

Mayor
City of Haverhill
4 Summer Street, Room 100
Haverhill, MA 01830

**Release Notification under the MCP
Haffner Realty Trust; 284 Winter Street, Haverhill, MA
MassDEP Release Tracking Number (RTN) 3-32792**

Dear Mayor Jim Fiorentini:

In accordance with 310 CMR 40.1403(3)(h), this letter is intended to notify you of a release of oil or hazardous material at 284 Winter Street in Haverhill, MA. This notification is provided due to a release of oil or hazardous material as defined at 310 CMR 40.0315 (2) and (3). On behalf of Haffner Realty Trust, and in accordance with 310 CMR 40.0371, Ramboll Environ submitted a Release Notification Form to the Massachusetts Department of Environmental Protection (MassDEP) on March 30, 2015. A copy of the Release Notification Form is included in this letter can be obtained on the MassDEP searchable sites website (<http://public.dep.state.ma.us/SearchableSites2/Search.aspx>) or by contacting MassDEP, Northeast Region Service Center, 205B Lowell Street, Wilmington, MA or by telephone: 978.694.3200.

Date June 8, 2015

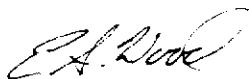
Ramboll Environ
3 Carlisle Road
Suite 210
Westford, MA 01886
USA

T +1 978 449 0300
F +1 978 449 0301
www.ramboll-environ.com

You have the right to request additional Public Involvement Activities under 310 CMR 40.1403(9).

If you have any questions regarding this notification, please contact me directly at 978.449.0343.

Yours sincerely,



Eric S. Wood, PHg, PG, LSP
Principal
Operations Director - New England
Environment & Health

D 978.449.0343
M 603.770.5656
eswood@environcorp.com

RECEIVED
RECEIVED

JUN 10 2015
JUN 10 2015

DEP
NORTHEAST REGIONAL OFFICE
NORTHEAST REGIONAL OFFICE

Copy to MassDEP: Northeast Region Service Center
Attachment: BWSC 103 - 120 Day Release Notification Form

Attachment:
BWSC 103 – 120 Day
Release Notification Form



Massachusetts Department of Environmental Protection
Bureau of Waste Site Cleanup

RELEASE NOTIFICATION FORM

Pursuant to 310 CMR 40.0371 (Subpart C)

BWSC103-120 DAY

Release Tracking Number
assigned upon receipt and
review by the Department

A. RELEASE OR THREAT OF RELEASE LOCATION:

1. Release Name/Location Aid: HAFFNER'S

2. Street Address: 284 WINTER STREET

3. City/Town: HAVERHILL 4. ZIP Code: 018300000

5. Coordinates: a. Latitude: N 42.77723 b. Longitude: W 71.08760

B. THIS FORM IS BEING USED TO:

☒ 1. Submit a Release Notification for a 120 day reporting requirement

(All sections of this transmittal form must be filled out)

C. INFORMATION DESCRIBING THE RELEASE:

1. Date and time you obtained knowledge of the Release: 12/5/2014 Time: ☐ AM ☐ PM
mm/dd/yyyy hh:mm

2. Date and time release occurred, if known: Time: ☐ AM ☐ PM
mm/dd/yyyy hh:mm

3. 120 DAY REPORTING CONDITIONS

Check all Notification Thresholds that apply to the Release:
(for more information see 310 CMR 40.0315)

- ☐ a. Release of Hazardous Material(s) to Soil or Groundwater Exceeding Reportable Concentration(s)
- ☒ b. Release of Oil to Soil Exceeding Reportable Concentration(s) and Affecting More than 2 Cubic Yards
- ☒ c. Release of Oil to Groundwater Exceeding Reportable Concentration(s)
- ☐ d. Subsurface Non-Aqueous Phase Liquid (NAPL) Equal to or Greater than 1/8 Inch (.01 feet) and Less than 1/2 Inch (.04 feet)



Massachusetts Department of Environmental Protection
Bureau of Waste Site Cleanup

RELEASE NOTIFICATION FORM

Pursuant to 310 CMR 40.0371 (Subpart C)

BWSC103-120 DAY

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C. INFORMATION DESCRIBING THE RELEASE (cont.)

