

Pre-CERCLA Screening Checklist/Decision Form

This form is used in conjunction with a site map, EPA EJScreen Report, and any additional information required by the EPA Region to document completion of a Pre-CERCLA Screening (PCS). The form includes a decision on whether a site should be added to the Superfund program's active site inventory for further investigation. This checklist replaces Attachment A in the December 2016 PCS Guidance document and supersedes previous versions of the PCS checklist. A current version of the PCS checklist and additional information is available at: <https://www.epa.gov/superfund/pre-cercla-screening>. This form is best used in Adobe Reader or Acrobat Pro to access all the user features and functionality. *Tip: Use CTRL-Z to sequentially undo entry/entries made on the form.*

Region: 1 State/Territory: MA Tribe: _____ MAN000153913
Please add additional tribes below EPA ID No. (If Available)

Site Name: Egerton Minerals (Former)

Other Site _____
 Name(s): _____

Site Location: 120 Southbridge Street
(Street)

2 Auburn MA WORCESTER 01501
Congressional District (City) (State/Terr.) (County) (Zip+4) (No Zip Available)

If no street address is available: _____
(Township-Range) (Quarter-Quarter, Quarter, Section)

Site Contact Info/Mailing Address: [REDACTED]

CERCLA 105d Petition for Preliminary Assessment? <u>No</u>	If Yes, Petition Date(mm/dd/yyyy): _____
Site Type: <u>Other</u>	Ownership Type: <u>Private</u>
Site Sub-Type: <u>Other</u>	If "Other" Site Sub-Type selected, enter sub-type name below: <u>Rock, Sand and Gravel Distribution</u>

Use the following section to select up to two government entities with known current or prior involvement at the site and write in specific program and site ID information if available (e.g., Municipal/Local Government: Brownfields, State: VCP, RCRA; EPA: RCRA).

Government Cleanup Program Involvement:	Specific Program (Optional):	Program Site ID#:
<u>State</u>	<u>Bureau of Waste Site Cleanup</u>	<u>2-0000926</u>
Government Cleanup Program Involvement:	Specific Program (Optional):	Program Site ID#:
<u>(Make selection)</u>	_____	_____

Please use the [Site Description Section](#) on page 2 to identify other government cleanup programs with current or prior involvement at this site, based on readily available information

Federal Facility? <u>No</u>	Please complete if site is a Federal Facility:	
Formerly Used Defense Site (FUDS)? <u>No</u>	Federal Parent Agency: <u>(Make selection)</u>	
Formerly Utilized Sites Remedial Action Program (FUSRAP)? <u>No</u>	Federal Agency Owner (Federal Bureau/Division) if Applicable: _____	


Native American Interest? No If Yes, list Tribe: (Make selection)

Additional Tribe(s): (Make selection) Additional Tribe(s): _____

Site Description

Use this section to briefly describe site background and conditions if known or (easily) available, such as: operational history; physical setting and land use; site surface description, soils, geology and hydrogeology; source and waste characteristics; hazardous substances/contaminants of concern; historical releases, previous investigations and cleanup activities; previous regulatory actions, including permitting and enforcement actions; institutional controls; community interest and/or environmental justice considerations. Longer entries will overflow to page 5 of this form. Additional pages can be manually attached as necessary.

Historic operations at the former Egerton Minerals property ("site"), located at 120 Southbridge Street, Auburn, included sand, gravel and concrete distribution activities, commencing in 1936. The Site is currently vacant. The nearby property located at 121 Southbridge Street began operations as a motor vehicle service and repair shop in 1920. The current status of the 121 Southbridge Street property is unknown.

In the summer of 1987, in anticipation of a real estate transaction, Egerton Minerals contracted Kurz Associates, Inc. to perform an environmental evaluation of the properties located at 120 and 121 Southbridge Street. On January 2, 1992, MassDEP received the assessment report, dated March 14, 1988, for the 120 Southbridge Street property. 

