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*CSE's 'mom-and-pop' business model offers our clients the greatest degree of flexibility and individual attention towards solving a wide variety of environmental problems*

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## CSE Celebrates 25 Years!

Clean Soils Environmental, Ltd. (CSE) is celebrating its 25th birthday. May 2<sup>nd</sup> marked the birth date of the creation and initiation of Clean Soils Environmental, Ltd. as a Massachusetts Corporation. It all began in 1989 as part of Denise Prosser's MBA final project requirement to write a business plan for a family business, and influenced by William H. Mitchell, Jr.'s career in geology. Today, CSE continues to provide professional and personalized environmental solutions utilizing a small business 'mom-and-pop' model to offer our clients the greatest degree of flexibility and individual attention towards solving a wide variety of environmental problems.

In retrospect it is very evident that the success and longevity of CSE can be directly attributable to the individuals and personnel who have joined the organization over the years. William Mitchell, President, commented "It never ceases to amaze us as to how much of our work each year comes from "word of mouth", repeat clients and recommendations by emergency service providers. The things that have made the company grow in both revenue and capabilities are the skills, attention to detail, our ethics, our client relationships and most of all our ability to work as a professional team. We really appreciate our team and value everyone for doing a continual great job."

While acknowledging the accomplishments of the past, CSE also looks ahead to continued excellence in the field and bringing clients the most effective, reliable and efficient environmental services in the industry.

## Find CSE at the Annual Chowderfest!

The Ipswich Lions Club 19th Annual Chowderfest will be held on October 18<sup>th</sup>, 2014 from 10 – 4 at the new venue on the South Village Green (Route 1A) and the Ipswich Museum. Come visit CSE's booth and sample some of the finest chowder New England has to offer! Live entertainment by the Bull Brook Ramblers and a portion of the proceeds will go to Ipswich Caring & Open Door Food Pantry.

Contributing Sponsors Include:

- Clean Soils Environmental, Ltd. ([cleansoils.com](http://cleansoils.com))
- EBSCO ([ebSCO.com](http://ebSCO.com))
- J. Barrett & Company ([jbarrettrealty.com](http://jbarrettrealty.com))
- Law Office of Judy A. Field ([judyafielddlaw.com](http://judyafielddlaw.com))
- Slight of Hand Massage ([muscularremedy.com](http://muscularremedy.com))
- Turner's Metal Recycling




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*Class A, B and C Response Action Outcomes have been replaced by Permanent Solutions with No Conditions, Permanent Solutions with Conditions and Temporary Solutions*

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## MCP Regulatory Reform Revisions

The MassDEP recently finalized a substantial overhaul of its contaminated site cleanup regulations, the [Massachusetts Contingency Plan](#) (MCP), 310 CMR 40.0000. These revisions significantly modify the regulatory process for reporting and remediating contaminated properties in Massachusetts.

The five targeted reform objectives include:

- Eliminate unnecessary permits;
- Streamline the site classification and deed restriction procedures;
- Facilitate site closure;
- Improve disclosure of site closure conditions; and
- Update reporting and remediation standards.

The resulting revisions to the MCP including the following points:

- **Changes to Standards.** Both the Reportable Concentrations and the Method 1 Standards have been updated. For some contaminants (e.g., TCE, lead and PCBs), these standards have become more stringent, and for others (e.g., other heavy metals), these standards have become less stringent.
- **Tier Classification.** MassDEP has simplified the ranking system to a list of four criteria that trigger a Tier I ranking.
- **Timelines.** The revisions extend several of the MCP's interim timelines, but sites must still achieve a Permanent or Temporary Solution within six years after reporting of the release.
- **Historic Fill.** The revised MCP further clarifies when contamination associated with fill does not require remediation and can be considered a "background" condition – important for many urban Brownfield sites.
- **Activity and Use Limitations (AULs).** MassDEP has eliminated unnecessary paperwork (AUL Opinions) associated with AULs, however, MassDEP must now be notified whenever a property subject to an AUL is sold.
- **Non-Aqueous Phase Liquids (NAPL).** The revised MCP removes the > 0.5 inch NAPL Upper Concentration Limit to allow for a Permanent Solution closure for NAPL sites, assuming certain performance standards concerning contaminant mobility and source control/elimination are met.
- **Source Control.** MassDEP has added additional details for eliminating or controlling contaminant sources, primarily directed toward sites with releases of volatile organic compounds (VOCs) that can contribute to indoor air impacts.
- **Site Closure.** The revised MCP has replaced the eight classes of Class A, B and C Response Action Outcomes with three regulatory endpoints: Permanent Solutions with No Conditions, Permanent Solutions with Conditions and Temporary Solutions, respectively.
- **Vapor Intrusion (VI).** MassDEP has revised the MCP to acknowledge the role that sub-slab depressurization systems (SSDS) can play in mitigating VOC impacts to indoor air. Sites where SSDS have been employed to eliminate a VOC exposure pathway to indoor air can now qualify for a Permanent Solution with Conditions – Permanent Solutions for such sites were not previously allowed.

## New Limited Due Diligence Services

CSE is proud to announce two new services focused on assisting bankers, realtors, and residents alike in performing cost and time effective limited due diligence assessments concerning residential and commercial property transactions. We have successfully aided our clients in preemptively identifying and minimizing the effects of potential/historic releases of oil and hazardous materials to properties and/or surrounding areas, helping to reassure concerned buyers/sellers during property negotiations.

