U.S. EPA/NGWA Fractured Rock Conference: State of the Science and Measuring Success in Remediation, September 24-26, 2007, Portland, ME.
8. Eschner, T.R., Rawson, J. R. Y., and Guswa, J. H., 2007. Technical Impracticability Waiver as a Component of a Site-wide Remedy at a Fractured Bedrock Superfund Site in New England: Proceedings of the 2007 U.S. EPA/NGWA Fractured Rock Conference: State of the Science and Measuring Success in Remediation, September 24-26, 2007, Portland, ME.
9. Sheehan, A. B., Guswa, J. H., and Johns, M. C., 2006. Use of Sub-River Diffusive Samplers to Determine the Extent of Contaminated Groundwater Discharging to Surface Water: presented at the Geological Society Annual Meeting in Philadelphia, Pa, October 22-25, 2006.

10. Guswa, J.H., 2005. Technical Impracticability Waivers-Three Site Comparison: presented at the NGWA Theis Conference, Environmental Decision Making: Restoration vs. Risk Reduction, Jan 14-17, 2005, Sedona, AZ.
11. Guswa, J.H., Bridge, J.R., Kueper, B.H., Rawson, J.R.Y., Sheehan, A.B., Scheuing, L.E., Haggard, J.G., and LaPoint, E., 2004. An Innovative Approach for Hydraulic Containment of PCB Contamination in Fractured Bedrock: Invited Presentation at the US EPA/NGWA Fractured Rock Conference in Portland, ME, September 15, 2004.
12. Guswa, J.H., 2003. Options for DNAPL Source Area Containment: Invited Presentation at the US EPA Engineering, Ground Water, and Federal Facilities Forums spring Technical Support Program meeting in Seattle, WA, April 23, 2003.
13. Guswa, J.H., Bridge, J.R., Benjamin, A.E., Scheuing, L.E., Haggard, J.G., LaPoint, E., Rawson, J.R.Y., and Kueper, B.H., 2002. Tunnel/Drain Collection System to Control Contaminant Migration in Fractured Bedrock: presented at Battelle International Conference on Remediation of Chlorinated and Recalcitrant Compounds, May 20-23, 2002; Monterey, CA.
14. Rawson, James R.Y., Bridge, J.R., Guswa, J.H., LaPoint, E., 2002. A Polymer Flood to Recover DNAPL from Shallow Fractured Bedrock: presented at Battelle International Conference on Remediation of Chlorinated and Recalcitrant Compounds, May 20-23, 2002; Monterey, CA.
15. Bridge, J.R., Scheuing, L.E. Guswa, J.H., Benjamin, A.E., Blackey, M., and Kueper, B.H., 2001. The Use of Borehole Geophysics for Hydraulic Characterization to Support Remedial Design for DNAPL Contamination in Fractured Rock: presented at GSA Annual Meeting, Boston, MA, November 2001.
16. Guswa, J.H., Benjamin, A.E., Bridge, J.R., Scheuing, L.E. Tallon, C.D., Wells, J.H., Yates, C.C., LaPoint, E., 2001. Use of Flute System for Characterization of Groundwater Contamination in Fractured Bedrock, Proceedings, Fractured Rock 2001, Toronto, Ontario, March 2001.
17. Bridge, J.R., Rawson, J.Y., Guswa, J.H., LaPoint, E., Gauthier, M. and Kueper, B.H., 2001. An Alcohol-Polymer Flood to Recover DNAPL from Shallow Fractured Bedrock, Proceedings, Fractured Rock 2001, Toronto, Ontario, March 2001.
18. Benjamin, A.E., Bridge, J.R., Guswa, J.H., Johns, M.E., 2001. Use of Multi-Level Wells and Diffusive Sub-River Samplers to Determine the Extent of Contaminated Groundwater in Fractured Bedrock, Proceedings, Fractured Rock 2001, Toronto, Ontario, March 2001.
19. Guswa, J.H., 2000. Installation and Use of FLUTe Multi-Level Monitoring Systems for Water Level and Water Quality Monitoring: presented at USEPA sponsored workshop on characterization and remediation of contaminated groundwater in fractured bedrock, Providence, RI; Nov. 2000.
20. Guswa, John H., Bridge, Jonathan R., and Jordan Michael J., 2000. Delineation of VOC-Contaminated Groundwater Discharge Zone, St. Joseph River, Elkhart, Indiana: in Proceedings of the Ground-Water/Surface-Water Interactions Workshop, EPA/542/R-00/007, 200 pp.
21. Rawson, J.R.Y., Bridge, J., Guswa, J., and LaPoint, E., 2000. A Polymer Flood to Recover DNAPL from Shallow Fractured Bedrock: presented at Battelle International Conference on Remediation of Chlorinated and Recalcitrant Compounds, May 22-25, 2000; Monterey, CA.
22. Zeeb, P., Jordan, M., and Guswa, J., 2000. Efficient Three-Dimensional Characterization of TCE Transport in a Sandy Aquifer/Surface Water System; presented at Battelle International Conference on Remediation of Chlorinated and Recalcitrant Compounds, May 22-25, 2000; Monterey, CA.

23. Guswa, J.H., Bridge, J.R., and Johns, M., 1999. Review of the Remediation of the W.R. Grace Property in Woburn, MA: presented at the NGWA 1999 Theis Conference regarding Remediation of Subsurface Contaminants: The Meaning and Measures of Success, November 1999; Amelia Island, FL.
24. Guswa, J.H., 1999. Geoscientists in the Legal System: Invited presentation at the Geological Society of America Annual Meeting Pardee Symposium; October 26, 1999; Denver, CO.
25. Guswa, J.H., 1999. Woburn Toxic Trial - Lay Jury and Technical Testimony: Presented at American Geophysical Union Spring Meeting. June 1-4, 1999, Boston, Massachusetts.
26. Guswa, J.H., 1999. Groundwater Remediation at the W.R. Grace Property: presented at the Geological Society of America Northeastern Section Annual Meeting, March 22-24, 1999; Providence, Rhode Island.
27. Guswa, J.H., 1998. Groundwater/Surface Water Interactions Can Preclude Aquifer Restoration: presented at the American Institute of Hydrology/International Association of Hydrogeologists Joint Conference on Physical, Chemical and Biological Aspects of Aquifer-Stream Relations, September 27-October 2, 1998; Las Vegas, Nevada.
28. Rawson, J.R.Y., May, R.J., and Guswa, J.H., 1998. Remediation of Multi-Component PCB Containing DNAPL Reservoirs in Fractured Rock: presented at Battelle International Conference on Remediation of Chlorinated and Recalcitrant Compounds, May 18-21, 1998; Monterey, CA.
29. Guswa, J.H., 1997. Conflicting Demands on Water Resources in Urban Areas, The Aberjona River Watershed - An Example: presented at American Institute of Hydrology International Conference on advances in Ground-Water Hydrology - A Decade of Progress, November 16-20, 1997; Tampa, FL.
30. Guswa, J.H., and Rawson, J.R.Y., 1997. Conceptual Model for Remediation of Multi-Component PCB DNAPL Reservoirs in Fractured Rock: presented at the Geological Society of America Annual Meeting Salt Lake City, Utah, October 1997.
31. Kickham, B.J., J.H. Guswa, and J.R. Bridge, 1994. Application of the Principle of Superposition for Effective Groundwater Remediation at the W.R. Grace Facility, Woburn, Massachusetts. Proceedings of the 1994 Focus Conference on Eastern Regional Ground Water Issues, Burlington, VT.
32. Guswa, J.H. and Cherry, J.A., 1993. Factors Affecting the Feasibility of Aquifer Remediation in an Industrial Urbanized Setting, Presented at the Geological Society of America Meeting, Boston, MA, October 1993.
33. Guswa, J.H. and Moore, M.B., 1992. Large-scale Pump-and-Treat in Fractured Rock for Coordinated Remediation of Neighboring Properties; Invited Presentation at the 1992 NGWA Annual Meeting, Las Vegas, NV.
34. Guswa, J.H., 1991. Technical issues of Groundwater Remediation Related to Environmental Law Enforcement at Superfund Sites; talk presented at US Department of Justice 1991 Environmental Law Enforcement Conference; conference co-sponsored by US EPA and Executive Office of US Attorneys: New Orleans, LA.
35. Faust, C.R., J.H. Guswa, and J.W. Mercer, 1989. Simulation of Three-dimensional Flow of Immiscible Fluids Within and Below the Unsaturated Zone: *Water Resources Research*, 25(12): 2449-2464.
36. Guswa, J.H., P.F. Andersen, and T.W. Whiteside, 1989. Analysis of Recent Data Regarding Groundwater Conditions of Nassau County, New York: *NWWA FOCUS Conference on Eastern Regional Groundwater Issue*, Kitchener, Ontario, Canada.
37. Guswa, J.H., and D.S. Ward, 1987. Three-dimensional Models of Groundwater Flow and Chemical Transport in the Aberjona River Valley, Woburn, Massachusetts: Presented at the NWWA Symposium titled Solving Groundwater Problems with Models, Denver, CO.

38. Andersen, P.F., J.H. Guswa. and E.J. Quinn, 1987. Analysis of Potential Contaminant Migration at a Coal Tar Site; Presented at the ASCE Water Resources Planning and Management Division Conference (March 16-18) Kansas City, Missouri.
39. Le Blanc, D.R., J.H. Guswa, M.H. Frimpter, and C.J. Londquist, 1987. Groundwater Resources of Cape Cod, Massachusetts, *U.S. Geological Survey Hydrologic Investigations Atlas*, HA-692, 4 sheets, scale 1:48000.
40. Guswa, J.H., 1984. Application of Multi-phase Flow Theory at a Chemical Waste Landfill, Niagara Falls, New York, *Proceedings of the Second International Conference on Groundwater Quality Research*, (1984 Conference) published by the National Center for Ground Water Research.
41. Guswa, J.H., and D.R. LeBlanc, 1985. Digital Models of Groundwater Flow in the Cape Cod Aquifer System, Massachusetts, U.S. Geological Survey Water Supply Paper 2209.
42. Guswa, J.H., et al., 1984. *Ground Water Contamination and Emergency Response Guide*, Noyes Publication Co., NJ.
43. Guswa, J.H., and D.R. LeBlanc, 1984. Modeling Groundwater Flow in a Coastal Environment. Cape Cod, Massachusetts, *Proceedings of the NWWA Conference on Ground Water Management*, Orlando, FL.
44. Guswa, J.H., and C.R. Faust, 1984. Application of Multi-phase Flow Models to the S-Area Landfill, Niagara Falls, New York, presented at the American Geophysical Union Spring Meeting Symposium regarding Miscible and Immiscible Transport in Groundwater, Cincinnati, OH.
45. Guswa, J.H., 1984. Application of Multi-phase Flow Theory to Design a Remedial Action at a Chemical Waste Landfill, Niagara Falls, NY, presented at the Geological Society of American Hydrotechnology Symposium, Providence, RI.
46. Guswa, J.H., D.I. Siegel, and D.C. Gillies, 1982. A Preliminary Evaluation of the Groundwater Flow System in the Twin Cities Metropolitan Area, Minnesota, *U.S. Geological Survey Water Resources Investigations Report* 82-44.
47. Tasker, G.D., and J.H. Guswa, 1978. Application of a Mathematical Model to Estimate Water Levels, *Ground Water*, 16(1):1821.
48. Guswa, J.H., and D.R. LeBlanc, 1977. Freshwater/Saline Water Relationships on Cape Cod, Massachusetts, presented at Annual Meeting of National Water Well Association, Boston, Massachusetts, (Abstract published in *Ground Water*, 15(4): 323.
49. Guswa, J.H., 1977. Hydrologic Impacts of Two Selected Wastewater Management Alternatives for Cape Cod, Massachusetts, U.S. Geological Survey Administrative Report prepared for USEPA.
50. LeBlanc, D.R., and J.H. Guswa, 1977. Watertable Map of Cape Cod, Massachusetts, May 23-27, 1976, *U.S. Geological Survey Open File Report* 77-419.
51. Guswa, J.H., and C.J. Londquist, 1976. Potential for Development of Groundwater at a Test Site Near Truro, Massachusetts, *U.S. Geological Survey Open File Report* 76-614.

CERTIFICATIONS
Required by Town of Sudbury RFQ for Melone Property

Attachment 7.e: Proposal Melone Property-BOIS 2015_10 (1549 : Melone RFP responses)

CERTIFICATE AS TO CORPORATE APPLICANT

I, Carl deBont Bois (Name of Officer), certify that I am the
President (Title) of the Corporation named as Applicant in the within
 Proposal Form; that Carl deBont Bois (Name of Officer signing form) who signed
 said Proposal Form on behalf of the Submitter was then President (Title) of
 said Corporation; that I know his/her signature and that his/her signature is genuine and that said Proposal
 was duly signed, sealed and executed for and on behalf of said Corporation by authority of its governing
 body.

AFFIX CORPORATE SEAL

Instruction: This certificate must be completed where Applicant is a Corporation, and should be so
 completed by its Clerk. In the event that the Clerk is the person signing the Proposal on behalf of the
 Corporation, this certificate must be completed by another Officer of the Corporation.

CERTIFICATE OF TAXES/TAX ATTESTATION

Pursuant to M.G.L. Chapter 62C, Section 49A, I certify under penalties of perjury that _____ has/have complied with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

TID 04-3581075

Social Security Number, or
Federal Identification Number

Carl de Groen Bois

Signature of Individual, or
Corporation Name

By: Carl de Groen Bois, President
Corporate Officer & Title (if applicable)

AFFIX CORPORATE SEAL

CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this bid, or proposal, has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Carl de Groen Bois
Signature of Individual, or
Corporation Name
By: Bois, President
Corporate Officer & Title (if applicable)

AFFIX CORPORATE SEAL

Standard Terms and Conditions

STANDARD TERMS AND CONDITIONS FOR CONSULTING SERVICES

A. General. The following Standard Terms and Conditions, together with the attached proposal and/or Scope of Services, constitute the Agreement between Bois Consulting Co., Inc. (BCC) and the entity or person to whom the proposal is addressed ("Client") to perform basic or additional services. By signing this Agreement, the Client accepts the terms and conditions of the Agreement as written herein, and authorizes BCC to proceed. This Agreement supersedes all prior proposals or negotiations not referenced herein between the parties and is expressly conditional upon the Client's agreement of the terms and conditions of the Agreement. These terms and conditions will apply to any purchase order document issued by the Client for these services, whether or not it is expressly incorporated. Any inconsistencies between any term hereof and any term set forth in any purchase order issued by the Client shall be resolved in favor of the terms and conditions hereof. This Agreement may not be modified except in writing, and the signature of both parties must indicate agreement to any modification.

B. Performances of Services. BCC's services to be performed are described in the section of the proposal entitled Scope of Services. BCC does not accept responsibility for reporting conditions existing at the Site which may present a potential danger to public health, safety or the environment to government agencies having jurisdiction over the Site. By acceptance of this Proposal, however, Client agrees that it will notify in a timely manner each appropriate federal, state and local government agency, as required by law, of the existence of any condition or threatened condition of the Site which may present a potential danger to public health, safety or the environment. BCC's Services will be performed in accordance with generally accepted practices of engineers and/or scientists providing similar services at the same time, in the same locale, and under similar circumstances. No warranty, express or implied, is included or intended by this Agreement.

C. Compensation. Charges for professional services shall be invoiced in accordance with the fee schedule set forth in the Proposal. "Other Direct Costs" are all costs and expenses incurred by BCC directly attributable to the performance of the services together with a 10% fee, unless otherwise agreed upon in the Scope of Services. Other Direct Costs include telephone charges, travel and travel-related expenses, postage and shipping charges, printing and reproduction, special fees or permits, materials, and those items referred to in "N" below. For Massachusetts Contingency Plan site work, charges do not include the costs for responses to audit-related work that is required by the Massachusetts regulatory agency at a future date, unless the Scope of Services specifically includes such response work.

D. Invoicing and payment. Invoices for professional services, subcontract costs (if any) and expenses incurred shall be submitted monthly. Payments will be due within fifteen (15) days of the invoice date. Payments made fifteen (15) days or more after the invoice date shall be subject to a charge equal to one and one-half percent (1.5%) per month (as limited by state law) on the outstanding balance. Should any invoice be in dispute, only that portion of the invoice in dispute may be held in abeyance until the dispute is resolved. BCC reserves the right to suspend or terminate service upon reasonable notice for the non-payment of invoice. If BCC must engage counsel to enforce overdue payments, Client will reimburse BCC for all reasonable attorney's fees and court costs.

E. Confidentiality. BCC agrees that it will not publish or make known to others results or information obtained from the performance of these services without approval in writing from the Client except as required by federal, state and local laws or judicial or government orders concerning the reporting of potential dangers to public health, safety or the environment to appropriate public agencies. BCC shall have no liability to Client or any third party for notifications or reports made in accordance with such laws or orders and Client shall defend, indemnify and hold BCC harmless from and against any and all claims, demands, liabilities and expenses, including reasonable attorney's fees, incurred by BCC in connection with such notifications or reports. However, the Client agrees that BCC shall be free to publish in the general literature any purely theoretical results, without identifying the Client, developed in the course of this investigation without the Client's written consent. All information obtained through work on this assignment shall be made available to the Client at any time, subject to the terms and conditions of this Agreement, and BCC will communicate promptly all information which it deems pertinent to the Client's interests. In the event the Client intends to distribute outside of its own organization any report issued by BCC, without prior written approval from BCC, such report shall be used in its entirety, unless any proposed summary or abridgement of the report has been first approved by BCC. Information proprietary to BCC (and identified as such) which is provided to the Client must be appropriately protected and may not be further distributed by the Client.