4. List below the Oils (O) or Hazardous Materials (HM) that exceed their Reportable Concentration (RC) or Reportable Quantity (RQ) by the greatest amount.

☐ Check here if an amount or concentration is unknown or less than detectable.

O or HM Released	CAS Number, if known	O or HM	Amount or Concentration	Units	RCs Exceeded, if Applicable (RCS-1, RCS-2, RCGW-1, RCGW-2)
PHENANTHRENE		O	550	MG/KG	RCS-1
BENZENE		O	190	MG/KG	RCS-1
2-METHYLNAPHTHALENE		O	570	MG/KG	RCS-1
NAPHTHALENE		O	2900	MG/KG	RCS-1

☒ Check here if a list of additional Oil and Hazardous Materials subject to reporting, or any other documentation relating to this notification is attached.

D. PERSON REQUIRED TO NOTIFY:

1. Name of Organization: HAFFNER REALTY TRUST

2. Contact First Name: JOANNE 3. Last Name: FOURNIER

4. Street: TWO INTERNATIONAL WAY 5. Title: PRESIDENT

6. City/Town: LAWRENCE 7. State: MA 8. ZIP Code: 018430000

9. Telephone: 978-494-2607 10. Ext.: 11. Email: joannehalo@aol.com

☐ 12. Check here if attaching names and addresses of owners of properties affected by the Release, other than an owner who is submitting this Release Notification (required).

E. RELATIONSHIP OF PERSON TO RELEASE:

☒ 1. RP or PRP ☐ a. Owner ☐ b. Operator ☐ c. Generator ☐ d. Transporter

☒ e. Other RP or PRP Specify: ELIGIBLE PERSON UNDER MGL CH 21E

☐ 2. Fiduciary, Secured Lender or Municipality with Exempt Status (as defined by M.G.L. c. 21E, s. 2)

☐ 3. Agency or Public Utility on a Right of Way (as defined by M.G.L. c. 21E, s. 5(j))

☐ 4. Any Other Person Otherwise Required to Notify Specify Relationship:



Massachusetts Department of Environmental Protection
Bureau of Waste Site Cleanup

RELEASE NOTIFICATION FORM

Pursuant to 310 CMR 40.0371 (Subpart C)

BWSC103-120 DAY

Release Tracking Number
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F. CERTIFICATION OF PERSON REQUIRED TO NOTIFY:

I, JOANNE FOURNIER, attest under the pains and penalties of perjury (i) that I have personally examined and am familiar with the information contained in this submittal, including any and all documents accompanying this transmittal form, (ii) that, based on my inquiry of those individuals immediately responsible for obtaining the information, the material information contained in this submittal is, to the best of my knowledge and belief, true, accurate and complete, and (iii) that I am fully authorized to make this attestation on behalf of the entity legally responsible for this submittal. I/the person or entity on whose behalf this submittal is made am/is aware that there are significant penalties, including, but not limited to, possible fines and imprisonment, for willfully submitting false, inaccurate, or incomplete information.

2. By : JOANNE FOURNIER 3. Title: PRESIDENT
Signature
4. For: HAFNER REALTY TRUST 5. Date : 3/30/2015
(Name of person or entity recorded in Section D) mm/dd/yyyy

☐ 6. Check here if the address of the person providing certification is different from address recorded in Section D.

7. Street: _____
8. City/Town: _____ 9. State: _____ 10. ZIP Code: _____
11. Telephone: _____ 12. Ext: _____ 13. Email: _____

YOU ARE SUBJECT TO ANNUAL COMPLIANCE ASSURANCE FEES FOR EACH BILLABLE YEAR FOR TIER CLASSIFIED DISPOSAL SITES. YOU MUST LEGIBLY COMPLETE ALL RELEVANT SECTIONS OF THIS FORM OR DEP MAY RETURN THE DOCUMENT AS INCOMPLETE. IF YOU SUBMIT AN INCOMPLETE FORM, YOU MAY BE PENALIZED FOR MISSING A REQUIRED DEADLINE.