### Limited Site Assessment

A Limited Site Assessment (LSA) consists of a tailored range of activities designed to assist bankers, realtors, and home owners evaluate properties exhibiting questionable environmental risks in a cost effective and timely manner. Examples of scenarios that might require a LSA include: Properties containing and/or neighboring a: gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, as well as properties within historic industrial mill districts.

CSE is capable of addressing the abovementioned concerns during property negotiations in order to minimize the environmental risk associated with a property of interest and to save the deal. For additional information regarding LSAs please visit [cleansoils.com/limited.html](http://cleansoils.com/limited.html).

### Environmental Database Review

Our review process obtains regulatory documents and files associated with current and historical releases of oil and hazardous materials for a subject property and the surrounding area. CSE will interpret the regulatory reports and prepare a short letter report with our findings and recommendations to assist in determining whether further due diligence is required.

This service is a time and cost effective solution for realtors and bankers looking for prompt information during negotiations to help concerned buyers/sellers recognize or dismiss potential environmental risks during fast-paced property transactions.

## Kevin McAndrews Promoted to Project Manager

CSE is proud to announce the promotion of Mr. Kevin McAndrews to Project Manager after 2 years as the Environmental Geologist. In this position, Kevin will provide oversight and management of due diligence projects including Phase I & II Environmental Assessments, multi-phase environmental investigations, remedial programs, and monitoring programs for various commercial, industrial, and residential clients.

"Kevin has demonstrated the values and integrity that are critical to CSE as we constantly strive to better serve our clients," said William H. Mitchell, Jr., President of Clean Soils Environmental, Ltd. "We are pleased to recognize Kevin for his commitment, excellence and outstanding performance."

Additionally, Kevin is our in-house webmaster providing technical support, managing system operations, and acting as the marketing manager.

Kevin earned his Bachelor of Science degree in Geology from Salem State University of Massachusetts. He is an active member of the LSP Association within the Young Professionals and Education Committees.



## CSE's Property of Interest 'Quick Screen' Presentation

CSE has prepared a presentation for bankers and realtors demonstrating our technique for identifying properties and surrounding areas with reportable releases of oil and hazardous materials. Our free, quick, and easy approach searches the Massachusetts Department of Environmental Protection (MassDEP) database for current and historic properties with contamination. This procedure is vital during negotiations to help concerning buyers/sellers recognize or dismiss potential environmental risks associated with property transactions.

Examples of scenarios where this technique is helpful include:

- Properties neighboring a(n); gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill
- Greenhouses utilizing pesticides
- Properties within historic industrial mill districts
- Properties in the vicinity of releases, leaks, and spills of oil and hazardous materials (e.g., underground storage tanks, roadway accidents, etc.)

Our presentation will equip you with the tools necessary to perform a limited due diligence assessment of possible environmental risks associated with a property sale. This allows for immediate recognition of contamination or lack thereof, potentially saving a deal without a lengthy assessment process.

Please find the presentation slides on our website at:

[cleansoils.com/resources.html](http://cleansoils.com/resources.html)

## Contact us to schedule a presentation at your office today!

### Presentation Includes:

- Why Conduct a Quick Screen?
- When to Perform a Quick Screen?
- How to Conduct a Quick Screen
- Reviewing and Interpreting Results
- Risk Reduction Measures
- Limited Site Assessment Operations
- Q&A Session

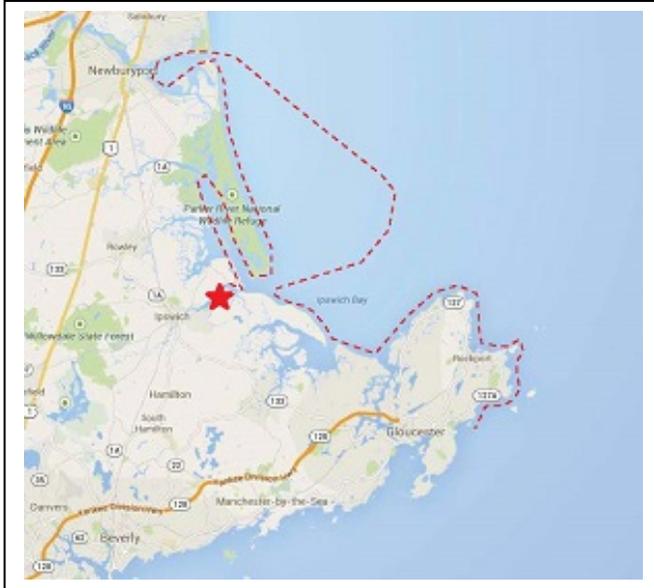
### Companies Currently Benefiting from our Presentation:



Join the list today and find out how we can assist your company during property transactions by equipping your associates with the tools necessary to perform limited due diligence and assessment regarding properties of concern!

## Come Fishing with Captain Bill!

Captain William H. Mitchell, Jr. (aka Bill) invites you to a complimentary voyage on his vessel for a fun filled day of fishing in the Merrimack River, Plum Island Sound, Crane Beach, Ipswich Bay, and Cape Ann. Call now to reserve a spot this summer!



**Call Captain Bill  
to schedule your  
complimentary  
fishing voyage  
today!**

**978-356-1177**