

SEASIDE AT SCITUATE

APRIL 20, 2017



PROPERTY LOCATION



PROPERTY HISTORY

- First developed by the U.S. Army from 1918 to 1919.
- Sold to Suburban Land Trust in 1921.
- Between 1921 and the 1980s, used by the George Goulston Company (GGC) for light manufacturing.
- Between 1927 and 1976, the Property was also used by several short wave radio stations.
- Currently vacant.

REGULATORY SUMMARY

- First reported to MassDEP in 2004.
- Five field investigations conducted between 2004 and 2010.
- Identified multiple areas for remediation:
 - *Drum disposal area*
 - *Four localized excavation areas*
- Risk characterization and Site closure in 2011.

FIELD INVESTIGATIONS

- January 2004 – Initial investigation on behalf of MassDEP, Shaw.
- March 2004 – Due diligence activities, VHB.
- April 2005 – Phase I Initial Site Investigation and Tier Classification, GZA.
- July 2007 – Phase II Comprehensive Site Assessment and Phase III Remedial Action Plan, Pine River.
- December 2011 – Class A-2 RAO, Williamson.

SITE REMEDIATION



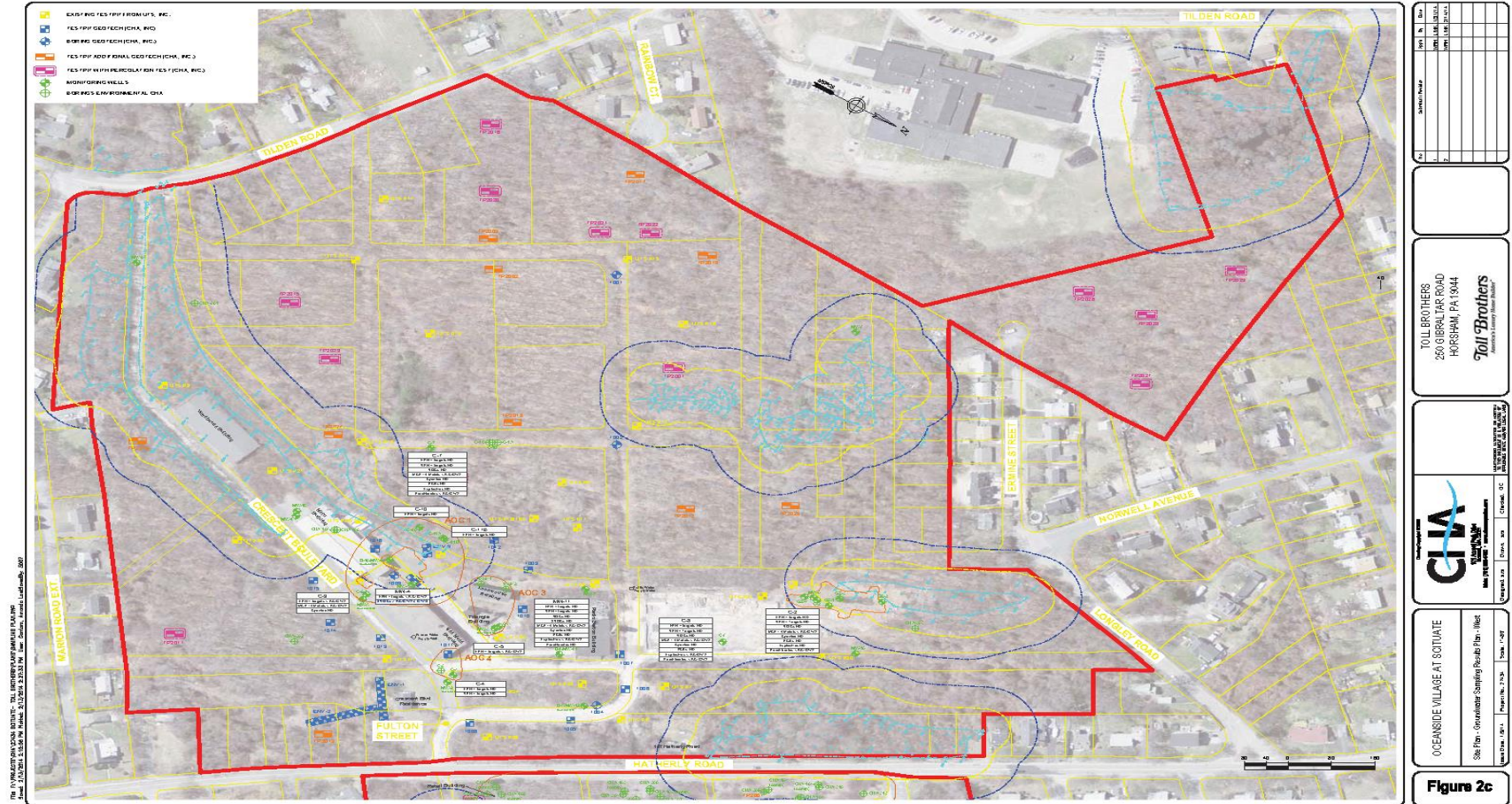
MCP SITE CLOSURE

- A Method 1 Risk Characterization was conducted for the Site.
- No Significant Risk of harm to human health and the environment.
- The Site was closed with MassDEP in December 2011.

ASTM PHASE I AND PHASE II INVESTIGATIONS BY CHA

- Toll Bros. commissioned an additional investigation by CHA post MCP closure.
- Environmental samples were collected from:
 - *26 Soil borings*
 - *14 Test pits*
 - *11 Monitoring wells*

ASTM PHASE I AND PHASE II INVESTIGATIONS



Date	Drawn



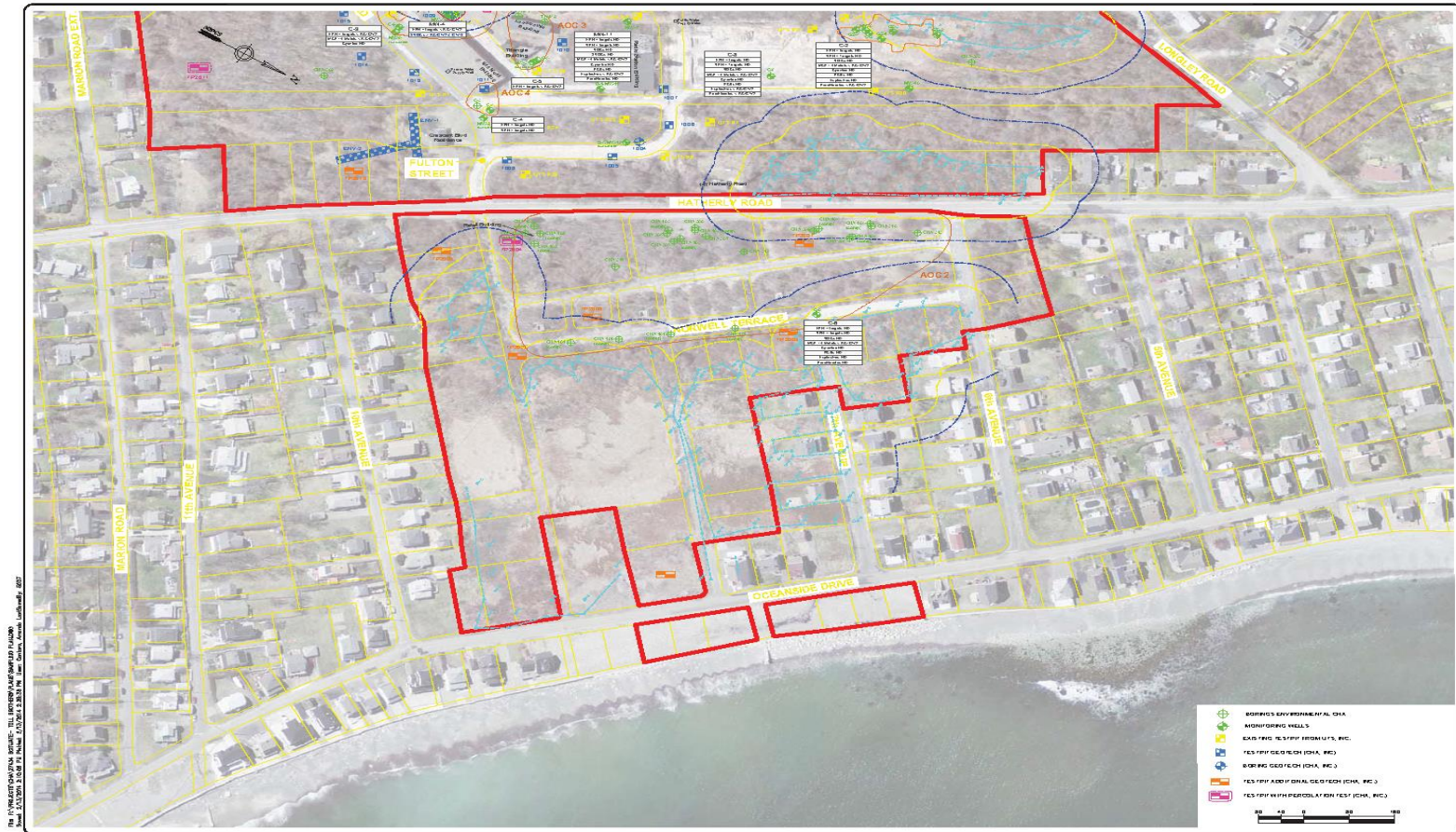
TOLL BROTHERS
 250 GIBBS LANE ROAD
 HARRISBURG, PA 17104
 TOLL BROTHERS
 MEMBER OF TOLL GROUP