Date Stamp (DEP USE ONLY:)

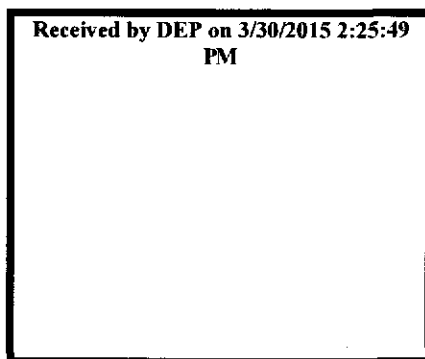


Table 8 - Soil Analytical Results
November 24, 2014

Sample ID	B-1	B-3	RCS 1	RCS 2
Depth (feet)	10-12'	15-17'		
VPH				
C ₅ -C ₈ Aliphatics	< 1,000	< 20	100	500
C ₉ -C ₁₂ Aliphatics	2 000	150	1 000	3 000
C ₉ -C ₁₀ Aromatics	<1,000	150	100	500
Methyl tert-butyl ether	< 20	< 0.5	0.1	100
Benzene	190	< 0.2	2	200
Toluene	230	< 0.2	30	1 000
Ethylbenzene	23	< 0.2	40	1 000
Total Xylenes	320	< 0.4	100	100
Naphthalene	2 900	2.8	4	40
EPH				
C ₉ -C ₁₈ Aliphatics	< 200	NA	1 000	3 000
C ₁₉ -C ₃₆ Aliphatics	250	NA	3 000	5 000
C ₁₁ -C ₂₂ Aromatics	4 000	NA	1 000	3 000
Naphthalene	1 200	NA	4	20
2-Methynaphthalene	570	NA	0.7	80
Acenaphthylene	310	NA	1	10
Acenaphthene	34	NA	4	3 000
Fluorene	180	NA	1 000	3 000
Phenanthrene	550	NA	10	1 000
Anthracene	150	NA	1 000	3 000
Fluoranthene	180	NA	1 000	3 000
Pyrene	320	NA	1 000	3 000
Benzo(a)anthracene	87	NA	7	40
Chrysene	73	NA	70	400
Benzo[b]fluoranthene	80	NA	7	40
Benzo[k]fluoranthene	26	NA	70	400
Benzo[a]pyrene	110	NA	2	7
Indeno[1,2,3-cd]pyrene	38	NA	7	40
Dibenz[a,h]anthracene	11	NA	0.7	4
Benzo[g,h,i]perylene	50	NA	1 000	3 000

Results presented in milligrams per kilogram (mg/kg) or parts per million (ppm).

NA is not analyzed.

Compounds detected above Reportable Concentrations (RCS-1) are in bold.

Table 10 - Groundwater Analytical Data

Sample ID	MW-1	MW-2	MW-3	RCGW 1	RCGW 2
Date Sampled	12/1/14	12/1/14	12/1/14		
VPH					
C ₃ -C ₈ Aliphatics	<10,000	<10,000	910	300	3 000
C ₉ -C ₁₂ Aliphatics	<10,000	20 000	710	700	5 000
C ₉ -C ₁₀ Aromatics	<10,000	11 000	1,000	200	4 000
MTBE	<500	<500	<5	70	5 000
Benzene	16 000	400	15	5	1 000
Toluene	2,500	430	2.1	1 000	40 000
Ethylbenzene	510	7 000	2.8	700	5 000
Xylenes	1,150	6 300	15	3 000	3 000
Naphthalene	8 200	11 000	350	140	700
EPH					
C ₉ -C ₁₈ Aliphatics	610	NA	NA	700	5 000
C ₁₉ -C ₃₆ Aliphatics	1,500	NA	NA	14 000	50 000
C ₁₁ -C ₂₂ Aromatics	2,900	NA	NA	200	5 000
Naphthalene	3 100	NA	NA	140	700
2-Methylnaphthalene	590	NA	NA	10	2 000
Acenaphthylene	130	NA	NA	30	40
Acenaphthene	35	NA	NA	20	6 000
Fluorene	91	NA	NA	30	40
Phenanthrene	230	NA	NA	40	10 000
Anthracene	59	NA	NA	30	30
Fluoranthene	79	NA	NA	90	200
Pyrene	110	NA	NA	20	20
Benzo(a)anthracene	35	NA	NA	1	1 000
Chrysene	38	NA	NA	2	70
Benzo[b]fluoranthene	24	NA	NA	1	400
Benzo[k]fluoranthene	<10	NA	NA	1	100
Benzo[a]pyrene	27	NA	NA	0.2	500
Indeno[1,2,3-cd]pyrene	13	NA	NA	0.5	100
Dibenz[a,h]anthracene	<10	NA	NA	0.5	40
Benzo[g,h,i]perylene	17	NA	NA	20	20

