



TOWN OF PLYMOUTH COMMUNITY PRESERVATION COMMITTEE

MEMO

TO: Town Meeting, Board of Selectmen, and the Advisory & Finance Committee
From: The Community Preservation Committee
Date: Friday August 4, 2023
Re: ANNUAL FALL TM 2023: CPA Article 9G

ARTICLE 9G: To see if the Town will vote to appropriate from FY2024 Community Preservation Fund revenues or transfer from Community Preservation available funds or reserves, the sum of \$157,500 for the demolition of buildings at Hedges Pond Recreational and Preserve off Long Pond Rd including all incidental and related costs, to preserve recreation and open space; or take any other action relative thereto.

COMMUNITY PRESERVATION

CPC RECOMMENDATION: Approval (unanimous)

The Community Preservation Committee voted 7 in favor 2 opposed of Article 9G at its meeting held Thursday August 3, 2023

SUMMARY & INTENT:

The intent of Article 9G is to use the Community Preservation for the demolition of cabins at Hedges Pond. The buildings have shown the presence of lead paint.



FISCAL YEAR 2022-2023 APPLICATION

Project Name: Hedges Pond Buildings

CPA Funding requested: \$ 157,500 If the amount is unknown, will an appraisal be needed?

☐ YES ☒ NO (If yes see page 14 of the appraisal process)

Total project cost: \$ 157,500

Category—check all that apply: ☒ Open Space/Recreation ☐ Historic ☐ Housing

Lot and Plot: 55-32A (17.6 ac), 55-33A (18.4 ac)

Assessors Map #: and 60-30 (10.95 ac).

Number of acres in parcel: Total 46.95 ac

Number of proposed housing units: N/A

Are there any existing deed restrictions on this property? ☐ No ☐ Don't know ☒ Yes/DESCRIBE

Describe restrictions below:

Article 97 restrictions associated with open space acquisitions in MA.

Project Sponsor/Organization: Town of Plymouth

Contact Name: Derek Brindisi, Town Manager

Address: 26 Court Street

Phone #: 508-747-1620 x106 E-mail: dbrindisi@plymouth-ma.gov

Applicant Signature: [Signature] Date submitted: 8/2/23

APPLICATION REQUIREMENTS:

A complete application consists of this application page (the specific amount of CPA funding is required), along with the following:

- A detailed description of the project explaining how your proposal benefits the Town of Plymouth and how it meets CPA goals and selection criteria outlined at the end of this application packet.
- Are there any special permit, variance or other approvals required? Are there any legal ramifications or impediments to this project?
- A detailed project budget including any additional revenue sources. Will there be any annual costs to the town once the project is operational?
- A project timeline.
- Additional supporting information such as photographs, plot plans, and maps (if applicable).
- Applicant must provide all title information for the property.
- Applicant must initial each page in the space provided.





PLEASE SEND 11 COPIES (DOUBLE-SIDED) OF YOUR APPLICATION TO:

The Community Preservation Committee, Plymouth Town Hall
26 Court Street, Plymouth, MA 02360

Applications may also be dropped off at the Town Clerk's office.
or in the CPC mailbox at Plymouth Town Hall.

The deadline for submitting an application is last Friday in February for Spring Town Meeting,
and last Friday in June for Fall Town Meeting.

MEMORANDUM OF UNDERSTANDING

Project Name: Hedges Pond Building Remediation

Applicant Name: Town of Plymouth

Address: 26 Court St. Plymouth, MA 02360

Phone #: 508-747-1630 E-mail: dbrindisi@plymouth-ma.gov
x10106

I understand that there are certain conditions and responsibilities involved in receiving CPA funding.
My signature below indicates that I have read the following conditions and agree to follow them if my
application is recommended to and approved by Town Meeting:

1. I understand that the funding process follows procedures described in the Community Preservation Act, M.G.L. Ch. 44B and that this places certain restrictions on how payments may be made.
2. In order to acknowledge the Community Preservation Act, and thus the contributions of the Plymouth taxpayers, I will:
 - Order, pay for and place a temporary "Community Preservation Works" sign or banner in front of the project. The Community Preservation Committee will provide the approved design. Approximate cost for the banner is generally \$250-\$300.
 - Acknowledge the contributions of the Community Preservation Act in all press releases, newsletters, and other publicity.
 - Include recognition of the Community Preservation Act if a permanent plaque or sign is placed on the project.
3. If requested I will supply the Community Preservation Committee with quarterly financial up-dates the project.
4. As needed, I will assist in the process of obtaining the required deed restriction to help protect the property in perpetuity.
5. The Applicant agrees to adhere to the intent and the spirit of the presentation made to Town Meeting.

