



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

Lancaster

City/Town

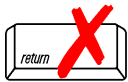
WPA Form 1- Request for Determination of Applicability

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

A. General Information

Important:

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



1. Applicant:

Massachusetts Division of Capital Asset Management

Name

Susan.Ruch2@mass.gov

E-Mail Address

One Ashburton Place

Mailing Address

Boston

City/Town

MA

State

02108

Zip Code

617-727-4060

Phone Number

Fax Number (if applicable)

2. Representative (if any):

Watermark Environmental, Inc.

Firm

Olaf Westphalen

Contact Name

olaf.westphalen@watermarkenv.com

E-Mail Address

175 Cabot Street

Mailing Address

Lowell

City/Town

MA

State

01854

Zip Code

978-452-9696

Phone Number

978-453-9988

Fax Number (if applicable)

B. Determinations

1. I request the Town of Lancaster make the following determination(s). Check any that apply:
Conservation Commission

- ☐ a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- ☐ b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- ☒ c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- ☒ d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

Town of Lancaster

Name of Municipality

- ☐ e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



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C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

220 Old Common Road

Street Address

Lancaster

City/Town

Map 39

Assessors Map/Plat Number

Lot 4

Parcel/Lot Number

- b. Area Description (use additional paper, if necessary):

The project is located in the vicinity of a wetland area located to the north of the former power plant building of the DCAMM Surplus Property located at 220 Old Common Road (see maps in attached project description).

- c. Plan and/or Map Reference(s):

Title

Date

Title

Date

Title

Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

Abandon three monitoring wells and replace two monitoring wells (see attached project description).



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C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

Since no significant permanent alterations are being made, a NOI is not required.

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- ☐ Single family house on a lot recorded on or before 8/1/96
- ☐ Single family house on a lot recorded after 8/1/96
- ☐ Expansion of an existing structure on a lot recorded after 8/1/96
- ☐ Project, other than a single family house or public project, where the applicant owned the lot before 8/7/96
- ☐ New agriculture or aquaculture project
- ☐ Public project where funds were appropriated prior to 8/7/96
- ☐ Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- ☐ Residential subdivision; institutional, industrial, or commercial project
- ☐ Municipal project
- ☒ District, county, state, or federal government project
- ☐ Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



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D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Massachusetts Division of Capital Asset Management

Name

One Ashburton Place, 15th Floor

Mailing Address

Boston

City/Town

MA

State

02108

Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Susan Ruch

Signature of Applicant

05/05/2020

Date

[Signature]

Olaf Westphalen

Signature of Representative (if any)

May 4, 2020

Date

REQUEST FOR DETERMINATION OF APPLICABILITY
PROPOSED PROJECT DESCRIPTION
220 OLD COMMON ROAD, LANCASTER, MASSACHUSETTS

Background

The site is located in the northern portion of the Lancaster Surplus Property located at 220 Old Common Road in Lancaster, Massachusetts, near the former Heating Plant building, and south of abutting Route 110. The site includes a small parking area on the north side of the former Heating Plant building and adjacent wetlands and wooded area. The site is abutted by wetlands and Route 110/Lower Bolton Road (north), undeveloped land (east), Heating Plant building (south), and an access road and field (west). A site locus map is included as Figure 1.

The parking area located just north of the Heating Plant building has a 20,000-gallon double-walled, fiberglass reinforced UST formerly used for the storage of No. 4 fuel oil. The UST is covered by a concrete pad and underground piping connects the UST to the Heating Plant where steam was formerly generated and transmitted to the Lancaster Surplus Property. The Heating Plant is currently inactive. The release was initially discovered in July 2009 during UST tank tightness testing and was determined to be associated with leaking fuel supply and return lines. MassDEP was notified of the release in accordance with the Massachusetts Contingency Plan (MCP) on July 21, 2009, resulting in Release Tracking Number (RTN) 2-17596.

Topography of the site slopes downward from south to north, with steep drop offs south of the former Heating Plant building and then from the paved parking area near the building to the north into the undeveloped land and wetlands. The approximate groundwater flow direction has been determined by others to be toward the north, consistent with topography.