Results presented in microgram per liter (ugL) or parts per billion (ppb)

NA is not analyzed.

Compounds detected above RCGW-2 are in bold.

Taken from:

Draft Phase I/II Environmental Site Assessment, 284 Winter Street, Haverhill, MA, prepared by Lessard Environmental, Inc., dated December 2014.

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Northeast Region
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& HEALTH

RECEIVED

Board of Health (Health and Inspection Services)
City of Haverhill
4 Summer Street, Room 210
Haverhill, MA 01830

JUN 10 2015

Release Notification under the MCP
Haffner Realty Trust; 284 Winter Street, Haverhill, MA
MassDEP Release Tracking Number (RTN) 3-32792

DEP
NORTHEAST REGIONAL OFFICE

Dear Dr. Carl Rosenbloom:

In accordance with 310 CMR 40.1403(3)(h), this letter is intended to notify you of a release of oil or hazardous material at 284 Winter Street in Haverhill, MA. This notification is provided due to a release of oil or hazardous material as defined at 310 CMR 40.0315 (2) and (3). On behalf of Haffner Realty Trust, and in accordance with 310 CMR 40.0371, Ramboll Environ submitted a Release Notification Form to the Massachusetts Department of Environmental Protection (MassDEP) on March 30, 2015. A copy of the Release Notification Form is included in this letter can be obtained on the MassDEP searchable sites website (<http://public.dep.state.ma.us/SearchableSites2/Search.aspx>) or by contacting MassDEP, Northeast Region Service Center, 205B Lowell Street, Wilmington, MA or by telephone: 978.694.3200.

Date June 8, 2015

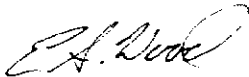
Ramboll Environ
3 Carlisle Road
Suite 210
Westford, MA 01886
USA

T +1 978 449 0300
F +1 978 449 0301
www.ramboll-environ.com

You have the right to request additional Public Involvement Activities under 310 CMR 40.1403(9).

If you have any questions regarding this notification, please contact me directly at 978.449.0343.

Yours sincerely,



Eric S. Wood, PHg, PG, LSP
Principal
Operations Director - New England
Environment & Health

D 978.449.0343
M 603.770.5656
eswood@environcorp.com

Copy to MassDEP: Northeast Region Service Center
Attachment: BWSC 103 - 120 Day Release Notification Form

Attachment:
BWSC 103 – 120 Day
Release Notification Form



Massachusetts Department of Environmental Protection
Bureau of Waste Site Cleanup

RELEASE NOTIFICATION FORM

Pursuant to 310 CMR 40.0371 (Subpart C)

BWSC103-120 DAY

Release Tracking Number
assigned upon receipt and
review by the Department

A. RELEASE OR THREAT OF RELEASE LOCATION:

1. Release Name/Location Aid: HAFFNER'S
2. Street Address: 284 WINTER STREET
3. City/Town: HAVERHILL 4. ZIP Code: 018300000
5. Coordinates: a. Latitude: N 42.77723 b. Longitude: W 71.08760

B. THIS FORM IS BEING USED TO:

☒ 1. Submit a Release Notification for a 120 day reporting requirement

(All sections of this transmittal form must be filled out)

C. INFORMATION DESCRIBING THE RELEASE:

1. Date and time you obtained knowledge of the Release: 12/5/2014 Time: ☐ AM ☐ PM
mm/dd/yyyy hh:mm
2. Date and time release occurred, if known: Time: ☐ AM ☐ PM
mm/dd/yyyy hh:mm