F. Warranty. BCC warrants that its services, as described in Paragraph B, are performed, within the limits prescribed by the Client, with the usual thoroughness and competence of the Consulting profession. No other warranty or representation, either expressed or implied, is included or intended in BCC's proposals, contracts or reports. The sole liability of BCC arising out of or in connection with this Agreement for work performed shall be limited to redoing any work done by BCC which has failed to meet that standard of performance, provided such failure is reported to BCC within thirty days (30) of its occurrence. The foregoing remedy shall be the Client's sole remedy under this Agreement, and the Client releases BCC from all other liability, including direct, indirect, incidental or consequential damages (including loss of profits) incurred by the Client or any third party which are caused by or in any way related to the performance of services under this Agreement or by the use of reports or other work products of this Agreement.

G. Third-Party Claims. By authorizing BCC to proceed with the services, Client confirms that BCC has not created nor contributed to the presence of any oil or hazardous substance or condition at or near the Site. In seeking BCC's services to assist Client in dealing with the condition(s) existing at the Site, Client acknowledges that certain risks may not be insurable at reasonable cost and the compensation to be paid to BCC for services, and BCC's potential profit, is disproportionately small in relation to the potential risk of injury, loss, or damage from a release of or exposure to such substances or conditions. In acknowledgement of this imbalance, Client agrees to hold BCC and its contractors, subcontractors, consultants, agents, officers, directors and employees harmless against all claims from damages, direct or consequential; all expenses, costs, direct or indirect, legal or otherwise in connection with a release of hazardous substances; bodily injury, disability, death, medical expenses, property damage and other expenses and economic loss, alleged to have been caused by the release, removal, remedial action or investigation of hazardous substances; and any assessment of fines or penalties related to hazardous substances or their remediation. Client's obligation to indemnify BCC does not apply to claim, damages, losses or releases and exposure to pollutants which are adjudicated to have resulted from BCC's gross negligence or willful misconduct in the performance of services.

H. Limitation of Liability. To the fullest extent permitted by law, the total liability of BCC to the Client, and anyone claiming by, through, or under the Client, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to BCC's services, from any cause or causes, including but not limited to, negligence, errors, omissions, strict liability, breach of contract, or breach of warranty, shall be limited to an amount of \$50,000 or BCC's fee, whichever is less.

I. Right of Entry. Client grants to BCC the right, exercisable from time to time, of entry to the Site by BCC, its agents, employees, contractors and subcontractors, for the purpose of performing all project-related activities, including surveys, test borings and other investigations as described in the Proposal. Should Client not own the Site, Client warrants and represents by this Agreement that it has authority and permission of Site owner to grant BCC this right of entry. Upon request, Client shall provide BCC with evidence of such authorization or permission. BCC shall be entitled to reasonable compensation if BCC is denied entry to the Site after a mutually agreeable time and date have been set. Compensation and payment shall be under the terms of Paragraphs C and D.

J. Control of Site. Client acknowledges that Client, or the owner of the Site if not the Client, is now and shall remain in control of the Site during BCC's work at the Site. BCC shall have no responsibility or liability for any aspect or condition of the Site now existing or hereafter arising or discovered. BCC does not, by its entry into an agreement with Client, or by its performance of services under any such agreement, assume any responsibility or liability with respect to the Site; nor shall any liability or responsibility be implied or inferred by reason of BCC's performance of any work under any such agreement.

K. Subsurface Explorations. (1) Normal Disturbance: Client acknowledges that the use of exploration equipment may affect, alter or damage the terrain, vegetation, buildings, structures, and improvements at, in, or upon the Site. Client accepts such risks. BCC shall not be liable for any effect, alteration or damage arising out of such explorations. BCC will exercise reasonable efforts to limit damage to the Site. The cost of restoration of the Site has not been calculated or included in BCC's fees. (2) Subterranean Structures: BCC will exercise reasonable care in seeking to locate subterranean structures in the vicinity of proposed subsurface explorations at the Site. BCC will not be responsible for any damage or injury to, or interference with any subterranean structure, pipe, tank, cable or any other element or condition if it is not called to BCC's attention prior to commencement of work or if it is not shown, or accurately located, on any plans furnished to BCC by Client. In the absence of confirmed underground structure locations, Client agrees to accept the risk of damage and costs associated with repair and restoration of damage resulting from the exploration work.

L. Standard of Care. BCC's services will be performed on behalf of and solely for the exclusive use of Client for the purposes set forth in the Proposal and no others. Client acknowledges that BCC's services require decisions based upon judgement and experience and are subjective. Client, in accepting BCC's Proposal, acknowledges the inherent risks to Client and Client's property associated with the work described in the Proposal. BCC will perform services under this Agreement in accordance with generally accepted practices attributable to Consultants undertaking similar studies in the area at the time of the service. In performing such services, BCC will observe that degree of care and skill as is generally exercised by members of such professions in the same locale acting under similar circumstances and conditions. Client acknowledges that BCC's services will be rendered without any other warranty, express or implied, beyond BCC's observance of such standard care.

M. State of the Art. The mitigation or remediation of conditions created by hazardous materials is an evolving technical discipline. Techniques for containing, eliminating or otherwise mitigating or remediating hazardous materials or conditions are rapidly changing. Given this dynamic situation, BCC may select acceptable, effective design approaches that, through no fault of BCC's, are obsolete and/or unacceptable by the time BCC's design is ready for execution. BCC agrees to keep Client informed of any technical or regulatory changes of which BCC becomes aware and which BCC believes are pertinent to the Scope of Services. BCC also agrees to give Client an opinion of such changes' impact on ongoing and/or planned future activities and the techniques and attendant fees and expenses for accommodating such changes. Client agrees to pay BCC's additional reasonable fees and expenses made necessary by BCC's being required to abide by subsequent new regulations or technologies. Client also waives any claim against BCC, and agrees to defend, indemnify and hold BCC harmless from any claim or liability for injury or loss which may arise from the decision to utilize concepts or measures which were acceptable at the time it was decided to employ them, but which were comparatively ineffective or unacceptable by the time they were implemented. Client also agrees to compensate BCC for any time spent and expenses incurred by BCC in defense of any such claim, with such compensation to be based upon BCC's prevailing fee schedule and expense reimbursement policy relative to recovery of direct project costs.

N. Unforeseen Circumstances. BCC shall not be considered in default in the performance of its obligations hereunder to the extent that performing such obligation is prevented or delayed by any cause, existing or future, which is unforeseen and beyond BCC's reasonable control, provided however, that any obligation to make payment hereunder shall not be extended for any reason. Client represents and warrants that it will provide BCC with any and all information known to Client concerning BCC's work at the Site including but not limited to: (1) the existence or possible existence at, on or under the Site, of any oil or hazardous materials, pollutants or asbestos as those terms are defined by federal, state and local laws; (2) any condition known to the Client to exist in, on, under, or in the vicinity of the Site which might present a potential safety hazard or danger to human health or the environment; and (3) any record of noncompliance with any federal, state or local laws concerning past or present environmental conditions at the Site.

If, during the course of performance of services hereunder, BCC encounters unanticipated oil or hazardous materials, or pollutants, BCC shall have the right to suspend its work immediately and to terminate its services upon written notice to the Client within ten (10) days thereafter unless BCC and Client agree upon a mutually satisfactory change order to the Proposal that includes a revision of the Scope of Services and adjustment of budget estimates to account for this circumstance.

O. Samples. All samples of soil, water, waste, or other materials collected from the site will be disposed of 30 days after they have been collected, unless Client advises BCC in writing. Client agrees to pay all costs associated with proper storage, transport, and/or disposal of such samples, and agrees to indemnify BCC for any liability arising therefrom. If additional storage fees are necessary, Client agrees to pay an additional fee for storage as determined by BCC.

P. Ownership of Documents, Electronic Media, and Processes. All documents (including drawings, specifications, estimates, field notes, and other data), electronic media, and processes (including scientific, technological, software, and other concepts, patented or not) created, prepared, or furnished under this Agreement by BCC or its contractors or consultants, are instruments of service with respect to the project and shall remain the property of BCC whether or not the Project is completed. Client may make and retain copies thereof as necessary; however, such documents are not intended or represented to be suitable for additions, extensions, alterations, or completion of the project by others, or use on any other project. Any reuse of this information without written verification or adaptation by BCC for the specific purpose intended is at Client's sole risk and without liability or legal exposure to BCC or its independent contractors or consultants.

Bois Consulting Co., Inc.
Standard Terms and Conditions
Page 4 of 5

Client shall indemnify, defend, and hold harmless BCC and its independent contractors from all claims, damages, losses, and expenses, including attorney's fees arising out of or resulting therefrom.

Q. Suspension of Work and Termination. This Agreement may be terminated, or work suspended, at any time by mutual consent or by notice by either party in writing. In the event of termination or suspension of work for any reason prior to completion of the assignment, BCC reserves the right to complete such analyses and records as are necessary to place its files in order and, where considered by BCC as necessary to protect its professional reputation, to complete a report on the work performed to date. In addition, the Client shall compensate BCC for all work performed prior to such termination, including but not limited to the work described in the prior sentence, in accordance with the Fee Schedule in the Proposal.

R. Notices. All notices, requests, demands and other communications under this Agreement shall be in writing and shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is to be given, or on the second day after mailing if mailed to the party to whom notice is to be given by first class mail, registered or certified, postage prepaid, and properly addressed to Bois Consulting Company, Inc., 131 Brook Street, Framingham, MA and to the address listed on the Scope of Services for the Client.

S. Disputes and Arbitration. Any controversy or claim arising out of, or related to, this Agreement, the breach thereof, or the coverage of this arbitration provision shall be settled by arbitration which shall be conducted in the Commonwealth of Massachusetts, or in another mutually agreeable state, in accordance with the Commercial Arbitration rules of the American Arbitration Association as such rules shall be in effect on the date of delivery of demand for arbitration. The arbitration of such issues, including the determination of the amount of any damages suffered by either party hereto by reason of the acts or omissions of the other, shall be to the exclusion of any court of law except for enforcement of an arbitrated award. The decision of the arbitrators, or a majority of them, shall be final and binding on both parties and their respective successors and assigns. Each party shall pay the fees of its own attorneys, and the expenses of its witnesses and all other expenses connected with the presentation of its case. The costs of the arbitration, including the cost of the record or transcripts thereof, if any, administrative fees, fees of the arbitrators, and all other fees and costs shall be borne as determined by the arbitrators.

T. Audits, Litigation. As part of the Massachusetts Licensed Site Professional (LSP) and Massachusetts Contingency Plan (MCP) regulations, the Massachusetts Department of Environmental Protection (MassDEP) may audit, with or without cause, work product developed. If the MassDEP conducts such an audit, the LSP is bound by law to comply with MassDEP Requests for Information or other requests. It is acknowledged that LSP responses to such requests for information are additional services not included in the current scope of Services, unless specifically noted in the Scope, and that the Consultant shall be compensated therefore on substantially the same basis as it is compensated for Services provided under this Agreement. In addition, in the event the Consultant is required to participate in litigation arising out of, or referring or relating to the Services performed by the Consultant for the Client, including without limitation, responding to a notice of deposition, request for documentation or information, the Client shall compensate the Consultant at its usual hourly rate for all time incurred, including preparation and meeting time. In addition, in such event, the Client shall also reimburse the Consultant's expenses in connection with its participation in such litigation. Any such fees and costs will be separately billed to the Client and will be due and payable in accordance with the payment terms of any agreement between the parties, and, if no such agreement exists, any amounts billed for such services and costs will be due and payable by the Client promptly upon receipt of the Consultant's invoice therefor.

U. Applicable Law. This Agreement and any contract or purchase order issued by Client accepting this offer shall be governed by, subject to, and construed in accordance with the laws of the Commonwealth of Massachusetts. Client has read this Agreement, understands it, and agrees to be bound by its terms, and has had the opportunity to consult with legal counsel.

V. Non-Waiver. The failure of either party to exercise any right or remedy hereunder or to take any action permitted on a breach by the other party shall not be deemed a waiver of such right or remedy or of any other rights or subsequent breach of a like or different nature.

W. Severability. If any of these Standard Terms and Conditions are determined to be invalid or unenforceable in whole or in part, the remaining provisions of this Agreement shall continue in full force and effect, and be binding upon the parties.

Acceptance of Standard Terms and Conditions (dated January 2015) for BCC:

For Bois Consulting Co., Inc.:

For Client:



Signature

Carol de Groot Bois, President

Print Name/Title

October 22, 2015

Date

Signature

Print Name/Title
(For Town of Sudbury)

Date



"Helping Industry and the Environment Prosper"

October 22, 2015

Planning and Community Development Office
Town of Sudbury
278 Old Sudbury Road
Sudbury, MA 01776

Letter of Interest - Melone Property Environmental Data Review

To Whom It May Concern:

Enclosed please find Capaccio Environmental Engineering, Inc.'s (CAPACCIO's) qualifications proposal including our approach, project work plan, and price proposal to assist the Town of Sudbury with Licensed Site Professional (LSP) Consultation Services regarding the Sperry Rand/Unisys property.

CAPACCIO has a long history assisting municipal and industrial clients with MCP compliance, risk assessment, facility assessments and compliance, hazardous materials assessment and abatement, and bringing to closure releases of oils and/or hazard materials (OHMs) within MCP regulations and guidelines. With this experience comes a seasoned Licensed Site Professional, Dawn Horter. With more than 25 years of experience providing the services requested in this RFP, Ms. Horter can handle complex challenges and will also bring a strong working relationship with the Massachusetts Department of Environmental Protection (MassDEP) as well as previous experience working with town officials to this project. Ms. Horter recently completed a similar project scope for the Town of Easton which required working closely with the Board of Selectmen and other town officials.

CAPACCIO has been providing environmental services to our customers in New England and other parts of the country since 1992. We have working relationships with both the MassDEP and Environmental Protection Agency (EPA) that spans decades. *"Helping Industry and the Environment Prosper"* is our mission which has continuously guided us toward developing a multi-faceted team of experts who work together to design innovative engineering and environmental, health and safety solutions to ensure our clients will grow in a sustainable manner. Our core values of integrity, dedication, commitment, and responsiveness foster a well-managed firm with a strong leadership team, a talented staff, and a solid customer base with a history of success. CAPACCIO is a certified Women's Business Enterprise (WBENC) and a Women Owned Small Business (WOSB).

As we do not anticipate any deviations or additions to the scope of services as described in the RFQ, we have not provided any additional recommendations or deliverables to our approach to this project. Please also note that we are not aware of any CAPACCIO partners, officials, directors or employees that are related to any Town of Sudbury officials or employees.

CAPACCIO is confident we will be a valued partner for the requested services. Through our previous projects with private and public entities, we understand what is required and will deliver our expertise, dedication, and commitment to this project. We look forward to having the opportunity to show the Town of Sudbury how CAPACCIO can meet and exceed your current and future needs. We appreciate your consideration of our firm and this proposal.

Sincerely:

Capaccio Environmental Engineering, Inc.

BY:



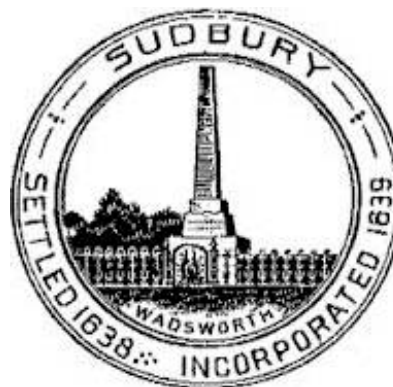
Wayne E. Bates, PhD, PE, ENV-SP
Vice President

Enc: Proposal RFQ Town of Sudbury

TOWN OF SUDBURY

Request For Qualifications Response For
LICENSED SITE PROFESSIONAL CONSULTATION SERVICES
 for the Melone Property Environmental Data Review

October 22, 2015



CAPACCIO ENVIRONMENTAL ENGINEERING, INC.
 293 Boston Post Road, West Marlborough, MA 01752
 508.970.0033 www.capaccio.com



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LIST OF ATTACHMENTS

- 1 Completed Certifications
- 2 Table One: Professional Fee Billing Rates
- 3 Professional Resume and Registrations – Dawn Horter, PG, LSP
- 4 CAPACCIO General Qualifications
- 5 WBE Certificate

1.0 Introduction

The Town of Sudbury (THE TOWN), acting through its Town Manager, is seeking the services of a Massachusetts Licensed Site Professional (LSP) to complete a review of existing and available environmental documentation on the Sperry Rand/Unisys remediation efforts (DEP RTN 3-0435 and former Tier 1A Permit No. 83079).

This property has been under review of the Massachusetts Department of Environmental Protection (MassDEP) Northeast Regional Office Bureau of Waste Site Cleanup since 1987 due to trichloroethylene (TCE) on the property. A plume has been identified on adjacent and off-site properties. The Melone property, located east of Sperry/Rand/Unisys on North Road, Sudbury, and at Assessor Map C12-0100, is directly adjacent to the original town holdings of the Sperry Rand/Unisys property (it has since been subdivided and developed). THE TOWN is considering a reuse of this property. The Sperry Rand/Unisys property is located at 142 North Road, Sudbury and identified as Assessor Map C11-0300.