Derek Brindisi

Print Name

Signature

Date

8/2/23



initial here

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ELIGIBILITY FOR FUNDING

The Town of Plymouth is pleased to be able to offer Community Preservation Act (CPA) funds to applicants who propose projects that will benefit the Town and include one or more of the following:

1. The acquisition, creation and preservation of open space/recreational use;
2. The acquisition and preservation of historic resources;
3. The creation, preservation and support of community housing.

The Community Preservation Committee (CPC) encourages applicants to propose projects that encompass more than one of the above categories. Use of Community Preservation Act funds may not include maintenance of real or personal property or use of land for a stadium, gymnasium or similar structures.

It is important to understand that a deed restriction on CPA funded projects is a mandatory requirement by State law. A grant agreement may be required prior to funding of certain projects.

All proposed projects must meet the requirements described in the Community Preservation Act M.G.L. 44 B, Chapter 267 of the Acts of 2000 and Chapter 165 of the Acts of 2002.

Copies are available at Clerks Office in Plymouth Town Hall, the main branch of the Plymouth Library Reference Desk, and on line at www.massachusettslaws.com.

PROPOSAL REVIEW PROCESS

The Community Preservation Act (CPA) proposal review process is described below:

1. Upon receipt of eleven copies of a proposal, copies are distributed to all Community Preservation Committee (CPC) members. A copy also will be sent to legal counsel for opinion on eligibility. The entire CPC reviews each application to determine if the application is qualified for funding under the Act.
2. If the application qualifies, it is forwarded to the appropriate subcommittee (Community Housing, Historic or Open Space) for further review. Recreation proposals are reviewed by the entire committee.
3. The subcommittee reviews each proposal according to stated goals and ranking criteria (see later sections of this application). The CPC subcommittee may request input or recommendations from other town committees or boards.
4. At the request of the applicant or of a CPC member, the subcommittee will schedule an interview and/or site visit with the applicant, which may be attended by any CPC member. Site visits are for information only. Due to open meeting laws, applications will not be discussed until the next scheduled CPC meeting.
5. The subcommittee presents a favorable or non-favorable recommendation to the entire CPC.
6. The CPC shall next evaluate all applications using the following General Selection Criteria:
 - Feasibility
 - Efficient use of funds (multiple bids are encouraged)
 - Serves multiple needs and populations
 - Consistent with recent planning documents or other identified needs
 - Multiple sources of funding
 - Assists an under-served population
 - Addresses multiple categories of the Act
 - Requires urgent attention
 - Has means of financial support for future maintenance
 - Enhances town assets
7. The CPC will then vote on which applications to recommend to Town Meeting. Please note that satisfying all criteria does not guarantee that the CPC will recommend a proposal to Town Meeting.
8. Town Meeting votes to approve or not approve a project for funding.





9. Proposals approved by Town Meeting shall be funded by the CPC and implemented by the applicant.
10. At any stage in which an application is rejected, the committee will notify the applicant.

AWARD PROCESS

Before submitting your application please be aware of the following:

- Funds are paid out according to the guidelines of the Massachusetts Procurement Law (MGL 41). This means payment will be made for bills submitted for services rendered. In order to receive funds, the applicant must submit original invoices showing the organization's Tax ID number (no statements or copies) with a completed and signed W-9 Federal Tax Form for each invoice submitted.
- Also required is a memo from the applicant summarizing the services covered by each invoice. These documents are reviewed and approved by CPC and then submitted to the Town for payment.
- The CPC will provide successful applicants with a detailed memo describing the complete award process, which adheres to the guidelines of Massachusetts Procurement Law.
- Funds may be spent only on items listed on the budget submitted with the application. Any changes to budgets which involve use of CPA funds must be approved by the CPC. Funding from the CPC may not be used to replace, or free up for any other use, alternate funds or revenue sources.
- It is a requirement of the Community Preservation Act that projects have a deed restriction or confirmation that the Department of Revenue is satisfied with the status of the restriction.
- Applicants agree to note the CPA as a funding source for their project. This acknowledgment must appear on any materials involving the project (i.e. press releases, brochures, etc.). In order for Plymouth's citizens to see the result of their tax funding, a CPC designed banner or sign will be purchased by the applicant and displayed on the property for up to six months after receipt of the award and recognition of the Town of Plymouth's CPA contribution must be included in any signage on the property.
- Signature on the application indicates that the applicant has the right to enter into contracts for the organization seeking funding and has read and understands all regulations in this packet.