3. 120 DAY REPORTING CONDITIONS

Check all Notification Thresholds that apply to the Release:
(for more information see 310 CMR 40.0315)

- ☐ a. Release of Hazardous Material(s) to Soil or Groundwater Exceeding Reportable Concentration(s)
☒ b. Release of Oil to Soil Exceeding Reportable Concentration(s) and Affecting More than 2 Cubic Yards
☒ c. Release of Oil to Groundwater Exceeding Reportable Concentration(s)
☐ d. Subsurface Non-Aqueous Phase Liquid (NAPL) Equal to or Greater than 1/8 Inch (.01 feet) and Less than 1/2 Inch (.04 feet)



Massachusetts Department of Environmental Protection
Bureau of Waste Site Cleanup

RELEASE NOTIFICATION FORM

Pursuant to 310 CMR 40.0371 (Subpart C)

BWSC103-120 DAY

Release Tracking Number
assigned upon receipt and
review by the Department

C. INFORMATION DESCRIBING THE RELEASE (cont.)

4. List below the Oils (O) or Hazardous Materials (HM) that exceed their Reportable Concentration (RC) or Reportable Quantity (RQ) by the greatest amount.

☐ Check here if an amount or concentration is unknown or less than detectable.

O or HM Released	CAS Number, if known	O or HM	Amount or Concentration	Units	RCs Exceeded, if Applicable (RCS-1, RCS-2, RCGW-1, RCGW-2)
PHENANTHRENE		O	550	MG/KG	RCS-1
BENZENE		O	190	MG/KG	RCS-1
2-METHYLNAPHTHALENE		O	570	MG/KG	RCS-1
NAPHTHALENE		O	2900	MG/KG	RCS-1

☒ Check here if a list of additional Oil and Hazardous Materials subject to reporting, or any other documentation relating to this notification is attached.

D. PERSON REQUIRED TO NOTIFY:

1. Name of Organization: HAFFNER REALTY TRUST

2. Contact First Name: JOANNE 3. Last Name: FOURNIER

4. Street: TWO INTERNATIONAL WAY 5. Title: PRESIDENT

6. City/Town: LAWRENCE 7. State: MA 8. ZIP Code: 018430000

9. Telephone: 978-494-2607 10. Ext.: 11. Email: joannehalo@aol.com

☐ 12. Check here if attaching names and addresses of owners of properties affected by the Release, other than an owner who is submitting this Release Notification (required).

E. RELATIONSHIP OF PERSON TO RELEASE:

☒ 1. RP or PRP ☐ a. Owner ☐ b. Operator ☐ c. Generator ☐ d. Transporter

☒ e. Other RP or PRP

Specify: ELIGIBLE PERSON UNDER MGL CH 21E

☐ 2. Fiduciary, Secured Lender or Municipality with Exempt Status (as defined by M.G.L. c. 21E, s. 2)

☐ 3. Agency or Public Utility on a Right of Way (as defined by M.G.L. c. 21E, s. 5(j))

☐ 4. Any Other Person Otherwise Required to Notify Specify Relationship:



Massachusetts Department of Environmental Protection
Bureau of Waste Site Cleanup

RELEASE NOTIFICATION FORM

Pursuant to 310 CMR 40.0371 (Subpart C)

BWSC103-120 DAY

Release Tracking Number
assigned upon receipt and
review by the Department

F. CERTIFICATION OF PERSON REQUIRED TO NOTIFY:

I, JOANNE FOURNIER, attest under the pains and penalties of perjury (i) that I have personally examined and am familiar with the information contained in this submittal, including any and all documents accompanying this transmittal form, (ii) that, based on my inquiry of those individuals immediately responsible for obtaining the information, the material information contained in this submittal is, to the best of my knowledge and belief, true, accurate and complete, and (iii) that I am fully authorized to make this attestation on behalf of the entity legally responsible for this submittal. I/the person or entity on whose behalf this submittal is made am/is aware that there are significant penalties, including, but not limited to, possible fines and imprisonment, for willfully submitting false, inaccurate, or incomplete information.

