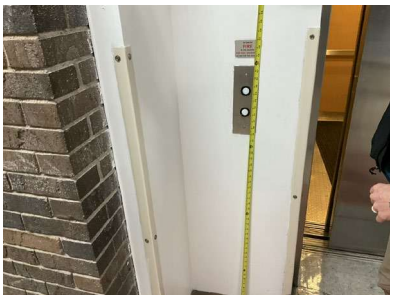
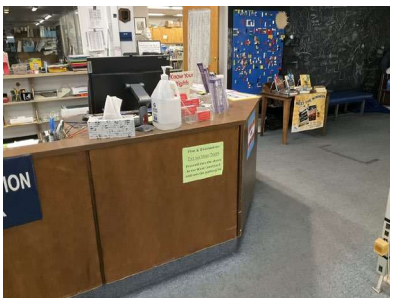
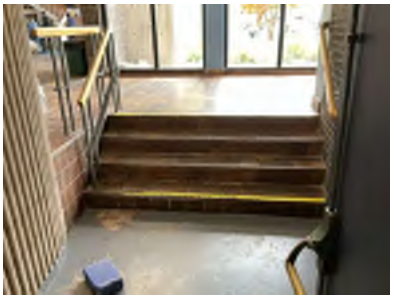
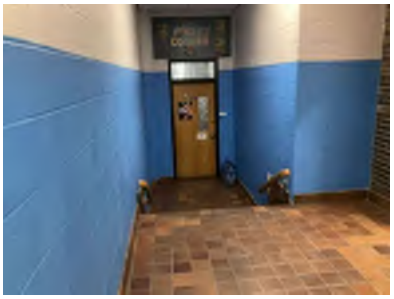
47.	**Classroom Sinks (Typical)** Most sinks lack the required knee clearance for a forward approach. Most sinks are >34" AFF, @ 36". Where provided, the knee clearance at the sink is <8" deep measured 27" AFF minimum, @ 7". Some faucet controls require tight grasping, pinching, and/or twisting of the wrist to operate, or require the use of a foot. *Observed in all classrooms, laboratories, and vocational spaces where sinks are provided.*	  
48.	**Classroom Desks (Typical)** The desks and work surfaces lack the required knee/toe clearance for a forward approach and/or are >34" AFF. *Observed in all classrooms.*	
49.	**TV Monitors (Typical)** The TV monitor protrudes >4" into the circulation space, @ 5" or more. *Observed in most corridors.*	

50.	**Lockers (Typical)** At least 5%, but no less than one, of the total number of lockers per area are required to be accessible. Currently, there are no accessible lockers provided. *Observed in all corridors, classrooms, employee areas, and locker rooms.*	
51.	**Passenger Elevators** The elevator call control is mounted <18" from an interior corner, @ 9 ¾". *Observed at the passenger elevator located near the auditorium on the 2nd floor.* The hoistway call buttons are not centered at 42" AFF, @ 41" and 42 ½". The clearance between the car platform sill and the edge of the hoistway landing is > 1 ¼", @ 1 ½". *Observed at both passenger elevators on all floors.*	 
52.	**Vertical Circulation to Batting Cages** There is no accessible route to the batting cages located on the fourth-floor mezzanine, due to the stairs.	
53.	**Library** The circulation desk is >36" AFF, @ 39 ¼".	

54.	**Main Offices 2nd Floor** The reception counters are >36" AFF, @ 40"-43 ½".	 
55.	**AED Cabinet** The AED cabinet protrudes >4" into the circulation space, @ 6", and is mounted >48" AFF measured to the highest operable control, @ 60". *Observed on the 3rd floor near the gym.*	
56.	**Corridor near Auditorium** There is no accessible route along one side of the corridor near the auditorium, due to the stairs. The ramp has running slopes >8.3%, @ 11%. The ramp lacks edge protection on both sides. The handrails do not extend for the full length of the ramp run.	 

57.	**Auditorium** Most doors to the auditorium are not located on accessible routes, due to the stairs. There is no assistive listening system provided. The required number of wheelchair spaces is not provided. For an assembly area with 301-500 total seats, at least six wheelchair spaces are required to be distributed both horizontally and vertically. Currently, two wheelchair spaces are provided. There is no accessible route provided within the room from the wheelchair spaces in the back row to the stage. The wheelchair spaces in the back row lack adjacent companion seating, are not integrated into the overall seating plan, and have an obstructed line of sight to the stage. The required number of aisle seats provided with removable armrests is not provided. For an assembly area with 66 total aisle seats, at least three must provide removeable armrests and must be identified with the International Symbol of Accessibility. Currently, none are provided. The stairs to the stage and seating lack handrails on both sides of the risers. *Note: 521 CMR does not exempt handrails within seating areas.* The ramp to the stage lacks handrails on both sides. The ramp to the stage has running slopes >8.3%, @ 8.7%. The transition at the top of the ramp is > ¼" and is not beveled 1:2. The gate to the ramp lacks hardware on both sides.	    

58.	**Early Childhood Classroom A114** There is no accessible route to the classroom due to the stairs.	
59.	**STEAM Classrooms** The drain creates slopes >2% within the required level clear floor space at the emergency eyewash/shower station and within cross-slopes along accessible routes, @ up to 6%. *Observed in all STEAM classrooms where emergency eyewash/shower stations are provided.*	
60.	**Cabinet Shop** The changing room lacks at least one 24”x48” bench with back support fixed to the wall along the shorter dimension.	
61.	**Culinary Arts & Bistro** The reception counter is >36” AFF, @ 36 ½”. The bar counter lacks a lowered portion at 34” AFF maximum, @ 43”.	 

62.	**Cosmetology** The bottom of the washing machine and clothes dryer door is not 15”-36” AFF, @ 13”.	
63.	**Lecture Halls** There is no accessible route within the classroom, due to the tiered seating platforms. The stairs lack handrails on both sides of the risers. *Observed on all floors in Building C.*	
64.	**Classroom C205** The whiteboard is not on an accessible route due to the raised platform.	
65.	**Life Skill Classrooms** The counters and sinks are >34” AFF, @ 36”. The sink lacks knee clearance for a forward approach. The upper wall cabinets are not within accessible reach range. There are no wall ovens provided. The cooktops lack the required knee clearance for a forward approach, and have controls located over the burners. The washing machine and clothes dryer controls are not within accessible reach range. *Observed in all life skill classrooms.*	 

66.	**Cafeterias** The tray slides are >34" AFF, @ 34 ¼". *Observed in both cafeteria serveries.*	
67.	**Transaction Windows** The transaction windows are >36" AFF, @ 40 ¾" and 42 ½". *Observed in the corridors near the gym and pool.*	
68.	**Pool** The threshold is > ½" high, @ ¾". The route around the pool has cross-slopes >2%, @ 2.5%.	 
69.	**Team Locker Rooms** The lavatory is mounted >34" AFF and/or lacks the required knee clearance below. The pipes underneath the sink are not insulated. There is no accessible toilet stall provided. There is no accessible bathing fixture provided. The changing room lacks at least one 24"x48" bench with back support fixed to the wall along the shorter dimension.	

70.	**Men's Locker Room (Gym)** The lavatory is mounted >34" AFF and/or lacks the required knee clearance below. The pipes underneath the sink are not insulated. There is no accessible toilet stall provided. The urinal rim is >17" AFF. (men's only) There is no accessible bathing fixture provided. The changing room lacks at least one 24"x48" bench with back support fixed to the wall along the shorter dimension. The floor has excessive cross-slopes and abrupt changes in level due to material deterioration and warping.	  
71.	**Women's Locker Room (Gym)** The lavatory is mounted >34" AFF and/or lacks the required knee clearance below. The pipes underneath the sink are not insulated. There is no accessible toilet stall provided. There is no accessible bathing fixture provided. At least 5% of the total number of dressing rooms are not accessible, lacking the required turning space, 24"x48" bench with back support, and clear floor space adjacent to the bench.	 

72.	**Men's & Women's Locker Rooms (Pool)** The roll-in shower is not 30"x60" outside the path of the shower curtain, and lacks a compliant configuration for its controls, grab bars, and seat. The roll-in shower has slopes >2%, @ 4.6%. Portions of the locker room have warped flooring that create cross-slopes >2% along the accessible route, @ up to 3.5%. The changing room lacks at least one 24"x48" bench with back support fixed to the wall along the shorter dimension. The changing room lacks the required turning space, @ 60" x 36". The hair dryers protrude >4" into the circulation space, @ 9 ½", and have controls >48" AFF, @ 67". The accessible stall door lacks a pull device located near the latch on the interior side of the stall. The drain creates abrupt changes in level within the accessible toilet stall. The toilet grab bars are not 33"-36" AFF, @ 37". The toilet centerline is not 18" from the side wall, @ 17 ½". The coat hook is mounted >48" AFF, @ 52 ½". The mirror is mounted >40" AFF measured to the bottom of the reflective surface, @ 40 ½".	    

73.	**Single-User Toilet in Men's Locker Room (Pool)** The room lacks the required 72"x90" minimum footprint, @ 78 ¾" wide. The toilet grab bars are not 33"-36" AFF, @ 37". The mirror is mounted >40" AFF measured to the bottom of the reflective surface, @ 40 ½". The toilet centerline is not 18" from the side wall, @ 17 ¾". The clearance between the toilet side wall and the sink is <60", @ 50". The coat hook is mounted >48" AFF, @ 55". The paper towel dispenser protrudes >4" into the circulation space, @ 9". The lavatory is mounted >34" AFF, @ 34 ½". The door locking hardware is >48" AFF, @ 50 ½", and requires tight grasping, pinching, and/or twisting of the wrist to operate.	 
74.	**Staff Multi-user Toilet Rooms (Typical)** The door provides <32" of clear width, @ 27". The door lacks the required 18" minimum pull side maneuvering clearance. There is no accessible toilet stall provided. The room lacks the required turning space. The mirror is mounted >40" AFF measured to the bottom of the reflective surface. The pipes underneath the sink are not insulated. The lavatory is mounted >34" AFF and/or lacks the required knee clearance below. *Observed in the cafeteria kitchens.*	 
75.	**Staff Single-User Toilet Rooms (Typical)** The door provides <32" of clear width, @ 27". The room lacks the required footprint, turning space, and elements for an accessible toilet room. The inaccessible toilet rooms are misidentified with the International Symbol of Accessibility on their tactile/braille signage.	

	Observed throughout the building, except within the renovated area on the 3rd floor.	
76.	**Public Multi-user Toilet Rooms (Typical)** The door provides <32" of clear width, @ 27". The door lacks the required 18" minimum pull side maneuvering clearance. There is no accessible toilet stall provided. The room lacks the required turning space. For a toilet room with six or more toilets/urinals, there is no ambulatory stall provided. (men's only) The pipes underneath the sink are not insulated. The lavatory is mounted >34" AFF and/or lacks the required knee clearance below. The urinal rim is >17" AFF. (men's only) *Observed throughout the building, except within the renovated area on the 3rd floor.*	 
77.	**Public Single-User Toilet Rooms (Typical)** The door provides <32" of clear width, @ 27". The threshold is > ½" high, @ ¾". The room lacks the required footprint, turning space, and elements for an accessible toilet room. *Observed throughout the building, except within the renovated area on the 3rd floor.*	 

78.	**Single-User Toilet Room (Bistro)** The room lacks the required 72”x90” minimum footprint, @ 62” wide. The toilet seat is not 17”-19” AFF, @ 16”. The toilet centerline is not 18” from the side wall, @ 16”. The centerline of the toilet paper dispenser is not 7”-9” from the toilet rim, @ 10”. The paper towel dispenser is mounted >48” AFF and protrudes >4” into the circulation space, @ 9”. The pipes underneath the sink are not insulated. The mirror is mounted >40” AFF measured to the bottom of the reflective surface, @ 41”. The side grab bar extends <54” from the interior corner of the wall, @ 48”.	  
79.	**Staff Single-User Toilet Rooms (3rd Fl Building B)** The door lacks the required 18” minimum pull side maneuvering clearance, @ 16”. The clearance between the side grab bar and the toilet paper dispenser below is < 1 ½”, @ ½”. The paper towel dispenser protrudes >4” into the circulation space, @ 9”.	 

80.	**Public Multi-user Toilet Rooms (3rd Fl Building B)** The paper towel dispenser protrudes >4" into the circulation space, @ 9". The accessible stall door lacks a pull device located near the latch on the interior side of the stall. The accessible stall door opening is located >4" from the wall farthest from the water closet, @ 13". The toilet centerline is not 18" from the side wall, @ 17". The clearance between the side grab bar and the toilet paper dispenser below is < 1 ½", @ ½". (women's only) The centerline of the toilet paper dispenser is not 7"-9" from the toilet rim, @ 11". (women's only) For a toilet room with six or more toilets/urinals, there is no ambulatory stall provided. (men's only)	  
81.	**Public Single-User Toilet Room (Auditorium)** The room lacks the required 72"x90" minimum footprint, @ 71 ¼" deep. The rear grab bar extends <12" from the toilet centerline, @ 10". The side grab bar is mounted >12" from the interior corner of the wall, @ 14". The knee clearance below the changing table is <27" AFF, @ 24". The knee clearance below the sink is <27" AFF, @ 25". The mirror is mounted >40" AFF measured to the bottom of the reflective surface, @ 42". The paper towel dispenser protrudes >4" into the circulation space, @ 9".	 

End of report.

H. Evaluation of Existing Conditions

Site Description

General Site Information

The existing Medford High School property is identified as Lot 1 on Assessor's Map 3-02. The official Medford High School address is 489 Winthrop Street, which also includes the Edgerly Sports Complex. The property is bordered by Temple Shalom property to the southeast, Winthrop Street to the south, residential properties to the west, and the Middlesex Fells Reservation on the north and east,

This 29.4 acre parcel of land includes the existing building for Medford High and Vocational Technical High School (the original name of the school), vehicular circulation systems, parking lots, open space, athletic and recreational facilities. The existing building footprint occupies about one fifth of the parcel and is oriented at a roughly 45 degree angle from Winthrop Street.

Topographically, there are significant grade changes over the site. The Edgerly Sports Complex field on the north side of the site is a high point approximately 40-45 feet above the elevation at the main entrance to the school building, which is itself approximately 30-35 feet above the intersection at Winthrop Street. The residential properties to the northwest rise approximately 20 feet above the nearby practice field, which is approximately 25-35 feet above the staff parking lot below, which is at equal elevation to eight feet below the main school entrance. Along the southwest side of the school there is a gradual slope down to a triangle of Fells land and residential properties that fall away to approximately 30 feet below. On the east side of the school property the Fells rises as high as 25-30 feet above the school grounds with slopes of up to 2:1, these slopes taper off until the lower parking lot (which is about 5 feet below the main entrance to the school)> This staff and student parking lot lies at the top of a tall 40 foot slope approaching 2:1 which ends on the Temple Shalom property.

Environmental Resources

The adjacent Middlesex Fells and Temple Shalom property include numerous wetland resource areas (Section J) in close proximity to the property line.

