PB-412 | Outstanding Documentation & Questions

9 & 25 Birch Street / 30–36 Bay State Road • MassDEP RTN 3-54104

Requested from: BSR Birch LLC, Seth Grady, Don Law, and McPhail (environmental consultant)

Purpose: Request existing records and written clarification regarding the reported release, environmental safeguards, and neighborhood notices. Please identify any requested item that does not exist or is still being prepared.

1 | Environmental records and sampling

☐ Provide all existing Phase I/Phase II environmental assessments, site investigations, sampling plans and laboratory reports for each proposed development parcel; identify sampling dates, locations, depths and media (soil, groundwater and vapor).

☐ Clarify groundwater vinyl chloride units: the Sept. 17 release notification lists 0.051 mg/L, while the MassDEP release log lists 0.051 µg/L. Supply source laboratory data and any corrected submission.

☐ Identify which contaminants were analyzed, where exceedances occurred, and whether vapor-intrusion or exposure-pathway evaluations have been performed.

2 | Timeline and disclosure

☐ The release notification lists May 20, 2026 as the date of knowledge. State what was known then, when underlying results were received, and what additional information emerged afterward.

☐ Provide dates and copies of relevant environmental submissions, disclosures or correspondence to Cambridge staff and the Planning Board before the June 2026 application and Oct. 6 vote; identify recipients.

3 | Source, site history and LSP findings

☐ Provide the technical basis for the proposed migration pathway from 445 Concord Avenue, given that the release log identifies the source as “unknown”; indicate the status of the anticipated Downgradient Property Status filing.

☐ Confirm whether site-history research and potential on-site sources were evaluated across all PB-412 parcels, including 25 Birch Street (1957 deed to Precision Screen Process Co., Book 9007, Page 593). Historical ownership alone does not establish a release.

4 | Construction and long-term protections

☐ Provide existing plans or assessments for excavation, soil characterization/disposal, dewatering, contaminated groundwater management, dust and air monitoring, construction traffic, and protections for adjacent homes, schools and childcare facilities.

☐ Provide vapor-intrusion evaluation and any proposed engineering controls. Explain the role of the proposed concrete slab; a conventional slab alone should not be assumed to address all exposure pathways.

☐ Confirm whether the stormwater infiltration design was assessed for potential effects on affected soil or groundwater, and provide relevant analyses.

5 | Neighborhood notification

☐ Provide available mailing lists, mailing certificates, postmarks, notices, and transmission dates for the December 2025/January 2026 pre-application meeting and September/October 2026 Planning Board proceedings, or identify the custodian of these records.

Requested response

Please provide existing documents electronically and a written response within two weeks. For items not available, indicate whether they exist, who holds them, and the anticipated availability date. Please have the LSP address technical questions directly.

Source references: MassDEP BWSC103 120-Day Release Notification (received Sept. 17, 2026); MassDEP Release Log RTN 3-54104; developer correspondence dated Oct. 8, 2026; PB-412 application and historical deed records. Requests are not allegations of wrongdoing or established exposure.