The objective of the review is to assist THE TOWN in understanding, documenting, and communicating to its citizenry the following:

- Current regulatory status of the Sperry Rand/Unisys site
- Likely or known constituents of concern (COCs) that exist on the Sperry Rand/Unisys property in either soil or groundwater, following its remediation
- Likely or known COCs that may be present on the Melone property, in either soil or groundwater
- Likely risk-based constraints to future development of the Melone property that may result from the remaining COCs
- Opinion as to whether sufficient soil and groundwater characterization has been completed on the Melone property to identify risks to potential future users of the property (e.g. residential, open space/recreational, industrial/commercial)
- Any gaps in information that would be beneficial for THE TOWN to address in assessing the property for reuse and/or development

THE TOWN requests that qualifying firms or individuals have demonstrated experience in projects involving chlorinated volatile organic compounds (CVOCs) and expressed municipal/public project experience would be desirable. Capaccio Environmental Engineering, Inc. (CAPACCIO) is qualified in both of these areas and these qualifications are included in Section 2 of this proposal.

In the following sections, CAPACCIO provides our qualifications, project approach and work plan, and cost proposal as requested in the RFP.

It is our understanding that the consultant chosen shall provide the following services:

1. Technical Review and Report

Our technical review and report will include:

- a. Review of publicly available MassDEP reports and other available documentation related to this property and provide a technical review.
- b. A deliverable report signed by a Massachusetts LSP documenting CAPACCIO's findings and recommendations to the Sudbury Board of Selectmen. The deliverable will include a narrative report describing the overall findings including the presence of likely or known COCs; potential risks present regarding COCs; an opinion as to whether sufficient soil and groundwater characterization has been completed; and potential gaps in information needed to properly assess whether the property is suitable for reuse and/or development. The report will also include site plans, extent of release figures and other such documentation that substantiates CAPACCIO's findings and recommendations.
- c. Attendance at one night meeting to present findings and recommendations to THE TOWN.

2. Standards

All work shall be conducted in accordance with Massachusetts Contingency Plan (MCP) standards and guidelines.

Our Value to the Town of Sudbury

The value CAPACCIO brings to THE TOWN by providing Licensed Site Professional consultation services is:

- Our office which is based in the neighboring City of Marlborough, providing a responsive and local team.
- Our Project Manager, Dawn Horter, PG, LSP who has more than twenty-five years of experience in assessment and remediation and experience working on projects involving chlorinated volatile organic compounds (CVOCs) and Dense Volatile Organic Compounds.
- Ms. Horter's legal experience, which includes document review for site characterization and responsible party representation during depositions and expert witness testimony.
- Ms. Horter's experience consulting with and presenting data and the status of ongoing site assessment and remedial activities to town departments.
- CAPACCIO's long-standing relationship with the MassDEP and our intricate knowledge and understanding of the regulations.
- CAPACCIO's certification through the Women's Business Enterprise National Council (WBENC), the nation's largest third party supplier of businesses owned and operated by women in the United States. CAPACCIO is also a Women-owned Business Enterprise (WBE) in the state of Massachusetts through the Massachusetts Supplier Diversity Office (SDO) and is a Women-Owned Small Business (WOSB).

2.0 Statement of Qualifications

CAPACCIO's site assessment and remediation staff as well as our team of technical experts are well equipped to successfully complete THE TOWN's licensed site professional and risk assessment activities as well as the evaluation of the potential for site reuse and/or development.

Leading this effort and assigned as Project Manager will be **Dawn Horter, PG, LSP**, who, with her breadth and depth of experience, will oversee the day to day project activity and ensure that tasks associated with each project are completed within the project budget and on schedule. Dawn is a seasoned LSP and has worked on countless projects in both the private sector as well as in the public arena. She brings a level of detail, organization, and expert knowledge which will lead to well-executed projects for THE TOWN. Ms. Horter recently completed a similar project for the Town of Easton who was extremely satisfied and has offered to serve as a reference for this project. See Attachment 3 for more detail on Ms. Horter's resume and experience. CAPACCIO also has a variety of staff to carry out specific tasks as needed under Ms. Horter's direction.

Two Relevant References/Projects

Ms. Horter has completed a wide range of projects under the MCP and other state regulatory agencies with COCs including petroleum hydrocarbons, metal compounds, PCBs, polyaromatic hydrocarbon compounds (PAHs) and CVOCs. Two projects relevant to THE TOWN's requirements, as well as reference information, are summarized below.

1. Town of Easton, Easton, MA

Project Contact: Stephanie Danielson

Phone: 508-230-0630

Address: 136 Elm Street, Easton, MA 02334

Project: LSP Services, Site File Review - Completed September 2015, \$9,500

CAPACCIO recently provided LSP consultation services to the Town of Easton, Massachusetts. The scope included conducting a desk file review of eight documented releases of Oils and Hazard Materials (OHM) submitted to the MassDEP in compliance with the MCP. CAPACCIO's LSP, Dawn Horter, worked under the direction of the Shovel Shop Water Quality Working Group which was appointed by Easton's Board of Selectmen. The primary objective of this file review was to address concerns raised by town citizens regarding the quality of water to the Shovel Shop Pond, Easton's ecological and natural resources, and Easton's drinking water supply.

Ms. Horter technically reviewed the available MassDEP reports and documentation and provided a determination of MCP compliance, to mean "all Response Actions necessary to achieve a condition of No Significant Risk." This included, at a minimum, an evaluation of the site history and usage; the nature and extent of contamination to soil, groundwater, air, below-grade utilities, sediment and/or surface water; and the completion of an appropriate risk characterization with respect to the potential risk to human health and the environment.

Additionally, CAPACCIO evaluated the sites with respect to the MCP Performance Standards and numerical Soil and Groundwater Standards in place at the time of the

investigation as well as its compliance with current standards in order to provide a conservative determination of the potential risk to Easton's water and natural resources.

Ms. Horter presented her conclusions to the Board of Selectmen through figures, site-specific criteria, a summary of site activities and remedial actions, and a comparison of site conditions to the MCP numerical standards. She identified data gaps and recommendations for further work as appropriate. CAPACCIO continues to assist the Board of Selectmen as the active sites move forward.

Ms. Horter worked efficiently and effectively with many groups on this project including the Shovel Shop Water Quality Working Group, the Water Department, the MBTA, the Board of Selectmen, and various Town officials.

2. Photofabrication Engineering, Inc. (PEI)

Project Contact: Charles (Chip) Lehrer

Phone: 508-478-2025

Address: 500 Fortune Drive, Milford, MA 01757

Project: Response Actions - Completed June 2014, \$402,000

CAPACCIO was contracted in 1998 to complete response actions for releases of metal compounds and CVOCs (TCA, TCE, PCE and breakdown daughter compounds) to soil and groundwater at a precision photo chemical etching and photo chemical machining facility. The site was located in a MassDEP-designated drinking water area and was surrounded on three sides by a brook and associated wetlands. Based on the potential environmental risk, CAPACCIO worked closely with town officials during the site work. Site investigation activities included assessment to soil, shallow and deep aquifers, on-site septic systems, surface water, sediment and indoor air. CAPACCIO implemented remedial strategies at the Site that included the following:

- In-situ treatment of CVOCs via thermally-enhanced chemical oxidation under a Release Abatement Measure (RAM) Plan
- Excavation of VOC-impacted soil in a hot spot area under a RAM Plan
- In-situ treatment of metal compounds via immobilization under a RAM Plan

Completion of the RAM activities resulted in the reduction of metal and CVOC concentrations and the removal of the hot spot source. CAPACCIO completed indoor air sampling to confirm that there was no exposure pathway to workers and implemented a combined Method 1 and Method 3 Risk Characterization that resulted in the completion of a Permanent Solution without Conditions Statement.

Other Relevant Projects

Below are five relevant projects Ms. Horter has performed which have involved CVOCs and/or Property Development. Throughout her career, Ms. Horter has managed more than fifty projects of this nature. Those described below are merely a sample of the complexity of work Ms. Horter has performed.

1. Metal Plating Facility, Newburyport, Massachusetts

In progress, approximately \$13,200 to completion

CAPACCIO was contracted to evaluate Phase II Environmental Site Assessment data obtained by a potential purchaser of the property. This data included evidence of a release of CVOCs. Based on this data, CAPACCIO is continuing the subsurface investigation through the installation of monitoring wells throughout the facility and exterior to determine the nature and extent of the impact to soil and groundwater. This will include a determination as to whether the source of the CVOCs was a former degreaser at the facility or an upgradient off-site source. It is anticipated that the outcome of the investigation will be a Downgradient Property Status (DPS) or a Permanent Solution Statement.

2. Property Development, Ayer, Massachusetts

In progress, approximately \$14,900 to completion

CAPACCIO (Ms. Horter) was contracted in April 2015 to conduct Phase I and Phase II Environmental Site Assessments on an inherited 5-acre parcel of property that was used as a residential property as well as for business operations including fuel distribution, used car and automobile part sales. CAPACCIO further conducted a Limited Removal Action under the MCP to excavate approximately 30 tons of accessible hydrocarbon-impacted soil from a former gasoline underground storage tank (UST) area. The primary purpose of the work was to provide information to potential buyers concerning the environmental risk upon development of the property. The site assessment activities concluded the following:

- No condition reportable to the MassDEP was detected
- There were no conditions noted across most of the property that would prevent unrestricted/residential development
- Due to the limitations to excavation caused by on-site buildings, the full extent of the hydrocarbon-impacted soil from the former gasoline UST could not be completely defined. Based on this, a soil-gas sample was collected and confirmed that a potential risk to indoor air infiltration existed. Therefore, CAPACCIO has recommended that without further excavation, this area be restricted from the construction of a residence during development.

3. Property Development, Dracut, Massachusetts

Completed in 2013, \$6,500

CAPACCIO was contracted in March 2013 to conduct assessment of a property adjacent to a wetland area for potential risks that may impact the development of the property. CAPACCIO conducted the assessment for petroleum hydrocarbons, CVOCs, metal

compounds and polyaromatic hydrocarbons. This assessment concluded that there were no contaminants of concern identified that would preclude unrestricted development.

4. Heat Treatment Facility, Worcester, Massachusetts

Completed in 2010, \$430,000

CAPACCIO was contracted in 2001 to investigate a release of CVOCs (TCE, TCA and PCE) from degreasers historically used at the facility. A culvert was located adjacent to the downgradient property border. The subsurface investigation concluded the following:

- CVOCs in soil were delineated, including impact to an adjacent property
- CVOCs in groundwater were delineated through shallow and deep monitoring wells
- Indoor air samples did not indicate a risk to building occupants from the CVOCs in the subsurface
- A Method 3 Risk Characterization and the implementation of an Activity and Use Limitation was proposed to provide a Permanent Solution

5. Site Evaluation, Various Sites throughout Massachusetts

Costs ranging from \$1,000 to \$15,000

CAPACCIO is routinely contracted to evaluate site investigation and remedial activities conducted with regards to compliance with regulatory agencies and recommendations. A selection of these sites includes:

- A property in Clinton, Massachusetts under consideration for purchase as a bank branch office. As the facility formerly transported CVOCs through below-grade trenches and maintained USTs, the concern was the potential for impact to indoor air following site reuse.
- Several properties in Wilmington, Massachusetts for off-site migration onto the subject properties to assist in the development of a Downgradient Property Status
- A property in Webster, Massachusetts where bedrock wells adjacent to the property indicated the presence of CVOCs. CAPACCIO provided an opinion as to the potential source of the CVOCs and eliminated our client from consideration.
- A property in North Reading, Massachusetts under consideration for purchase. CAPACCIO evaluated an on-site documented release of petroleum hydrocarbons as well as an upgradient CVOC release that impacted the site and wetlands downgradient of the site.

3.0 Project Approach

3.1 Statement of Project Approach

Dawn Horter has been assigned as the Project Manager and LSP for the services outlined in this proposal. Ms. Horter has over twenty-five years of experience at a wide variety of facilities in completing assessment and remedial services. These services encompass a detailed knowledge of site conditions requiring regulatory reporting; emergency response with extensive communication between the client and regulatory agency personnel; soil, groundwater and indoor air assessments to evaluate the nature and extent of contamination; remediation; risk characterization and all applicable reporting required to achieve site closure. Ms. Horter began her consulting career in New Jersey after completing her Master's Degree. Within three years, she was promoted from a junior-level scientist to a group manager and client coordinator for major clients. Upon her relocation to Massachusetts, she became an LSP, which she has maintained for fourteen years without any filed complaints or disciplinary action against her. Based on her expertise and qualifications, it is CAPACCIO's opinion that Ms. Horter fully meets and significantly exceeds the standards for the type of experience described in the Request for Qualifications.

CAPACCIO is pleased to present the following technical approach envisioned for the scope of services presented in THE TOWN's Request for Qualifications for Licensed Site Professional Services.

- Documents provided by THE TOWN as well as those included on the MassDEP site list database will be reviewed. Ms. Horter's site review approach is to begin with the earliest data and develop an independent action plan based on that data. Later data is then compared to this plan in order to determine its MCP compliance.

For the purpose of this proposal, the determination of MCP compliance is "all Response Actions necessary to achieve a condition of No Significant Risk." This includes, at a minimum, an evaluation of the site history and usage; the nature and extent of contamination to soil, groundwater, air, below-grade utilities, sediment and/or surface water; and the completion of an appropriate risk characterization with respect to the potential risk to human health and the environment.

In this manner, Ms. Horter continually modifies her independent action plan rather than forming opinions based on preconceived notions derived by evaluating Response Actions as summarized only the most recent report.

- Ms. Horter will prepare a report to include the following for the Sperry Rand/Unisys and Melone properties:
 - A summary of reviewed documents
 - A summary of previous work conducted on the Sperry Rand/Unisys property and the adjacent Melone property
 - An evaluation of the nature and extent of COC impact to soil, groundwater, air, below-grade utilities, sediment and/or surface water

- A comparison of site data to MCP criteria, including cleanup standards and risk characterization methods
- A conclusion as to the compliance of site data to MCP criteria and Performance Standards
- A summary of any identified data gaps
- A summary of any identified recommendations to achieve compliance with the MCP
- A summary of potential risk associated with the reuse and/or development of the Melone property
- CAPACCIO will attend a meeting to present the report to the Sudbury Board of Selectman

CAPACCIO has reviewed information related to the provided list of documented releases and is confident that Ms. Horter's experience and implementation of the above approach will provide THE TOWN with a determination as to whether the Response Actions conducted at the sites are in compliance with the MCP and are of sufficient quality to provide THE TOWN with an opinion of potential risks associated with reuse and/or development of the Melone property. In Section 2, CAPACCIO has provided references for projects that Ms. Horter has completed that can provide testament to Ms. Horter's professional skills, expertise and knowledge, attention to deadlines and quality of work.

3.2 Proposed Work Plan

CAPACCIO has developed the following Work Plan to address the requested Scope of Services:

- a. Technical Review and Report – CAPACCIO will review documents publicly available through the MassDEP database and provided by THE TOWN relating to Release Tracking Number 3-0435. CAPACCIO has estimated a total of approximately 12 hours to complete this task. This level of effort assumes that the file review will be conducted outside of THE TOWN offices.
- b. Meeting with the Board of Selectman – CAPACCIO will attend one meeting in order to present the findings and recommendations to the Board of Selectmen at THE TOWN offices. CAPACCIO has estimated a total of approximately 5 hours to prepare for and conduct this meeting.

All work will be conducted in accordance with the MCP Performance Standards and guidelines.

CAPACCIO is committed to providing the necessary resources and effective communication to THE TOWN's project team on a continuing basis for Licensed Site Professional consulting services.

4.0 Estimated Price Proposal

CAPACCIO is pleased to offer the Town of Sudbury the estimated time and materials price for LSP consultation services.

Our Time and Materials estimate for this scope of work is \$ 4,950.00

This price includes one night meeting as specified in the RFP.

Additional hourly rates were requested in the RFP for unexpected or additional work beyond the described scope of services. Additional investigation recommended by CAPACCIO as necessary to provide the Town of Sudbury with a complete review will be on an as-requested basis and billed on a time and material basis based on the attached rates (see Attachment 2).

We value our continuing partnerships with our clients and are committed to providing the highest quality of services to the Town of Sudbury. We appreciate your consideration of our firm and this proposal.

Attachment 1

Completed Certifications

CERTIFICATE AS TO CORPORATE APPLICANT

I, LISA F WILK (Name of Officer), certify that I am the
SECRETARY / CLERK (Title) of the Corporation named as Applicant in the within
 Proposal Form; that LISA F WILK (Name of Officer signing form) who signed
 said Proposal Form on behalf of the Submitter was then PRESIDENT (Title) of
 said Corporation; that I know his/her signature and that his/her signature is genuine and that said Proposal
 was duly signed, sealed and executed for and on behalf of said Corporation by authority of its governing
 body.



AFFIX CORPORATE SEAL

Instruction: This certificate must be completed where Applicant is a Corporation, and should be so
 completed by its Clerk. In the event that the Clerk is the person signing the Proposal on behalf of the
 Corporation, this certificate must be completed by another Officer of the Corporation.