OPEN SPACE GOALS AND CRITERIA

Because of increased and ongoing development pressure in Plymouth, the preservation of Open Space is becoming increasingly important. With property values rising in recent years, the acquisition of Open Space has become increasingly difficult and urgent. The CPA is a proactive tool for the community to preserve our quality of life, the purity of our water, control property taxes and find a balance between economic development and preservation. Note that all Chapter 61 notifications to the Town are considered standing CPA applications.

Changes in the 2012 Massachusetts General Laws, Chapter 44 B, allow CPA funds to be used for certain restoration projects that were not originally purchased using CPA funds. The Community Preservation Committee reserves the right to carefully consider such projects to ensure that they are in compliance with the wishes of the Plymouth citizens who voted to adopt the original CPA in 2002, and who may not agree with the new provisions for such uses. Demonstration of 70% match is encouraged and expected for projects at sites that were not initially purchased using CPA funds.

The Community Preservation Committee solicits input from the Town's Open Space Committee, Conservation Commission, as well as other town boards, committees and the public, in identifying goals for open space protection, which include:

- Goal 1: Preserve Plymouth's rural character.
- Goal 2: Protect rare, unique and endangered plant and wildlife habitat.
- Goal 3: Protect aquifer and aquifer recharge areas to preserve quality and quantity of future water supply.



Plymouth Community Preservation Committee Application

Hedges Pond Recreation Area Building Abatement Project

This proposed project would involve the demolition and proper disposal of () buildings at the Hedges Pond Recreation Area. These buildings pose both physical and environmental risks to the public. The presence of lead paint, leachable lead paint and poor structural integrity warrant the removal of said buildings. This project meets many of the Goals for Open Space Protection and Recreation. These include:

1. Preserve rural character. Removal of unused and dilapidated buildings will enhance the rural character of the Hedges Pond Recreation Area by keeping it as natural state as possible.
2. Protect rare, unique and endangered plant and wildlife habitat. Demolition and disposal of the buildings will allow for natural regeneration of native pitch pine forest plants like scrub oak, pitch pine,
3. Protect aquifer and aquifer recharge areas to preserve quality and quantity of future water supply. The removal of unsafe buildings with leachable lead paint in an area of protected open space and recreational activities in close proximity to Hedges Pond ensure the water quality of the pond, wetlands and aquifer.
4. By removing the cabins from Hedges Pond, it will eliminate the constant need to repair the vandalism the cabins endure. Doors and windows have been ripped off, the buildings have been spray painted, and the porches on some of cabins are falling apart and are unstable.
5. Removing the cabins will open up space at the park for the Recreation Department to potentially create a community garden as part of their half-day summer program, or to potentially create and design a natural playscape in the area.

Hedges Pond Building Abatement Project Budget

The following budget was developed by town staff in conjunction with LSP's (Licensed Site Professionals) and cost estimates from local abatement firms. Costs could be significantly less should the TCLP test (Toxicity Leaching Characteristic Procedure) pass making the building material suitable for disposal at a lined landfill versus a hazardous waste facility like Turnkey, NH.

As a result, it is prudent to request the full amount (\$157,500) as TCLP results are still pending.

Environmental Building

Demo building

- Paint building with Lead Abatement paint for demo
- Demo building and dispose
- Demo foundation and dispose
- Grade off area

Cost \$10,000

Pump Buildings

Demo Building

- Paint trim and corner boards for removal
- Demo Building and dispose
- Demo Foundation and dispose
- Grade off area

Cost \$7,500

Cabins Out Back

Demo buildings

- Paint buildings with Lead Abatement paint for demo
- Demo buildings and dispose
- Demo foundations and dispose
- Grade off areas

Cost \$25,000

Reeds Ferry Sheds: pricing is with removed windows/may move door to any wall

Roof: Gamble (Barn)

Material: Cedar Tongue

10x12-\$8,939

10x16-\$11,189

12x16-\$12,499

14x16-\$13,899

Cost \$15,000

Total: \$57,500 with passing TCLP test

\$157,500 with failing TCLP test

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XRF Data

characterized as non-hazardous solid waste based on knowledge of the material and properly disposed.