Acording to the Flood Insurance Rate Maps (FIRM) 25017C0417F and 25017C0436F the Medford Highschool parcel lies in an unshaded Zone X outside of any FEMA defined floodplains which carry a 0.2% chance of annual flooding, also commonly known as the 100-year floodplain.

A review of the Massachusetts Natural Heritage & Endagered Species program online mapping tool dated December 2025, indicated that there are no Priority Habitats of Rare Species or Estimated Habitats of Rare Wildlife on the site.

No areas of critical environmental concern that impact the site. Zone I is a protected area a defined radius from a public water supply well, and Zone II is an area of protected aquifer associated with the public water supply well. The High School parcel is outside of both of these zones.



Existing Programming

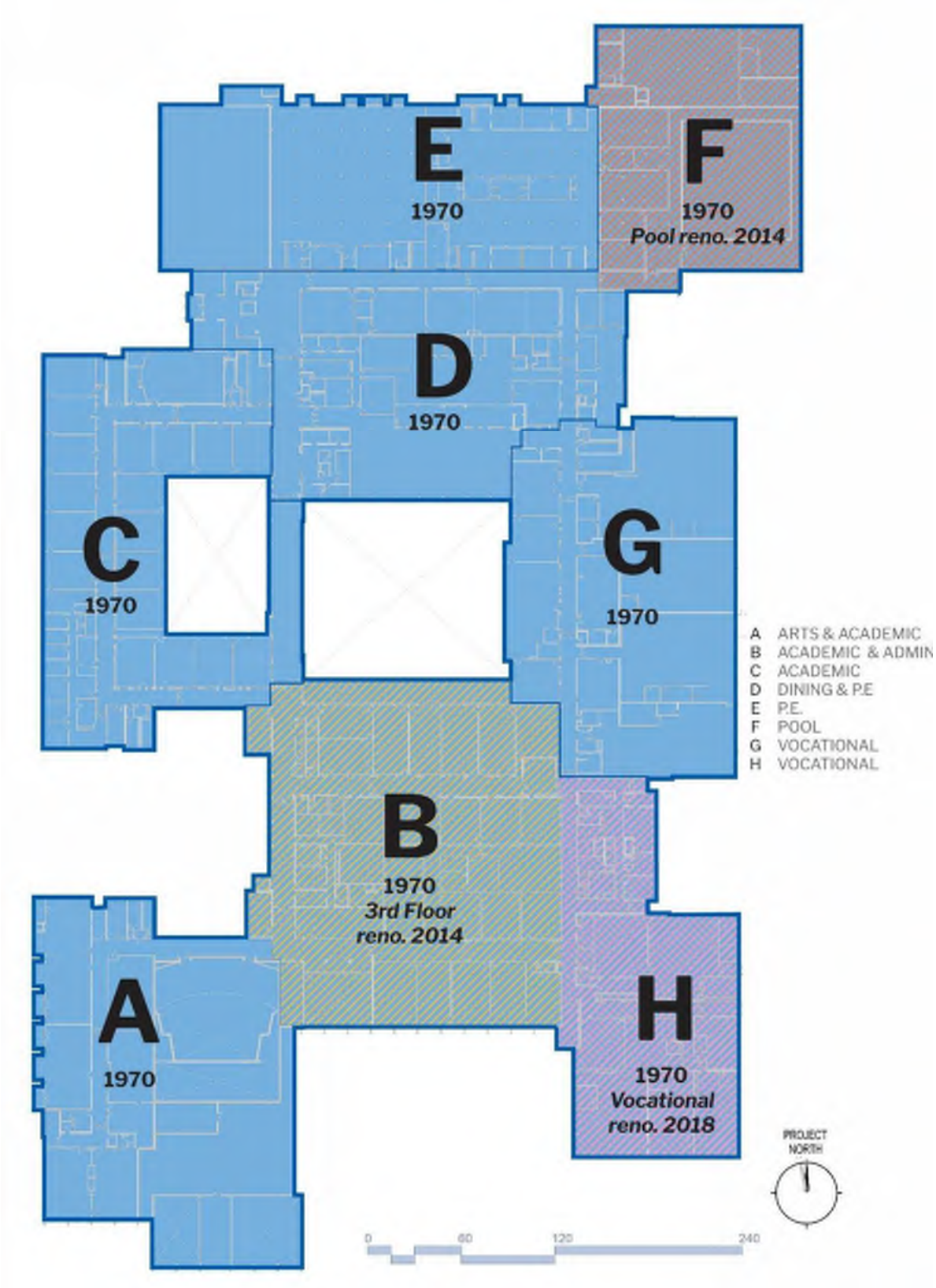
Building Description

The following information is based on building walk-throughs performed by the design team during the Fall of 2025, and on record drawings of previous construction on site as listed in Section O of this report. For consistency this report will refer to the portions of the existing high school as Wings A through H; refer to the diagram on the next page for the location and an indication of the dates of major renovation scopes . The existing building is most consistent with Type IA Construction, with some Wings containing elements that will more likely be determined to be Type IB Construction. Refer to the Evaluation of Existing Conditions Building Code Compliance report by Building, Fire & Acess, Inc. in Section F of this report for a detailed description of conditions.

The majority of the **structure is the original 1970 construction** which also characterizes the interior finishes. There are several exceptions which include third floor science lab renovations in the B Wing (2014), pool renovations (2104) and various smaller interior renovations for Medford Community Media (2016) and some CTE spaces (2018).



Aerial View of Building and Site



Key Plan. High School Wings and Dates of Renovations

Roofing

The majority of the existing building roof is covered with an adhered EPDM membrane (black) on recovery board over polyisocyanurate insulation, with metal flashings. The black EPDM roofing was installed as part of a re-roofing project in 2001.

The B Wing was re-roofed as part of the science lab renovations in 2014, and has a white PVC membrane over this section of the building.

Both the black EPDM and white PVC-roofed sections of the building exhibit multiple areas of considerable ponding due to insufficient roof slopes and roof drains in specific locations. Frequent leaks have occurred below both types/vintages of roof membrane given the age of the membrane and drainage challenges present.

Tie-ins of roofing membranes to masonry walls and the associated counterflashings across the roof are deteriorated. Flashing at higher elements like chimneys and monitors are more heavily weathered and, in some cases, corroded.

The roof over the portion of the F Wing that has the pool below it is in the most serious state of disrepair. The pool mechanical system has not been properly exhausting moisture laden air from the pool space, leading to rusting of the steel structure, deterioration of the composite wood-fiber roof decking and delamination of the roofing memberane from its substrate. Recently some areas of the membrane began to lift up in high wind events, and mechanical termination bars had to be applied to the roof membrane to keep it secured to the building.

Access to roofs from within the building is a concern, as there are only two points where a full stairway & stair door provides access to the roof. The majority of the expansive roof can only be accessed by crossing large swaths of horizontal surfaces and using ship's ladders which are steep, dangerous and difficult to climb – especially when carrying tools and filters or parts.



Wing H - Roof



Wing B – Roof



Wing D - Roof

Exterior Walls

The prevailing wall cladding materials on the exterior of the building are a combination of brick masonry veneer and exposed cast-in-place concrete. The E and F Wings include continuous clerestories that are composed of translucent Kall-Wall panels which have yellowed and deteriorated considerably over time.

The original drawings indicate that the brick clad exterior walls have a concrete masonry wall backup, and that there is a 2" thick layer of sand between the CMU and exterior brick veneer. The lack of an air space or any type of thermal insulation makes it an extremely low-performance assembly in terms of thermal and moisture resistance.

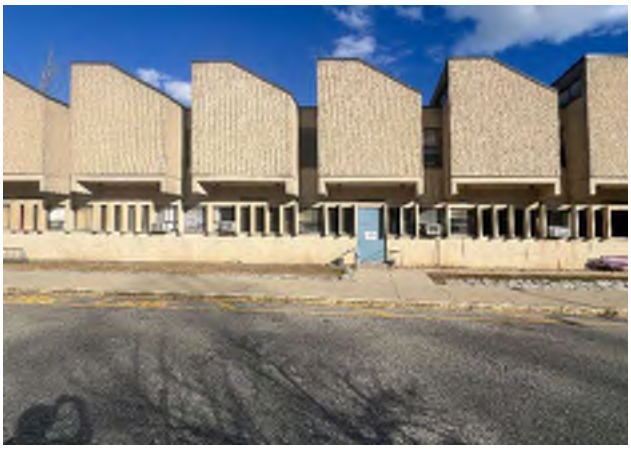
The exposed cast-in-place cladding is often exposing structural members to the elements. There is no thermal insulation present at the sections of exterior wall with the exposed concrete, so the existing building is relying solely on the properties of thermal mass to temper the inside environment from exterior conditions.

Expansion joint seals and sealants at the perimeter of fenestration are failing as separation from adjacent materials was observed.

The Kall-wall panels originally had a milky white translucent appearance when they were installed in 1970, but have yellowed considerably over time and are now almost opaque, greatly degrading and practically eliminating the ability for natural light to enter two of the largest spaces in the school – the gymansium and the pool. Within the gymnasium the school has painted over the interior of the Kall-wall panels in some areas rather than have the condition of the panels visible to the occupants. On the exterior, there are several areas where the exterior skin of the panels has delaminated from the panel structure, eliminating what little insulative thermal value remains and allowing a source of weather-driven moisture to enter the exterior wall assembly.



Wing B - West Facade



Wing A - West Facade



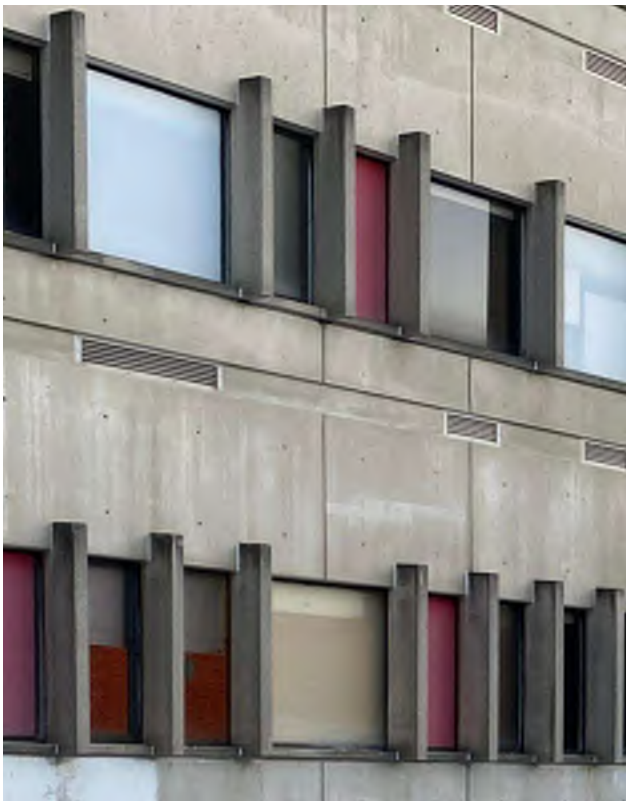
Wing E & F - Brick Facade on Gym Building E adjacent to Pool Building Kalwall, highlighting the delamination of the exterior panel skin

Exterior Windows

There are two different vintages of exterior fenestration systems found across the building. The majority of the windows and storefront systems are original to the 1970 building. When some of the interior renovation work was completed, on the third floor of the B Wing for the science labs and on the first floor of the H Wing for Medford Community Media, new windows and storefront systems were provided to supplement the interior renovations.

The original window and storefront frames are non-thermally broken steel with single pane ¼" thick glazing. The original windows are often installed between cast-in-place concrete fins.

Replacement/renovation windows and storefront frames are thermally broken aluminum systems with double-pane insulated glazing units. In the area of the third floor B Wing science lab renovations, several projected windows were designed to function as small greenhouses and extend out from the predominant face of the exterior elevation. A limited number of horizontal aluminum sunshades are also present outside the third floor B Wing science lab renovations, where the building faces due south.



Wing C – Windows



Wing A - Ground Floor Storefront Frames

Exterior Doors and Landings

Original painted steel doors and frames serving the exterior of the building exhibit a high degree of wear and tear as well as deterioration due to high usage and varying degrees of exposure to the elements. Several of the more exposed entrance frames are badly rusted, especially at the bottom, but conditions affecting multiple door components including bottom sweeps, thresholds, hinges, and the doors themselves were observed. Due to extremely heavy use the paint finish on interior frames of many of these doorways are considerably scratched and damaged.

Many doors are not well weather sealed, as seals are torn and separated from frames, and some bottom sweeps are damaged or missing. In many instances the substrate for thresholds has deteriorated causing an unstable transition to the walking surface and which will result in damage to the threshold itself as well as possible infiltration of moisture into the building.

Newer aluminum entrance doors with insulating glazing units are found at the main entrance and the entrance to more recently renovated areas such as the Medford Community Media studio space. The main entrance doors are equipped with a power operator and ADA actuator, but no other exterior doors are provided with this functionality.

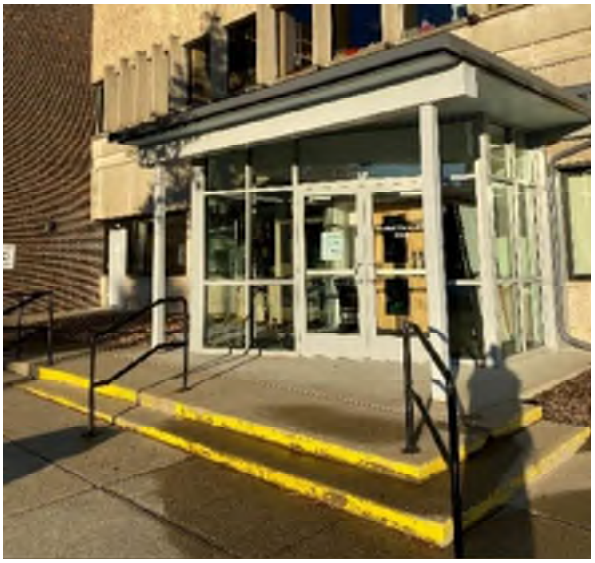
Some of the original hollow metal doors have been replaced with fiberglass entrance doors.

There is several overhead coiling doors located around the perimeter of the school – at some CTE shops and at the loading dock outside the receiving area. While the overhead coiling doors are functional, they are in various conditions due to some having been replaced since the original construction. They consistently do not provide any insulative value.