CERTIFICATE OF TAXES/TAX ATTESTATION

Pursuant to M.G.L. Chapter 62C, Section 49A, I certify under penalties of perjury that CAPACCIO ENVIRONMENTAL ENGINEERING, INC. has/have complied with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

04-3157797
Social Security Number, or
Federal Identification Number

CAPACCIO ENVIRONMENTAL ENGINEERING, INC.
Signature of Individual, or
Corporation Name

By: [Signature] PRESIDENT
Corporate Officer & Title (if applicable)

AFFIX CORPORATE SEAL

CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this bid, or proposal, has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

CAPACCIO ENVIRONMENTAL ENGINEERING, INC.
Signature of Individual, or
Corporation Name

By: [Signature] PRESIDENT
Corporate Officer & Title (if applicable)

AFFIX CORPORATE SEAL

Attachment 2

Table One: Professional Fee Billing Rates

Attachment 7.f: 15-047.001_town_of_sudbury (Temp) (Converted) (1549 : Melone RFP responses)

TABLE ONE

**CAPACCIO ENVIRONMENTAL ENGINEERING, INC.
PROFESSIONAL FEE BILLING RATES**

<u>Position</u>	<u>Billing Rates (\$/HR)</u>
Principal	\$230
Senior Associate	\$190
Senior Engineer/Scientist – II	\$175
Senior Engineer/Scientist – I	\$150
Engineer/Scientist – II	\$115
Engineer/Scientist – I	\$ 95
Senior Designer	\$105
Designer	\$ 95
CAD Drafter	\$ 70
Technician	\$ 70
Administrative	\$ 65

Attachment 3**Professional Resume and Registrations – Dawn Horter, PG, LSP**

Attachment 7.f: 15-047.001_town_of_sudbury (Temp) (Converted) (1549 : Melone RFP responses)

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Dawn L. Horter, CPG, LSP

Senior Hydrogeologist/Technical Area Leader for Assessment and Remediation Services



Certifications

Professional Geologist

Registrations

- Massachusetts Licensed Site Professional
- New Hampshire Professional Geologist
- Pennsylvania Professional Geologist (Inactive)

Education

- B.S., Geology, Ohio University
- M.S., Geochemistry, Rutgers University

Memberships

Massachusetts Licensed Site Professional Association

Publications

Puffer, J.H. and Horter, D.L., 1993, Origin of Pegmatitic Segregation Veins within Flood Basalts: GSA Bulletin, v. 105, no. 6, p. 738-748.

Horter, D.L. 1990. The Nature and Origin of Pegmatite Zones in the Lolo Flow, Columbia River Basalt Group, Pasco Basin, Washington: Masters Thesis, Rutgers University. 107 p.

Management Experience Summary

•Management of up to eight entry- to senior-level hydrogeologists with responsibility for portfolios of up to approximately 300 diverse sites with budgets of up to 2 million

•**Management of client interaction and financial/resource allocation**

•Senior project oversight and expert technical input on complex projects

•Technical review and approval of project-related documents and deliverables

•**Management of staffing needs and performance reviews**

•Served as client coordinator and account manager for several clients that were maintained over an extended period of time based on client satisfaction – under Dawn's leadership, company was awarded sole source contracts with both Amoco Oil Company and Mobil Oil Company

•Developed and managed a mobile, high-intensity targeted (HIT) remediation program

•Developed and managed a soil disposal program

Technical Experience Summary

•More than 25 years of overall experience in site assessment and remediation

•Completion and review of ASTM Transaction Screenings and Phase I and Phase II environmental assessments for private industries, banks, attorneys and realtors

•Experience with all phases of the Massachusetts Contingency Plan

•Assessment and remediation of oils, solvents, metals and PCBs at residential, manufacturing, and industrial properties as well as **major oil company retail and refinery facilities**

•Evaluation of shallow and bedrock subsurface characteristics for remediation projects, remedial system design, and regulatory negotiations

•**Design and completion of field investigations including soil gas surveys, soil vapor extraction, air sparging, aquifer permeability and pumping tests**

•Remediation experience includes excavation/dewatering, design, construction, operation and maintenance of soil vapor extraction, air sparging and groundwater pumping systems utilizing a variety of groundwater and off-gas treatment methods including:

- o Single and multi-point recovery systems
- o Air stripping
- o Liquid- and air-phase carbon
- o Catalytic converter
- o Thermal oxidizer

•In-situ remediation of hydrocarbons, metal compounds, and chlorinated VOCs

•Management and completion of human health and environmental risk characterizations, engineering feasibility studies, and activity and use limitations

•Emergency response

•Vapor intrusion evaluation and mitigation

•Technical support to legal counsel, providing opinions and expert witness reports

•Completion of facility environmental compliance audits and oversight of waste management practices

•**Completion of Beneficial Use Permit applications**

•Preparation of SPCC Plans

•Experience in several other state regulatory programs including New Hampshire, Rhode Island, New Jersey and New York

Employment History

2002-present

Capaccio Environmental Engineering, Inc.,

Marlborough, Massachusetts

Senior Hydrogeologist/Project Manager/Technical Area Leader
for Assessment and Remediation

Ms. Horter is responsible for site assessment and remediation services provided by the firm. She has more than twenty-five years of experience in assessment and remediation for manufacturing, commercial, residential, and industrial properties as well as major oil companies at their retail and refinery facilities.

Ms. Horter's experience includes emergency response and the management of releases of oils, industrial solvents, and metals. She has designed and completed field investigations for drilling, well installation, soil gas surveys, indoor air sampling, field screening protocols, site history research, aquifer permeability, and pumping tests.

Ms. Horter's remediation experience includes in-situ treatment, excavation, design, construction, operation and maintenance of soil vapor extraction and groundwater pumping systems utilizing a variety of groundwater and off-gas treatment methods. She has significant experience with all phases of the Massachusetts Contingency Plan.

Ms. Horter has managed the completion of human health and environmental risk characterizations, engineering feasibility studies, and activity and use limitations. Ms. Horter has worked with legal counsel, providing technical support, opinion, and expert witness reports.

1999-2002

Lincoln Environmental, Inc.,

Smithfield, Rhode Island

Project Manager and Sr. Hydrogeologist

1995-1999

Groundwater & Environmental Services, Inc.,

Wall, New Jersey

Sr. Hydrogeologist to Project (Group) Manager/Sr.
Hydrogeologist

1986-1995

Handex of New Jersey

Morganville, New Jersey

Hydrogeologist to Project (Group) Manager/Sr. Hydrogeologist



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The Commonwealth of Massachusetts

BOARD OF REGISTRATION OF HAZARDOUS WASTE SITE CLEANUP PROFESSIONALS

This is to Certify That

Dawn L. Horter

*has been duly registered by this Board as a qualified Licensed Site Professional,
as provided by the laws of the Commonwealth.*



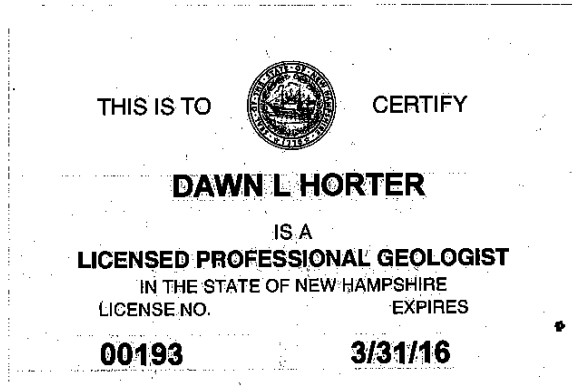
Boston, Massachusetts March 5, 2014

[Signature]

Chairperson of the Board

9350 **January 30, 2017**

License Number *Expiration Date*



Attachment 4**CAPACCIO General Qualifications**

Attachment7.f: 15-047.001_town_of_sudbury (Temp) (Converted) (1549 : Melone RFP responses)

Capaccio Environmental Engineering, Inc.

Since Capaccio Environmental Engineering, Inc.'s (CAPACCIO) incorporation in 1992, integrity, dedication, commitment and responsiveness have been the core values we have continuously upheld throughout our 23 years in business. We are a **well-managed firm with a strong leadership team**, talented staff, and a solid customer base with a history of success. Our mission is "helping industry and the environment prosper."

CAPACCIO is owned by Lisa F. Wilk, P.E. and **President, and is a certified women's business** enterprise through the Women's Business Enterprise National Council (WBENC), the nation's largest third party supplier of businesses owned and operated by women in the United States. CAPACCIO is also a Woman-owned Business Enterprise (WBE) in the state of Massachusetts through the Massachusetts Supplier Diversity **Office (SDO) and is a Women-Owned Small Business (WOSB).**

CAPACCIO is a comprehensive environmental, health and safety (EH&S) consulting and **engineering firm with a solid track record of** assisting industrial and institutional clients toward the goal of sustainable growth. Our experienced staff partners with clients to proactively manage EH&S issues in a manner that allows both the client and the environment to prosper.

CAPACCIO offers a full array of EH&S services including engineering design, regulatory compliance, multimedia permitting, industrial hygiene assessments, health and safety program development, sustainability assessments and programs, pollution prevention programs, training, audits, facility decommissioning, and regulatory agency interface. Our staff serves clients nationwide with the development of EH&S management systems and programs to include ISO 14001 environmental management systems (EMS) and OHSAS 18001 health and safety management system (HSMS) implementation, training, and integration. CAPACCIO believes that an effective way to become truly sustainable is to drive sustainability as part of an EMS/HSMS. Our experience provides the insight needed to help your company develop products that meet the requirements of the global marketplace.

Our effective on-site EH&S management program helps clients augment their EH&S staff without additional headcount. CAPACCIO's information technology systems analysts and multimedia developers support clients in data management, computer based training, and web hosting.

Our sound performance, responsiveness to clients, relationships with regulators, extensive knowledge base, wealth of experience, and detailed knowledge of our client's company, site, **and specific industry, has allowed us to forge** long-term partnerships. These partnerships have resulted in strong rankings for our clients in both **financial and EH&S performance in the Top 100** lists from the Boston Globe, Newsweek and other **ranking systems. Our clients also benefit from** consistent and sustained EH&S compliance with regulatory requirements and successful inspection/audit results from regulatory agency inspections, customer audits, and independent registration/**certification audits.**

CAPACCIO itself has won several awards and accolades including placing in the top ten - out of **approximately 500 environmental firms across** the US and Canada - in ZweigWhite's 2014 and 2015 Best Places to Work contest. ZweigWhite provides management information and expertise to architecture, engineering, planning, and **environmental consulting firms worldwide.** CAPACCIO also consistently appears in the Boston Business Journal Book of Lists as one of the area's Largest Environmental Engineering Firms and for two years CAPACCIO made the Boston Business Journal's list of the Top 100 Women-Owned Businesses. CAPACCIO was chosen by diversitybusiness.com as one of the Top Privately Owned Businesses and also made its list of Top 50 Women-Owned Businesses in Massachusetts (number 26 over all, and number one in the environmental engineering/consulting **firm category).** In the recent past, CAPACCIO owner Lisa Wilk was named Outstanding Business Woman of the Year by the Worcester Business Journal. CAPACCIO also received the "Green Award" by the Marlborough Regional Chamber of Commerce.

CAPACCIO recognizes that our best resource is our employees, and hire and retain the **most qualified staff and support their on-going** professional development. CAPACCIO was **awarded first place in the Environmental Business** Council of New England's Best Places to Work competition for two years in a row. Winners were chosen based on results of anonymous employee surveys.



CAPACCIO is also part of a larger community that cares about the world and its citizens. We are a founding member of the Corporate Wetlands Restoration Partnership, an innovative private-public initiative aimed at preserving, restoring, enhancing and protecting aquatic habitats throughout the United States. We are also a member of OARS, a non-profit organization whose mission is to protect, preserve, and enhance the natural and recreational features of the Assabet, Sudbury, and Concord Rivers, their tributaries and watersheds, and to increase public awareness of the rivers' values as important natural resources. Our staff also regularly participates as a group or individually in a multitude of organizations and fundraisers to help cure disease or benefit the environment.

CAPACCIO has extensive experience assisting clients in obtaining necessary operational and site related environmental permits and licenses; in performing AST and UST Inspections; in conducting site assessments related to facility acquisition; and in overseeing facility decontamination and decommissioning services. Our sound reputation and long history of working with regulatory agencies helps clients obtain environmental permits/licenses in a timely manner.

To ensure high quality EH&S services we have a strong customer focus and maintain a team of highly skilled and experienced engineers, scientists and technicians, many who are registered, certified or licensed including:

- Certified Auditors (RABQSA, ISO)
- Professional Engineers (PE)
- Board Certified Environmental Engineers (BCEE)
- Licensed Site Professionals (LSP)
- Toxic Use Reduction Planners (TURP)
- Certified Hazardous Material Managers (CHMM)
- Certified Professional Geologists (CPG)
- Certified Industrial Hygienists (CIH)
- Certified Safety Professionals (CSP)
- Certified Environmental Trainers (CET)
- Industrial Wastewater Treatment Operators



293 Boston Post Road West
Marlborough, MA 01752
T: 508-970-0033 o F: 508-970-0028
www.capaccio.com

CAPACCIO maintains active memberships in several industry organizations. Some of these include:

- Air and Waste Management Association (AWMA)
- American Biological Safety Association (ABSA)
- American Society of Quality (ASQ)
- American Society of Safety Engineers (ASSE)
- Associated Industries of Massachusetts (AIM)
- Central Massachusetts Business Environmental Network (CMBEN)
- Corporate Responsibility Officer's Association (CROA)
- Environmental Business Council of New England (EBCNE)
- 495/MetroWest Partnership
- International Society of Pharmaceutical Engineers (ISPE)
- IPC Association
- Marlborough Regional Chamber of Commerce
- Massachusetts Medical Device Industry Council (MassMEDIC)
- National Association of Environmental Professionals (NAEP)
- National Association for Environmental Management (NAEM)
- The New England Healthcare Engineers' Society
- National Environmental, Safety, and Health Training Association (NESHTA)
- New England Water Environment Association (NEWEA)
- Practice Greenhealth
- Quality Support Group of New England (QSGNE)
- Semiconductor Environmental Safety and Health Association (SESHA)

Attachment 5

WBE Certificate

Attachment 7.f: 15-047.001_town_of_sudbury (Temp) (Converted) (1549 : Melone RFP responses)



hereby grants

to National Women's Business Enterprise Certification Capaccio Environmental Engineering Inc

who has successfully met WBENC's standards as a Women's Business Enterprise (WBE).

This certification affirms the business is woman-owned, operated and controlled; and is valid through the date herein.

WBENC National WBE Certification was processed and validated by
Center for Women & Enterprise, a WBENC Regional Partner Organization.

Susan Rittscher

Authorized by Susan Rittscher, CEO & President,
Center for Women & Enterprise



Center for Women & Enterprise

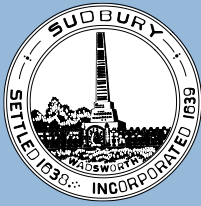
Expiration Date: 06/30/2016

WBENC National Certificate Number: 2005115969

NAICS Codes: 541330, 541620

UNSPSC Codes: 77000000, 77101802, 77101803, 77101804, 77110000, 77111500, 81101500, 77100000, 81101800, 77101700, 81101600, 81141801, 80111622, 81100000, 77101800, 77101500, 77101502, 86101709, 93141808





SUDBURY BOARD OF SELECTMEN
Tuesday, November 3, 2015

8

TIMED ITEM

8: National Development Discussion

REQUESTOR SECTION

Date of request:

Requestor: Jody Kablack

Formal Title: Begin discussion on assigning one Board member the task to work with Town Counsel and the Town Manager to begin negotiations on a Development Agreement with National Development.

Recommendations/Suggested Motion/Vote: Begin discussion on assigning one Board member the task to work with Town Counsel and the Town Manager to begin negotiations on a Development Agreement with National Development.

Background Information:

Financial impact expected:

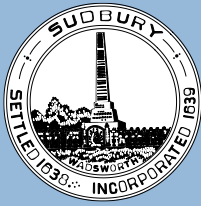
Approximate agenda time requested: 30 minutes

Representative(s) expected to attend meeting: Jody Kablack

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

11/03/2015 6:00 PM



SUDBURY BOARD OF SELECTMEN
Tuesday, November 3, 2015

9

MISCELLANEOUS (UNTIMED)

9: Joint meetings with FinCom

REQUESTOR SECTION

Date of request:

Requestor: Chairman Brown

Formal Title: Discussion on proposal for scheduling joint meetings with Finance Committee in the spring 2016 (leading up to Annual Town Meeting)

Recommendations/Suggested Motion/Vote: Discussion on proposal for scheduling joint meetings with Finance Committee in the spring 2016 (leading up to Annual Town Meeting)

Background Information:

Financial impact expected:

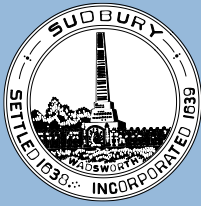
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

11/03/2015 6:00 PM



SUDBURY BOARD OF SELECTMEN

Tuesday, November 3, 2015

MISCELLANEOUS (UNTIMED)**10: Sudbury Housing Trust - Home #8**REQUESTOR SECTION

Date of request:

Requestor: Jody Kablack

Formal Title: Sudbury Housing Trust - Home Preservation Home #8 – review with Selectmen. Susan Iuliano to present.