- (3) Metal components containing lead-based paint may be characterized as non-hazardous solid waste based on knowledge of the material and properly disposed or recycled at a scrap metal facility.
- (4) Liquid or other waste must be properly characterized based on laboratory analysis for TCLP lead and properly disposed.
- (5) Chemical paint strippers must be properly characterized based on laboratory analysis for TCLP lead and other factors and properly disposed.

2. Waste Water.

- (1) Water used for cleanup must never be dumped on the ground, down a storm drain, or down a sink or tub. This water must be filtered and dumped in a toilet or disposed pursuant to all applicable local water treatment authority, MassDEP, and DOT requirements.

3. Disposal.

- (1) All lead-containing waste material must be removed from the project site within seven (7) days of the project's completion.
- (2) Solid waste may be disposed in any construction and demolition landfill or a municipal solid waste landfill. The waste must be contained in a manner that prevents the release of any dust or debris and be transported from the project site pursuant to all applicable MassDEP and DOT requirements.
- (3) Materials characterized as hazardous waste must be transported pursuant to all DOT requirements and disposed pursuant to MassDEP Rules and Regulations for Hazardous Waste Management.

Submitted by:



Brenda Eastman
Lead Inspector

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- Setting up and ensuring use of change areas and eating facilities that are separate from the work area
- Limiting the wearing of lead-contaminated clothing in eating areas or away from the job site
- During certain tasks, workers must be treated as if they are exposed above the OSHA PEL (0.05 mg/m^3) until an exposure assessment, which includes air sampling, is performed. For each of these tasks, OSHA has identified an exposure level on which to base decisions until an exposure assessment is complete. If planned activities include any of the tasks below, you must provide the following items while the exposure assessment is being performed: respiratory protection and PPE identified in [29 CFR 1926.62\(d\)\(2\)](#), change areas, hand washing facilities, training, and biological monitoring. These tasks include:
 - Where lead coatings or paint are present: manual demolition, scraping, and sanding; heat gun applications; power tool cleaning (with or without dust collection systems); cleanup activities where dry expandable abrasives are used; rivet busting; abrasive blasting (including enclosure movement or removal); welding; cutting; and torch burning
 - Spray painting with lead paint
 - Using lead containing mortar
 - Lead burning

Personal Protective Equipment

- Based on anticipated exposure, select respirator and protective clothing as required in [29 CFR 1926.62](#) for initial sampling and subsequent work where lead dust or fumes may be generated

Resource Conservation and Recovery Act (RCRA)

1. Non-Residential.
 - a. Waste material generated at child care centers or other non-residential facilities must be properly characterized based on laboratory analysis for TCLP lead, or on knowledge of the material.
 - (1) Disposable Personal Protective Equipment (PPE) and supplies, such as polyethylene sheeting, may be characterized as non-hazardous solid waste based on knowledge of the material and properly disposed.
 - (2) Manually or mechanically removed lead-based paint and wooden components or debris containing lead-based paint may be

2.0 Conclusion

Eight of the twelve buildings had components that tested positive for lead-based paint.

The primary concern with lead-based paint and construction activities is related to the release of lead particles which can be toxic to workers and the general public. The only acceptable method to measure any release of toxic levels of lead into the environment is by means of on-site ambient air sampling. Neither XRF nor AAS sampling methods can determine if lead particle levels are within acceptable levels.