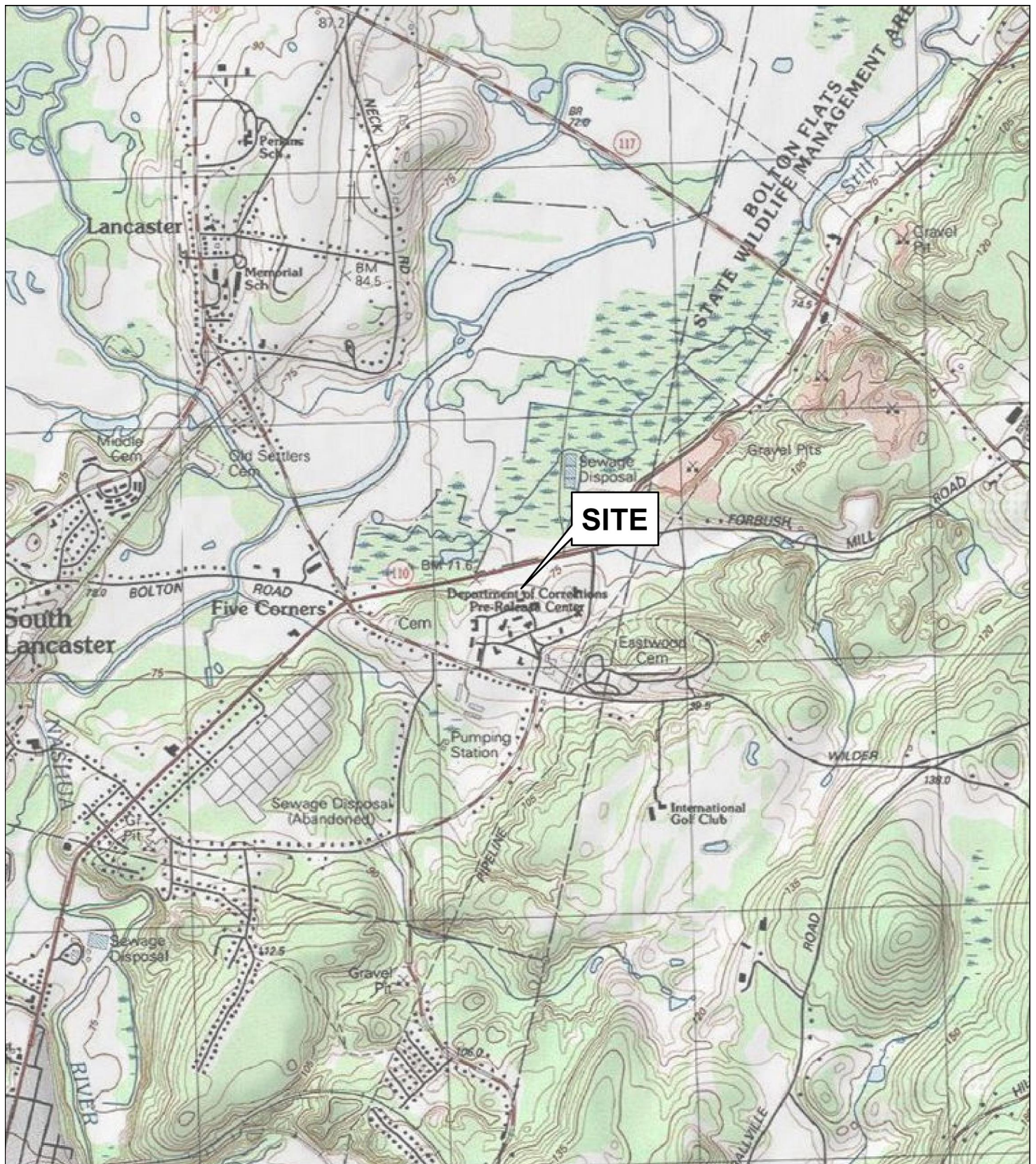
Regulatory History

After initial site reporting in 2009, various MCP response actions have been performed at the site including the installation of approximately twenty-three monitoring wells and four recovery wells. Note that a Request for Determination of Applicability (RDA) was submitted to the Lancaster Conservation Committee in 2012 for some of these wells, which resulted in a negative determination. A wetlands delineation was referenced in the 2012 RDA, which was performed by EcoTech in July 2010; a map showing that delineation is attached. To date, additional remedial activities have included LNAPL removal and long term monitoring in accordance with the MCP.

Proposed Activities

During groundwater sampling in 2019, monitoring well MW-14 was found to be destroyed, and a significant amount of silt (approximately 10 feet) was measured in MW-6 and MW-11D. Monitoring well MW-14 is located cross-gradient of the source area and located within the 100' wetland buffer zone. Monitoring wells MW-6 and MW-11D are located down-gradient of the source area and are adjacent to, and within the wetland, respectively. The purpose of these wells are to monitor groundwater quality and/or to monitor for the presence of LNAPL. Proposed activities include abandonment of MW-6, MW-11D and MW-14 and re-installation of replacement wells MW-6R and MW-14R (monitoring well MW-11D will not be replaced). As shown in Figure 2, MW-14R will be located approximately 20' west of the original location and the replacement well for MW-6 will be installed adjacent to the previous location (approximately five feet away). Abandonment and well installation will be performed by a licensed well driller in accordance with applicable Massachusetts guidance. Well abandonment will include the removal of the steel protective casing, placement of a bentonite-grout mixture in the well with a tremie tube, and placement of native material at the ground surface. For MW-11D, no drill rig will be set up over MW-11D to abandon it; the well will be abandoned in place via hose and piping. Well replacement

will be conducted using a conventional drill rig with drive and wash drilling methods. Drill cuttings and groundwater will be allowed to discharge onto the ground surface in the immediate vicinity of the well, unless evidence of petroleum contamination is encountered. If so, then drilling waste will be containerized in 55-gallon drums. However, based on the previous boring logs for MW-6 and MW-14, the likelihood of encountering petroleum contamination is very low. After the wells are installed, they will be developed by pumping out silt that was introduced in the well during drilling. Development water will be discharged onto the ground surface in the immediate vicinity of the well. In order for the tracked drill rig to access the MW-14R location, some minor vegetation (thicket) will need to be cut. No vegetation will be disturbed for the replacement well MW-6R.