Recommendations/Suggested Motion/Vote: Sudbury Housing Trust - Home Preservation Home #8 – review with Selectmen. Susan Iuliano to present.

Background Information:

See memo dated 10/28/2015. This is informational only - no vote needed.

Financial impact expected:NA

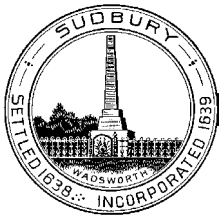
Approximate agenda time requested: 10 minutes

Representative(s) expected to attend meeting: Susan Iuliano

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

11/03/2015 6:00 PM



Town of Sudbury

Sudbury Housing Trust

Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776
978-639-3387

<http://www.sudbury.ma.us>
Housing@town.sudbury.ma.us

10.a

October 28, 2015

To: Board of Selectmen
From: Elizabeth Rust, for the Sudbury Housing Trust
Re: Home Preservation Program; Home Purchase #8

The Sudbury Housing Trust has selected the eighth home under the Home Preservation Program and is presenting this transaction to the Board of Selectmen for informational purposes.

While the declaration of Trust for the Sudbury Housing Trust requires Board of Selectmen approval for the purchase or sale of property, the Trust is neither the buyer nor seller in the Home Preservation Program transactions. The Trust selects the property, negotiates the sales price, and then presents the home to the buyer, selected from a lottery held for this purpose. While not required, it is the custom of the Trust to notify the Board of these purchases.

Home Selection Process:

The target property for this program is a well maintained 2 or 3-bedroom, 1.5 or 2-bath home with a sales price of under \$450,000, depending on the extent of repairs required.

As with the previous 7 Home Preservation homes created by the Trust since 2008, this property was selected after reviewing all candidate houses on the market for under \$450,000. This property has been on the market since September 3, and the Trust was able to submit an offer after a previous offer fell apart. The property is located at 58 Robbins Road. The unit approval application has been sent to DHCD.



As informative background, the Office of the Inspector General has confirmed that this program is exempt from the requirements of Chapter 30B under the CPA Chapter 44, section 5(f) whereby Chapter 30B does not apply to acquisition of real property by a public entity with funds appropriated from the Community Preservation Funds.

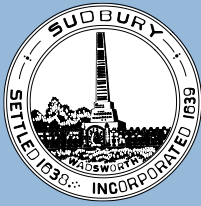
Buyer Selection Process:

The Eligible Purchaser for this property was selected at a lottery held Thursday October 8, 2015. The applicant eligibility has been finalized and has been approved by DHCD. The family is from Bedford, and is a single mother with two children, ages four and 10. As is the custom, the Trust holds an annual lottery for all affordable housing opportunities in Sudbury. This is an efficient manner to create a ranked list of eligible purchasers.

Closing Process:

The Offer to Purchase was contingent on the home inspection held on Wednesday October 14. The house is in good shape and the inspection confirmed that. The Trust will assign its Offer to Purchase to the Eligible Buyer, who will execute a P&S, and proceed towards closing, planned for December.

Attachment10.a: BoS memo home #8 (1531 : Sudbury Housing Trust - Home #8)

**SUDBURY BOARD OF SELECTMEN**

Tuesday, November 3, 2015

MISCELLANEOUS (UNTIMED)**11: Minuteman Update****REQUESTOR SECTION**

Date of request:

Requestor: Len/Pat

Formal Title: Update on the 10/27 Minuteman meeting in Sudbury and the 10/28 meeting in Weston.
Selectman Simon to present.

Recommendations/Suggested Motion/Vote: Update on the 10/27 Minuteman meeting in Sudbury and the
10/28 meeting in Weston. Selectman Simon to present.

Background Information:

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting: Selectman Simon

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

11/03/2015 6:00 PM

From: Len Simon, Selectman, Sudbury

To: Selectmen of the other towns in the Minuteman District
(excluding Sudbury)

Date: October 28, 2015

Re: Minuteman's proposed new 628-seat school.

1) Per student cost of the new building assuming 628 students is about \$230K. Upon questioning on October 27, 2015, we learned that the per student building cost of the schools they cited as being roughly the same size were about \$120K at Essex and less than \$100K at Putnam. Those two schools have comparable amounts of space but far larger student populations. Conclusion – Minuteman's cost is about twice that of other districts.

2) No serious effort was made to determine the cost of renovating the existing building. They talked about "previous engineering studies" but admitted they had not spent a dime on professionals to get a true estimate of the cost to renovate. The \$105 million estimate they cited as the alternative to new construction 40% funded by the State therefore had no credibility. This seemed to be confirmed by the fact that "contingency and escalation" accounted for 32% of the estimate. In other words, the number is a guess.

3) Taking their projected numbers of \$24,827 per student operating budget and \$7,527 per student debt service on the new building adds up to \$32,354 per student if we assume 100% occupancy (628 students), a very optimistic assumption. At 90% occupancy the per student cost is almost \$36K (\$35,948), a very, very large number. As a point of reference, the LS number for FY16 is about \$18K.

4) Even today before adding the cost of the new building Minuteman's per pupil cost is 40-60% higher than most other Vocational Tech schools in Eastern MA.

5) So, we have very high per student operating costs and a very high per student cost of construction. Why? I think it lies in the fact that they offer, and therefore need the cost structure to support, 16 different vocational programs in addition to the academic subjects. 16 different programs for only 600+ students makes no sense financially.

6) The enrollment and financial projections are not based on any study, but are more in the line of wishful thinking:

- Minuteman has based its financial projections on having 524 in-district students in 2020. For the past 15 years, at least, Minuteman has never had that many in-district students.
- In-district enrollment had trended downward (479 as of 10/1/06 and 396 as of 10/1/2015) for the past 10 years, and is now at its lowest level since 2000, with less than 400 in-district students.
- The downward trend started long before the new school was envisioned.
- In-district enrollment is down 10% in the past two years, from 440 to 396.
- Out of district enrolment is down 22% over the past two years from 356 to 277.
- Overall enrollment is down 15% over the past two years.
- The number of freshman is down precipitously in the past two years; from 119 on October 1, 2013, to 86 as of October 1, 2015, a decrease of 28%. This is an ominous sign for future enrollment.

7) Financial thin ice

- In-district enrollment is now 396, which 25% below the enrollment figure of 528 on which Minuteman's financial projections are based.

- If this trend continues for just 2 more years, there will not be enough students to fill a 628-seat school.
- Because some of the out of district towns that send students to Minuteman have at least 5 or more vocational programs students from those towns cannot do their first year at Minuteman. That would mean the number of out of district freshmen will be perpetually low, and once a student starts at another school it is less likely they will transfer to Minuteman than if they had started there as freshmen.
- Because some of the out of district towns that send students to Minuteman have at least 5 or more vocational programs, the capital charge cannot be more than 75% of the capital charge to member towns. Result: A further cost shift from non-member towns to member towns.

Minuteman Career & Technical High School - Enrollment Over Three Years

Enrollment Oct 1, 2013								Enrollment Oct 1, 2014 (revised 3/4/2015)								Enrollment Oct 1, 2015 (DRAFT)							
TOWN	2017	2016	2015	2014	PG	AM	Total	TOWN	2018	2017	2016	2015	PG	AM	Total	TOWN	2019	2018	2017	2016	PG	AM	Total
Acton	6	2	10	7	1		26	Acton	6	9	1	10	4		30	Acton	9	8	10	3	2		32
Arlington	51	30	43	29	12		165	Arlington	30	48	28	40	6		152	Arlington	24	29	44	21	3		121
Belmont	10	7	8	5	1		31	Belmont	4	9	8	8	2		31	Belmont	3	6	9	8			26
Bolton	3	2	2	4			11	Bolton	2	4	2	2			10	Bolton	1	3	3	2			9
Boxborough		3		1	1		5	Boxborough	2		2		1		5	Boxborough		2	1	2	2		7
Carlisle	3	5	2	2			12	Carlisle	1	3	3	1			8	Carlisle			3	2			5
Concord	3		2	2	0		7	Concord	7	3		2	4		16	Concord	6	7	2		2		17
Dover			1				1	Dover	1		1	1			3	Dover		1		1			2
Lancaster	9	11	5	1	1		27	Lancaster	8	10	9	5			32	Lancaster	13	8	9	9			39
Lexington	10	13	13	8	5	6	55	Lexington	8	11	10	11	2	10	52	Lexington	10	10	15	9	2	11	57
Lincoln	2	1	1	1	1		6	Lincoln	1	2	1		2		6	Lincoln	4	4	1	1	1		11
Needham	10	6	7	11	1		35	Needham	3	10	4	5	2		24	Needham	9	3	11	1	1		25
Stow	5	5	5	7			22	Stow	5	4	5	4	1		19	Stow	1	3	4	5			13
Sudbury	5	7	4	3	3		22	Sudbury	8	5	8	3	1		25	Sudbury	3	9	5	8			25
Wayland	1	1	2	2	2	3	11	Wayland	1			2	1		4	Wayland	2						2
Weston	1			3			4	Weston	2	1					3	Weston	1		3		1		5
In District								In District								In District							
Total:	119	93	105	86	28	9	440	Total:	89	119	82	94	26	10	420	Total:	86	93	120	72	14	11	396
Boston	16	9	11	16	3		55	Boston	4	15	7	9	2		37	Boston	1	6	12	5	1		25
Medford	9	17	14	9			49	Medford	8	8	15	13	2		46	Medford	3	7	8	16			34
Waltham	13	7	19	8	2		49	Waltham	8	13	12	17	5		55	Waltham	7	10	13	10	4		44
Watertown	8	31	16	12			67	Watertown	15	5	27	16			63	Watertown	19	15	7	24	1		66
Other	24	28	27	19	38		136	Other	24	23	25	25	27		124	Other	16	25	23	26	18		108
Non Member								Non Member								Non Member							
Total:	70	92	87	64	43		356	Total:	59	64	86	80	36		325	Total:	46	63	63	81	24		277
TOTAL								TOTAL								TOTAL							
Enrolled:	189	185	192	150	71	9	796	Enrolled:	148	183	168	174	62	10	745	Enrolled:	132	156	183	153	38	11	673
Post Grad counts includes Spring Students																							
Boston includes: Boston, Brighton, Dorchester, Hyde Park, Roxbury, South Boston, West Roxbury																							

Attachment1.a: Minuteman_memo_LS (1535 : Minuteman Update)

Protocol for Adopting Amended Agreement, Bonding, and Withdrawing

- 1) Each Town that will have an article in its 2016 ATM Warrant asking if voters wish to withdraw from Minuteman Regional School District (**MM**) shall declare its intention to **MM's** School Committee (**SC**) by (**TBD**) and request that it be named in the **Initial Procedure for Withdrawal** Section of the 2016 Proposed Amended Agreement (**PA16**) as discussed below.
- 2) By (**TBD**) **SC** shall draft **PA16** and circulate it to each of the member towns for inclusion in the Warrants for their respective ATM's for 2016. **PA16** shall include all provisions of the Proposed Amended Agreement dated March 11, 2014 (**PA14**), plus a new section entitled "**Initial Procedure for Withdrawal**" which shall include the following provisions:
 - a) A provision naming each declaring member town ("**Declarant**") that has given notice pursuant to paragraph 1 above;
 - b) A provision: (i) setting the date on which the **Initial Procedure for Withdrawal** shall expire and by which the Town Clerk of any **Declarant** may certify to **MM** that, at Town Meeting, the voters of that Town voted by a simple majority to withdraw from **MM**; and (ii) stipulating that any certification received after the **Initial Procedure for Withdrawal** expires shall be treated as a notice of desire to withdraw under the procedure set forth in **PA14**, Section IX;
 - c) A provision stipulating that a vote by any member town to adopt **PA16** constitutes approval by that member town of the withdrawal of any **Declarant** that has complied with the provisions of the **Initial Procedure for Withdrawal**;
 - d) A provision stipulating that approval of **PA16** by the Commissioner of Education shall constitute approval by the Commissioner, in accordance with 603 CMR 41.03(2), of the withdrawal of any **Declarant** that has complied with the provisions of the **Initial Procedure for Withdrawal**;
 - e) A provision stipulating that withdrawal of a **Declarant** shall become effective on July 1 of the year following approval by the Commissioner of **PA16**;
 - f) A provision stipulating that a **Declarant** withdrawing pursuant to the provisions of the **Initial Procedure for Withdrawal** shall be subject to the *Continuing Obligations After Withdrawal* set forth in **PA14**, Section IX (B), but only with respect to obligations incurred by the **Declarant** prior to its vote to approve **PA16**.
- 3) Each member town shall include in its 2016 ATM Warrant an article asking if voters approve:
 - a) **PA16**, and
 - b) A **Bonding Article** for borrowing to construct a new school building.
- 4) Each **Declarant** shall include in its 2016 ATM Warrant an article asking if voters approve:
 - a) **PA16**,
 - b) **Declaring** its desire to withdraw pursuant to the **Initial Procedure for Withdrawal**, and
 - c) A **Bonding Article** for borrowing to construct a new school building.

Minuteman Regional High School
Five year Projected Revenue Plan and Assessments - New School Construction Project
Based on 524 In-District Students and 104 Nonresident Students

<u>Revenue Plan</u>	<u>FY20 PROJECTED</u>	<u>Member Town</u>	<u>Min. Req. Contribution</u>	<u>Transportation</u>	<u>Other Operating Assessment</u>	<u>Debt/Capital</u>	<u>Total Assessments</u>
<u>Non-Assessment Revenue</u>							
Chapter 70 State Aid	2,868,943	Acton	464,461	66,848	137,585	298,783	967,678
Transportation Reimbursement	660,664	Arlington	2,608,129	375,377	772,595	1,677,783	5,433,884
Non-Member Tuition	2,060,368	Belmont	518,053	74,561	153,461	333,258	1,079,333
Non-Member Capital Fee	779,879	Bolton	178,639	25,711	52,917	114,917	372,184
E & D Contribution	275,000	Boxborough	71,456	10,284	21,167	45,967	148,874
Total - Non-Assessment Revenue	6,644,853	Carlisle	142,911	20,569	42,334	91,933	297,747
		Concord	214,367	30,853	63,501	137,900	446,621
<u>Assessment Revenue</u>		Dover	53,592	7,713	15,875	42,234	119,414
Minimum Required Contribution	6,885,462	Lancaster	571,645	82,274	169,336	367,733	1,190,988
Transportation	990,996	Lexington	741,352	106,700	219,607	476,904	1,544,563
Debt	4,453,313	Lincoln	71,456	10,284	21,167	45,967	148,874
Assessments over Minimum Contribution	2,039,651	Needham	393,006	56,564	116,418	252,817	818,804
Total = Assessment Revenue	14,369,423	Stow	321,550	46,279	95,251	206,850	669,931
		Sudbury	428,733	61,706	127,002	275,800	893,241
		Wayland	53,592	7,713	15,875	42,234	119,414
		Weston	52,522	7,559	15,558	42,234	117,873
Total Budget	21,014,276	Total	6,885,462	990,996	2,039,651	4,453,313	14,369,423

Assumptions:

Debt Service effective FY20
Projected Enrollment
(based on 8% annual increase in member enrollment)
In-District 524
Out-of-District 104

Inflation Rate - 2% Annually (FY17 to FY20)
For Foundation Budget
Transportation Reimbursement = 60%

*This model uses the formulas as required in the Current Regional Agreement and valid within the assumptions listed above.
This is prepared in response to requested information by member towns and the assumptions used must be considered when analyzing projected future costs to each member town.
Five year model used to align with expected enrollment and debt planning. Subject to change as required.*

Projected Per Pupil Cost:

Total Operating Budget	21,014,276
LESS:	
Debt	(5,233,192)
Capital	(190,000)
Net Operating Budget	15,591,084
Total Enrollment	628
Per Pupil Cost	24,827

assumes by FY2020

**Minuteman Regional High School
New School Building Project
Projected Annual Debt Service**

11.b

Member Towns	Projected Enrollment for Current Method Debt/Capital Assessment	Enrollment Method Debt/Capital Assessment Share	ESCO Lease	New Building Project	Total Capital Assessment
Acton	35	6.71%	\$33,971	\$264,812	\$298,783
Arlington	199	37.67%	\$190,761	\$1,487,023	\$1,677,783
Belmont	39	7.48%	\$37,891	\$295,368	\$333,258
Bolton	14	2.58%	\$13,066	\$101,851	\$114,917
Boxborough	5	1.03%	\$5,226	\$40,740	\$45,967
Carlisle	11	2.06%	\$10,453	\$81,481	\$91,933
Concord	16	3.10%	\$15,679	\$122,221	\$137,900
Dover	5	0.95%	\$4,802	\$37,432	\$42,234
Lancaster	44	8.26%	\$41,811	\$325,923	\$367,733
Lexington	56	10.71%	\$54,223	\$422,681	\$476,904
Lincoln	5	1.03%	\$5,226	\$40,740	\$45,967
Needham	30	5.68%	\$28,745	\$224,072	\$252,817
Stow	24	4.64%	\$23,518	\$183,332	\$206,850
Sudbury	33	6.19%	\$31,358	\$244,442	\$275,800
Wayland	5	0.95%	\$4,802	\$37,432	\$42,234
Weston	5	0.95%	\$4,802	\$37,432	\$42,234
Total	527	100.00%	\$506,333	\$3,946,980	\$4,453,313