The following regulations may apply to this project

- OSHA 29 CFR 1926-Construction Industry Standards, 29 CFR 1926.62-Construction Industry Lead Standards, 29 CFR 1910.1200-Hazard Communication, 40 CFR 261-EPA Regulations also apply.
- EPA Resource Conservation and Recovery Act (RCRA)

Key Engineering Controls and Work Practices

- Identify building materials such as painted surfaces and pipes that may contain lead. Test materials as necessary
- Based on test results, perform a worker exposure assessment of the planned activities, that includes air monitoring and/or objective data, to determine if lead dust or fume may be generated at or above OSHA's action level (0.03 milligrams of lead per cubic meter of air (mg/m³))
- If so, then the activities must be done in compliance with [29 CFR 1926.62](#). This would include:
 - Establishing a written lead compliance program
 - Having a competent person conduct frequent and regular inspections of the jobsite, materials, and equipment
 - Sampling worker exposures
 - Using special equipment or methods to decrease lead-dust generation such as local exhaust ventilation, dust collection systems (on power tools), and good housekeeping practices
 - Providing respiratory protection and protective work clothing
 - Providing medical exams and blood tests before work begins and every six months, as necessary
 - Ensuring that workers wash their hands and face before eating, drinking, and smoking

1.0 PLANNING AND DESIGN

1.1 Project Background

Environmental Lead Detection, Inc., conducted Lead-Based Paint (LBP) XRF testing at 158 Hedges Pond Rd., Plymouth, MA. The inspection took place on March 30, 2023. Twelve buildings were tested. The scope of the survey was to determine what types of building components may contain LBP.

1.2 Organization and Management

Brenda Eastman, Massachusetts Lead Inspector # I-3691, conducted the field data collection portion of this project, data analysis and report preparation.

1.3 Testing Objectives

The main objective of this LBP inspection was to test enough surfaces in a properly controlled manner to obtain a 95% confidence level with the results and to determine at what locations and in what concentrations LBP exists. A-wall pertains to the wall that is facing the front entry of the building and BCD sides continue clockwise.

1.4 Testing Methods

Under current Federal HUD guidelines, the XRF analyzer is a recognized method of in-situ lead paint testing. Initial in-situ lead paint testing was conducted using Viken Pb200i, Serial #2556.

Pump House (Small)

Positive levels of lead-based paint, as measured by XRF, were identified on the following exterior components. Interior was locked:

- Siding
- Upper Trim
- Window Casing

K Bldg. Lakeside

Positive levels of lead-based paint, as measured by XRF, were identified on the following interior components:

- Window Panel

Positive levels of lead-based paint, as measured by XRF, were identified on the following exterior components:

- Siding
- Upper Trim
- Window Hinge
- Corner boards
- Door Casing
- Window Panel

K Bldg.

Positive levels of lead-based paint, as measured by XRF, were identified on the following exterior components. Interior components were unpainted:

- Siding
- Door
- Window Casing
- Corner-boards
- Door Casing
- Upper Trim
- Window Panel

J Bldg. Lakeside

Positive levels of lead-based paint, as measured by XRF, were identified on the following exterior components. Interior components were unpainted:

- Siding
- Upper Trim
- Window Casing
- Corner-boards
- Window Panel

J Bldg.

Positive levels of lead-based paint, as measured by XRF, were identified on the following exterior components. Interior components did not test positive for LBP:

- Siding
- Upper Trim
- Door Casing
- Corner-boards
- Door
- Support Beam

EXECUTIVE SUMMARY

Enclosed is the report for the Lead-Based Paint (LBP) testing conducted at the 158 Hedges Pond Rd., Plymouth, MA.

The subject property is the Hedges Pond Recreational Area & Preserve. Twelve buildings were tested for this survey.

The following are the findings from the XRF testing conducted. Please refer to XRF Data Sheets for full listing of components tested:

Nurse Station

No positive levels of lead-based paint, as measured by XRF, were identified on interior and exterior painted components tested.

Duplex (JK Side)

No positive levels of lead-based paint, as measured by XRF, were identified on interior and exterior painted components tested.

New Bathhouse

No positive levels of lead-based paint, as measured by XRF, were identified on interior and exterior painted components tested.

Old Bathhouse

No positive levels of lead-based paint, as measured by XRF, were identified on interior and exterior painted components tested.

Lifeguard Station

Positive levels of lead-based paint, as measured by XRF, were identified on the following exterior components. Interior components did not test positive for LBP:

- Foundation

Environmental Shed

Positive levels of lead-based paint, as measured by XRF, were identified on the following exterior components. Interior components did not test positive for LBP:

- Siding
- Corner-boards
- Lower Trim

Pump House (Large)

Positive levels of lead-based paint, as measured by XRF, were identified on the following exterior components. Interior components were unpainted:

- Window Sill
- Window Casing

ENVIRONMENTAL LEAD DETECTION, INC.