Wing B - Main School Entrance


Wing H - Dedicated Access to Engineering & Robotics Shop

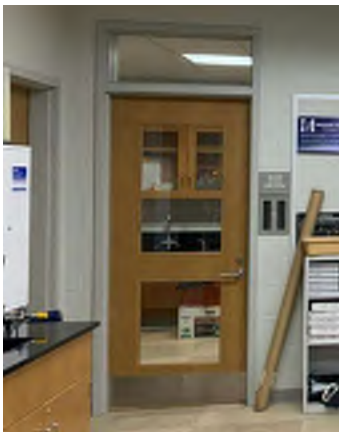

Wing H - Dedicated access to Medford Community Media Studio

Interior Doors

Interior doors are a mixture of flush wood and metal door panels set into hollow metal frames. The majority of the doors are still original to building construction and have inaccessible door knobs as part of their hardware. Most stairwell doors also have knob hardware on the exterior, and feature original level bar panic devices that are not compliant with current building codes due to the potential for chains to be applied behidn the lever bars. There is a high volume of different keyways present throughout the interior door locksets, requiring a large volume of physical keys to be maintained by the building and district maintenance staff.

A small quantity of newer doors with code compliant and accessible door hardware can be found in the B Wing renovated science lab area, the Medford Community Media space and more recently renovated CTE shops.

Many doorway conditions do not meet accessibility requirements for wheelchair approach, reach and maneuverability throughout the existing building, as the original classroom layouts and wall construction do not allow for the required floor clearances.



Wing B - Science Classroom Doors



Wing C - Classroom Doors



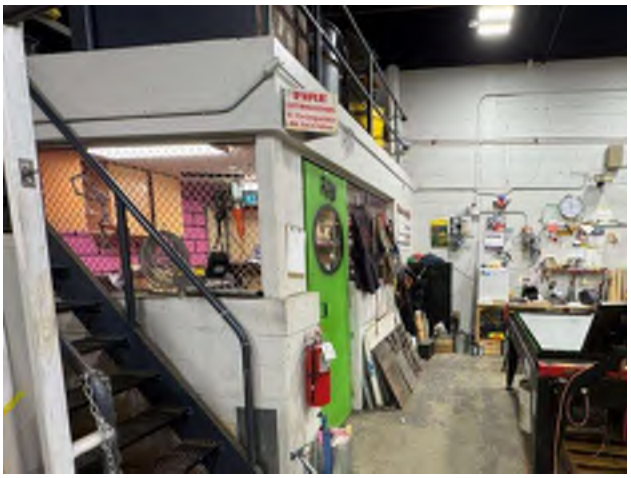
Wing G - Interior Door to Carpentry Shop

Interior Partitions

Interior walls are generally a mix of CMU and brick masonry at original partitions and gypsum board and metal stud construction where more recent renovations have occurred. The primary finish on the CMU is paint, and the brick masonry is left exposed as a finished surface. The existing masonry wall construction contributes to poor acoustics in many spaces, including primary learning environments like general academic and special education classrooms.

Some specialty interior finishes can be found in limited areas throughtout the school. Full height wood wall panelling can be found on several wall surfaces in the library, and ceramic tile is present in toilet rooms, within and outside the kitchen and servery spaces, as well as within the pool and surrounding spaces.

Walls are in poor to fair condition, and are not amenable to flexibility and the interior environmental needs of the school. The pervasiveness of masonry and tile have forced many added features in support of instruction such as surface mounted and unsightly wireways. The interior masonry walls are also understood to be lacking seismic clips at the tops of the walls that are required per modern building codes. Refer to the Structural Evaluation of Existing Conditions that follows this section for additional information on the support of interior partitions.



Wing H - CMU Interior Partitions in the Metal Fabrication Shop



Wing G - Brick and CMU Interior Partitions

Flooring

The floor finish in the majority of the building is the original 9"x9" vinyl asbestos tile (VAT). Some areas of the asbestos tile have been abated over time, generally where the tile had begun to break up and/or delaminate from the substrate and posed a health concern. Typically the concrete substrate has been left exposed where abatement of the VAT has taken place. There are localized areas in the building where alternate flooring finsihes can be found, such as in the 3rd floor B Wing science lab renovation. In this area of the school there is linoleum floor tile present.

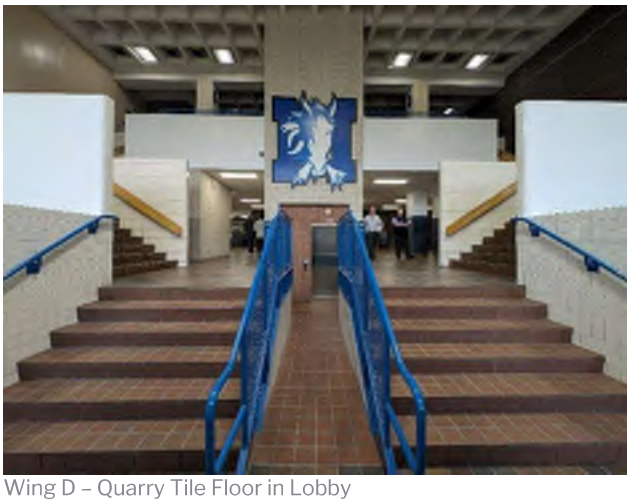
Quarry tile flooring is found in several locations throughout the school, including in the main entrance and athletics entrance lobbies and the kitchen spaces. Ceramic tile flooring is present within the serveries and the original building toilet rooms. The tile flooring is generally in need of re-grouting and presents many areas where replacement tiles and/or grout infills have been used to patch the flooring as part of ongoing maintenance.

There are several large spaces with carpeting in the building, at the Library and Auditorium, as well as within some administrative offices. Where present, the carpet is generally in fair to poor condition.

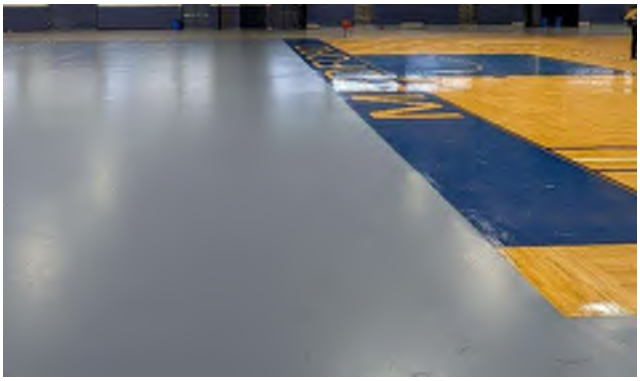
The gymnasium floor is comprised of two different materials. The main competiting basketball court has a wood parquet flooring, and the surrounding courts and perimeter running track has a resilient poured urethane floor surface.



Wing B – Linoleum Tile Flooring



Wing D – Quarry Tile Floor in Lobby



Wing D – Gym Flooring with mixed wood parquet flooring and poured urethane floor surface

Ceilings

A variety of ceiling finishes can be found throughout the existing school building.

2' x 2' acoustic composition lay-in tile (ACT) is used extensively throughout the school in corridors, as well as in larger spaces such as the Library. 2'x4' lay-in gypsum ceiling tile is present within the kitchen and servery spaces.

The structural system of the building is another typical ceiling finish, which can be found in most of the general academic classrooms, as well as larger spaces such as the CTE shops, the Gymnasium, the Pool and entrance lobby spaces. The types of exposed strucutral systems include cast in place concrete beams and one-way concrete flat slabs, concrete waffle slabs as well as exposed steel beams and joists. In most locations, other than the exposed waffle slabs, supplemental acoustic materials such as composite wood fiber boards are used to provide some acoustic benefit to the spaces.

More recently renovated portions of the building generally have more modern versions of the ACT ceilings and exposed ceilings found in the original portions of the school.



Wing D - Ceiling Panels in Kitchen



Wing D – Exposed Waffle Slab Ceiling in Lobby



Wing G - Auto Shop

Casework

Built-in casework that is found in the general academic classrooms within the original building is limited to enclosures for the mechanical system unit ventilators at the building perimeter. These cabinets are generally in fair to poor condition.

Built-in fixed casework in the science labs located on the third floor of Wing B is generally in good to excellent condition, as these units were installed a little more than 10 years ago. The lab casework includes fixed perimeter counters over base cabinets with wall cabinets above, and mobile student lab tables in the center of the room. Accessible student sink positions are located at the perimeter of the classrooms. Fixed demonstration benches for teachers located at the front of the labs limit the flexible use of the spaces. The science lab casework is typically stained wood bases and boxes with black epoxy countertop surfaces and built-in sinks and gas turrets. Fume hoods are positioned between the prep rooms that adjoin the science labs and are positioned back-to-back with glass on both sides to allow visibility into the prep rooms. While generally well appointed, it has been noted that the sink sizes in the lab are generally too small to accommodate the washing of equipment and apparatus for many typical lab experiments.

There are several millwork display cases located near the main entrance, near the gymnasium entrance as well as the hallways with the old vocational wings of the school. The condition of the display cases is fair to poor, as they are all original to the building construction.

Teacher workrooms have a limited amount of casework found in small kitchenettes within constrained back-hallway type spaces.



Wing B - Cabinets and Fume Hood in Science Lab



Wing B - Cabinetry outside Science Prep Room



Wing B - Display Cabinetry along Hallway

Chapter 74 Shop Spaces (Wings G and H primarily)

Medford High School has a rich and diverse group of Chapter 74 CTE programs, and the condition of their shop spaces varies widely across the building.

Some programs such as Automotive Technology are located in spaces that were originally designed for the program they currently house. In those instances there are many existing systems and accomodations in place to facilitate delivery of the curriculum and frameworks. Where they are present many of the original systems – while functional - are antiquated and could use modernization, such as the vehicle exhaust system in Auto Tech. Other pieces of equipment have already been modernized, such as the vehicle lifts which were all recently replaced through grant funding.

Some programs occupy spaces that required modfications from their original intended use, and have systems and equipment that are well suited for instruction such as the Metal Fabrication shop. While the Metal Fabrication shop has equipment that is in good condition, the overall area of the shop space is not sufficient to easily accommodate students and materials moving throughout the shop.

Several programs also occupy spaces that were renovated less than 10 years ago using a large proportion of CTE staff and student labor. These programs - which include Culinary Arts, Cosmetology, Engineering and Robotics as well as Electrical - have environments which are the most modern in the building and in many cases well-suited to support delivery of the Chapter 74 frameworks.

The Culinary Arts progam has a restaurant space referred to as Bistro 489 that is large and well suited to support the program. However their kitchen space is greatly undersized for the number of staff and students that use that space creating safety concerns. Similarly, the Electrical program is one of the most well enrolled shops in the school, and due to this high enrollment the size of the shop is almost half of what it would need to be in order to meet recommended DESE shop sizing guidelines.



Wing H - Culinary Arts Bistro



Wing G - Metal Fabrication Shop



Wing H - Cosmetology Shop Space

Gym (Wing E)

Core facilities for Physical Education, Health, Wellness and Athletics are located in Wing E and a portion of Wing D. The large existing Gym takes up the entire footprint of Wing E on the third floor, with the expansive locker rooms and team rooms located directly below on the second floor. Several high bay spaces are located directly across the hallway from the gym in Wing D, including the Gymnastics Gym and Fitness Center.

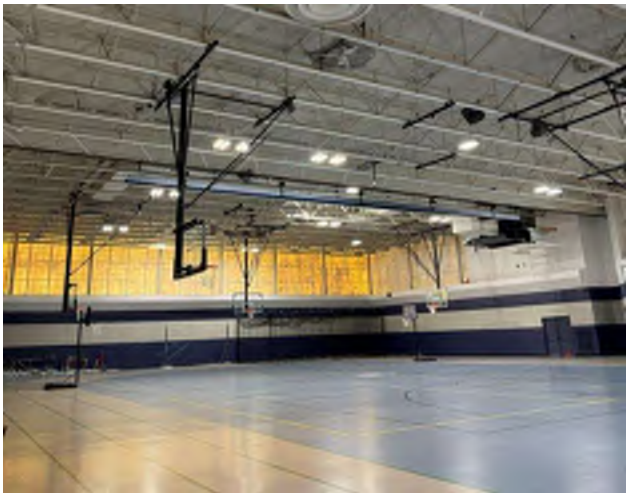
The main field of the gym floor has a resilient poured urethane finish, with a wood parquet floor for the center courts. Walls consist of painted masonry and concrete. There are no wall safety pads located around the perimeter of the gym. Bleachers are located on two walls of the gymnasium, centered on either side of the main competition courts. Kalwall panels are present as a continuous clerestory on the northern and western walls of the gym, but approximately two-thirds of the clerestory have been painted over on the interior given the extremely poor condition of the panels. The panels that remain unpainted allow only minimal amounts of daylight to enter the gym given how dramatically they have yellowed and degraded over time. The exposed composite wood fiber roof decking overhead provides the only acoustic benefit from finishes within the space.

The gymnastics gym is of a similar construction type as the main gymnasium. The flooring in this space is solid hardwood, but is almost completely covered by different types/thicknesses of gymnastics floor mats. This space does have wall safety pads on approximately 20% of the wall surfaces, located mainly where gymnastics apparatus requires wall protection for students. This space is divided from the Fitness Center by a tall operable partition which has been permanently set in the open position.

The Fitness Center is also of a similar construction type as the main gymnasium, but has a resilient rubber floor surface. Equipment within the fitness center includes a mixture of strength training and cardio pieces.



Wing E – Gymnasium



Wing E - Gymnasium



Wing D - Gymnastics

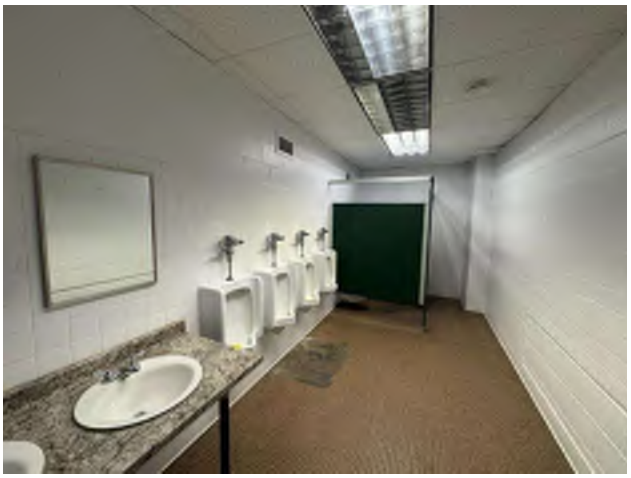
Toilets and Locker Rooms

The majority of the multi-user toilet rooms from the original construction feature small ceramic mosaic tile floors and larger ceramic tile units on the walls, both of which show a great deal of wear and tear. Toilet rooms are charactized by compressed spaces that do not allow for complete user privacy, nor for fully accessible floor space around lavatory and water closet fixtures. Partial-height phenolic toilet partition systems have been more recently added in some locations.