Geospatial Information

State/Territory: MA Latitude: 42.2211649 Longitude: -71.824647
 Decimal Degree North (e.g., 38.859156) Decimal Degree West (e.g., 77.036783)

Provide 4 significant digits at a minimum, more if your collection method generates them.

Except for certain territories in the Pacific Ocean, all sites in U.S. states and territories are located within the northern and western hemispheres and will have a positive latitude sign and negative longitude sign. Coordinate signs displayed after entering coordinate values above are based on the State/Territory entry on page 1.

Point Description: Select the option below that best represents the site point for future reference and to distinguish it from any nearby sites. See 2016 PCS Guidance for more information on selections.

- ☐ Geocoded (address-matched) Site Address
- ☐ Site Entrance (approximate center of curb-cut)
- ☒ Approximate Center of Site
- ☐ Other Distinguishing Site Feature (briefly describe):

Point Collection Method: Check the method used to collect the coordinates above and enter the date of collection.

- ☐ Online Map Interpolation
- ☐ GPS (handheld, smartphone, other device or technology with accuracy range < 25 meters)
- ☐ GPS Other (accuracy range is ≥ 25 meters or unspecified)
- ☒ Address Matching: Urban
- ☐ Address Matching: Rural
- ☐ Other Method (briefly describe below):

Collection Date (mm/dd/yyyy): 12/17/2024

POINT-SELECTION CONSIDERATIONS

- Often the best point is a feature associated with the environmental release or that identifies the site visually.
- Use the curb cut of the entrance to the site if there is a clear primary entrance and it is a good identifier for the overall location.
- The approximate center of the site (a guess at the centroid) is useful for large-area sites or where there are no appropriate distinguishing features.
- Use the geocoded address if that is the only or best option available, but if possible use something more representative for sites larger than 50 acres.

Environmental Justice Considerations

Enter the following information from EPA's [EJScreen](#) and the Council of Environmental Quality's [CEJST online](#) tools using the instructions provided below. Default EJScreen selections of "80th" percentile, "Drop a Pin" and "1" mile buffer can be changed as necessary. Use the Site Description section on page 2 to describe additional EJ information related to the site as necessary.

EPA EJScreen Number of Indexes # EJ INDEXES: # SUPPLEMENTAL INDEXES:
 at or above the 80th percentile National 0 State 0 National 1 State 0
 (select percentile) (enter numbers here) (enter numbers here)

Options for Geography/Running a Report: Buffer (miles):
Drop a Pin (select buffer) 1

CEQ* [Climate and Economic Justice Screening Tool](#) (CEJST)
 Census Tract Disadvantaged?

(Y/N) No

* Council on Environmental Quality,
 Executive Office of the President

Use the following steps to collect EJScreen index and CEJST designation data:

For EJScreen Index numbers, navigate to EPA EJScreen and:

- Type the address or coordinates in the upper right corner search bar (next to the magnifying glass);
- Click the Reports tab in the upper left corner tool widget (sheet of paper with the bottom corner bent);
- Select "Drop a Pin" (you may choose another geography as needed, e.g., select County if you are unsure of the site location);
- Click the "+" over the site location;
- Use the default buffer distance of 1-mile (modify distance as appropriate);
- Select EJScreen Community Report; and
- Review the report that opens to obtain National and State numbers for EJ INDEXES and for SUPPLEMENTAL INDEXES and enter into the appropriate Index categories above.

For CEJST, navigate to Climate and Economic Justice Screening Tool and:

- Type the address, city, state or ZIP for the site in the upper left corner search bar (next to the magnifying glass);
- Click on the location of the site on the map; and
- The Disadvantaged Community designation (Yes or No) will display to the right of map. Select Yes or No accordingly in CEJST drop down box above.