LEAD-BASED PAINT TESTING



PERFORMED AT:

158 Hedges Pond Rd.
Plymouth, MA 02630

PREPARED BY:

Brenda Eastman
Massachusetts Lead Inspector
I-3691
Environmental Lead Detection
436 Gardners Neck Road
Swansea, MA 02777
TEL. (508) 674-8730
ELD1988@comcast.net

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Limitations:

Environmental Consulting and Management cannot be held responsible for the identification of materials that are hidden, concealed or otherwise inaccessible. Components that could affect building operation and endanger the safety of the inspector such as active mechanical or electrical systems were not scrutinized during this inspection unless otherwise noted. Any suspect materials not sampled and tested for the presence of asbestos must be handled and disposed of as if it were unless analytical data can prove otherwise.

This report was prepared under the request of Civil & Environmental Consultants, Inc. This report should not be represented, reproduced, or disseminated without the written approval of Environmental Consulting and Management or Civil & Environmental Consultants, Inc. No warranties other than those stated in the contract for this project are expressed or implied.

A hard copy of this report can be provided for your records via mail upon request. If you have any further questions feel free to contact me at 401-301-8494.

Sincerely,
Environmental Consulting & Management



Charles E. Prescott III
Project Manager
MA Asbestos Inspector Lic. #AI041715

Environmental Shed – Asbestos Bulk Sample Results ID# 23018310

Sample #	Material	Location	Asbestos %	Quantity
01A-B	Asphalt Shingle	Exterior	None Detected	--
02A-B	Roofing Tar Paper		None Detected	--

Duplex (Near Cabins) – Asbestos Bulk Sample Results ID# 23018299

Sample #	Material	Location	Asbestos %	Quantity
01A-B	12x12 White Floor Tile	Interior	None Detected	--
02A	Yellow Mastic		None Detected	--
03A-C	Joint Compound		None Detected	--
04A-C	Sheetrock		None Detected	--
05A	Sink Anti-Condensate		None Detected	--
06A-B	Asphalt Shingle	Exterior	None Detected	--
07A-B	Tar Paper		None Detected	--

Newer Bath House – Asbestos Bulk Sample Results ID# 23018297

Sample #	Material	Location	Asbestos %	Quantity
01A-E	Swirl Pattern Texture	Interior	None Detected	--
02A-C	Sheetrock		None Detected	--
03A-B	Asphalt Shingle	Exterior	None Detected	--
04A-B	Tar Paper		None Detected	--

Conclusion:

The sink tape in the Lifeguard Shed was found to be less than 1% asbestos. The Massachusetts Department of Environmental Protection (MassDEP) considers any amount of asbestos within a building material to be an asbestos containing waste material (ACWM). Removal of ACWM will require notification and will need to be removed by an accredited Massachusetts asbestos abatement contractor if the material is to be impacted in any way.

All other materials were found to be none detected for asbestos content. Any suspect materials not sampled within this report should be tested before being impacted.

The owner/operator of the facility or facility component shall maintain a copy of the written asbestos sampling report available at the facility for review by or submittal to the Massachusetts Department of Environmental Protection (MassDEP) upon request at all times and shall preserve and maintain such report at the facility for at least two years following the completion of any asbestos abatement activities. If the facility is unstaffed, or in the event that the facility is demolished, the owner/operator shall preserve and maintain the written asbestos survey report at its regular place of business.

181 Amaral Street
Riverside, RI 02915

O: 401.438.1360
F: 401.438.1316

www.ecmne.com

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April 10, 2023

Civil & Environmental Consultants, Inc.
Attn: Mr. Jon Kitchen
31 Bellows Road
Raynham, MA 02767

Re: 158 Hedges Pond Road, Plymouth, MA: Nurses Shed, Lifeguard Shed, Environmental Shed, Duplex, Newer Bath House – Asbestos Bulk Sampling Report

Mr. Kitchen:

Enclosed are the analytical results of the suspect asbestos bulk samples collected by Environmental Consulting and Management (ECM) from the Nurses Shed, Lifeguard Shed, Environmental Shed, Duplex, and Newer Bath House at 158 Hedges Pond Road, Plymouth, MA. The inspection consisted of collecting suspect asbestos containing materials that would be impacted during the upcoming renovation/demolition of the structures.