Annual Debt Service	
ESCO Debt	\$506,333
Bldg. Project:	
Proj. Annual Debt Service	\$4,726,859
LESS: OOD Capital Fee	(\$779,879)
Net Annual Debt Service	\$3,946,980
Total Net Debt	\$4,453,313

Capital Fee Calculation	
Enrollment Capacity	628
Projected In-District Enrollment (5 min. not incl.)	-524
Projected Non-resident Enrollment	104
Annual Debt Service - Per Pupil Cost	\$4,726,859
Divided by Enrollment Capacity	628
Capital Fee Per Student	\$7,527
Projected Capital Fee Revenue	
Non-resident Capital Fee Per Pupil	\$7,527
Times Projected Non-resident enrollment	104
Total Projected Capital Fee Revenue	\$779,879

*Current Method based on projected enrollment data (with 5 minimum)
Project based on a 30 year pay back, 40% reimbursement with a 3.5% interest rate

tuition rate sent by the DESE Commissioner
transportation by sending district

Attachment 11.b: Minuteman Projections_10 27 2015 (1535 : Minuteman Update)

New School Building Project

Projected Tax Impact to Median Home by Member Town

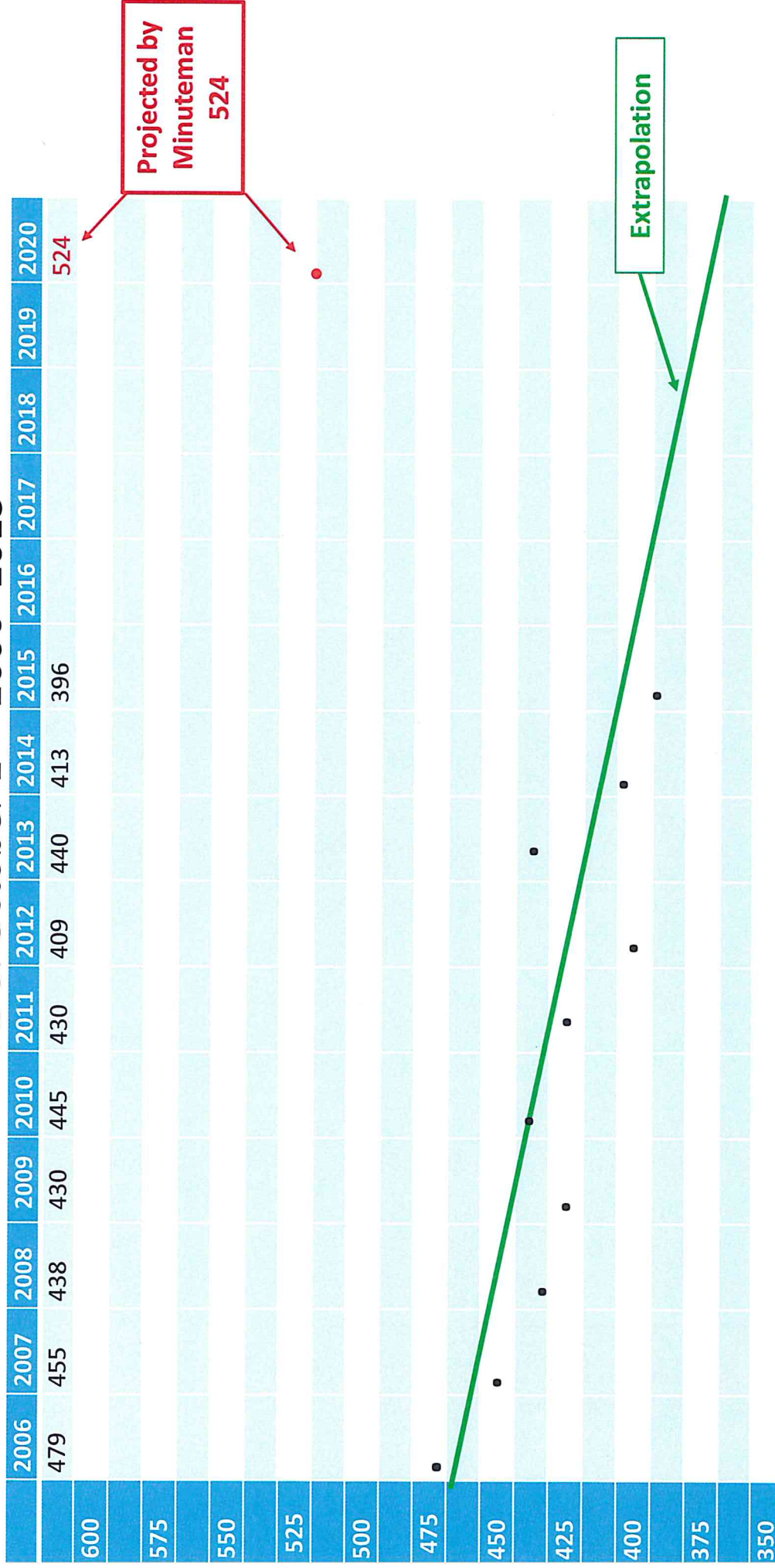
MEMBER TOWN	Median Home Value	<u>New Building Project Only</u>			
		Projected Debt Assessment	Residential Tax Impact	Estimated Tax Impact Per Median Home	Estimated Tax Impact Per \$100,000
Acton	476,700	\$264,812	\$0.0678	\$32.32	\$6.78
Arlington	498,700	\$1,487,023	\$0.1914	\$95.44	\$19.14
Belmont	638,600	\$295,368	\$0.0498	\$31.82	\$4.98
Bolton	477,300	\$101,851	\$0.1133	\$54.09	\$11.33
Boxborough	492,700	\$40,740	\$0.0417	\$20.55	\$4.17
Carlisle	754,700	\$81,481	\$0.0646	\$48.75	\$6.46
Concord	684,200	\$122,221	\$0.0226	\$15.45	\$2.26
Dover	909,400	\$37,432	\$0.0161	\$14.69	\$1.61
Lancaster	295,800	\$325,923	\$0.3934	\$116.36	\$39.34
Lexington	704,600	\$422,681	\$0.0404	\$28.44	\$4.04
Lincoln	854,300	\$40,740	\$0.0216	\$18.49	\$2.16
Needham	662,500	\$224,072	\$0.0223	\$14.79	\$2.23
Stow	437,500	\$183,332	\$0.1585	\$69.33	\$15.85
Sudbury	632,800	\$244,442	\$0.0585	\$37.01	\$5.85
Wayland	591,600	\$37,432	\$0.0116	\$6.83	\$1.16
Weston	1,000,000	\$37,432	\$0.0067	\$6.67	\$0.67
Totals		\$3,946,980			

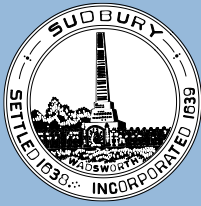
Attachment 11.b: Minuteman Projections_10 27 2015 (1535 : Minuteman Update)

Actual Three Years Minuteman In-District Enrollment As of October 1 2013-2015



Actual Ten Years In-District Minuteman Enrollment As of October 1 2006 -2015





SUDBURY BOARD OF SELECTMEN

Tuesday, November 3, 2015

MISCELLANEOUS (UNTIMED)**12: SudburyTV to record committees**REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Discussion to encourage Town Boards & Committees to ask SudburyTV to record their meetings; and possibly vote to send a letter to this effect

Recommendations/Suggested Motion/Vote: Discussion to encourage Town Boards & Committees to ask SudburyTV to record their meetings; and possibly vote to send a letter to this effect

Background Information:

Attached draft letter

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

11/03/2015 6:00 PM

To members of town boards, committees, and commissions:

The Board of Selectmen appreciate that Sudbury residents are highly engaged in our community and actively seek information about our town government. In particular, we have many committed residents who volunteer to serve on a broad range of boards and committees that make our government work.

One of the challenges we all face is sharing information about our local government operations with the broader community. The Sudbury Listening Project highlighted the concerns of some residents who find it challenging to access information about our town government. The Board of Selectmen is working with town staff on various ways to enhance our communications with town residents. We are very interested in your suggestions.

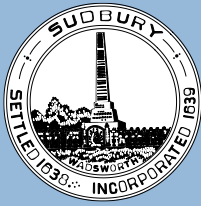
One of our most important avenues of communication to the broader community is our local public access production company, SudburyTV (more formally Sudbury Access Corporation), a non-profit dedicated to public and governmental access programming and supported by cable subscriber fees (through COMCAST and Verizon). We are fortunate to have a strong and effective local access company. Residents not only can watch meetings on our local TV channels, but also can access them directly online through the Video on Demand service, which includes indexing of meetings by agenda topic. Moreover, SudburyTV has the capacity to record more meetings than are currently recorded on a regular basis and would welcome the opportunity to expand their programming.

Therefore, the Board of Selectmen strongly urges other elected and appointed boards, committees and commissions in the town of Sudbury to request that SudburyTV record their meetings. Residents are interested in a wide range of topics, such as improvements to our recreational resources, proposed housing and retail developments, and the rehabilitation of our town buildings. The ability to watch the important meetings that address these issues helps to involve more of our residents in our town government process.

The Board of Selectmen truly appreciates the work you all do in support of our community.

Pat Brown
Chairman
Sudbury Board of Selectmen

Cc:
Lynn Puorro, Executive Director, SudburyTV
Jeff Winston, President, Sudbury Access Corporation



SUDBURY BOARD OF SELECTMEN
Tuesday, November 3, 2015

13

MISCELLANEOUS (UNTIMED)

13: Discuss future agenda items

REQUESTOR SECTION

Date of request:

Requestor: Chairman Brown

Formal Title: Discuss future agenda items

Recommendations/Suggested Motion/Vote: Discuss future agenda items

Background Information:

Financial impact expected:na

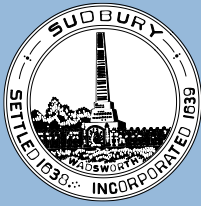
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

11/03/2015 6:00 PM



SUDBURY BOARD OF SELECTMEN

Tuesday, November 3, 2015

CONSENT CALENDAR ITEM**14: SFPCCF Appointments**REQUESTOR SECTION

Date of request:

Requested by: Leila S. Frank

Formal Title: Vote to appoint Finance Committee Designee Adrian Davies, 14 Gerry Drive, and Sudbury School Committee Designee Lisa Kouchakdjian, 30 Meadowbrook Circle, as a Members of the Strategic Financial Planning for Capital Funding Committee for terms to end on May 31, 2016.

Recommendations/Suggested Motion/Vote: Vote to appoint Finance Committee Designee Adrian Davies, 14 Gerry Drive, and Sudbury School Committee Designee Lisa Kouchakdjian, 30 Meadowbrook Circle, as a Members of the Strategic Financial Planning for Capital Funding Committee for terms to expire May 31, 2016.

Background Information:

See attached

Financial impact expected: not applicable

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

11/03/2015 6:00 PM

Frank, Leila

From: Susan Berry [REDACTED]
Sent: Tuesday, October 20, 2015 7:30 AM
To: Frank, Leila
Subject: Re: Strategic Financial Planning Committee for Capital Funding Designee

Leila,

Adrian Davies will be the second FinCom member of the Capital Funding Committee. I think the Selectmen actually make the appointment, but let me know if that is not the case and you need an appointment letter from me.

Thanks,
Susan

On Wed, Oct 14, 2015 at 9:05 AM, Frank, Leila <FrankL@sudbury.ma.us> wrote:

Excellent, thank you.

Leila S. Frank

Town Manager/Board of Selectmen's Office

Office Supervisor/Information Officer

Town of Sudbury

278 Old Sudbury Road

Sudbury, MA 01776

978-639-3380

Fax) 978-443-0756

When writing or responding, please be aware the Secretary of State has determined that e-mail is a public record and thus not confidential.

From: Susan Berry [mailto:[REDACTED]]
Sent: Wednesday, October 14, 2015 7:20 AM
To: Frank, Leila <FrankL@sudbury.ma.us>
Subject: Re: Strategic Financial Planning Committee for Capital Funding Designee

Hi Leila,

I have sent an email to the FinCom members asking for a volunteer and will check with them again at our meeting on Monday night. I will be in touch soon to let you know who has been designated.

Susan

On Tue, Oct 13, 2015 at 3:54 PM, Frank, Leila <FrankL@sudbury.ma.us> wrote:

Hi Susan,

According to our records, there is currently only one Finance Committee designee on the Strategic Financial Planning Committee for Capital Funding. The mission statement for the committee requires two. Has someone other than Joan Carlton been designated? If not, would it be possible to do this?

Thank you,

Leila

Leila S. Frank

Town Manager/Board of Selectmen's Office

Office Supervisor/Information Officer

Town of Sudbury

278 Old Sudbury Road

Sudbury, MA 01776

[978-639-3380](tel:978-639-3380)

Fax) [978-443-0756](tel:978-443-0756)

When writing or responding, please be aware the Secretary of State has determined that e-mail is a public record and thus not confidential.

Frank, Leila

From: scott nassa [REDACTED]
Sent: Thursday, October 22, 2015 11:52 AM
To: Frank, Leila
Subject: RE: Strategic Financial Planning Committee for Capital Funding Designee

Hi Leila,

Lisa was appointed by the SPS Committee at the October 14 meeting.

Thanks,

Scott

Confidentiality Notice: This E-mail message and any files transmitted with it are for the sole use of the intended recipient(s). The information contained in this E-mail may be private and/or confidential. Any unauthorized review, use, disclosure and/or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply E-mail and destroy all copies of the original message.

From: FrankL@sudbury.ma.us
To: [REDACTED]
Subject: FW: Strategic Financial Planning Committee for Capital Funding Designee
Date: Thu, 22 Oct 2015 15:48:27 +0000

Hi Scott,

Can you please verify whether Lisa Kouchakdjian was appointed as the Sudbury School Committee designee to the Strategic Financial Planning Committee for Capital Funding? I believe this was on the October 14 agenda, but as minutes are not yet posted for that meeting, I'm hoping to verify with you so that the appointment can be placed on the next Board of Selectmen agenda.

Thank you,
Leila

Leila S. Frank
Town Manager/Board of Selectmen's Office
Office Supervisor/Information Officer
Town of Sudbury
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3380



**Strategic Financial Planning Committee for Capital Funding
Town of Sudbury
Voted to establish October 1, 2013 by the Sudbury Board of Selectmen
Amended May 20, 2014
Amended October 14, 2014
Amended July 28, 2015**

Mission Statement

The Board of Selectmen is creating this committee to annually generate, evaluate and recommend financing strategies both short and long term, in connection with the Town's Capital Improvement Planning (CIP) for the capital needs of the Town, the Sudbury Public Schools and Lincoln-Sudbury Regional High School so as to protect the Town's investment in its capital assets. The capital projects to be considered by this committee will be those submitted to the CIAC, but could also include projects brought forth by the Town, L-S or SPS even if they have not been submitted to the CIAC yet. The committee shall work to create and submit to the Selectmen a report that the Board, Finance Committee, Capital Improvement Advisory Committee and staff can use for considering the financing of the projects that have been submitted.

Membership

Members of *Strategic Financial Planning Committee for Capital Funding* shall be appointed by the Selectmen according to the following list. All appointments shall expire on June 30, 2016, but may be extended by the Board of Selectmen.

- Two members of the Board of Selectmen
- Two members of the Finance Committee
- Two members of the Sudbury Public Schools
- Two members of the Lincoln-Sudbury Regional School Committee (must be Sudbury residents)
- Two members of the Capital Improvement Advisory Committee
- Town of Sudbury Town Manager (ex officio, non-voting)
- Sudbury/SPS Facilities Director (ex officio, non-voting)

The Committee shall elect a Chair and a Clerk from among its members. They may also elect a Vice-Chair to act as Chair in the absence of the Chair. The Chair will run meetings, be the designated communications link with the Town Manager or other Town staff, and schedule committee meetings. The Clerk shall insure that full minutes and a list of members in attendance are kept of each meeting and promptly submitted to the Committee for approval, filing with the Town Clerk, and posting to the Town's website.

Staffing Assistance

The Sudbury Finance Director/Treasurer-Collector shall be available to assist with the work of this committee.

Tasks

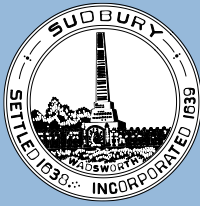
It is anticipated that the committee will meet as needed but particularly several times each fall to review the capital project requests for projects over \$50,000 that been submitted to the CIAC for review. The committee will review the financing capacity of the Town of Sudbury and make recommendations for how much capital the Town could reasonably afford to undertake for the next fiscal year, giving consideration to the impact on the tax rate of the projects, how many future projects are included on the Town's 5 year CIP, as well as other factors determined by the Committee to be important. The Committee will assist the CIAC in the development of a final capital spending recommendation, with particular attention to its tax impact, to be presented to the Finance Committee and the Board of Selectmen. As needed, the Committee will develop and recommend to the Finance Committee and Board of Selectmen special purpose funding vehicles and/or funds to support the Town's capital needs.

The Committee shall develop and submit to the Board of Selectmen prior to June 1, 2015 a report on the effectiveness of the committee in accomplishing the tasks set forth for the committee and a recommendation on the question of continuing this committee beyond June 30, 2015.