OCEANSIDE VILLAGE AT COTTAGE
 Site Plan - Groundwater Sampling Results Phase II West
 DATE: 10/13/2015 11:53 AM
 PROJECT: OCEANSIDE VILLAGE AT COTTAGE
 SHEET: 2 OF 2

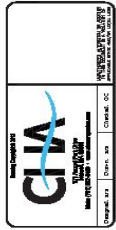
Figure 2c

ASTM PHASE I AND PHASE II INVESTIGATIONS BY CHA



NO.	DATE	REVISION
1	04/15/2019	INITIAL RELEASE
2	04/15/2019	FINAL RELEASE

TOLL BROTHERS
 250 GREAT LAKES ROAD
 HARRISBURG, PA 17144
Toll Brothers
 A member of the Truist Financial Group



OCEANSIDE VILLAGE AT COTTAGE
 Site Plan - Groundwater Sampling Results Phase I/II - East
 Date: 04/15/2019
 Project No: 2018-010

Figure 2d

CHA RECOMMENDATIONS

- AOC-1: Additional excavation recommended near Main Building.
- AOC-2: No remedy required by MCP– but Toll Bros. plan to excavate lead paint affected soil.
- AOC-3: Additional excavation recommended at 2 ASTs behind Railroad Building.
- AOC-4: Additional excavation recommended near Sea Moss Building.