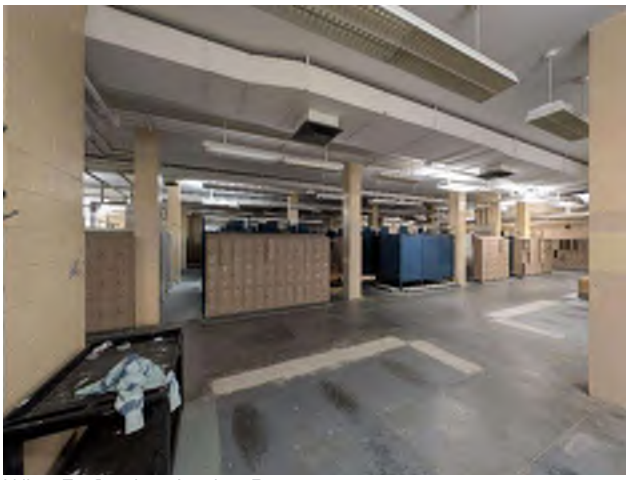
Toilet rooms located in the more recently renovated third floor of Wing B are in better physical condition with the same general types of interior finishes, but these toilet rooms are locked during the course of the school day due to behavioral issues that have transpired within the toilet rooms.

The locker rooms which are located one floor below the gymnasium have a mixture of painted CMU partitions and ceramic tile finish, with painted concrete and mosaic ceramic tile floors. Given that the footprint of the locker rooms matches the footprint of the large gymnasium located directly above them, the size of both the boys and girls locker rooms are excessive. The size of the spaces is problemmatic from an oversight and student safety perspective. As a result a large percentage of the spaces are not used on a regular basis, and approximately 1/3 of the boys locker room footprint is currently used for district maintenance storage purposes.

Lockers are painted steel and appear heavily worn from years of service.



Wing C - Toilet Room



Wing E - Student Locker Rooms

Pool Building (Wing F)

The existing pool within the school building is in Wing F on the third floor. It is an 8-lane pool and has a high level of utilization by the community 7 days a week and 12 months a year.

The pool deck and basin are finished with small mosaic ceramic tiles, with larger ceramic tiles on the walls to a height of approximately 10 feet, and painted concrete finishes above the wall tile. Despite the pool space being renovated in 2013, tile delamination within the pool basin has been an ongoing maintenance issue which has required draining the pool and taking it out of service on multiple occasions so that tiles can be re-adhered and regrouted before it is refilled with water.

When the pool renovations occurred, structural issues associated with the concrete deck were addressed and pool filtration equipment was replaced, but no modifications were made to the exterior envelope surrounding the pool space. The composite wood fiber roof decking and the exposed steel trusses have visible deterioration associated with the high humidity levels found within a natatorium environment. The pool also has a continuous Kalwall clerestory on the northern and eastern walls that has yellowed over time and now limits the quantity and quality of daylight that is allowed to enter the space.

When the building was originally built, a pool spectator gallery with bleachers was located on the fourth floor, with views down into the pool space. That spectator space was inaccessible and as part of the renovations the bleachers were removed. It is currently used as a batting cage space with netting located between the cages and the pool space. The batting cages are still inaccessible in their current location, as there is no elevator access to the fourth floor level.

Finishes within the pool locker rooms match those found within the locker rooms and toilet rooms elsewhere in the building. When renovations were completed in 2013 there were accessibility improvements made to the locker rooms, but tile finishes were patched as part of the renovations using mis-matched color tiles, leaving a disorganized appearance in many areas of the pool locker rooms.



Wing F - Pool Roof



Wing F – Pool



Wing F - Batting Cage above Pool

Library and Lecture Halls

The Medford High School library is located in the center of Wing B on the first floor. While it has a large floor area, it lacks both sufficient ceiling height and adequate access to daylight to make it a desirable and hospitable environment. When the building was first built, the library was only afforded one perimeter wall that had access to daylight through windows. In later years a walled-in Makerspace was added along the one exterior wall with windows, effectively cutting the already small amount of daylight entering the library in half.

The library is heavily used by students as a storehouse for both digital and analog information. The main circulation desk is well situated near the entrance to the library, and is an active hub. Book stacks line portions of the perimeter and there are low stacks located through the center of the space, preserving sight lines across the space which allows for good oversight by library staff. The low center stacks are organized to create zones with tables for group work and desktop computer work.

The finishes throughout the library are carpeting on the floor, ACT ceilings with numerous areas in need of repair, wood wall paneling as well as painted masonry and gypsum board walls.

There are multiple lecture halls located within the existing school. There were originally three tiered-floor lecture hall spaces built as part of the school in Wing C. Two of those lecture halls are still used by the school today, and one has been converted into a permanent library space for a community partner that uses the building on weekends for their own programming. The remaining tiered-floor lecture halls feature built-in desks, painted concrete floors, a combination of textured masonry and metal wall finishes and exposed concrete ceilings with applied composite wood fiber acoustic panels. The lecture halls are inaccessible due to their tiered flooring.

As part of the 2014 science lab renovations on the third floor of the B Wing, a third usable lecture hall was created and is referred to as the “Science Lecture Hall”. This newer space is a flat floor large group instruction space, and includes finishes that are aligned with the remainder of the 2014 renovations, including linoleum floor tiles and painted masonry wall surfaces. It has a large number of writable white boards on the walls as well as built in digital projection capacbilities.



Wing B – Library


Wing C - 2nd Floor Lecture Hall


Wing B - Science Lecture Hall

Cafeterias

Medford High School currently operates two separate cafeteria spaces on two different levels, which are stacked above each other on the second and third floors in the D Wing. When the school was first designed and built there were a total of three cafeterias, but the first floor cafeteria was converted to become a mix of senior work space and CTE program space, as administering three cafeterias was overly challenging.

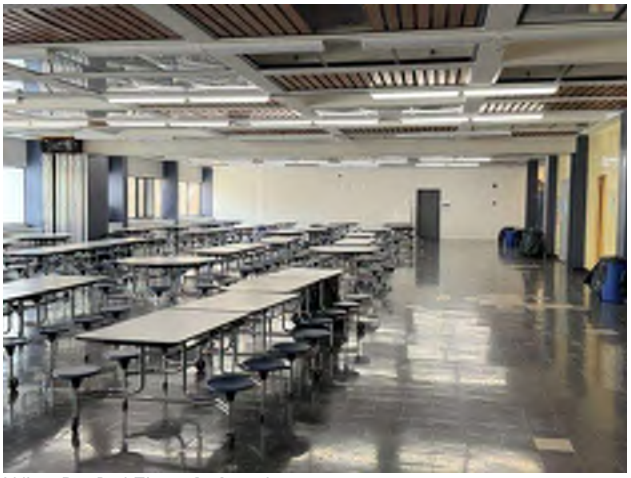
Finishes within the cafeteria spaces include VAT flooring (with patches of flashing compound and infill contrasting VCT tiles where localized VAT tiles had to be abated due to delamination), a combination of ceramic tiles and painted masonry as wall finishes, and wood-look accent panels inlaid between exposed concrete structural beams at the ceiling. In some cases the coffer spaces between beams are occupied with the original composite wood fiber panels for some acoustic benefit.

Both cafeterias are equipped with operable folding partitions that could reduce the size of the space into smaller more intimate dining environments, but the partitions are no longer used.

Each of the two cafeterias has its own servery area, but the main food service production kitchen is located on the second floor. The kitchen has quarry tile flooring, gypsum board ceiling panels in a dropped grid, and ceramic wall tile finishes. The kitchen space is sizable but the majority of the equipment is antiquated and repair prone.



Wing D - 2nd Floor Cafeteria



Wing D - 3rd Floor Cafeteria

Auditorium

The current theater space provides for theatrical and musical performances in a proscenium theater setting, with seating for 333 in a tiered stadium seating configuration that connects the first floor to the second floor in Wing A. Fixed upholstered seating is in fair to poor condition, with 10 of seats . The control room located at Level 2 is cramped, cluttered, and lacks accessibility at its doorways, at its change of level, and at its work area. A ramp along the east side of the house provides wheelchair access to the stage.

The stage component of the theater is burdened with items overflowing available storage space, such as musical instruments, risers, furniture, music stands, etc. The stage has a shallow orchestra pit with a temporary removable stage extension built over it. Theatrical lighting is placed where needed functionally as appendages to the wall and ceiling surfaces.

Acoustic wall and ceiling systems appear to be in good condition. The lower walls of the house are painted black, which conceals wear and tear. The backstage area is primarily painted brick.



Wing A - Auditorium



Wing A – Auditorium, view from stage

Stairs and Elevators

Stairwells are separated from hallways with nonrated partitions, and typically include hollow metal framed sets of doors, with glazed sidelights. Refer to section F Feasibility Study Code Narrative for a discussion of stairwell enclosure ratings and door functions.

With the exception of the east end of Building A, which has a small flight of stairs preventing wheelchair access, the egress stairs typically also provide an accessible exit to the exterior directly from Level 1. Hallway doors onto stairs are held open by the closer mechanism. Walking surfaces utilize rubber tread finish systems which range in quality from good at Buildings A-E to fair/poor at Buildings G, H and J.

Handrails and guardrails do not comply with the current code requirements for each. In most cases, the handrail does not have a code compliant cross-section, handgrip area, continuous surface, clear space, end condition, nor railing extensions at the bottom and top of the stairs. In some cases, the guard rail does not appear to meet either the requirements for height or for fall protection.

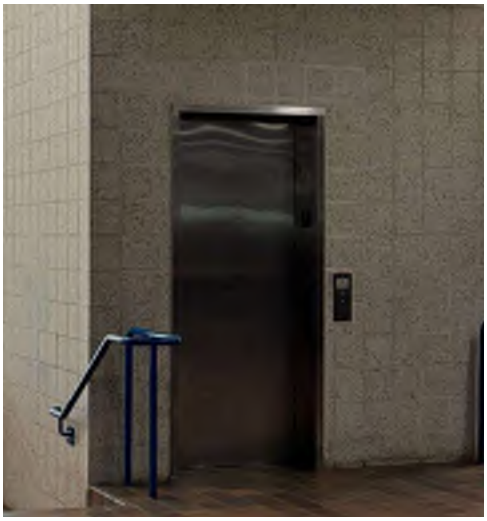
Elevators are outdated and undersized, unable to accommodate a stretcher for medical rescue. Cab finishes include VCT floors in fair to poor condition, and plastic laminate ceilings and walls with metal base and rails in fair to good condition



Wing B - Hollow metal door with vision lights at stairwell



Wing B - Stairwell



Wing D – Elevator

Existing Structural Systems

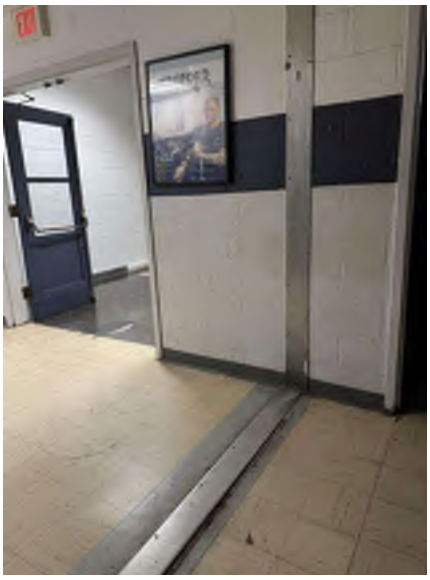
The following structural system information is based on a walk-through of the Medford High School on November 21, 2025 and from the review of the limited available structural construction documents provided by the City of Medford and Foley Buhl Roberts & Associates. The available existing structural drawings include sheets S-1, S-1A, S-6, S-7, S-8, S-9, S-28, S-29, S-30, S-31, S-32, and S-33 dated June 17, 1968 by Rich, Phinney, Lang & Cote Inc., Architects, and LeMessurier Associates, Structural Engineers, which only includes Part "B" structural plans.

The Medford High School structure is divided into eight wings with ¾" expansion joints between parts. The ¾" width of the existing expansion joints is not sufficient to accommodate the lateral movement (drift) of current wind and seismic lateral code loads. Wings D, E, and F only have expansion joints at the roof elevation.

The original design loads of the building are shown in the table, and the live loads are similar to today's live load code requirements. However, the original roof snow load does not consider snow drift loads; the lateral wind load assumed in the original design is less than current design wind loads; and earthquake loads were not considered in the original design.

The foundations appear to be concrete spread footings founded on sound intact rock based on the limited existing drawings available. Depending on the elevation of bedrock, Level 1 is either slab-on-grade or a raised structural framed one-way slab with concrete beam floor system.

There does not appear to be a conventional lateral force resisting system in the existing building. Limited lateral resistance is assumed to be provided by the concrete beam to column connections. Unreinforced masonry walls are infilled along the classroom corridors and between classrooms, but are not detailed to be positively attached or braced at the top of the walls to provide significant lateral resistance.



Typical Expansion Joint



Expansion Joint Plan from Existing Drawings

Original Design Loads

Occupancy	Uniform Live Load
Roof	40 psf (Snow)
Classrooms & Laboratories	50 psf
Lecture Rooms	60 psf
Corridors	100 psf
Slab on Grade	150 psf
All other areas	100 psf
Wind Load	20 psf (Lateral)

Wing A:

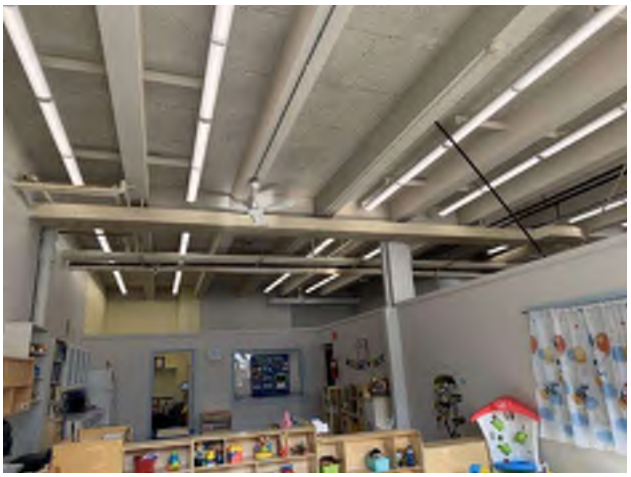
Structural information for Wing A is based on site observations and architectural plans. Existing structural drawings are not currently available. Based on the limited existing drawing information, the first floor is assumed to be a combination of slab on grade and framed concrete slab supported on concrete beams. The typical framing of the roof and second floor are concrete one-way slabs supported on concrete beams spaced at 5'-0" on center. The auditorium roof is framed with steel beams above the upper stage and joists above the seating. The roofs are flat roofs except for the northern portion of Wing A that has concrete framed half vaulted roofs.

Wing B:

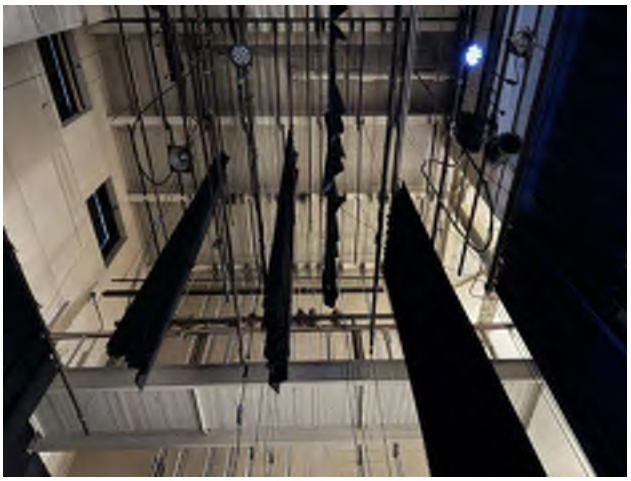
Information about Wing B is based on the existing structural framing plans, the architectural plans, and site visit observations. The existing rock elevation on the south side of Wing B is lower than the north side and therefore, the first floor structure is a combination of 5" thick slab on grade and a structural framed 8" one-way slab supported on concrete beams. The first floor concrete beams are supported on piers and spread footings to bedrock.