Compliance with State and Local Laws and Town Policies

The Strategic Financial Planning Committee for Capital Funding is responsible for conducting its activities in a manner which is in compliance with all relevant state and local laws and regulations including but not limited to the Open Meeting Law, Public Records Law, and Conflict of Interest Law, as well as all Town policies which affect committee membership. In particular, all appointments are subject to the following:

- The Code of Conduct for Selectmen Appointed Committee. A resident or employee who accepts appointment to a Town committee by the Board of Selectmen agrees that he/she will follow this code of conduct.
- The Town's Email Communication for Committee Members Policy. Anyone appointed to serve on a Town committee by the Board of Selectmen agrees that he/she will use email communication in strict compliance with the Town of Sudbury's email policy, and further understands that any use of email communication outside of this policy can be considered grounds for removal from the committee by the Selectmen.
- Use of the Town's Website. The Committee will keep minutes of all meetings and post them on the Town's website. The committee will post notice of meetings on the Town's website as well as at the Town Clerk's Office.



SUDBURY BOARD OF SELECTMEN

Tuesday, November 3, 2015

CONSENT CALENDAR ITEM**15: Serving Extensions: Thanksgiving and New Year's Eve**REQUESTOR SECTION

Date of request:

Requested by: Leila S. Frank

Formal Title: Vote to approve a one-hour extension of the licensed closing hour and serving of alcoholic beverages for licensees who make application in advance to the Town Manager's Office: No. 29 Sudbury, 29 Hudson Rd, and for Lavender, 519A Boston Post Road, (1AM to 2AM) on Thursday, November 26, 2015 (Thanksgiving eve) and Thursday, December 31, 2015 (New Year's Eve), on the condition that the kitchen remains open and food is served. Following the close of the full menu, licensees must provide, at a minimum, five (5) assorted items up until thirty (30) minutes before closing.

Recommendations/Suggested Motion/Vote: Vote to approve a one-hour extension of the licensed closing hour and serving of alcoholic beverages for licensees who make application in advance to the Town Manager's Office: No. 29 Sudbury, 29 Hudson Rd, and for Lavender, 519A Boston Post Road, (1AM to 2AM) on Thursday, November 26, 2015 (Thanksgiving eve) and Thursday, December 31, 2015 (New Year's Eve), on the condition that the kitchen remains open and food is served. Following the close of the full menu, licensees must provide, at a minimum, five (5) assorted items up until thirty (30) minutes before closing.

Background Information:

Please see attached

Financial impact expected:N/A

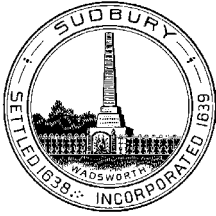
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

11/03/2015 6:00 PM



Town of Sudbury

Office of Selectmen
www.sudbury.ma.us

Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776-1843
978-639-3381
Fax: 978-443-0756
Email: selectmen@sudbury.ma.us

APPLICATION FOR SERVING HOURS EXTENSION 2015

Please complete this application form and return to the Selectmen's Office by **Wednesday, October 28, 2015**. You will be notified of request approval via email.

TO THE LICENSING AUTHORITY
SUDBURY, MASSACHUSETTS

Restaurant Name: _____

Restaurant Address: _____

Name of applicant: _____

Phone: _____ Email: _____

Serving Hours Extension(s) Requested (please check all that apply)

- ☐ Night Before Thanksgiving: Wednesday, November 25, 2015
☐ New Year's Eve: Thursday, December 31, 2015

Date

Elizabeth Rose

Applicant Signature

Please submit completed application to:

BOSadmin@sudbury.ma.us

Board of Selectmen, 278 Old Sudbury Rd, Sudbury, MA 01776
Fax: (978) 443-0756



Town of Sudbury

Office of Selectmen
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978-639-3381
Fax: 978-443-0756
Email: selectmen@sudbury.ma.us

APPLICATION FOR SERVING HOURS EXTENSION 2015

Please complete this application form and return to the Selectmen's Office by **Wednesday, October 28, 2015**. You will be notified of request approval via email.

TO THE LICENSING AUTHORITY
SUDBURY, MASSACHUSETTS

Restaurant Name: Lavender

Restaurant Address: 519A Boston Post Rd

Name of applicant: Christy Fong



Serving Hours Extension(s) Requested (please check all that apply)

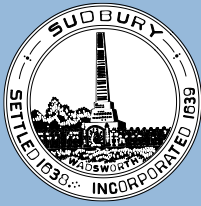
- ☒ Night Before Thanksgiving: Wednesday, November 25, 2015
☒ New Year's Eve: Thursday, December 31, 2015

10/22/15
Date

Christy Fong
Applicant Signature

Please submit completed application to:

BOSSadmin@sudbury.ma.us
Board of Selectmen, 278 Old Sudbury Rd, Sudbury, MA 01776
Fax: (978) 443-0756



SUDBURY BOARD OF SELECTMEN

Tuesday, November 3, 2015

CONSENT CALENDAR ITEM**16: CSX Early Acquisition Letter**REQUESTOR SECTION

Date of request:

Requestor: Jody Kablack

Formal Title: Vote to send the attached CSX Early Acquisition letter to Mr. John Deliere, Director, Right of Way Bureau, MassDOT, Highway Division, as recommended by Jody Kablack, Director of Planning & Community Development.

Recommendations/Suggested Motion/Vote: Vote to send the attached CSX Early Acquisition letter to Mr. John Deliere, Director, Right of Way Bureau, MassDOT, Highway Division, as recommended by Jody Kablack, Director of Planning & Community Development.

Background Information:

See attached joint letter dated October 28, 2015.

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

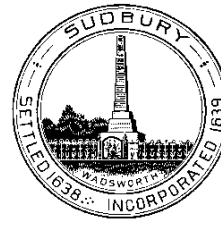
Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

11/03/2015 6:00 PM



TOWN OF FRAMINGHAM
MEMORIAL BUILDING
150 CONCORD STREET RM 121
FRAMINGHAM, MA 01702
(P)508-532-5400
(F)508-532-5409
SELECTMEN@FRAMINGHAMMA.GOV



TOWN OF SUDBURY
FLYNN BUILDING
278 OLD SUDBURY RD
SUDBURY, MA 01776
(P)978-639-3381
(F)978-443-0756
SELECTMEN@SUDBURY.MA.US

October 28, 2015

John Deliere
Director, Right of Way Bureau
MassDOT, Highway Division
10 Park Plaza, Room 6160
Boston, MA 02116

RE: Framingham/Sudbury – Bruce Freeman Rail Trail Extension along CSX Corridor

Dear Mr. Deliere:

The Towns of Framingham and Sudbury (the “Towns”) jointly request approval through MassDOT for early acquisition of a parcel of land located in the Towns owned by CSX Transportation, Inc. for corridor preservation and eventual construction of an extension of the Bruce Freeman Rail Trail.

The Bruce Freeman Rail Trail (“BFRT”) is a proposed 25-mile rail trail between Lowell and Framingham along the former Lowell Secondary Track right-of-way of the Old Colony Rail Road. Sudbury is currently in the 25% MassDOT design process for a 4.6 mile section of the BFRT, with the towns north of Sudbury progressing with either final design or construction of a rail trail in the next few years. This project is programmed on the Transportation Improvement Program for 10.52 miles, with the entirety of the corridor owned by the Commonwealth of Massachusetts. The CSX corridor is the next logical parcel of land to extend the BFRT south into Framingham. The CSX corridor consists of a 1.4 mile section in Sudbury, from approximately Route 20 south to the Framingham town line, and 3.4 miles south from the Sudbury Town line to south of the Mass Pike at the rail line split in Framingham.

In June 2001, CSX notified the Towns that they intended to seek authority to abandon and discontinue service along this corridor. The Towns jointly submitted notice to the Surface Transportation Board to seek imposition of a Public Use Condition as well as a Trail Use Condition rather than outright abandonment. Sudbury’s intention for the corridor has consistently been for the construction of a rail trail, as well as an extension of Nobscot Road to Union Avenue. In 2007, Sudbury and CSX were negotiating a Purchase and Sale Agreement with CSX for the Sudbury portion, and an appraisal, title exam, survey, soil testing and a soil management plan were completed. Unfortunately, the transaction was never completed. In 2008, Framingham conducted an independent appraisal and discussions began between the Town and CSX. However, the process did not progress much further during that time.

Over the last 14 years, the Towns have actively pursued the purchase of this corridor but have been unable to complete the transaction due to various complexities. The current Sudbury extension with the Surface Transportation Board expires in October of 2016. Framingham is working with CSX and the STB on the extension request for the Notice of Interim Trail Use (NITU).

Most recently, in April of 2015, CSX re-established communication with the Towns, and participated in a site walk and follow up meeting with representatives from CSX, local officials from both Towns, MassDOT representatives and legislative delegates. All in attendance agreed to move forward in a collaborative manner to develop a plan for acquisition of the corridor and the extension of the BFRT along the CSX corridor. Requesting early acquisition approval for purchase of the corridor was agreed to be a logical first step.

John Deliere
October 28, 2015
Page 2

In Sudbury, rail trail proposals at Town Meeting have been supported overwhelmingly time and time again, with over \$320,000 appropriated to date for the BFRT. Additional funds from the Friends of the Bruce Freeman Rail Trail have been raised. A Project Need Form and Project Initiation Form have been submitted for the project, and the BFRT in Sudbury has been assigned Project #608164.

In Framingham, the Town recently celebrated the opening of the Cochituate Rail Trail (CRT), which links the village center of Saxonville to important employment, business and transportation centers to the south. It also opened an important east-west pedestrian trail along the Weston Aqueduct linking Saxonville with Nobscot Village. Acquiring the Bruce Freeman Rail Trail right of way (ROW) will link neighborhoods in and around Nobscot Village to the employment and business centers to its south and will complete the final link of a bike path connecting Framingham and the MetroWest region with Lowell and the Merrimack Valley.

The Towns would seek additional local funding in order to design the CSX extension if acquired.

Early acquisition of this corridor has many benefits, and meets many of the requirements and conditions of MAP-21:

- The BFRT is a project of regional significance, and is identified on the State's Bicycle Transportation Plan.
- The project has a willing seller.
- Early acquisition of the ROW will accelerate overall project delivery, and overall project costs may be reduced due to a shortened project delivery schedule.

The Towns acknowledge that early acquisition cannot determine the alignment of the proposed project or the consideration of alternatives. The Towns accept the responsibility of meeting the seven conditions outlined in 23 CFR 710.501. In undertaking early acquisition, the Towns must also undertake all acquisitions in accordance with 49 CFR Part 24 (The Uniform Act).

The Towns further acknowledge that 23 CFR 771.117(d)(12) prohibits any project development on this property until the environmental requirements have been completed.

We greatly appreciate the support of MassDOT to date, and in seeking early acquisition approval from Federal Highway Administration for the Bruce Freeman Rail Trail extension. Please let us know if you need any additional information.

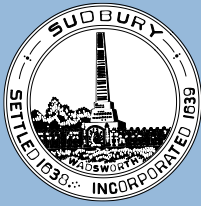
Sincerely,

Charlie Sisitsky, Chair
Framingham Board of Selectmen

Town of Framingham Board of Selectmen
150 Concord Street
Framingham, MA 01702
508-532-5411
selectmen@framinghamma.gov

Patricia Brown, Chair
Sudbury Board of Selectmen

Town of Sudbury Board of Selectmen
278 Old Sudbury Rd
Sudbury, MA 01776
978-639-3381
selectmen@sudbury.ma.us



SUDBURY BOARD OF SELECTMEN

Tuesday, November 3, 2015

CONSENT CALENDAR ITEM**17: CPC proposals**REQUESTOR SECTION

Date of request:

Requestor: Jody Kablack

Formal Title: Vote to support submission of the following proposals to the Community Preservation Committee for FY17 funding: \$100,000 for additional Town Center landscaping, \$100,000 for construction of walkways, and \$100,000 for additional funds for design of the Bruce Freeman Rail Trail.

Recommendations/Suggested Motion/Vote: Vote to support submission of the following proposals to the Community Preservation Committee for FY17 funding: \$100,000 for additional Town Center landscaping, \$100,000 for construction of walkways, and \$100,000 for additional funds for design of the Bruce Freeman Rail Trail.

Background Information:

See attached CPC project forms. Jody Kablack, Director of Planning and Community Development, to attend.

Financial impact expected:

Approximate agenda time requested:

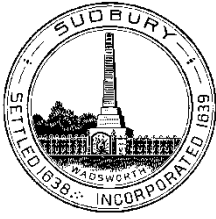
Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

11/03/2015 6:00 PM

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Town of Sudbury

Community Preservation Committee

<http://www.sudbury.ma.us>
email: cpc@sudbury.ma.us

PROJECT SUBMISSION FORM

Submitter: Town Manager

Submission Date: Oct. 30, 2015

Group or Committee Affiliation (if any): Board of Selectmen

Submitter's address and phone number:

278 Old Sudbury Road
Sudbury, MA 01776

Purpose (please select all that apply):

- ☐ Open Space
☐ Community Housing
☐ Historic
☒ Recreation

Submitter's email address:

Project Name: Funds for Bruce Freeman Rail Trail Design (Interim 50% Design)

Project Description: Request is for funds to continue the design plan for the full 4.4 mile rail trail in Sudbury to MA DOT standards.

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2015	\$100,000	\$100,000	\$150,000 previously appropriated in 2014
2016			
2017			
2018			
2019			
Total	\$100,000	\$100,000	

How does this project meet the General Criteria and Category Specific Criteria for CPC projects (see attached)?

Design of the rail trail is an eligible CPA expense. See below response from the Community Preservation Coalition website (www.communitypreservation.org).

Incidental Project Costs. CPA funds may be used for site surveys, environmental assessments, historic or housing consultants, architectural and engineering fees, permit processing fees, construction consultants, financing consultants, legal and accounting fees, and similar costs associated with and incidental to the development of a CPA project. Such expenditures should be made from the appropriation for the particular project and, as project costs, they do not constitute operation or administration expenses of the committee subject to the 5% limitation.

Does this project fall within the jurisdiction or interest of other Town Boards, Committees or Departments? If so, please list the boards, committees or departments, whether applications and/or presentations have been made, and what input or recommendations have been given.

The Board of Selectmen is sponsoring this project. The Conservation Commission and Park & Recreation Commission will ultimately have input into any final design of a rail trail. Creation of a rail trail is consistent with the recommendations in the Master Plan.

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For Community Preservation Committee Use:

Form received on: _____

Project presented to CPC on: _____

Project Description:

This proposal is a request to fund \$100,000 to continue the design phase of the Bruce Freeman Rail Trail. Funds previously appropriated allow for the completion of the 25% design in the winter of 2016. The next phase would typically be the 75% design phase, which will cost approximately the same as the 25% design cost (\$250,000 estimated). However the timing of the completion of the 25% design phase leaves approximately 6 months of time without funds. This funding request will fill that gap, with the intention of requesting the remaining funds for the 75% design phase at the 2017 Annual Town Meeting. Approval of these interim funds in FY17 will allow for continuity in the project without a lag in the process.

Utilizing the MassDOT process for rail trail construction, it is the Town's responsibility to design the trail, with construction funding provided by the state. These funds will allow the project to proceed without interruption due to the annual funding cycle. The additional request for Town funds for the 75% design plan is anticipated in FY18.

Continuing the design of the trail will secure its funding priority on the state Transportation Improvement Program. The Town of Sudbury will benefit from receiving state funds for construction, which are estimated at 90% of the cost of the entire project (design and construction).

Delaying implementation of the rail trail could potentially effect the cost of the design, as wetland resources surveyed in the 25% design phase are only valid for a 3 year period. Delaying the project in general could cause an escalation in the construction estimate for the project, and decrease the project's priority on the state list of transportation projects. The Sudbury portion of this rail trail is closely following projects in Carlisle, Acton and Concord, all of which have been programmed for state funding. Sudbury will be next in line if the trail is designed within the current timeline.

The Town has been supportive of creating a rail trail within this corridor. Over \$320,000 has been appropriated since 2005 for this project, including surveying the right of way, title examination, wetland mapping, wildlife survey and preliminary design. Non-binding resolutions at both the 2012 Annual Town Meeting and the 2012 Town Election indicated strong support for completion of this project.

The following **CPC general** criteria apply to this project:

- Are eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation;
- Are consistent with the town's Master Plan, Open Space and Recreation Plan, Land Use Priorities Committee Report, Town-wide Comprehensive Facility Study, Community Housing Plan, and other planning documents that have received wide scrutiny and input and have been adopted by the town;
- Receive endorsement by other municipal boards or departments.
- Preserve the essential character of the town as described in the Master Plan;
- Leverage additional public and/or private funds.

The following **Open space** criteria are applicable to this project:

- Provide opportunities for passive recreation and environmental education;

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- Provide connections with existing trails or potential trail linkages;
- Preserve (or develop for recreation) a parcel identified in the 2009-2013 Open Space and Recreation Plan.

The following **Recreation** criteria are applicable to this project:

- Support multiple recreation uses;
- Serve a significant number of residents;
- Expand the range of recreational opportunities available to Sudbury residents of all ages;
- Jointly benefit Conservation Commission and Park and Recreation Commission initiatives by promoting passive recreation, such as hiking, biking, and cross-country skiing, on town owned property;
- Promote the creative use of railway and other corridors to create safe and healthful non-motorized transportation opportunities.