Complete this checklist to help determine if a site should be added to the Superfund Active site inventory. See Section 3.6 of the PCS guidance for additional information.	Yes	No	Unknown
1. An initial search for the site in EPA's Superfund active, archive and non-site inventories should be performed prior to starting a PCS. Is this a new site that does not already exist in these site inventories?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Is there evidence of an actual release or a potential to release?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Are there possible targets that could be impacted by a release of contamination at the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Is there documentation indicating that a target has been exposed to a hazardous substance released from the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Is the release of a naturally occurring substance in its unaltered form, or is it altered solely through naturally occurring processes or phenomena, from a location where it is naturally found?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the release from products which are part of the structure of, and result in exposure within, residential buildings or business or community structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. If there has been a release into a public or private drinking water supply, is it due to deterioration of the system through ordinary use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Are the hazardous substances possibly released at the site, or is the release itself, excluded from being addressed under CERCLA?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Is the site being addressed under RCRA corrective action or by the Nuclear Regulatory Commission?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Is another federal, state, tribe, or local government environmental cleanup program other than site assessment actively involved with the site (e.g., state voluntary cleanup program)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Is there sufficient documentation or evidence that demonstrates there is no likelihood of a significant release that could cause adverse environmental or human health impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Are there other site-specific situations or factors that warrant further CERCLA remedial/integrated assessment or response?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Preparer's Recommendation: ☒ Add site to the Superfund active site inventory
☐ Do not add site to the Superfund active site inventory.

PCS Summary and Decision Rationale

Use this section to summarize PCS findings and support the decision to add or not add the site to the Superfund active site inventory for further investigation. Information does not need to be specific but, where known, can include key factors such as source and waste characteristics (e.g., drums, contaminated soil); evidence of release or potential release; threatened targets (e.g., drinking water wells); key sampling results (if available); CERCLA eligibility; involvement of other cleanup programs; and other supporting factors. Longer entries will display on page 6 of this form. Additional pages can be manually attached as necessary.

I support the decision to add the former Egerton Minerals site located at 120 Southbridge Street, Auburn to the Superfund Active Site Inventory. Based on historic operations conducted at the site and nearby area and the limited site assessment work conducted to date, which only focused on petroleum, supplemental assessment is needed to further assess if elevated levels of hazardous materials are present at the site.

Checklist preparer:

Name/Title: Rose Knox, Pre-Remedial Program Coordinator Date: 12/17/2024
 Organization: MassDEP Bureau of Waste Site Cleanup Phone: (781) 742-8469
 Street: 100 Cambridge Street, Suite 900 Email: rosemary.knox@mass.gov
 City: Boston State: MA County: SUFFOLK Zip+4: 02114

(The following section is to be completed by EPA)

EPA Regional Review and Pre-CERCLA Screening Decision

Add site to the Superfund active site Inventory for completion of:

- ☒ Preliminary Assessment (PA)
☐ Abbreviated PA
☐ Integrated Removal Assessment and PA

Please note: Throughout this form, an incorrectly checked box can be unchecked by using "CTRL+Z" ("undo").

Do not add site to the Superfund active site inventory.

Site Is:

- ☐ Not a valid site or incident
☐ Being/will be addressed under another program (select one):
☐ State (non-RCRA Cleanup Program)
☐ Nuclear Regulatory Commission (NRC)
☐ Tribal Cleanup Program
☐ Municipal/Local Government Cleanup Program
☐ EPA Removal
☐ Other Federal Cleanup Program
☐ RCRA
☐ Other (Please specify):

Optional: Print name of EPA Assessor making this decision: Mandy Liao

EPA Regional Approval:
 (Enter Date and then click the right-hand box to initiate digital signature stamp)

Date (enter first):
12/31/2024

MANDY LIAO

Digitally signed by MANDY LIAO
 Date: 2024.12.31 16:11:35
 -05'00'

Site Description*(All text as entered on page 2)*

Historic operations at the former Egerton Minerals property ("site"), located at 120 Southbridge Street, Auburn, included sand, gravel and concrete distribution activities, commencing in 1936. The Site is currently vacant. The nearby property located at 121 Southbridge Street began operations as a motor vehicle service and repair shop in 1920. The current status of the 121 Southbridge Street property is unknown.