Level 2 and 3 floor slabs are typically reinforced 6" thick one-way concrete slabs supported by 18" wide by 36" deep concrete beams spaced at 5'-0" on center. The concrete beams cantilevers on the interior of the building to provide two beam-free access ways across the wing. The concrete beams are typically supported on 18" by 20" concrete columns. The roof framing is typical of Level 2 and 3 framing with a flat concrete one-way slab. There is a small 30 ft x 30 ft framed enclosed penthouse with a 2-way 8" thick concrete slab and perimeter concrete beams. A steel-framed galvanized screen wall is on the west and south side of the mechanical units. Water damage was observed in the stair headhouse leading to the roof.

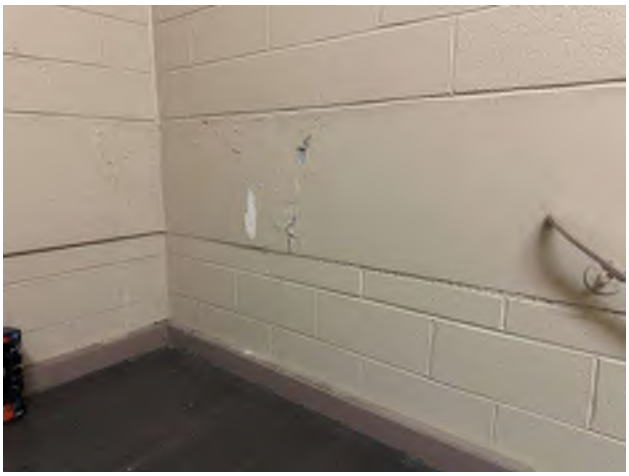
The existing drawings do not specifically detail a conventional lateral force-resisting system.



Wing A: Typical Concrete Framing with CMU Infill walls



Wing A: Steel Roof Framing and Catwalk at Stage



Wing B: Water Damage in Stairwell

Wing C:

While existing structural drawings are not available for Wing C, site observations appear that Wing C framing is similar to Wing B framing with concrete one-way slab supported on concrete beams and columns.

Settlement of Level 1 was observed at one perimeter column location at the west wall between two classrooms with approximately 1.75” gap between the flooring and infill masonry wall. Settlement appears to be localized to this one column. The assumed spread footing and column do not appear to have visible settlement and only minimal cracking of the perimeter concrete beam and exterior façade was observed at the location of interior settlement. Staining from water leaking at the cracks was observed. Settlement was also observed along the corridor near the Lecture Hall near a previous repair and infill of the Level 1 slab.

The perimeter façade is exposed to perimeter structural concrete beams and precast concrete fins. Several areas around the building show cracks and exposed rebar that are recommended to be repaired to prevent further damage. Multiple areas show degraded or missing sealant between concrete and precast members.



Wing C: Slab Settlement



Wing C: Concrete Cracks and Water Staining









Wing C: Examples of Façade Cracks and Missing Sealant

Wings D and E:

Structural information for Wings D and E is based on site observations and architectural plans. The roof above the entryway in Wing D is a concrete waffle slab supported by concrete columns. The main gymnasium and pool room roofs are steel framed with steel joists, wide flange steel perimeter beams, and steel columns. The flat roofs are 3" tectum roof panels supported on steel tees spanning to the steel joists and signs of previous water damage is evident in a few locations. The gymnasium at Level 3 has partial height perimeter concrete walls. Due to the site elevation changes, Level 3 is at grade along the eastern perimeter of the building. The expansion joint of the gymnasium appears to be only in the precast deck as there are not double columns or appear to be slip connections in the steel framing.

The northern portion below the gymnasium is unexcavated at Level 2 elevation. Level 2 below the southern portion of the gymnasium is below grade with concrete framing with a 15 ft by 15 ft column spacing in the locker rooms.

The gymnastics and dance room roof is also the 3" tectum and steel tee roof system supported on wide-flange beams. Level 2 floor is a concrete slab and concrete beams supported by concrete columns.

Cracking in masonry infill walls was observed in a few locations along with water staining of the tectum roof panels. Tectum roof panels that become wet can soften and deteriorate quickly leading to loss of structural integrity.

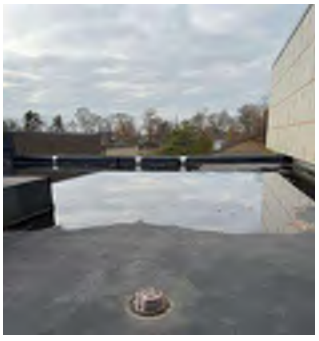
Standing water on the roof was observed in several locations where roof slopes do not properly drain to the roof drains.



Wing D: Concrete Waffle Slab at Gymnasium Front Entryway



Wing D: Steel Joist Roof Framing above Gymnasium



Wind E: Standing water on Roof



Wing E: Masonry Cracks and Water Damage

Wing F:

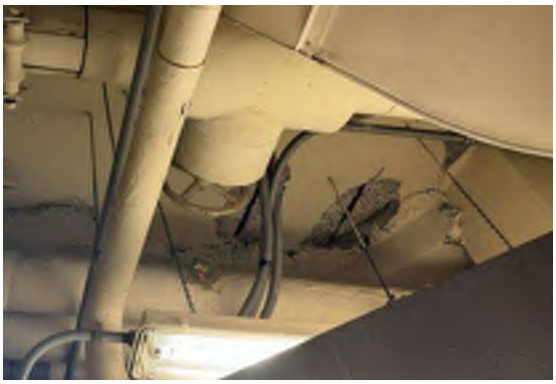
The pool is an above ground pool supported by concrete walls with a concrete slab at the pool level. Former infills of the pool walls (small viewing portals) have rust stains, indicating the infill is not watertight. The concrete pool deck slab was previously partially replaced. However, the original concrete pool deck has locations of exposed rebar and require repair. Water damage is found in multiple areas of Wing F including below the pool locker rooms.

The pool roof is tectum roof panels with steel tees spanning to steel joists and steel columns. Significant water damage on the tectum panels is visible at the location of the missing façade panels. Tectum roof panels that become wet can soften and deteriorate quickly leading to loss of structural integrity.

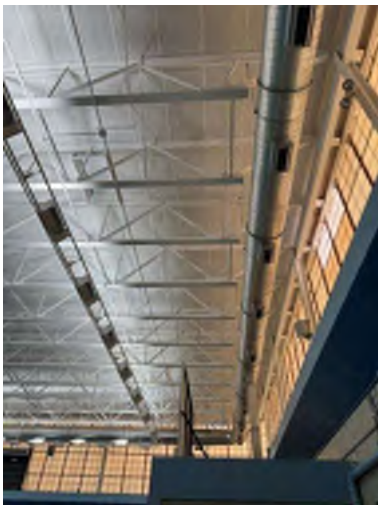
Wing G and H:

Wings G and H are a mix of concrete framing and steel framing. The below grade mechanical room has concrete retaining walls and concrete framing. Minimal water was observed on top of the slab on grade in the mechanical room which is the lowest elevation of the building. The majority of the classrooms and corridors are concrete framed similar to Wing C. Within the vocational spaces, there are masonry mezzanines used for storage.

The roof framing in the vocational rooms is tectum and steel tee roof system on steel wide flange beams supported by steel columns. Exterior brick chimneys show signs of efflorescence and multiple areas require repointing and crack repair.



Wing F: Exposed Rebar of Underside of Pool Deck



Wing F: Steel Joist Roof Framing above Pool



Wing G: Cracking in Brick and Efflorescence

Fire Protection

The existing Medford high school building is partially sprinklered. An 8" fire water service is located in the mechanical room at the first floor vocational area of the building. This service was installed in 2015 as part of the Science Lab renovations in third floor of Area B.

The fire water service in the building is has an 8" doulbe check valve type backflow preventer to provide protection from cross contamination. An 8" wet riser check valve is also provided that feeds the partial sprinkler system in the school building.

Sprinkler system is provided in the third floor of Area B in 2015 as part of the Science lab renovations and a part of the second floor in the vocational Area in 2016 as part of the Medford Public TV Studio Renovations.

A Zone Control Valve with a control valve. Flow switch and drain, feeds the sprinkler heads in the third floor science wing. Concealed sprinkler heads with white cover plates were observed in areas with suspended ceiling.

A 4" sprinkler main was tapped near the wet riser check valve to feed sprinklers in the second floor TV studio/culniary area. Recessed sprinklers with chrome escutcheon plates were observed in areas with suspended ceiling. Bronze upright sprinklers were observed in areas with no ceiling.

All other areas in the building are not sprinklered.

A siamese type Fire Department Connection was located outside the building.

If the building is renovated to any substantial degree, the entire building needs to be upgraded with a fire suppression system per the latest code requirements. Exact static/residual pressures and flow values will need to be determined from a hydrant flow test. A fire Pump may be required if the hydrant flow test info shows inadequate flow and pressure.



Fire Water Service with Backflow Preventer



Zone Control Valve at third floor Area B



Siamese type Fire Department connection

Plumbing

Medford high school was built in 1967. Most of the original plumbing systems installed are nearing the end of life although some of the systems/equipment have been upgraded or replaced over the years. The major piping systems from visual inspection appear in working conditions although they appear original to the building. Many of the fixtures appear to be in fair condition; however, they are dated and do not meet current ADA accessibility requirements.

Domestic Cold-Water System

6" ductile iron main water service enters the filter room space in building F reduces to 4" at the water meter and increases to 6" to serve all the buildings. No backflow preventer was located at the main water supply. There is a double check valve backflow preventer for the boiler make up water in the boiler room. Cold water piping is copper, with soldered joints, the solder used in the system is expected to have lead, we recommend water quality to be tested and monitored for any possible lead contamination and corrected if found to be a problem. All the portions of the piping where visible, that are original to building are in poor condition and portions that are updated are in decent condition. Most of the branch piping observed is not insulated, which is required by code.



Water main service entrance with meter



Make-up water line for boiler



Domestic water lines in poor condition

Domestic Hot-Water System

The domestic hot water needs of the buildings A,B,H,G used to be primarily supported by large-capacity 865 gallons storage tanks however that system is abandoned and the domestic hot water for the buildings is supplied from two storage tanks(Lochinvar RGA0504) located in the mechanical room of building H with a capacity of a 504 gal. each which are fed by two gas fired hot water heaters (Lochinvar AWN701PM), with gas input of 700,000 BTU. The hot water heater storage tanks are in good condition, and water heaters are in good condition. Hot water recirculation pumps are provided and controlled via aqua-stat. Thermostatic mixing valve is installed and there is no two-temperature system present. The discharge hot water temperature for occupant fixtures (bathroom sinks) should be no greater than 110-112° F and janitor sinks required to have minimum hot water temperature of 120°F. A two-temperature water system would be required to satisfy code requirements for discharge temperatures at fixtures. The two tempering systems can be addressed via a separate pipe system or locally at fixtures with mixing valves

The domestic hot water needs of the buildings C,D,E,F are supplied from two huge storage tanks located in the boiler room of building F which are fed by two gas fired hot water heaters (Lochinvar AWH2000NPM), with gas input of 2,000,000 BTU. The storage tanks are too large for its current hot water demand. The hot water heater storage tanks are in good condition; water heaters are in good condition. Thermostatic mixing valve is installed, and there is no two-temperature system present. The discharge hot water temperature for occupant fixtures (bathroom sinks) should be no greater than 110-112° F and janitor sinks required to have minimum hot water temperature of 120°F. A two-temperature water system would be required to satisfy code requirements for discharge temperatures at fixtures. The two tempering systems can be addressed via a separate pipe system or locally at fixtures with mixing valves.



Hot water storage tanks (decommissioned) in H wing



Gas-fired hot water heaters in H wing



Hot water storage tanks located in H wing

Hot water piping is copper, with soldered joints, the solder used in the system is expected to have lead, we recommend water quality to be tested and monitored for any possible lead contamination and corrected if found to be a problem. All the portions of the piping where visible, that are original to building are in poor condition, and portions that are updated are in decent condition. Most of the branch piping observed is not insulated, which is required by code.



Gas-fired hot water heaters in F wing



Hot water storage tanks in F wing

Sanitary, Waste & Vent

The sanitary piping observed was a combination of cast iron, with bell and spigot joints and cast iron, with hub less joints. Smaller pipes are copper with soldered joints. Vent piping where visible observed to be cast iron with threaded fittings. The kitchen has one above-floor grease interceptor for three bay sinks that appear original to the building. There is no dedicated grease waste outdoor grease interceptor. The acid waste and vent piping are observed to be polypropylene (PP), with FUSEAL joints. A neutralizing tank with sampling tank and PH monitoring is present in the mechanical room for PH control. Floor drains were provided in auto shop; floor drains should be provided with an interceptor to prevent the discharge of oil and gasoline into building drainage systems.



Hub and spigot joints



Hubless joints



Kitchen grease interceptor



Acid waste piping



Neutralizing tank with Ph monitoring

Roof Drainage

The roof drains are original and seem to be in fair condition. The drains consisted of cast iron metal dome tops, flashing clamps/ gravel stops, and cast-iron bodies. The piping observed was cast iron with bell and spigot joints. By observation, the number of roof drains appears adequate for the roof area coverage; further evaluation is necessary to determine the exact coverage.

Gas

The existing natural gas system appears to be 6" black steel, which enters the building into the boiler room of building F as a high-pressure line. This gas serves four boilers, two hot water heaters in the boiler room of building F, two hot water heaters in mechanical room of building H, kitchen and science classrooms. There is a pressure regulator present at each boiler. Master gas shutoff valve is provided in the science classrooms.



Roof drain in fair condition



Storm piping



Gas service main with gas meter and pressure regulator

Fixtures

Most of the plumbing fixtures throughout the facility are in fair condition; many are antiquated and do not employ current water saving features. Majority of the toilets are wall mounted with manual flush valves; many of the toilet rooms are not equipped with ADA / MA accessibility compliance for fixtures. Urinals have a flush valve. Lavatories have manual faucets and are not equipped with metering type faucets that employ water saving features. The majority of the bathrooms are equipped with hose bibs, but faucets are removed on most of them. Janitor closets in the facility have floor mounted utility sinks and in vocations and training areas have free standing utility sinks. Most janitor sinks observed were not in good condition. Faucets in most of the sinks have no vacuum breakers and lack a proper backflow prevention system from the mop soap detergent connection. Drinking fountains are surface mounted, stainless steel, wall hung push button type. Drinking fountains are equipped with bottle filling stations in shop areas. Drinking fountains generally are in fair condition and not ADA compliant although some ADA compliant stations were observed in some locations. The science room sinks are in good condition, and the emergency shower/eyewash in the science classroom does meet current ANSI/ISEA Z358.1 standards. The existing building plumbing systems will need to be verified for adequacy in quantity based on planned occupancy use.