Suspect materials were analyzed for asbestos content utilizing Polarized Light Microscopy (PLM) in accordance with Environmental Protection Agency (EPA) method 600/R-93/116. In addition to collection, location and quantity of identified asbestos containing materials have also been denoted within this report. Please refer to **Attachment 1** for the analytical results and **Attachment 2** for building drawings. Below is a chart of the samples collected.

Nurses Shed – Asbestos Bulk Sample Results ID# 23018307

Sample #	Material	Location	Asbestos %	Quantity
01A	Sink Anti-Condensate	Interior	None Detected	--
02A-B	Joint Compound		None Detected	--
03A-B	Sheetrock		None Detected	--
04A-B	Asphalt Shingle	Exterior	None Detected	--
05A-B	Roofing Tar Paper		None Detected	--

Lifeguard Shed – Asbestos Bulk Sample Results ID# 23018305

Sample #	Material	Location	Asbestos %	Quantity
01A-C	Joint Compound	Interior	None Detected	--
02A-C	Sheetrock		None Detected	--
03A	Sink Tape	Interior	<1% Chrysotile	1 sink
04A-B	Asphalt Shingle	Exterior	None Detected	--
05A-B	Roofing Tar Paper		None Detected	--

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APPENDIX A

ACM SURVEY REPORT



NORTH

GENERAL NOTES

1. DRAWING IS NOT TO SCALE.



REFERENCE

1. AERIAL PHOTO ACQUIRED FROM PATRIOT PROPERTIES, INC., SOURCED FROM MASS GIS.



Civil & Environmental Consultants, Inc.

31 Bellows Road - Raynham, MA 02767
Ph: 774.501.2176 • 866.312.2024 • Fax: 774.501.2669
www.cecinc.com

158 HEDGES POND ROAD
PLYMOUTH, MA

SITE LAYOUT

DRAWN BY:	DGB	CHECKED BY:	DGB	APPROVED BY:	*JDK	FIGURE NO.:	1
DATE:	APRIL 2023	DWG SCALE:	NTS	PROJECT NO:	330-184		

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SITE LAYOUT

4.0 LIMITATIONS

The opinions and conclusion expressed herein have been developed as a result of site observations conducted by Civil & Environmental Consultants, Inc., personnel. Reliance on this report is also limited to the constraints set forth in the Civil & Environmental Consultants, Inc.'s SCHEDULE OF TERMS AND CONDITIONS FOR ENVIRONMENTAL SERVICES as agreed to at the time this assessment was ordered. Civil & Environmental Consultants, Inc. makes no claims or representations (implicit or explicit) as to the completeness or accuracy of information or data developed and provided by others. Opinions developed may include certain forward-looking statements or positions that may involve a number of calculated risks and/or uncertainties. For the purpose of the Opinions rendered herein, any statement that is not deemed to be historical fact or documented data, including without limitation any statement using the term believes, intends or similar expression, is a forward-looking statement. Among the important factors that could cause the Opinions to differ from those stated are, but not limited to, the passage of time, changes in technology, regulatory revisions, manifestations of latent conditions or future events. These factors et.al. may render, solely by virtue of becoming evident, the Opinions contained herein inaccurate or otherwise inapplicable within and based on the context and content of the original information. Neither Civil & Environmental Consultants, Inc., nor an LSP in its employ shall be liable or responsible for the effect of any changes in circumstance, which may affect the usability of the Opinions rendered. No subsurface explorations were undertaken during this assessment and subsequent preparation of this document. Overall site observations were limited to clearly visible, unobstructed surficial conditions unless otherwise stated. Civil & Environmental Consultants, Inc. reserves the right to change its opinions, conclusions, and/or recommendations should new data become available which would indicate that the information provided to and relied upon at the time of report preparation was incomplete, inaccurate, incorrect or otherwise deficient. In completing this assessment, Civil & Environmental Consultants, Inc. has not considered whether the Subject Property (ies) is (are) in compliance with any other statutes, laws, by-laws, regulations or policies unless said compliance has a direct impact or relation to the content of this assessment. Events occurring on or near the subject Property after the day of the above noted site inspections are beyond the scope and context of this report.

3.0 XRF LEAD SURVEY

On March 30, 2023, Brenda Eastman, Massachusetts Lead Inspector # I-3691 conducted XRF testing, utilizing a Viken Pb200i #2556, on building materials present in the exterior and interior of the twelve buildings. The goal of this evaluation is to test enough surfaces to localize where lead contamination may be.

