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*By Michelle Cilley at 9:09 am, Feb 06, 2023*

**From:** John Wixted <[wixtedjj@gmail.com](mailto:wixtedjj@gmail.com)>

**Sent:** Friday, February 3, 2023 3:36 PM

**To:** Planning Board <[PlanningBoard@town.northborough.ma.us](mailto:PlanningBoard@town.northborough.ma.us)>; Laurie Connors <[lconnors@town.northborough.ma.us](mailto:lconnors@town.northborough.ma.us)>; Fred Litchfield <[flitchfield@town.northborough.ma.us](mailto:flitchfield@town.northborough.ma.us)>

**Subject:** 0 Bartlett Street Phase One Environmental Study

Dear Ms Connors, Mr Litchfield, Planning Board -

0 Bartlett Street is on the Planning Board Agenda.

I am writing to formally request the Planning Board and the Town officially respond to the Phase One environmental report submitted to the town as part of the planning process for the 0 Bartlett Street Property.

I have raised this issue before and it has never been addressed. There is a serious safety concern here, and the town has both a legal and a practical obligation to address this issue prior to allowing any permitting or construction on the property.

As you may recall, the property owners submitted a Phase One report on the property.

[www.town.northborough.ma.us/sites/g/files/vyhlf3571/f/uploads/phase i esa lot h bartlett st.pdf](http://www.town.northborough.ma.us/sites/g/files/vyhlf3571/f/uploads/phase_i_e_s_a_lot_h_bartlett_st.pdf)

As part of the report, a Recognized Environmental Condition (REC) was highlighted. Specifically, there were numerous spills of toxic material on adjacent properties upgradient of the proposed building site. As recently as 2018 volatile organic compounds including 1,1,1-trichloroethane (TCA) and trichloroethene (TCE) were identified on adjacent properties. As this property is downgradient, there may well be contamination on 0 Bartlett Street. This has not been investigated or addressed.

You may also recall from my previous emails that exposure to TCE can result in a 6-10 fold higher risk of Parkinson's disease. My concerns are not hyperbole.

[Environmental Toxins and Parkinson's Disease | Annual Review of Pharmacology and Toxicology \(annualreviews.org\)](http://EnvironmentalToxinsandParkinsonsDisease|AnnualReviewofPharmacologyandToxicology(annualreviews.org))

As a practical matter, the property needs to be fully and appropriately tested for VOCs and environmental hazards prior to any construction on the property. TCE is known to linger in groundwater for decades. Any excavation on the property is potentially hazardous waste. This should be obvious, given what we know from the Phase One study.

I would point out to all of you that the whole point on having a Phase One study done on any property is exactly to identify these types of hazards, so that they can be identified and potentially mitigated. This property is well within our Groundwater Protection zone. The potential presence of toxic substances needs to be fully investigated.

The town has a legal obligation to follow thru on this. I have contacted you about this previously, and am writing to formally request that the town respond to my concerns. We cannot simply overlook this

as "someone else's problem", This is our town and we have an obligation to address this before any permitting occurs, when it will be too late.

Of note, I have also contacted the MassDEP regarding my concerns.

It is entirely possible that no risks are present. But the only way to know is to look, and the risks here have been made clear to the Town from the Phase One study. This needs further investigation, or the town needs to go on record as to why this is not being done.

Sincerely,

John J. Wixted  
2 Stirrup Brook Lane

Please note the excerpt from the Phase One Study:

Multiple subsurface investigations performed between 1988 and 2018 have identified chlorinated volatile organic compounds (CVOCs) in groundwater at properties likely up gradient (to the east) of the Site, including 33, 40, 85 and 111 Hayes Memorial Drive in Marlborough, Massachusetts. The CVOC 1,1,1-trichloroethane (TCA) was detected in groundwater and surface water at 111 Hayes Memorial Drive between 1988 and 1995. The source of the TCA release was reportedly 85 Hayes Memorial Drive to the south. This release, identified as Release Tracking Number (RTN) 2-00751, achieved regulatory closure with the submittal of a Waiver Completion Statement in November 1995. In 2017 and 2018, CVOCs were detected at 33 Hayes Memorial Drive in soil and groundwater. In addition, trichloroethene (TCE) was detected at elevated concentrations in indoor air. RTNs 2-20366 and 2-20384 were assigned to the groundwater and indoor air releases, respectively. The properties at 40 and 85 Hayes Memorial Drive, which are downgradient of 33 Hayes Memorial Drive, were notified regarding these releases in 2018 and 2019. Further investigation of potential CVOC impacts at the properties has included additional groundwater, soil vapor, and indoor air sampling at the 33 and 85 Hayes Memorial Drive buildings; however, additional sampling is on-going as Phase II Comprehensive Site Assessment response actions under RTN 2-20366. As the delineation of the potential extent of the CVOC release at 33 Hayes Memorial Drive in groundwater has not been completed and this property is likely located upgradient of the easternmost portion of the Site, it is Sanborn Head's opinion that this upgradient release constitutes a REC to the subject Site.