



**TOWN OF FRAMINGHAM**  
**Department of Public Health**

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To: Zoning Board of Appeals  
From: Laura T. Housman, Chair, Board of Health  
Michael J. Blanchard, Director of Public Health  
Carol de Groot Bois, Environmental Site Assessment Officer  
Date: December 13, 2016  
Re: Special Permits for Landscape Depot, A1 Tree Service, Perdoni Bros./Perdoni Industries

The Framingham Board of Health has reviewed Eversource's recent submittals to Massachusetts Department of Environmental Protection (MassDEP) regarding the contamination at the Eversource property at 350 Irving Street, Framingham, MA (the site). The report was submitted on October 1, 2016 and is titled "Revised Phase II Comprehensive Site Assessment" by GEI Consultants, Inc. (GEI) for Eversource's 350 Irving Street property. The focus of our review is based on the Framingham Zoning Board of Appeals (ZBA) request for the Board of Health's input as it relates to three operations in particular at the site: Landscape Depot, A-1 Tree Services, and Perdoni Industries/Bros. (collectively "Perdoni"). GEI Consultants, Inc. (GEI) prepared the October 2016 report on behalf of Eversource, as requested by MassDEP in their Notice of Audit Findings letter dated June 3, 2015. MassDEP identifies this site by Release Tracking Number (RTN) 3-0589. GEI also submitted a Phase III report on December 1, 2016 to MassDEP regarding their proposed cleanup options for the site.

We have not had any input from MassDEP regarding the specifics of these two reports as of the date of this memo; they have stated to us that their review is not complete yet and will notify us after January 1, 2017 as to when they expect to finalize their review. MassDEP is the state agency responsible for determining whether or not Eversource's work is sufficient and complete; and also will decide if their proposed cleanup options are the best options to clean up the site.

Our review has raised some questions and concerns about GEI's findings and proposed remediation, and we have asked for further clarification from Eversource and their consultant. Based on our current review and information, however, there is no new data we have reviewed that indicates the current operations at three locations (Landscape Depot; A1 Tree; and Perdoni) should be terminated due to health concerns for the workers or the public. Should the ZBA issue a Special Permit, we recommend that only a conditional permit be issued for one year (through October 2017) pending the final report from the MassDEP so that this finding can be reviewed; if the Health Department receives additional information indicating any significant changes, we will report that to the ZBA.

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The Board of Health held a Special Meeting to address the public's concerns on December 7, 2016 and for Eversource and their consultant to describe their findings. Eversource's consultant and Licensed Site Professional (LSP) noted that they did not have concerns about the current operations at the site. It should be noted that even if the contamination levels in certain areas at the site are shown to be above state thresholds, the remediation activities do not have to be conducted immediately and tenants do not necessarily have to vacate the property in a short time frame. It is our understanding that under their current lease agreement, Landscape Depot and the other tenants must allow Eversource access to any area(s) that require remediation; Eversource's consultant noted that certain operations might have to move temporarily at some future time; however, nothing can be planned until MassDEP's review is complete and they have issued a decision.

In conclusion, should the ZBA issue a Special Permit, we recommend it be with the same conditions; in particular, the existing conditions noted below, and should also directly incorporate the operating conditions as voted by the Board of Health on February 9, 2016 (attached):

7.40.5. Dirt, woodchips, mulch, and any other similar material shall be stored on-site on asphalt or other impervious surface to serve as a barrier between the tenant material and the site soil.

7.40.6. No subsurface digging shall be allowed on-site.

7.40.7. The Applicant shall be in compliance with any conditions imposed on the Site by the Massachusetts Department of Environmental Protection, Massachusetts Water Resources Authority, Board of Health, and Conservation Commission.

If you have any questions, please let us know.