Girls and boys Lockers rooms have gang showers, some of the shower heads in ADA shower rooms are removed and capped. Wash fountains are provided in vacation and technology areas, most of the wash fountains are original and in poor condition.

During a substantial renovation and addition project, the code would require that all the water closets, lavatories, etc. be modified to be of the water conservation type, and of those a certain percentage would need to be ADA compliant. In addition, water of the appropriate temperature would need to be supplied to fixtures whether by a two-temperature piping system or through the use of tempering valves at fixtures.



Boiler gas train assembly



Master gas shut-off valve in classrooms



Toilet with manual flush valve



Urinals with manual flush valve



Mop sink (faucet removed)



Water cooler with no bottle filler

Compressed Air

Auto Shop

The compressed air needs in auto shop area are supported by a rotary screw compressor and large air receiver storage tank located in the mezzanine area. An air dryer is provided is provided to remove moisture from the compressed air. Compressor, storage tank and air dryer are in fair condition. Compressed air piping is observed to be copper with soldered joints. Compressed air piping in general is in fair condition.

Metal Shop

The compressed air needs in auto shop area are supported by a rotary screw compressor located in the mezzanine area. Compressor installed is original to the building and is not expected to last more than a few years without exhibiting possible failures. Compressed air piping is observed to be copper with soldered joints. Compressed air piping in general is in good condition.

Machine Shop

The compressed air needs in machine-shop area are supported by a reciprocating compressor located in the mezzanine area. Compressor installed is original to the building, is in poor condition and outlasted its expected life expectancy. Compressed air piping is observed to be in copper with soldered joints. Compressed air piping in general is in poor condition.



Compressed Air Storage tank



Air Dryer in Auto Shop



Compressor in Auto Shop



Compressor in Metal shop



Compressor in Machine Shop

Mechanical

Heating

Heating throughout the building is provided by a steam/hot water distribution system. Low pressure steam is produced by the boilers in the Boiler Room and distributed to the Main Mechanical Room and the C-Wing Mechanical Room. Here, the steam is converted to heating hot water using heat exchangers, and distributed to the terminal units throughout the building using hot water pumps. Terminal units within the occupied spaces are unit ventilators for the perimeter spaces, and air handling units for the interior and specialty spaces. The HW distribution system is original to the building and shows signs of extensive wear. The system is beyond its useful life.



Figure 1 - Hot Water Distribution Pumps

Cooling

The only centralized cooling in the building is in the new Science Wing (renovated in 2013/2014) and the TV Studio (renovated in 2016). Select administration and office spaces have cooling provided by localized window mounted air conditioning units. The unit ventilators throughout the building originally provided cooling through a two-pipe (hot water/ chilled water) system. The chilled water was provided by the absorption chiller in the Main Mechanical Room. Since the absorption chiller was decommissioned over 20 years ago, the unit ventilators no longer provide cooling.



Figure 2 - Decommissioned Absorption Chiller

Ventilation

Ventilation is provided to the perimeter spaces from the through wall unit ventilators. Some interior spaces are ventilated through unit ventilators that are ducted to the outside (roof or exterior wall). Some select spaces are ventilated through air handlers.



Figure 3 - Steam Boilers

Boiler Room

The Boiler Room is located in the E-wing on the Second Level (under the Pool). There are three (3) low pressure natural gas steam boilers in the space. One (1) of the boilers was replaced in 2008, and the other two (2) boilers were replaced in 2014. All three (3) boilers appear to be functioning properly and in good condition.

The low pressure steam from the boilers is distributed from the boiler room to heat exchangers in the Main Mechanical Room (B-Wing), and the C-Wing Mechanical Room. The heating hot water produced by the heat exchangers is pumped from the mechanical rooms to the spaces they serve. Though the boiler conditions are adequate, the heating hot water distribution is original to the building (1970), and shows extensive wear and damage. Insulation is deteriorated in some locations, and the pipe supports are compromised in certain locations. The hot water distribution is beyond its useful life. There is a compressor located in the Electrical/Generator room adjacent to the Boiler Room that powers the pneumatic HVAC controls. The compressor appears to be functioning properly, but is antiquated and may need replacement in the near future.



Pneumatic Controls Compressor


Main Mechanical Room Boilers

Main Mechanical Room

The Main Mechanical Room is located in the B-wing on the First Floor. The active equipment in this room is two (2) supplemental hot water tanks, one (1) heat exchanger, two (2) recirculation pumps, and six (6) hot water pumps. This equipment distributes heating hot water to the A, B, and D wings.

The two (2) hot water tanks are Lochinvar brand natural gas heating. One was replaced in 2008, and the other in 2014. The boilers operate with full redundancy. The boilers are in good condition. The heat exchanger intakes the low pressure steam produced by the boilers in the boiler room and produces heating hot water. The hot water is run to the hot water pumps within the room, to then be distributed to the spaces they serve. The heat exchanger shows signs of wear and is beyond its useful life. There are two (2) HW pumps that serve the A-wing, four (4) HW pumps that serve the B-Wing, and two (2) recirculation pumps. The pumps have been replaced over the years as needed, but are now at the end of their useful life. The decommissioned equipment in this room are two (2) hot water storage tanks, one (1) absorption chiller, and a pneumatic control system with compressor. The hot water storage tanks were decommissioned when the new boilers were installed in 2008/2014. The absorption chiller originally provided centralized cooling to the science wing, but was decommissioned due to numerous costly issues and ongoing repairs.


Decommissioned HW Storage Tanks

C-Wing Mechanical Room

The C-Wing Mechanical room houses a heat exchanger and a set of two (2) hot water pumps. The heat exchanger intakes the low pressure steam from the boiler room and converts it to heating hot water. The hot water is then sent through the pumps to be distributed throughout the C-wing. Similar to the equipment in the Main Mechanical Room, the heat exchanger, pumps, and hot water distribution shows signs of age and wear. The equipment is beyond its useful life.

Unit Ventilators

The majority of the spaces in the building are served by unit ventilators. Most perimeter spaces utilize wall mounted unit ventilators that are connected to an exterior louver. An exhaust cabinet returns the air outside. Other spaces utilize ceiling or floor mounted unit ventilators that are ducted to an outside opening (on the roof, or exterior wall). The units are the main source of heating and ventilation to the rooms. The units have hot water coils that are fed by the associated mechanical space. Louvers on the exterior of the building or through the roof bring fresh air into the unit, which is then combined with recirculated air from the space. The unit ventilators are original to the building, with the exception to some parts replacements as needed over the years. The units originally had MERV-8 filters, but were replaced with MERV-13 filters during 2020-2021. It was reported that the increase in filtration resulting in many of the unit ventilator motors overworking and burning out. The unit ventilators are antiquated, and it was reported that is has become increasingly challenging to source replacement parts. The units are beyond their useful life.

Controls

The majority of the building is run on the original pneumatic controls, with the exception of the science renovation, which has digital controls and a BMS. The pneumatic controls do not allow the facilities team to set operation schedules, assess control points, or receive alerts from the system. The systems are antiquated and should be updated to a digital system across the entire school.



Typical Classroom
Through Wall Unit Ventilator



Miscellaneous HVAC Rooftop Equipment



Decommissioned HW Storage Tanks

Pool

The pool space was renovated in 2015, which included a new HVAC system, pool deck, and retiling of the pool interior. The system appears to be functioning well and in good condition. The Pool Maintenance Room houses two (2) decommissioned hot water storage tanks.

Science Wing

The Science Wing was renovated in 2013-2014. There are three (3) AHUs located on the roof that provide ventilation, heating, and cooling to the spaces. These units have heat recovery. The units are in good condition. Back to back fume hoods serve the classrooms and chemical prep rooms. The fume hoods are exhausted through lab exhaust fans on the roof. The general exhaust is run through a manual switch in the classroom that the teacher can control. The general exhaust is brought up to the roof and exhausted through rooftop fans. All fans appear to be in good condition and operating well.

Elevators

There are no HVAC systems serving the elevators in the building.

Kitchen

The Main Kitchen for the school is served by an AHU and general exhaust roof vents. The AHU is located in the loading dock space across the hall and solely brings in fresh un-treated air, as the original heating coil has been capped off. The cook tops are served by localized exhaust hoods. There is currently no dishwasher/dishwasher hood in the space. The AHU shows signs of extensive wear, and is beyond its useful life.

Auto Shop

The Auto shop is conditioned by ceiling mounted unit ventilators with hot water coils. Fresh air is brought directly into the back of the FCUs from an outdoor louver. Vehicle exhaust ports are located in the floor, and connect to a dedicated exhaust fan. As previously mentioned in the unit ventilator section, the equipment and distribution shows signs of wear and is beyond its useful life.



Rooftop Lab Exhaust Fan



RTU Serving New Science Wing



AHU Serving the Kitchen

MetalFab Shop

The Metal Fab space was conditioned with the same unit vent configuration as the Auto shop (HW coil and fresh air brought directly in). The booths have broad exhaust that connects to a fan in the mechanical room on level 2-A. The fan exhausts the air to a wall mounted exhaust louver. The teacher commented that the exhaust setup is not ideal, as students need to wear respirators even while working in the exhausted booth. Direct point type exhaust would be a more ideal solution.

Construction Shop

The Construction Shop has the same unit vent configuration as the Auto shop. This classroom also has a few destratification ceiling fans.

Cabinetry Shop

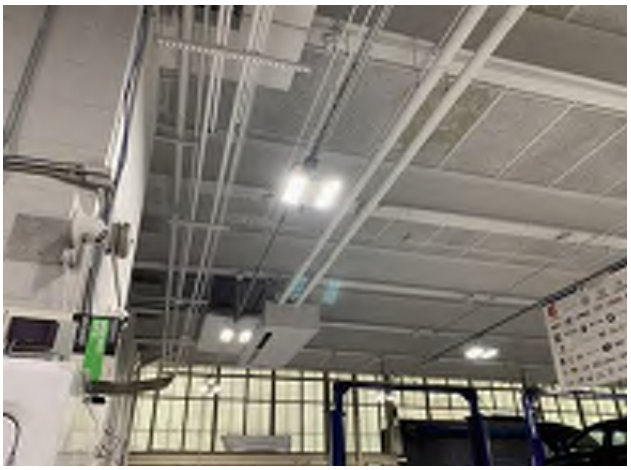
The Cabinetry Shop has the same unit vent configuration as the Auto shop. There is no central dust collection system for this space. Mobile units are placed on the floor throughout the room as needed.

Cafeteria

The cafeteria is served by unit ventilators along the perimeter wall, similar to the classrooms. The space exhausts to exhaust louvers on the exterior wall.

TV Studio

The TV Studio was renovated in 2016. Perimeter heating is provided through hot water finned tube radiation. The Studio and the Control Room are served heating, cooling, and ventilation through ducted heat pump units. The Open Office and smaller enclosed rooms are served heating and cooling by ceiling cassette heat pumps. Ventilation is provided directly to small ceiling grilles. Ventilation air is brought in from an above ceiling Energy Recovery Ventilator that is ducted to two louvers on the exterior wall.



Auto shop Unit Ventilator



Metal Fab Exhaust Hood



Construction Lab Unit Ventilator

Robotics Classroom

The Robotics Classroom is heated using large hot water unit heaters mounted up high along the perimeter wall. Fresh air is brought in through wall vents that connect to an intake. Exhaust from the laser is ducted to a louver on the outside wall. The space utilizes mobile dust collectors, similar to the Construction Shop.

Electric Shop

The Electric Shop has the same FCU configuration as the Auto shop. This classroom also has a few destratification ceiling fans. There is a large general exhaust intake that is ducted up to the roof.

Cosmetology

The Cosmetology Spaces have the same unit vent configuration as the Auto shop. General exhaust is ducted up to a roof fan . There are a few ceiling paddle fans.

Gym, Gymnastics, Wrestling, Dance

The athletic spaces are served by a ceiling mounted unit vents with hot water coils. The fresh air intake is ducted directly from the outside wall to the back of the unit, or ducted to a louver on an exterior wall. Ductwork distributes the conditioned air from the units throughout the space. General exhaust is ducted to a fan on the roof.

Locker Rooms

The Locker Rooms are served by ducted ceiling mounted unit ventilators with hot water coils. The return air is ducted to a fan on the roof.

Auditorium & Stage

The Auditorium and Stage are served by a floor mounted unit ventilator located in a mechanical room on level 2-A (behind the stage). The UV is a 50% recirculation unit with a hot water coil. Fresh air is ducted into the unit from a louver on the exterior wall. Return air from the space is partially ducted back to the UV, and partially ducted to an exhaust fan that pushes the air to an exhaust louver on the exterior wall. The Auditorium and Stage do not have air conditioning.



Robotics Laser Exhaust



Cosmetology HVAC Distribution



Gym Ductwork Distribution

Practice Rooms

The Practice Rooms are served by two (2) floor mounted unit ventilators located in a mechanical room on level 2-A (behind the stage). The UVs are 100% outdoor air units with a hot water coils. Fresh air is ducted into the unit from a louver on the exterior wall. Return air from the spaces is ducted to an exhaust fan that pushes the air to an exhaust louver on the exterior wall.

Choral, Music Library, & Adjacent Classroom

The Choral, Music Library, and the adjacent classrooms are served by ducted unit ventilators in the mechanical room located above the Music Library on level 2-A. The UVs are 50% fresh air/recirculation air. The return air that is not recirculated is ducted to an exhaust fan that connects to an exterior louver. The supply ductwork to these spaces has booster heating coils, to increase the leaving air temperature.



Auditorium Ceiling Layout

Electrical

Utility Distribution

During the initial construction of the school, the Utility Co. (National Grid) installed power feeders cabling through underground duct banks and manholes. The existing indoor Utility transformer is part of the Main Switchgear/Substations that are divided into three (3) substations serving different portions of the building. Substation 1 with a 2000kVA utility transformer with a secondary voltage of 277/480 Volt. Substation 2 with a 1000kVA utility transformer with a secondary voltage of 277/480 Volt. Substation 3 with a 500kVA utility transformer with a secondary voltage of 277/480 Volt.

The existing sports field is equipped with its own separate service via a 150kVA transformer 13.8kV to 480Y/277Volt service.

It appears that the overhead electrical service travels along Steve Miller Dr to a utility meter mounted to a utility pole. The service then proceeds underground to the building to the Substations. Utility pole risers are now approximately 60 years old and have exceeded their serviceable life and may not meet current electrical codes and standards. Of note, only one Electrical riser is in place at the Utility Pole, which limits scalable growth at the campus. Current Eversource standards typically require 2 risers – one active and one spare.

