

Attachment E
Phase 1 Environmental Site Assessment



PHASE I ENVIRONMENTAL SITE ASSESSMENT



528 Boylston Street, 24-26 Hurley Place & 32-34 Hurley Place
Newton, Massachusetts 02459

Prepared For:

Toll Brothers Apartment Living
197 First Avenue, Suite 110
Needham, Massachusetts 02494

June 14, 2022

Hillmann Project Number M3-13514

1.0 FINDINGS, OPINIONS, AND CONCLUSIONS

Hillmann Consulting, LLC (Hillmann) performed a Phase I Environmental Site Assessment (ESA) of 528 Boylston Street, 24-26 Hurley Place & 32-34 Hurley Place, Newton, Massachusetts (the Subject Property). The assessment has been conducted in accordance with our contracted scope of work and the ASTM Standard Practice E 1527-21 for Phase I Environmental Site Assessments and All Appropriate Inquiries (AAI) Final Rule 40 CFR Part 312. This section contains a summary of findings, opinions and conclusions made by this assessment. However, this section, alone, does not constitute the complete assessment. The report must be read in its entirety.

1.1 Summary of Project Details

Primary Street Address:	528 Boylston Street, 24-26 Hurley Place & 32-34 Hurley Place				
City:	Newton	County:	Middlesex	State:	Massachusetts
Tax ID/Parcel Number:	81051 0088, 8150 0089, 81051 0102, 81051 0101, 81051 0100, 81051 0001C, & 81051 0103				
Property Owner:	Syrus Ataii Trust (24-26 Hurley Place), 528 Boylston St Lmt Prt (32-34 Hurley Place), John and Earl White (528 Boylston St)				
Zoning Designation:	SR1 & SR2				
Approx. Property Area:	5.8 acres				
Buildings:	24-26 Hurley Place: One (1) two-family duplex; 32-34 Hurley Place: One (1) two-family duplex; 528 Boylston Street: One (1) small office building				
Approx. Building Size:	24-26 Hurley Place: 6,826 ft ² ; 32-34 Hurley Place: 4,115 ft ² ; 528 Boylston Street: 2,325 ft ²				
Approx. Year Built:	24-26 Hurley Place: 1890; 32-34 Hurley Place: 1880; 528 Boylston Street: 1880				
Commercial Occupants:	Sam White & Sons (528 Boylston Street)				
Current Use:	Residential, landscaping company (Sam White & Sons)				
Inspected By:	Ms. Alyssa Berry				
Site Contact/Company:	Mr. Lou Tamposi / Toll Brothers				
Site Escort/Company:	Mr. Robert Barsamian / OVP Management, LLC				
Inspection Date:	June 7, 2022				
Weather Conditions:	Sunny, 80 degrees F				

1.2 Findings Summary Table

Assessment Subject	No REC	REC	CREC	HREC	SDG	Rpt. Ref.
Property Regulatory Records Review:	X					4.3
Property Historical Records Review:	X					4.2
Bulk Petroleum Storage:	X					6.3
On-Site Operations:	X					6.3
On-Site Haz-Mat Storage/Use/Spills:	X					6.3
Transformers/Hydraulic Systems:	X					6.3
Waste Discharges:	X					6.3
Interviews:	X					5.0
Adjoining & Nearby Properties:	X					4.3 6.2
Prior Env. Reports/User Provided Info:	X					3.0

1.3 Findings, Opinions and Conclusions

Recognized Environmental Conditions & Significant Data Gaps

Hillmann has performed a Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM Practice E 1527-21 of the Subject Property as described in Section 2.2 of this report. Any additions to, exceptions to, or deletions from this practice are also described in Section 2 of this report. This assessment has revealed the following *recognized environmental conditions* (RECs), *controlled recognized environmental conditions* (CRECs) and/or *significant data gaps* (SDGs) in connection with the Subject Property:

RECOGNIZED ENVIRONMENTAL CONDITIONS
No RECs were identified.
CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS (CRECs)
No CRECs were identified.
SIGNIFICANT DATA GAPS (SDGs)
No SDGs were identified.

Historical Recognized Environmental Conditions (HRECs)

This assessment has revealed the following *historical recognized environmental conditions* (HRECs) in connection with the Subject Property:

HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

No HRECs were identified

De Minimis and Other Environmental Conditions

The following *de minimis* and other environmental conditions were identified:

OTHER ENVIRONMENTAL CONDITIONS / DE MINIMIS CONDITIONS

Hillmann observed one (1) pole-mounted transformer along Boylston Street and one (1) pole-mounted transformer along Hurley Place. No leaks or signs of release were noted.

A 275-gallon AST containing diesel fuel was observed on the southern exterior of the office building at 528 Boylston Street. No stains were noted below the AST, which appeared to lack secondary containment. The AST was equipped with a pump to fuel on-site vehicles at the site, such as the two front-end loaders that were observed at the property.

Hillmann observed *de minimis* debris on the Subject Property at 528 Boylston Street including tires, concrete and metal.

Based on the historical topography of the Subject Property and a geotechnical study, the west central portion of the Subject Property consists of former swale filled to grade. The quality of the fill material is unknown and is considered a Business Environmental Risk. The potential presence of fill soil should be considered during future development. If future excavation and off-site management of the soil and fill at the site is planned, the material will need to be characterized and managed in accordance with appropriate laws and regulations.

Hillmann observed a sump pump in the basement of 24 Hurley Place.

Environmental Professional Statement

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

Jack Jemsek, Ph.D., LSP
Environmental Professional