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TOWN OF SUDBURY COMMUNITY PRESERVATION COMMITTEE

PROJECT SUBMISSION FORMSubmitter: Town ManagerSubmission Date: 10/29/15Group or Committee Affiliation (if any): Town of SudburySubmitter's address and phone number:

278 Old Sudbury Road

Sudbury, MA 01776

(978)639-3382

Purpose (please select all that apply):☒ Open Space☐ Community Housing☒ Historic☒ RecreationSubmitter's email address: townmanager@sudbury.ma.usProject Name: Town Center Landscaping and Historic Restoration – Part 3Project Description: See attachedCosts:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2017	\$300,000	\$100,000	\$200,000 previously funded from CPA funds (2013 and 2015)
2018			
2019			
2020			
2021			
Total	\$300,000	\$100,000	

How does this project meet the General Criteria and Category Specific Criteria for CPC projects (see attached)? See attached

Does this project fall within the jurisdiction or interest of other Town Boards, Committees or Departments? If so, please list the boards, committees or departments, whether applications and/or presentations have been made, and what input or recommendations have been given.

- Sudbury Center Improvement Advisory Committee - supports
- Board of Selectmen – requesting review
- Sudbury Historical Commission – requesting review
- Historic Districts Commission - requesting review
- Park & Recreation Commission – requesting review

For Community Preservation Committee Use:

Form Received on: _____

Reviewed by: _____

Project Presented to CPC on: _____

Determination: _____

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Project Description:

The Town Center intersection project is nearly complete, and portions of the historic restoration and landscaping have been commenced. However, the funds appropriated to date are insufficient to complete the design plan. There have been 2 funding appropriations for this project - \$100,000 in 2013 and \$100,000 in 2015. These funds have been used for (or allocated for) the landscape design plan, removal of trees in the center, installation of plantings in Grinnell Park, relocation of the stone wall at Grinnell Park, purchase and installation of new street lighting in the project area, installation of new amenities on the Town Common, installation of irrigation on the Town Common, and construction of a new walkway, stone wall and granite steps at Town Hall.

The landscape plan and budget prepared by our consultant, Sudbury Design Group, indicates the need for additional funds. Specifically, the following work is anticipated if additional funds are approved: additional plantings around the project area as shown on the landscape plan, brick paving at the crosswalk on Concord Road and around the War Memorial in Grinnell Park, brick gathering area in front of Town Hall, installation of granite benches in the project area.

This CPC proposal requests the final funding appropriation needed to complete the landscaping and restoration phase of the project. Any funds appropriated but not used will be returned to the CPA fund at a future Town Meeting.

Completing the Town Center as envisioned will create a safe and enjoyable area for all Sudbury residents, and will be a welcoming area for tourists seeking to appreciate Sudbury's history.

CPC General Criteria

- This proposal is eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation.
- The proposal to improve the Town Center and enhance historical assets is consistent with the town's Master Plan, and is noted in the Transportation Element of the Master Plan. The Sudbury Town Center is a Priority Heritage Landscape in the 2006 Heritage Landscape Report. This designation is defined as special places created by human interaction with the natural environment that help define the character of a community and reflect its past - "The Town Center is historically and architecturally rich with resources that convey a sense of the evolution of the community."
- The overall Town Center project has been supported by the Department of Public Works, the Board of Selectmen, the Planning Board, First Parish of Sudbury, Sudbury Historical Commission, Conservation Commission and Historic Districts Commission. All of these boards, except the Conservation Commission, are represented on the Sudbury Center Improvement Advisory Committee.
- This proposal seeks to preserve the essential character of the town as described in the Master Plan.
- This proposal serves more than one CPA purpose as it will create additional open space and recreational opportunities in addition to preserving significant historical assets in the Town Center.
- Additional funding sources have been part of the construction budget for the project, including capital expenses from the town budget and Chapter 90 road funding.
- The project has leveraged other private funds with the initial \$50,000 grant from the Sudbury Foundation.

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- This proposal will preserve owned town assets, including the Hosmer House, Heritage Park, Grinnell Park, the Town Common and the land in front of Town Hall.

Open Space Criteria

- This proposal will preserve and enhance Sudbury's rural character by creating additional opportunities for open space and recreation in the Town Center;
- This proposal will provide opportunities for passive recreation and environmental education by creating a historic walking trail in the Town Center;
- This proposal will provide connections with existing trails or potential trail linkages within and from Heritage Park, the town cemeteries and abutting open lands;
- This proposal will preserve scenic views and create historical landscapes in the Town Center;
- This proposal borders a scenic road (Concord Road);

Historical Criteria:

- Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are threatened; and in the case of proposals on private property, the proposal and/or proponent meet certain economic criteria as may be required by the Community Preservation Committee;
- This proposal enhances and restores town-owned properties and features of historical significance within the historic Town center, including Town Hall and the town common;
- This proposal is within the Sudbury Center Historic District;
- This project demonstrates a public benefit in the construction of a safer intersection for all Sudbury residents; and
- Project demonstrates the ability to provide permanent protection for maintaining the historic resource.

Recreation Criteria:

- This proposal will expand the range of recreational opportunities available to Sudbury residents of all ages by creating new recreational opportunities in the Town Center;
- This proposal will jointly benefit Conservation Commission and Park and Recreation Commission initiatives by promoting passive recreation on town owned property in the center; and
- This proposal will maximize the utility of land already owned by Sudbury, including Heritage Park, Grinnell Park and the cemeteries in the Town Center.

TOWN OF SUDBURY COMMUNITY PRESERVATION COMMITTEE

PROJECT SUBMISSION FORM

Submitter: Bill Place, DPW Director
Group or Committee Affiliation (if any):
Submitter's address and phone number:
 275 Old Lancaster Road
 Sudbury, MA 01776
 978-440-5489

Submission Date: 10/28/2015

Purpose (please select all that apply):

Open Space

Community Housing

Historic

XX Recreation

Submitter's email address: placeb@sudbury.ma.us

Project Name: Town-wide Walkways

Project Description: See attached

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2017	\$100,000	\$100,000	
2018	\$100,000	\$100,000	
2019	\$100,000	\$100,000	
2020	\$100,000	\$100,000	
2021	\$100,000	\$100,000	
Total	\$500,000	\$500,000	

How does this project meet the General Criteria and Category Specific Criteria for CPC projects (see attached)?
 See attached

Does this project fall within the jurisdiction or interest of other Town Boards, Committees or Departments? If so, please list the boards, committees or departments, whether applications and/or presentations have been made, and what input or recommendations have been given.

For Community Preservation Committee Use:

Form Received on: _____

Project Presented to CPC on: _____

Project Description:

Request \$100,000 in FY17 for engineering, design and construction of priority walkways townwide.

Prior to adoption of the Community Preservation Act in Sudbury in 2002, walkway construction was funded in the annual budget. Since 2002, walkway construction has been funded almost exclusively with CPA funds, and walkways have been constructed on Nobscot Road, Willis Road, Raymond Road, Peakham Road, Concord Road, Dakin Road, North Road, Old Framingham Road, Dudley Road and Powder Mill Road, for a total of approximately \$950,000 of CPA funds appropriated. Walkways under consideration for FY17 funds include Goodman's Hill Road, Pantry Road, Dutton Road, Old Lancaster Road, Union Avenue, Marlboro Road and others (to be prioritized by the Planning Board). The allocated funds will not be sufficient to construct all of these walkways. Furthermore, additional walkways may be added to this list upon neighborhood request.

It is the intent of this capital request to plan for the construction of walkways listed in the Walkway Committee report within a realistic time frame set up annually by the DPW Director. Appropriating funds on an annual basis will allow the town to utilize DPW staff to complete segments of work, thereby lowering the final cost of construction.

Justification and Need:

- a. Risk to public safety: Most pedestrian-vehicular accidents in Town can be attributed to the lack of separate thoroughfares for vehicles and pedestrians. As town population increases, the volume of traffic on roads increases; which in turn increases the potential for pedestrian/vehicle collisions.
- b. Equitable provision of services: Some of the oldest streets in town have walkways along them, and others do not. These old streets are typically narrow and curvy, and do not allow safe pedestrian usage. Funds should be earmarked to expand the walkway network along the older streets in town.
- c. Funding Sources outside taxation: The walkway program currently funded in Sudbury utilizes public funds from Town Meeting appropriation and private contributions from developers and private citizens. These private contributions have been made willingly over the past several years due to the progress made in constructing walkways. Disruption of the program will diminish outside private contributions.
- d. Provide additional, vitally needed modes of recreation and transportation, i.e., walking, jogging and bicycling.
- e. Provide safe routes to and from schools and bus stops for students.

Benefit:

The benefits of the entire walkway program are enumerated in the Report of the Sudbury Walkway Committee, February 2000, and in the Project Description and Justification and Need sections of this document (available on the Town's website at www.sudbury.ma.us under Committees/Planning Board).

Alternatives Considered and Reasons for Rejection:

The only alternative is to apply for Capital funds through the FY17 Town budget.

Consequences of Not Implementing

Walkway construction is crucial for the safety of the Town's residents. School children and town residents cannot walk safely along Town roads due to their narrow width, winding curves and lack of suitable shoulders. Addressing this safety issue should not be delayed until AFTER a crisis occurs.

Other Background Information:

Many opportunities to expand the Town walkway system at minimum cost to the Town are in place. The Town regularly accepts gifts from developers, through subdivision and site plan approval, to be placed in a general walkway engineering and construction fund, expended under the direction of the DPW Director. All developers are asked to consider the off-site impacts of development, as well as the marketability of providing amenities in developments. The Planning Board continues to expand the walkway system through the subdivision approval process, and the Board of Selectmen continues to request commercial development proposals to provide walkways along crucial segments of Route 20 and its adjacent streets.

In 2007 a new initiative was started to involve residents in the planning and prioritization of walkways. This initiative requires neighborhood support and assistance in order to receive funding. This relieves town staff of persuading hesitant homeowners to agree to easements, and involves the residents to discuss the needs of the neighborhood and the benefits of walkways with reluctant homeowners. To date the initiative has been very successful, reducing the amount of pre-planning staff time significantly for the most recent projects.

Walkways have historically benefited from the support of Town Meeting, the Planning Board, the Board of Selectmen, the Capital Improvement Planning Committee, the Community Preservation Committee and the Park and Recreation Commission in past years. The number of residents who utilize the walkways attest to the popularity of continuing the program.

An annual amount of \$20,000 is included in the Department of Public Works budget for maintenance of existing walkways. It is requested that this line item be funded in the Public Works Department budget every year to adequately maintain these important Town resources. A separate capital funding request has also been made for walkway maintenance.

Walkways Constructed since 2000 with CPA Appropriated Funds, Town funds and Developer Contributed Walkway Funds:

	<u>Length</u>
Landham Road – Coolidge Lane to Route 20/Eddy Street to Framingham Town line	.36 miles
Maynard Road – Fairbank Road almost to Hudson Road	1.3 miles
Route 20 – King Philip Road to Green Hill Road	.8 miles
Raymond Road – Feeley Field to Route 20	.125 miles
Warren Road to Cider Mill Road	.25 miles
Horse Pond Road – State Police Crime Lab to Route 20	.11 miles
Peakham Road – Robert Best Road to Robert Best Road	.38 miles
66 Mossman Road	.13 miles
Concord Road - Thompson Drive to Lincoln Road	.25 miles
Willis Road – Kendra to Ford Road	.8 miles
Kendra to Marlboro	.5 miles
Dakin Road – Blacksmith Dr to Philomen Whale Rd	.3 miles
Nobscot Road – Route 20 to Mahoney Farm Dr.	.9 miles
North Road – Haynes Rd to Davis Recreation Field	.85 miles
Route 20 – Shaws Plaza to Nobscot Road	.2 miles
Old Framingham Road	.2 miles
Peakham Road – Robert Best to French Rd	.2 miles
Dudley Road	.45 miles
Powder Mill Road	.3 miles
TOTAL	8.4 miles

Walkways Completed by Developers:**Dakin Road**

LEAP School to Blacksmith Drive

Route 20

Nobscot Road to Union Avenue (south side of Route 20)

Shaw's Plaza to Nobscot Road (south side of Route 20)

Haynes Road

In front of Willow Hill School to Puffer Lane

Hudson Road

Spruce Lane to Ronald Road

Maynard Road

Opposite Cutting property to Wyman Drive

North Road

Mossman Road to Longfellow Road

Old County Road

Villages at Old County Rd development to Route 20

Route 20 – Maple Avenue to Sudbury Crossing Plaza (south side of Route 20)

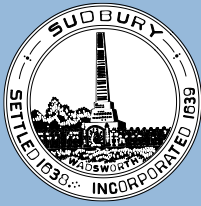
– Coolidge at Sudbury to Goodman's Hill Road (under construction in fall 2015)

General Criteria

- This project is eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation.
- This project is consistent with the town's Master Plan, Open Space and Recreation Plan, and 2000 Report of the Walkway Committee, all of which have received wide scrutiny and input and have been adopted by the town.
- This proposal has received endorsement by other municipal boards or departments (Planning Board, Board of Selectmen). We hope to receive Park and Recreation Commission support in the near future.
- This proposal preserves the essential character of the town as described in the Master Plan. Walkways are built to meander around trees and other site features in order to maintain the existing streetscape to the extent possible.
- This proposal serves a currently under-served population. Many neighborhoods in town do not have pedestrian walkways.
- This proposal demonstrates practicality and feasibility. The Town has successfully constructed walkways within budget.
- It has previously been demonstrated that the project can be implemented expeditiously and within budget.
- Project alternatives, and alternative funding mechanisms, have been fully explored. Similar proposals have been requested out of the Town budget, but have not been successful. Permitting boards continue to solicit contributions to the town-wide walkway fund during proposal review.

Recreation Criteria

- Support multiple recreation uses. Walkways are multi-use paths which allow walkers, joggers, bikers, skateboarders, and roller bladders to safely recreate.
- Serve a significant number of residents. Each walkway segment links to other walkways in Town, creating opportunities across several neighborhoods.
- Expand the range of recreational opportunities available to Sudbury residents of all ages. Walkways are used by youth and older residents.
- Promote the creative use of railway and other corridors to create safe and healthful non-motorized transportation opportunities.



SUDBURY BOARD OF SELECTMEN

Tuesday, November 3, 2015

CONSENT CALENDAR ITEM**18: Park & Rec donation**REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Vote to accept a gift from Betsy Cohen, 12 Darvell Drive, to the Park and Recreation Department of a moderately used SportCraft Turbo Air Hockey table, valued at \$200, as requested in a memo dated October 26, 2015, from Mark Simmons, Youth Coordinator/Teen Center Director, said item to be used at the Jean Lind Teen Center, and to send a letter of thanks to Ms. Cohen.

Recommendations/Suggested Motion/Vote: Vote to accept a gift from Betsy Cohen, 12 Darvell Drive, to the Park and Recreation Department of a moderately used SportCraft Turbo Air Hockey table, valued at \$200, as requested in a memo dated October 26, 2015, from Mark Simmons, Youth Coordinator/Teen Center Director, said item to be used at the Jean Lind Teen Center, and to send a letter of thanks to Ms. Cohen.

Background Information:

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

11/03/2015 6:00 PM

Golden, Patricia

From: Simmons, Mark
Sent: Tuesday, October 27, 2015 9:14 AM
To: Board of Selectmen
Subject: Approval of Donation
Attachments: Betsy Cohen Donation approval letter.docx

Good morning,

As of yesterday I have completed and mailed a letter asking for the approval of a donation from Betsy Cohen. Ms. Cohen has graciously donated her moderately used air hockey table to the Teen Center. This donation is well timed as the current air hockey table at teen center is broken. I have valued the donation at \$200. Please let me know when I can expect to hear back. I have attached the original letter to this email.

Best,
 Mark



Mark Simmons

Youth Coordinator/Teen Center Director
 Sudbury Park and Recreation – **A CAPRA Accredited Agency!**
 40 Fairbank Road
 Sudbury, MA 01776
 (978) 443-1092 x3227

Inclement Weather Hotline: (978) 639-3233

www.recreation.sudbury.ma.us

Find [Sudbury Park and Recreation/Atkinson Pool](#) on Facebook!

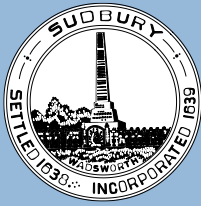
Attachment18.a: Memo_Park&Rec (1544 : Park & Rec donation)

Dear Board of Selectmen,

The Sudbury Park and Recreation Department has received a donatoin from Betsy Cohen of Darvell Dr. Ms. Cohen has donated to the Jean Lind Teen Center a moderately used SportCraft Turbo Airhocky Table. I have valued the donation at \$200. New SportsCraft Air Hockey tables can be purchased for over \$500. The air hockey table has little damage and will be a great replacement for the broken air hockey table the Teen Center currently has.

Thank You,
Mark Simmons
Youth Coordinator/
Teen Center Director

Attachment18.a: Memo_Park&Rec (1544 : Park & Rec donation)



SUDBURY BOARD OF SELECTMEN

Tuesday, November 3, 2015

CONSENT CALENDAR ITEM**19: Minutes Approval**REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Vote to approve the regular session minutes of 10/6/15 and 10/20/15

Recommendations/Suggested Motion/Vote: Vote to approve the regular session minutes of 10/6/15 and 10/20/15

Background Information:

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

11/03/2015 6:00 PM