Power Distribution

Substation 1, a 2500 Amp, 277/480 Volt switchboard was installed in the main electrical room.

Substation 2, a 1200 Amp, 277/480 Volt switchboard was installed in the main electrical room.

Substation 3, a 800 Amp, 277/480 Volt switchboard was installed in the main electrical room.

The substations/switchboards serve as the central location for distributing power across all wings of the building. For the renovated sections of the school, new panelboards, conduits, and wiring were installed. The existing portions of the school underwent upgrades as well, including panelboards, wiring and conduit.

The only exceptions were instances where existing conduit pathways were deemed suitable and utilized through the existing structure and crawl spaces. The building services are not equipped with surge or GFI protection, which currently does not meet current code requirements for entrance service equipment.

All substations are branded Westinghouse equipment. All well passed their useful life expectancy and have been observed as requiring replacement. The remaining industry standard serviceable life of this equipment is 10-20 years. Note that the existing electrical rooms are fully utilized, and in some cases do not adhere to the latest code requirements on clearances and accessibility. The lack of physical space in both the electrical rooms and electrical gear limits options for future growth or expansion of the system. In addition, the existing service is undersized for expected electrical demand of a NetZero, high-efficient All electric program. Alterations or renovations to the existing system could pose significant, disruptive, and costly challenges.

The building is not equipped with lightning protection. Most cases lightning protection is typically a recommendation. The current location would benefit from lightning protection due to its isolated location and elevation.



Electrical utility pole (Steve Miller Dr.

Auxiliary Power - Generator

2 Generators providing both life safety and standby power through a 200kW / 250 kVA & a 175kW / 200kVA, 277/480 Volt, interior pad-mounted diesel generator was installed to power the schools' emergency life safety and standby systems. The generators are located within the building's electrical rooms. Where they are installed, they are equipped with fresh air ducted to the outside and exhausted to the outside.

The emergency electrical system is distributed throughout all buildings via a two-tier system, life safety and standby. The life safety loads consisted of egress lighting, while the standby loads consisted of building systems, server racks, freeze protection, some kitchen appliances, and other miscellaneous equipment. The elevators are not backed up by emergency power. Power for life safety equipment is distributed through rated MI cable and installed in separate, rated electrical closets.

Both generators have been noted to be non-operational as well as the system was observed to be in poor condition, and they do not meet current codes and standards. Specifically, the school does not have the necessary infrastructure for a temporary docking station in the event the building generator requires servicing. Also, Utility typically requires 20' clearance between a pad-mounted transformer and generator enclosure, or the installation of a blast wall for separation. The remaining industry standard serviceable life of this ---equipment is 10-20 years. Note that there is not ample physical space or space within electrical equipment available for future growth or renovations. There is minimal capacity on the existing electrical system for added loads that comply with current NetZero energy requirements.



Substation 1 - Main switchboard



Existing 2 of 2 generators – Non-operational



Existing 1 of 2 generators – Non-operational



Substation 2 – 2014 electrical modifications



Sports Field electrical power service.

Lighting and Lighting Control

All interior and exterior light fixtures were upgraded to high-efficient fluorescent bulb technology. Over the years, all fixtures have been either retrofitted with LED bulbs or replaced entirely with LED light fixtures. There are still areas of the building with fluorescent-based light fixtures. The condition of the installed light fixtures appeared to be fair to poor working conditions. Interior lighting is functional and provides minimal to adequate illumination; however, lighting quantity does not meet present day standards.

Exterior lighting consists of wall packs, flood lights installed on 20' poles, top post light fixtures, and decorative accent lighting. The exterior parking lot poles and building mounted fixtures do not have full cut-off optics, which would not meet the codes and standards of current energy code.

The lighting control system throughout generally includes astronomical time clocks, daylight sensors, occupancy sensors, and dimmer switches. Some areas that do not have any level of automatic lighting control include the back of house / mechanical spaces, and the field house.

Although in fair condition, the system overall does not meet current codes and standards for a lighting control system, which will be critical to meeting energy-use goals. Key features missing from the system include secondary daylight zones, automatic receptacle control, and automatic lighting control throughout.

Emergency egress lighting and exit signs throughout the school were installed and are in fair working order. Some areas would benefit from additional signage, such as the electrical and mechanical rooms, and ADA accessibility exit signs should be installed in the main lobby to meet the current Massachusetts code.



Bldg. E – Corridor lighting and lighting control



Pool – High bay lighting fixtures

Fire Alarm

The existing fire alarm system is Edwards for majority of the building and a FireLite by Honeywell for the 2014 renovation portion of the building. The Edwards system is a convention zoned system, while the FireLite system is an addressable fire alarm system. The fire alarm system is partially addressable, with an audio and visual notification system which consists of a head end panel in the main electrical room. The 2014 renovations added the portion of the fire alarm system upgrades to be addressable, in the renovation scope only. The system reports to the fire department through a direct radio communication line, in addition to a central station through an auto dialer system.

The fire alarm system includes manual pull stations located at exits, a limited number of smoke detectors in corridors, and sprinkler devices connected to the system. Speaker/strobe notification devices are installed in corridors, classrooms, and other areas, but their coverage is sparse throughout the building except in areas renovated in 2014. Overall, fire alarm notification devices are insufficiently distributed. Additionally, the absence of adequate smoke detectors and a sprinkler system in the corridors constitutes a code violation. Furthermore, the system uses a horn-strobe configuration rather than a voice evacuation system, which does not meet current code requirements, with the exception of the 2014 renovation portion of the building.

The fire alarm control panel head end equipment is located within the main electrical room. Current day design standards would aim to locate all panels within dedicated spaces to allow for more centralized control of the system, as well as increased security, and better environmental control.

The existing system was observed to be near its useful life expectancy. The industry standard serviceable life of this equipment is 10-20 years.

The existing condition evaluation revealed the school does not have a Bi-Directional Antenna system for first responders, which is a current code and standard that would need to be implemented to bring the existing system up to code. However, the building was observed to be equipped with an Emergency Communications antenna to the Fire Department and Police Department.



Existing Fire Alarm Head end fire alarm control panel



Fire Alarm System that has been modified for the Renovation



Renovation fire alarm System,– FireLite by Honeywell Technology

Telecommunications

The current service entry for the telecommunications system is provided by Comcast and Verizon. The town currently leases dark fiber for the town network for internet service. There are currently a total of six Telecommunications rooms (IDF/MDF) that are servicing the network needs of the building. These rooms are connected via 1 to 2, 4-inch EMT conduits. They are at capacity, and the equipment racks are also 90% full. The typical IDF contains 2-post network racks, APC brand UPS, Extreme brand network switches, and patch panels connecting network endpoints. The renovations done in 1999, provided backbone cabling consisting of 62.5 Multimode Fiber (OM1), and horizontal cabling that is CAT 5e. There is additional horizontal cabling that was installed for and added after the renovation that is Category 6. Equipment in the telecommunications rooms is not properly grounded to ANSI/TIA standards. Some conduits missing firestopping are penetrating the telecommunications rooms.

Instructional Technology

The school has a Chromebook program with students. Teachers utilize Apple MacBook laptops, and the administrators utilize Dell desktops. The typical classroom technology includes a Promethean interactive display mounted on a mobile cart. In some classrooms, a small cart-based projector is used along with a set of computer speakers in conjunction with a manual pull-down projection screen.

The conference room contained a flat panel display and a cable cubby built into the conference table. Display was outfitted with a loose HDMI cable for BYOD connection. Cable cubby was not equipped with AV connections for video conferencing or sharing media. The library contained a computing cluster of iMacs as well as a projection presentation location. The projection location consists of a small projector with a lengthy VGA cable that pokes down from the ceiling for BYOD sharing. The projection screen is a pull-down style unit.

Digital signage is accomplished by Samsung LCD flat panel displays have been deployed for content (graphic, video, and text) displays. A single data connection facilitates the display.

Signage is currently located in various hallways and spaces throughout the building. The typical vocational classroom technology includes a Promethean interactive display mounted on a mobile cart. In some classrooms, a small stereo audio system is used in conjunction with this to amplify the unit's program of audio. In addition to the typical vocational classroom equipment, Automotive uses specialized vehicle diagnostics and testing mobile workstations.

Culinary is outfitted with a point-of-sale system, a background music system with Dayton loudspeakers, menu board signage, as well as a Yealink video-conferencing bar. A number of Apple TVs had been. Distribution and coverage of loudspeakers is uneven. Yealink conferencing bar system is ideal for conference rooms but not dining facilities. The AV Room houses the headend of the school's intercom system and legacy equipment. Currently, the intercom system can only be used if the main office initiates a call; classrooms and other spaces cannot call the main office if needed. Also, within the AV room, a single mobile sound system cart is kept for when public address is needed. Cart is equipped with two Electro-voice portable speakers, Peavey powered mixer, Shure wireless receiver, & mic transmitter.

The Natatorium is outfitted with large Electro-Voice loudspeakers mounted high-up on structural truss. Nursing classroom is outfitted with a small projector, a powered portable PA speaker-UHF receiver, and patient simulators. Projector currently has an Apple TV strapped to it to wirelessly connect and provide a video output to the small projector.

Security Systems:

Medford High School (MHS) uses Avigilon for its access control and video management systems. IDF closets are distributed throughout the building, typically located within data closets. These spaces house network and security infrastructure, including security racks with uninterrupted power supplies (UPS) and access control panels. Avigilon network video recorders (NVRs) are located in a data closet on the first floor.

Cameras:

On both the exterior perimeter and interior of the school, MHS primarily utilizes Avigilon cameras, including fixed dome models, fisheye units, 360° multi-lens cameras, and pan-tilt-zoom (PTZ) cameras. There are also several Axis Communications devices deployed throughout the campus, consisting of fisheye cameras, fixed dome cameras, and PTZ cameras. In addition, the system includes Arecont Vision fixed 180°cameras and several Hanwha fixed dome cameras.

At the athletic fields, two cameras are installed: one Avigilon 360° multi-lens camera and one Axis Communications PTZ camera. The combination of multi-lens and PTZ devices around the building appears to provide comprehensive exterior coverage. Inside the school, cameras are mounted on both ceilings and walls to support interior surveillance needs. A legacy Seneca server remains in use for video storage associated with some of the non-Avigilon camera models.

Access Control:

MHS uses HID SEOS card readers throughout the school. These readers support mobile credentials, however, mobile access has not been enabled despite the school having the necessary licenses. Both 26-bit and 37-bit credential formats are currently in use throughout the system.

There are ten exterior doors equipped with card readers: doors 1, 6, 7, 8, 17, 19, 21, 31, 35, and 55. Only doors with card readers include associated door position switches, meaning all other exterior doors lack door position monitoring. In addition, doors 1, 17, 19, 31, and 35 are equipped with video intercoms to support visitor communication and screening. Door 25 is used as the designated visitor entrance for the swim program. Lap swim hours run from 7:00 AM to 11:00 AM, including during regular school hours, and an attendant is stationed at this entrance to check visitors in and out.

The school does not have any lockdown or duress buttons installed, and no lockdown functionality is currently in place. At this time, there does not appear to be any mechanism, either physical or software-based, to initiate a school-wide lockdown through the access control system or other integrated platforms.

The main vestibule is located at the front entrance; however, it is not configured as a secure vestibule. Once a visitor enters through the vestibule, they can proceed directly into the interior of the school and are not physically prevented from bypassing the check-in desk located to the left. Additionally, the main office is not collocated with this check-in desk. As a result, visitors who need to access the main office must continue through the lobby and proceed upstairs, creating an opportunity for uncontrolled movement before they reach a staffed location.



Typical Promethean interactive display as seen in a classroom.



Inactive Napco Gemini intrusion keypad



Avigilon Access Control Panel



Pole-mounted Avigilon multi-lens camera and Axis Communications PTZ camera at athletic field

Intrusion Detection System:

There is no intrusion detection system installed in the current MHS building. An old Napco Gemini intrusion keypad was identified on-site: however it is no longer active or connected to any functioning system. The district maintains a third-party monitoring contract with Wayne Alarm for fire alarm services, but this contract does not include security system monitoring or intrusion detection.

Communications:

MHS has a combination of Avigilon and Aiphone video intercom systems. Video intercom stations are installed at the main entrance, as well as several secondary access points throughout the school. All intercom stations provide audio and video capabilities. Master intercom stations are located in the main lobby, main office and HR office.

Visitor Management:

A Raptor visitor management system is used within MHS and throughout the district. This system provides secure check-in and tracking of visitors, contractors and volunteers in the building to help enhance safety and provide real-time monitoring and reporting.

Vape Detection:

Halo Smart Sensors are installed in bathrooms throughout the school. These sensors are used to provide real-time alerts of vape detection and can also identify indicators of aggression or disturbances, supporting staff awareness and timely response to behavioral or safety-related incidents.



Aiphone video intercom



Avigilon video intercom and HID Seos card reader



Avigilon NVRs



HID Seos card reader

I. Traffic Report

See Traffic Study: Medford High School prepared by Fort Hill dated February 10, 2026 is attached at the end of this section.

Submitted to:

SMMA

DATE
January 2026
Updated February 10, 2026

TRAFFIC STUDY
Medford High School

PREPARED BY:

FORT HILL

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Project Overview

Project Location

The existing Medford High School property is located at 489 Winthrop Street and includes the Edgerly Sports Complex. The property is bordered by Temple Shalom properties to the southeast, Winthrop Street to the south, residential properties to the west, and the Middlesex Fells Reservation on the north and east. The school campus has a single vehicular access point, Steve Miller Drive, approximately ½ mile south of the Winchester border. The 29.4 acre parcel of land includes the existing building for Medford High and Vocational Technical High School, vehicular circulation systems, parking lots, open space, athletic and recreational facilities.



Figure 1 – Project Location

Roadway and Intersection Inventory

The project area studied includes the Winthrop corridor from approximately Playstead Road to Exeter Street. For discussion purposed within this report, Winthrop Street is considered a north-south roadway.

Winthrop Street Corridor

The corridor within the project area is a symmetrical roadway comprised of 1 lane, a separation shoulder, a bike lane and a sidewalk (see image below). There are several speed tables to provide traffic calming and speed reductions. Numerous crosswalks provide east-west connections for pedestrians. MBTA bus stops are located along both sides of the corridor. The posted speed is 25 MPH. There are a time-of-day speed limit restrictions on the corridor and solar powered speed limit signs that detect and display traveling speed. There are several restricted movements on intersecting roadways on the east side of the corridor. These restrictive movements are typically left-hand turns eastbound from the corridor, and the restrictions are in the morning commute time.



Figure 2 – Winthrop Street looking south

Intersections

Several intersections along the corridor were studied in association with this project. The map below shows the location of these intersections and the description follows. The images were obtained from Google Maps. The description of the intersections is based upon existing data and field observations.