2. By : JOANNE FOURNIER 3. Title: PRESIDENT
Signature
4. For: HAFFNER REALTY TRUST 5. Date : 3/30/2015
(Name of person or entity recorded in Section D) mm/dd/yyyy

☐ 6. Check here if the address of the person providing certification is different from address recorded in Section D.

7. Street: _____
8. City/Town: _____ 9. State: _____ 10. ZIP Code: _____
11. Telephone: _____ 12. Ext: _____ 13. Email: _____

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Date Stamp (DEP USE ONLY:)

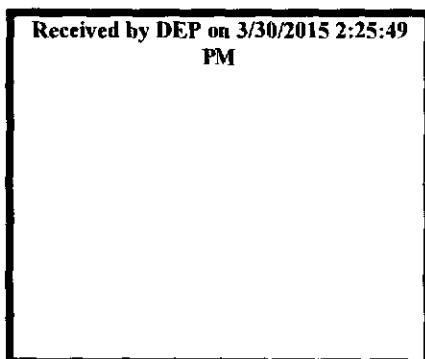


Table 8 - Soil Analytical Results
November 24, 2014

Sample ID	B-1	B-3	RCS 1	RCS 2
Depth (feet)	10-12'	15-17'		
VPH				
C ₅ -C ₈ Aliphatics	< 1,000	< 20	100	500
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Methyl tert-butyl ether	< 20	< 0.5	0.1	100
Benzene	190	< 0.2	2	200
Toluene	230	< 0.2	30	1 000
Ethylbenzene	23	< 0.2	40	1 000
Total Xylenes	320	< 0.4	100	100
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C ₁₁ -C ₂₂ Aromatics	4 000	NA	1 000	3 000
Naphthalene	1 200	NA	4	20
2-Methynaphthalene	570	NA	0.7	80
Acenaphthylene	310	NA	1	10
Acenaphthene	34	NA	4	3 000
Fluorene	180	NA	1 000	3 000
Phenanthrene	550	NA	10	1 000
Anthracene	150	NA	1 000	3 000
Fluoranthene	180	NA	1 000	3 000
Pyrene	320	NA	1 000	3 000
Benzo(a)anthracene	87	NA	7	40
Chrysene	73	NA	70	400
Benzo[b]fluoranthene	80	NA	7	40
Benzo[k]fluoranthene	26	NA	70	400
Benzo[a]pyrene	110	NA	2	7
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Results presented in milligrams per kilogram (mg/kg) or parts per million (ppm).

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Table 10 - Groundwater Analytical Data

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MTBE	<500	<500	<5	70	5 000
Benzene	16 000	400	15	5	1 000
Toluene	2,500	430	2.1	1 000	40 000
Ethylbenzene	510	7 000	2.8	700	5 000
Xylenes	1,150	6 300	15	3 000	3 000
Naphthalene	8 200	11 000	350	140	700
EPH					
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C ₁₉ -C ₃₆ Aliphatics	1,500	NA	NA	14 000	50 000
C ₁₁ -C ₂₂ Aromatics	2,900	NA	NA	200	5 000
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2-Methylnaphthalene	590	NA	NA	10	2 000
Acenaphthylene	130	NA	NA	30	40
Acenaphthene	35	NA	NA	20	6 000
Fluorene	91	NA	NA	30	40
Phenanthrene	230	NA	NA	40	10 000
Anthracene	59	NA	NA	30	30
Fluoranthene	79	NA	NA	90	200
Pyrene	110	NA	NA	20	20
Benzo(a)anthracene	35	NA	NA	1	1 000
Chrysene	38	NA	NA	2	70
Benzo[b]fluoranthene	24	NA	NA	1	400
Benzo[k]fluoranthene	<10	NA	NA	1	100
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Results presented in microgram per liter (ugL) or parts per billion (ppb)

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Taken from:

Draft Phase I/II Environmental Site Assessment, 284 Winter Street, Haverhill, MA, prepared by Lessard Environmental, Inc., dated December 2014.

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01886
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\$6.96
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CERTIFIED MAIL

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

2141285

ORIGINAL