Watermark

Drawn: CM

Approved: OW

Project #: 17402-03

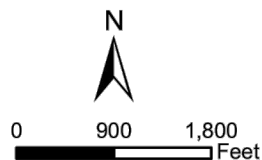
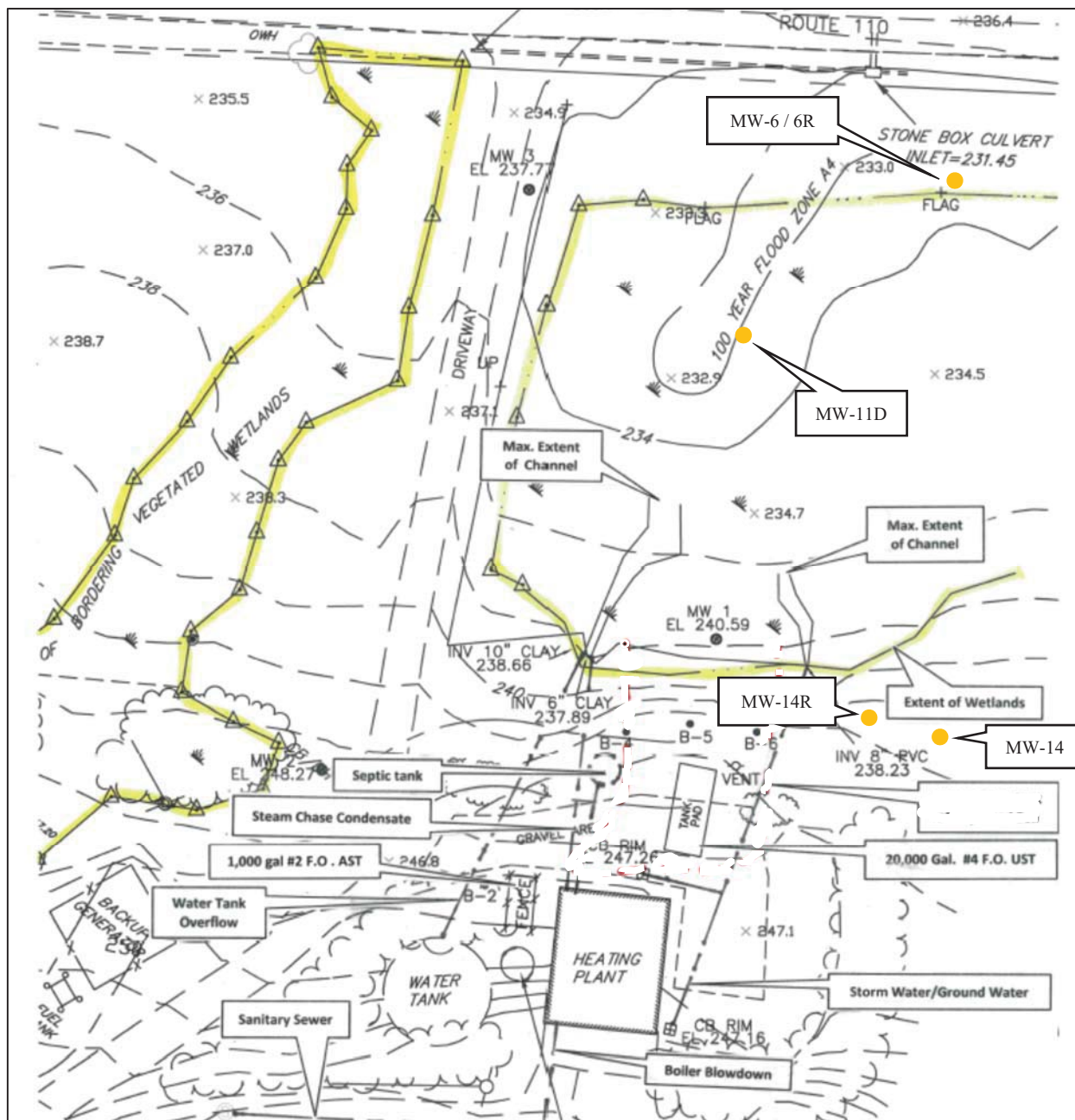


FIGURE 1

SITE LOCUS

DCAMM LANCASTER
SURPLUS FACILITY
220 OLD COMMON ROAD
LANCASTER, MASSACHUSETTS
RTN 2-17596



SITE LOCATION MAP

220 Old Common Road
Lancaster, Massachusetts

North



Request for Determination of Applicability

Scale: Not to Scale (locations approximate)

Source: Sanborn and Head, Request for Determination of Applicability, January 2012

FIGURE 2