ECM XRF report indicates that eight of the twelve buildings had materials that tested positive for lead based paint. The report indicates that various components of the lifeguard station, environmental shed, pumphouse (large and small portion), Cabin K, Cabin K Lakeside, Cabin J, and Cabin J Lakeside had positive XRF results for lead. No samples from the nurse station, duplex cabin, new bath house, and the old bath house contained detectable levels of lead. Lead-Based Paint Testing report, dated April 10, 2023, is included as Appendix B. Additional details regarding the management of lead-based paint are provide in the XRF Lead-Based Paint Testing report.

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2.0 ACM EVALUATION

On March 30, 2023, Mr. Chad Prescott of ECM collected bulk samples from building materials present in the exterior and interior of the five buildings. ECM collected a total of 50 samples of accessible and suspect ACM. The samples were submitted to SanAir Technologies of Powhatan, Virginia (SanAir) for Polarized Light Microscopy (PLM) analysis by EPA Method 600/R-93/116.

The SanAir laboratory report indicates that the sink tape used within the lifeguard shed building had positive results for asbestos, at <1% Chrysotile. No other samples contained detectable levels of asbestos. If this material is to be impacted in any way, it will require notification to MassDEP and removal by an accredited Massachusetts asbestos abatement contractor. ECM's Asbestos Inspection report, dated April 10, 2023, is included as Appendix A.

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1.0 INTRODUCTION

The Property is approximately 17.6 acres of wooded area which is currently a park and formerly served as an overnight summer camp. Of this area, the inspected facilities only comprise approximately 8 acres of the Property and only the interior and exterior of the specific buildings referenced were inspected. CEC oversaw Environmental Consulting and Management, of Riverside, Rhode Island (ECM), sample bulk material for asbestos and survey for lead-based paint. Per your request, this report was prepared for use by the Town of Plymouth for the purposes of evaluating the presence of asbestos containing materials in buildings used on the property during the summer and the lead-based paint in building materials of these same buildings as well as the four cabins, the old bathhouse, and the pump house. Lead was surveyed utilizing a x-ray fluorescence (XRF) meter to find particular locations where lead-based paint may be present.

A summary of inspections and discussion of sampling results are presented in the following sections.

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APPENDICES

Appendix A – ACM Survey Report

Appendix B – Lead XRF Survey Report

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**ADDITIONAL LEAD AND ASBESTOS INSPECTION SUMMARY
REPORT**

**158 HEDGES POND ROAD
PLYMOUTH, MASSACHUSETTS**

Prepared For:

**TOWN OF PLYMOUTH
11 LINCOLN STREET
PLYMOUTH, MASSACHUSETTS 02360**

Prepared By:

**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
31 BELLOWS ROAD
RAYNHAM, MASSACHUSETTS 02767**

CEC Project 330-184

APRIL 2023



Civil & Environmental Consultants, Inc.



April 25, 2023

Ann Slusser-Huff CPRP
Recreation Director
Town of Plymouth
26 Court Street
Plymouth, Massachusetts 02360

Subject: Additional Asbestos and Lead-Based Paint Inspection Summary Report
158 Hedges Pond Road
Plymouth, Massachusetts
CEC Project 330-184

Dear Ms. Slusser-Huff:

Civil & Environmental Consultants, Inc. (CEC) presents this Additional Asbestos and Lead-Based Paint Summary Report (Report) for the property located at 158 Hedges Pond Road in Plymouth, Massachusetts (the Property).

Per your request, CEC evaluated the asbestos and lead content in five additional buildings located on the Property. The five additional buildings include the nurse's shed, the environmental shed, the lifeguard shed, the duplex cabin and the new bath house. Additionally, we further evaluated the presence of lead-based paint in additional structures. In accordance with our proposal dated March 23, 2023 the purpose of the additional lead and asbestos inspection was to identify asbestos containing material (ACM) and lead-based paint within the buildings in use during the summer as well as locating source of lead in previously evaluated structures which are proposed for demolition.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Dave Barboza
Staff Scientist

Jonathan D. Kitchen, PG, LSP
Principal

Enclosures: Additional Asbestos and Lead-Based Paint Inspection Summary Report

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