PROPOSED DEVELOPMENT



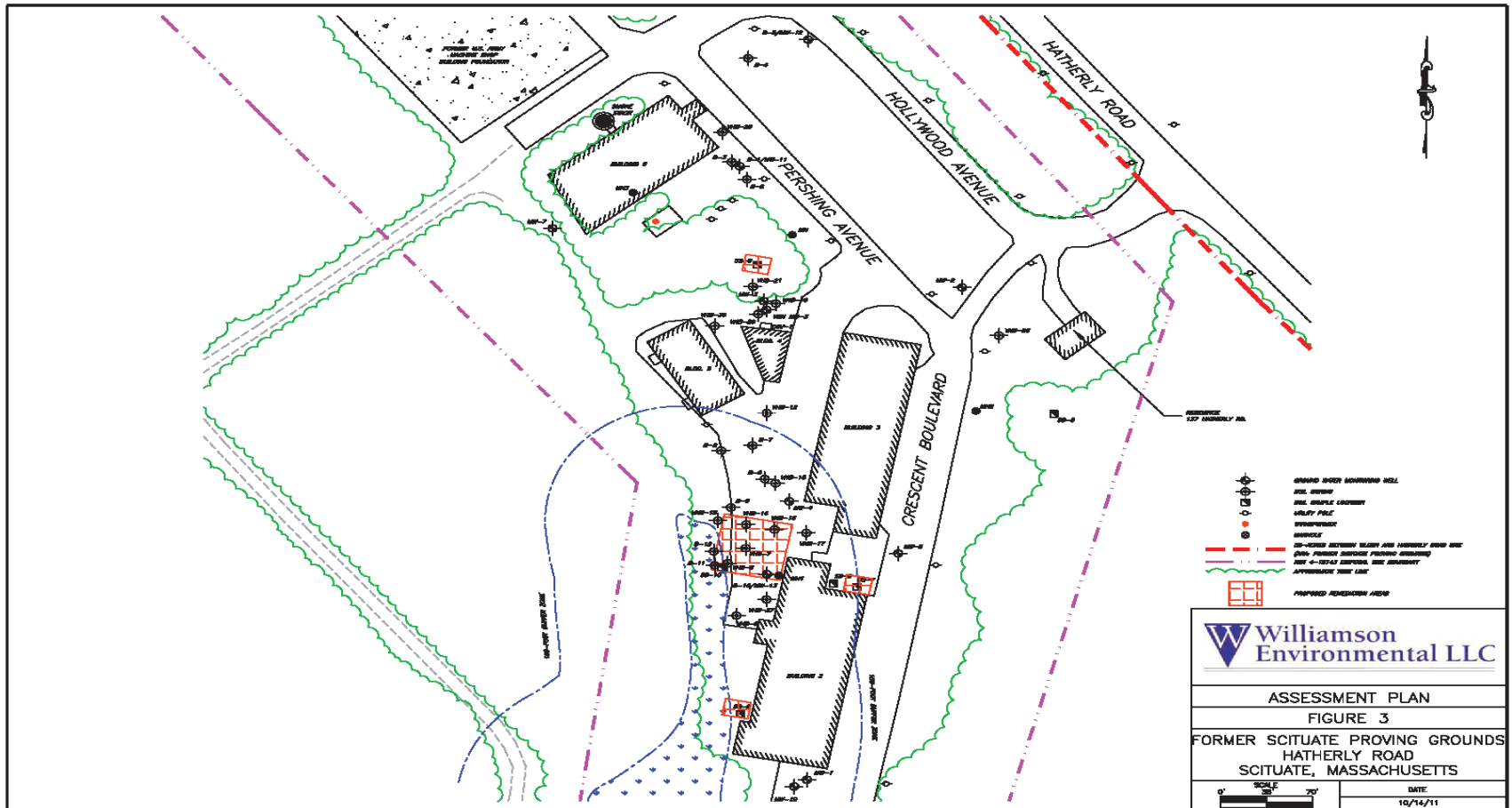
NOTES:

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3. PROPERTY LINES AND LOCATIONS OF UTILITIES AND EQUIPMENT PROVIDED BY THE CONSULTANTS, JANUARY 2010, BASED ON DEED PLATS, RECORD MAPS AND RECORDS OF THE REGISTERED PLANNING BOARD AND RECORD MAP DATED MAY 7, 2008. LOCATION SUBJECT TO SURVEY TO DETERMINE ELEVATION OF 15 FEET ABOVE MEAN SEA LEVEL.
4. THIS PLAN ASSUMES CONNECTION TO PUBLIC WATER AND SEWER.

SEASIDE AT SCITUATE
CONCEPT SKETCH: 152 HOMES

TOWN OF SCITUATE, PLYMOUTH COUNTY, MASSACHUSETTS
 DATE: 3-14-2011 DRAWN BY: JRM

WILLIAMSON RAO FIGURE



WILLIAMSON RAO FIGURE