In the summer of 1987, in anticipation of a real estate transaction, Egerton Minerals contracted Kurz Associates, Inc. to perform an environmental evaluation of the properties located at 120 and 121 Southbridge Street. On January 2, 1992, MassDEP received the assessment report, dated March 14, 1988, for the 120 Southbridge Street property only. Information contained in the report indicates that five (5) borings /observation wells (OW-6 to OW-10) were installed at the 120 Southbridge Street property. Groundwater was collected from the five wells and analyzed only for oil and grease and BTEX. Correspondence in MassDEP's site files indicate that five (5) borings/observation wells (OW-1 to OW-5) were also installed at the 121 Southbridge Street property. However, MassDEP did not receive any further information regarding these wells.

Based on results of sampling at the 120 Southbridge Street property, MassDEP determined that uncontrolled oil was present and further assessment and remediation under the MCP was necessary. MassDEP assigned Release Tracking Number (RTN) 2-0000926 in October 1992.

In June 2009, MassDEP conducted an inspection of site conditions from the public right of way (Route 12 sidewalk). The property was vacant and overgrown. It was unclear on whether the property boundary extends to 130 Southbridge Street, an adjacent and similarly vacant overgrown property. Several buildings on the property were in very poor condition and piles of soil/asphalt/gravel were stockpiled adjacent to the street. A large and apparently vacant building which looked to be associated with industrial activities, was identified at the rear of the property. The surrounding properties are mostly warehouses and offices, and include a plumbing supply store and contractors' offices. Residential homes are located within 500 feet across Route 12 but are not abutting the site. A fence separates most of the property from the sidewalk but does not enclose or restrict access to the site. An area map shows Kettle Brook to be located behind the site but it was not visible from the public right away.

No further assessment or cleanup work has been conducted at the Site and it is currently in default status (Tier 1D) under the MCP. The owner [REDACTED] currently maintains Financial Inability status.

PCS Summary and Decision Rationale

(All text as entered on page 4)

I support the decision to add the former Egerton Minerals site located at 120 Southbridge Street, Auburn to the Superfund Active Site Inventory. Based on historic operations conducted at the site and nearby area and the limited site assessment work conducted to date, which only focused on petroleum, supplemental assessment is needed to further assess if elevated levels of hazardous materials are present at the site.

MassDEP - Bureau of Waste Site Cleanup

Phase 1 Site Assessment Map: 500 feet & 0.5 Mile Radii

Site Information:

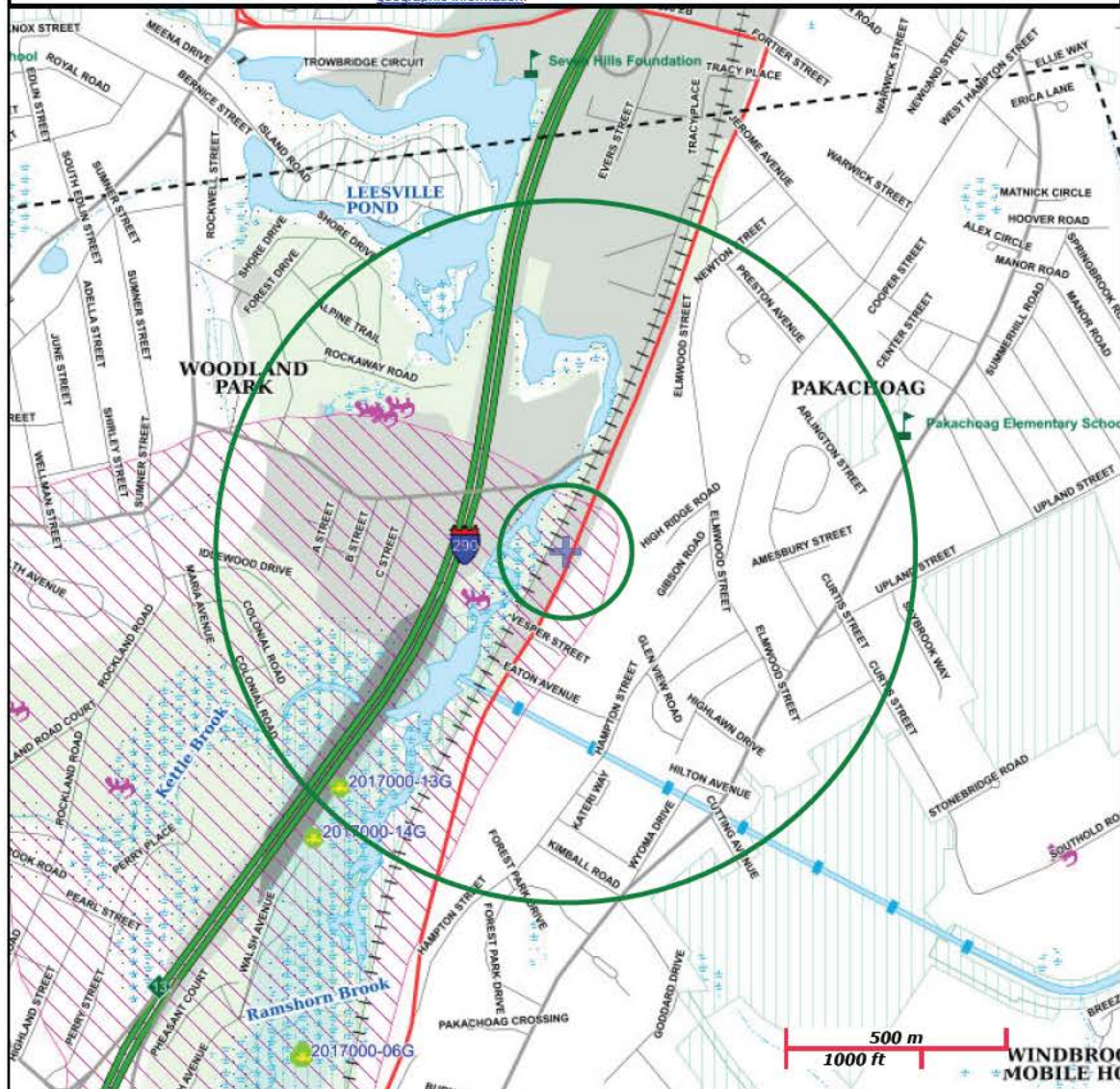
FORMER EGERTON MINERALS
120 SOUTHBRIDGE STREET AUBURN, MA
2-00000926

NAD83 UTM Meters:
4678201mN, 266871mE (Zone: 19)
December 17, 2024

The information shown is the best available at the date of printing. However, it may be incomplete. The responsible party and LSP are ultimately responsible for ascertaining the true conditions surrounding the site. Metadata for data layers shown on this map can be found at:
<https://www.mass.gov/orgs/massgis-bureau-of-geographic-information>



MassDEP
Commonwealth of Massachusetts
Department of Environmental Protection



Roads: Limited Access, Divided, Other Hwy, Major Road, Minor Road, Track, Trail	PWS Protection Areas: Zone II, IWPA, Zone A			
Boundaries: Town, County, DEP Region; Train; Powerline; Pipeline; Aqueduct	Hydrography: Open Water, PWS Reservoir, Tidal Flat			
Basins: Major, PWS; Streams: Perennial, Intermittent, Man Made Shore, Dam	Wetlands: Freshwater, Saltwater, Cranberry Bog			
Aquifers: Medium Yield, High Yield, EPA Sole Source	FEMA 100yr Floodplain; Protected Open Space; ACEC			
Non Potential Drinking Water Source Area: Medium, High (Yield)	NHESP Pr-Hab of Rare Species; Vernal Pool: Cert., Potential			
	Solid Waste Landfill; PWS: Com.GW, SW, Emerg, Non-Com			