PB-412 | Media Sources Guide

Prepared November 14, 2026 | Source index for the companion media packet

Primary environmental records

[1] MassDEP BWSC-126 — Miscellaneous Document Transmittal Form
RTN 3-0054104; BSR Birch LLC; dated and received November 11, 2026; four pages. The submission is labeled “Summary of Soil and Groundwater Testing.” Page 1 identifies submission type; pages 3–4 contain certification and receipt. It is not, by itself, an approved construction permit or a completed Phase II/III narrative.

[2] McPhail Associates supporting analytical and boring materials
Original uploaded filename: “Phase II and III Assessment 11.11.2026.pdf” (12 pages). Filed November 11, but soil samples were collected April 2 and groundwater samples April 10, 2026. Exploration/location figure p. 2; soil analytes p. 6; groundwater analytes p. 7; boring logs and water observations pp. 8–12. The filename does not establish that a complete Phase II/III assessment was submitted.

Verification portal: MassDEP Waste Site Viewer — PB-412 RTN 3-0054104. Obtain the original documents and any subsequent filings from the public site record.

Other relevant records and statements

[3] Cambridge Planning Board PB-412 written decision. Board vote October 6; decision filed November 9, 2026. Review the complete filed decision for the exact text and applicability of Conditions 11 (stormwater) and 14 (Construction Management Program).

[4] MassDEP communication to neighboring residents, November 9, 2026. Regional staff reported new soil borings and groundwater monitoring wells installed during the week of November 2 and additional sampling planned; anticipated Phase I reporting milestone September 17, 2027. These are agency communications, not the November analytical data.

[5] City/Public Health correspondence, November 2026. Cambridge Public Health described MassDEP’s primary role in site assessment and response and expressed willingness to coordinate communication with City Engineering and environmental professionals. This does not constitute a site-specific health-risk determination.

[6] 445 Concord Avenue environmental record. Separate MassDEP RTN 3-0000959; investigate official site record and consultant reports separately. The developer’s migration attribution is a reported position, not a determination supported by the November 11 PB-412 attachment.

How to verify the numeric findings

- Groundwater vinyl chloride, B-101: 0.051 mg/L; B-102: 0.019 mg/L. Compare with the RCGW-2 reportable concentration of 0.002 mg/L printed in [2], p. 7.
- Soil vinyl chloride, B-102 depth 14–16 feet: 0.32 mg/kg. Compare with the RCS-1 reportable concentration 0.3 mg/kg printed in [2], p. 6.
- Groundwater depth: approximately 6–7 feet below grade as logged in April; review water-level/boring details in [2], pp. 8–12.

Editorial accuracy notes

For reporters, web editors and anyone quoting the documents

Distinctions that matter

- **Collection date versus filing date:** April sampling was filed November 11; it should not be described as November laboratory results.
- **Reporting criteria versus exposure:** A result above a listed Massachusetts reporting threshold is not proof that residents or schoolchildren were exposed, nor a stand-alone health-risk determination.
- **Source attribution:** Two separate MassDEP RTNs exist. The filed tables alone do not establish migration from 445 Concord Avenue to PB-412 or rule out other historic sources.
- **Groundwater direction:** Two April water observations without adequate mapping and uncertainty analysis should not be used to infer a reliable flow direction.
- **Environmental filing versus construction approval:** The November 11 documents do not independently verify demolition permits, an approved RAM/IRA, a dewatering/discharge plan, or readiness to begin soil-disturbing work.
- **Asbestos and traffic:** Requests for surveys, abatement protocols, truck routes and road-closure notices should not be reported as known violations or confirmed closures.
- **Birch Street drilling permits:** Whether Haley & Aldrich submitted a specific application, its number, status or any delay should be verified directly with the firm and Cambridge.

Suggested neutral description

“A November 11 MassDEP filing for the PB-412 property contains April 2026 soil and groundwater test results, including vinyl chloride in two groundwater samples above the reporting concentration shown in the filing. Additional November fieldwork was reported separately. Residents are requesting more information about groundwater conditions, planned excavation and safeguards; no neighborhood exposure determination is established by these documents.”

Public record access and corrections

For updated records, use the MassDEP Waste Site Viewer for **RTN 3-0054104**, the Cambridge Planning Board PB-412 decision record, and the separate 445 Concord Avenue record under **RTN 3-0000959**. The November 11 documents were supplied to RCD by residents and are listed above by exact file descriptions and page references.

Requests for clarification or corrections: **neighbors@responsiblecambridgedevelopment.org**
Website: https://www.responsiblecambridgedevelopment.org