Figure 3 – Intersections Studied

1. <u>Winthrop Street at Playstead Road</u>
   Placestead Road intersects Winthrop Street from the west at a severe skew to the southwest. Playstead Road is stop controlled and includes a left and right turn lane at Winthrop Street. There is a significant amount of unused pavement area in the intersection. Channelization and narrowing of Playstead Road has been undertaken using plastic delineators. A significant portion of the intersection has been delineated, using temporary barriers, temporary stop signs and plastic delineators. There does not appear to be any sight distance constraints.



2. <u>Winthrop Street at Wildwood Road</u>
   Wildwood Road is a private way on the west side of Winthrop Street. It is stop controlled with a single lane at Winthrop Street. The entering and exiting radii have been reduced utilizing a textured pavement to provide a reduced opening. There do not appear to be any sight distance constraints.



3. <u>Winthrop Street at Steve Miller Drive</u>
   Steve Miller Drive is signal controlled entrance to Medford High School. The roadway intersects Winthrop Street perpendicularly from the east. The roadway includes exclusive left turn and right turn lanes that extend eastward from Winthrop for approximately 350'. There do not appear to be any sight distance constraints.



4. <u>Winthrop at Brooks Street and Ivy Road</u>



This intersection consists of a confluence of several roadways that intersect Winthrop Street from the west. Brooks Street is a one-way eastbound roadway that intersects with Ivy Road just west of Winthrop Street. The approaching roadways result in a significant area of pavement with a north-south crosswalk of approximately 100'. Similar to Wildwood, the entering and exiting radii have been reduced utilizing a textured pavement to provide a reduced opening. There do not appear to be any sight distance constraints. For purpose of traffic evaluation, this intersection serves as 4-way intersection with Brooks Street entering Ivy Road prior to the intersection at Winthrop Street.

5. <u>Winthrop Street at Exeter Street</u>



Exeter Street is a private way that intersects Winthrop Street from the west at a moderate skew angle to the northwest. The roadway includes access restrictions. Turns are not allowed onto Exeter Street by non-residents from 7-9 AM and 4-6 PM during the work week. There do not appear to be any sight distance constraints.

Parking

A site visit was conducted on the Medford High School campus on the mornings of Tuesday December 16, 2025, and January 9, 2026. The intent of the investigation was to observe parking usage on a typical school day. There are 3 large parking areas that were observed and are highlighted in the graphic below. There are several other smaller areas on campus that include several formal or informal spaces for various uses. Based upon site investigations and a review of Google Earth imagery, the parking appears to be 90-95% utilized during school hours. The total parking capacity on campus is approximately 430 spaces with the significant (approximately 400 spaces) majority within the 3 major lots.



1. Lot A (south lot, yellow)
   - Staff and student parking
   - Approximately 245-260 spaces total
     - 215 unmarked spaces
     - 7 handicap and 9 visitor spaces in the segregated lot immediately adjacent to the front entrance

    - 4 spaces designated for to the “Family Network”
    - 22 numbered spaces for staff
- Lot A approximately 84% utilized (37 open spaces) on Friday, January 9 (observed)
- Lot A approximately 84% utilized (42 open spaces) on October 20, 2024 (Google Earth)

2. Lot B (east lot, purple):
    - Staff and program visitor parking
    - Approximately 88-91 spaces total
        - 4 handicap spaces
        - Numerous reserved spaces for specific CTE program use
    - Parking approximately 97% utilized (3 open spaces) on Friday, January 9, 2026 (observed)
    - Parking approximately 90% utilized (9 open spaces) on October 20, 2024 (Google Earth)

3. Lot C (west lot, red)
    - Designated for staff only
    - Pick-up and drop-off area
    - Approximately 38-48 spaces total
        - 2 handicap spaces
        - 4 spaces designated for to the “Family Network”
        - A family vehicle pick-up/drop-off lane conflicts with some parking spots
    - Parking approximately 91% utilized (4 open spaces) on Friday, January 9, 2026 (observed)
    - Parking approximately 93% utilized (3 open spaces) on October 20, 2024 (Google Earth)

Crash Records

MassDOT Crash Records for the City of Medford were evaluated for the last five years available (2020-2024) to determine the number of crashes within the study area and crash rates at the study area intersections.

- At the intersection of Winthrop Street at Playstead Road, there have been 4 recorded crashes, with all 4 of those crashes resulting in property damage only.
- At the intersection of Winthrop Street at Wildwood Road, there have been 3 recorded crashes, with 2 of those crashes resulting in non-fatal injuries and the remaining 1 crash resulting in property damage only. One of the two non-fatal crashes was the result of a head-on collision, with 2 vehicles towed from the scene.
- At the intersection of Winthrop Street at Steve Miller Drive, there have been 2 recorded crashes, with both of those crashes resulting in property damage only, with both sets of vehicles not requiring tow from the scene.
- At the intersection of Winthrop Street at Brooks Street and Ivy Road, there was 1 crash that resulted in property damage only resulting from a vehicle collision with a light pole. The vehicle from this crash was able to drive away from the scene without requiring tow.
- At the intersection of Winthrop Street at Exeter Street, there have been 2 crashes, with both of those crashes resulting in property damage only. For each of these crashes a tow service was not requested, as both vehicles were able to drive away from the crash.

The average intersection crash rate per million vehicles for unsignalized and signalized intersections in MassDOT District 4 is 0.57 and 0.73, respectively (based upon crash information queried on June 26, 2018). According to MassDOT traffic counts collected in 2024 on I-93, east of the Medford High School proposed development (Location ID: 8011), the k-factor (percentage of traffic that occurs during the peak hour) for this area is 8%. Applying this rate to the peak hour counts collected for the study area intersections, the crash rates for all intersections fall under these average crash rate thresholds.

For the unsignalized intersections, Winthrop Street at Playstead Road yielded a crash rate of 0.15, Winthrop Street at Wildwood Road yielded a crash rate 0.12, Winthrop Street at Brooks/Ivy yielded a crash rate of 0.04, and Winthrop Street at Exeter yielded a crash rate of 0.07. For the signalized intersection of Winthrop Street at Steve Miller Drive, there was a calculated crash rate of 0.07, well below the 0.73 average intersection crash rate. With these results, there appears to be an average crash rate much lower than the MassDOT District 4 average crash rate over the last 5 years (2020-2024) in the vicinity of the proposed development.

Existing Traffic Volumes

The following intersections were evaluated for traffic impacts:

- Winthrop Street at Playstead Road
- Winthrop Street at Wildwood Road
- Winthrop Street at Steve Miller Drive
- Winthrop Street at Brooks/Ivy/Temple Shalom
- Winthrop Street at Exeter Street

These locations were selected on the basis of their proximity to the site and the likelihood that any impact on the roadway network as a result of this project would be experienced within the Medford High School area near the development. Traffic counts were conducted at the locations on Wednesday, December 17, 2025. The counts were collected at the study area intersections between the hours of 7:00 AM and 9:00 AM, and 3:00 PM and 4:00 PM. The AM peak hour was determined to be from 7:00 AM-8:00 AM. Given the proximity to the school, the AM peak hour from the intersection of Winthrop Street at Steve Miller Drive was designated across all study area intersections, and used as the peak hour in this analysis. The PM peak hour was determined to be from 3:45PM-4:45PM. The existing traffic volumes are provided in Figure 1.

Existing Conditions Traffic Analysis

Traffic analysis was conducted for existing conditions using Synchro analysis software to determine a Level of Service for each intersection in the study area. Level of Service is a function of the delay that vehicles must wait in order to navigate through the intersections safely. Level of Service receives a letter value between “A” and “F with “A” representing very low delay and “F” representing higher delays and greater congestion. Generally, Level of Service “D” or better is considered preferable, although higher delays of Level of Service may be appropriate in congested areas. The results of the analysis for the existing traffic conditions can be seen in Table 1.

The Volume-to-capacity (V/C) ratio is a measure that compares the actual traffic volume on a roadway to its maximum capacity. It is used to evaluate a roadway's performance, indicate congestion levels, and help plan for traffic flow improvements. A V/C ratio of 1.00 means the road is at capacity, while ratios above 1.00 indicate that demand exceeds capacity, leading to delays and potential safety issues.

Delay (in seconds) refers to the excess travel time experienced by a driver, passenger, or pedestrian beyond what would be expected under ideal or free-flow conditions. It is a key measure of effectiveness (MOE) used to evaluate the performance and quality of service of a transportation facility, particularly at intersections.

Table 1 - 2025 Existing Capacity Analysis

	AM Peak Hour			PM Peak Hour		
Winthrop Street at Playstead	**LOS**	**Delay (s)**	**V/C**	**LOS**	**Delay (s)**	**V/C**
SB	A	0.0	0.00	A	0.0	0.00
NB	B	10.3	0.19	A	9.3	0.12
EB	F	70.2	0.81	F	54.8	0.67
Intersection	**A**	**9.8**	**0.81**	**A**	**6.1**	**0.67**

	AM Peak Hour			PM Peak Hour		
Winthrop Street at Wildwood	**LOS**	**Delay (s)**	**V/C**	**LOS**	**Delay (s)**	**V/C**
SB	A	0.0	0.00	A	0.0	0.00
NB	A	9.2	0.12	A	8.9	0.06
EB	C	15.4	0.24	C	15.4	0.20
Intersection	**A**	**2.4**	**0.24**	**A**	**1.4**	**0.20**

	AM Peak Hour			PM Peak Hour		
Winthrop Street at Steve Miller	**LOS**	**Delay (s)**	**V/C**	**LOS**	**Delay (s)**	**V/C**
SB	A	8.2	0.61	A	8.8	0.52
NB	E	65.7	1.12	B	15.0	0.70
WB	D	41.8	0.83	C	27.7	0.32
Intersection	**D**	**45.2**	**1.12**	**B**	**14.5**	**0.70**

	AM Peak Hour			PM Peak Hour		
Winthrop Street at Brooks/Ivy/Temple Shalom	**LOS**	**Delay (s)**	**V/C**	**LOS**	**Delay (s)**	**V/C**
SB	A	9.9	0.01	A	0.00	0.00
WB	F	61.2	0.06	E	42.5	0.04
NB	A	8.9	0.00	A	0.0	0.00
EB	F	195.2	1.13	C	19.4	0.19
Intersection	**B**	**14.5**	**1.12**	**A**	**0.9**	**0.19**

	AM Peak Hour			PM Peak Hour		
Winthrop Street at Exeter	**LOS**	**Delay (s)**	**V/C**	**LOS**	**Delay (s)**	**V/C**
SB	A	0.0	0.00	A	0.0	0.00
NB	A	9.7	0.08	A	9.1	0.05
EB	E	40.6	0.14	C	19.0	0.13
Intersection	**A**	**0.7**	**0.14**	**A**	**0.8**	**0.13**

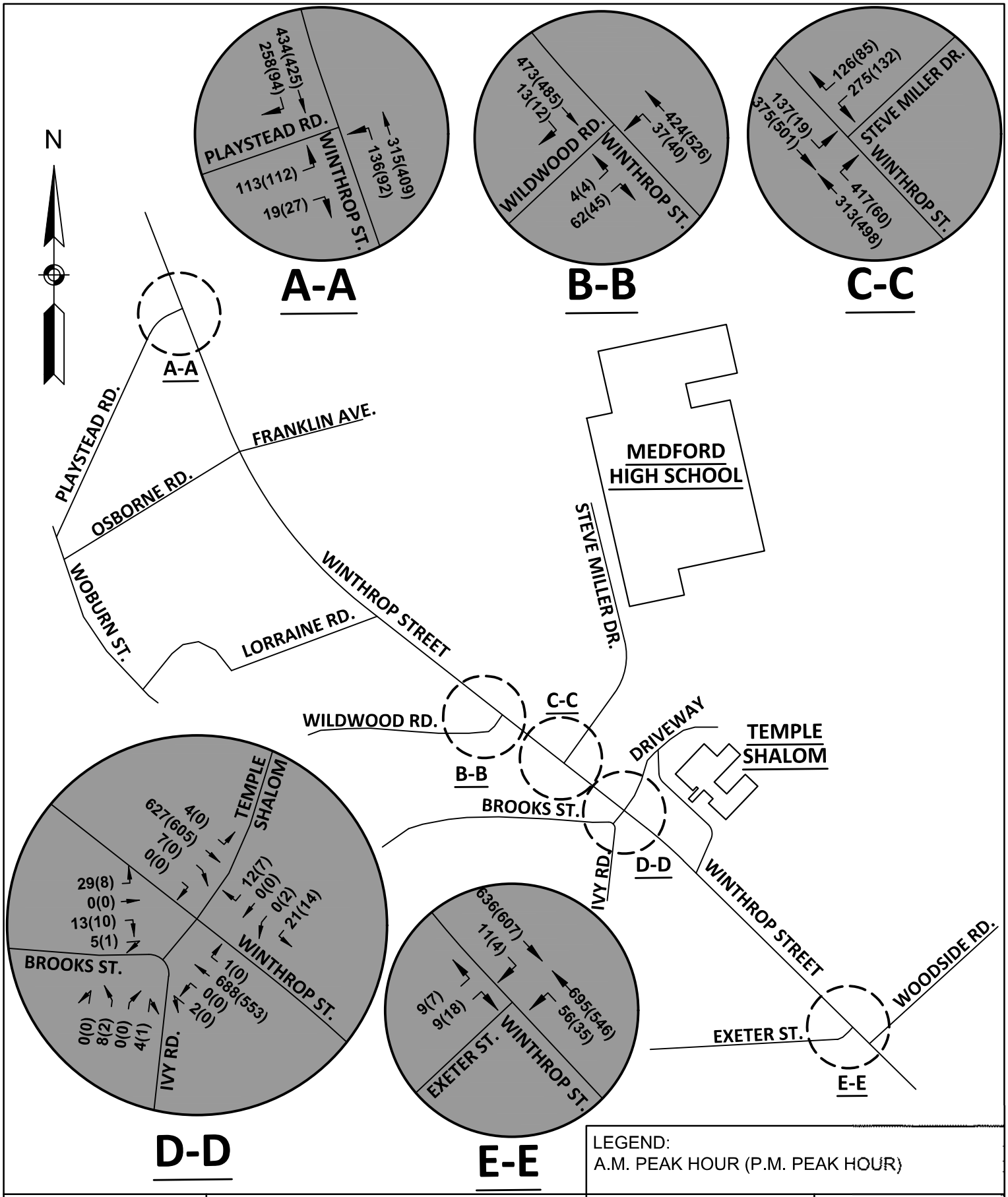
Given the results in Table 1, the site area intersections are performing at acceptable delays with respect to LOS under existing conditions, except for the intersection of Winthrop Street at Steve Miller Road. However, given that this intersection serves as the main entrance and exit point of

the Medford High School, a LOS D during the AM peak hour is anticipated. This intersection performs at LOS B during the PM peak hour, which is considered an acceptable delay. All other AM and PM peak hour conditions at all other site area intersections operated at LOS B or better.

Conclusions

This comprehensive review of traffic conditions at the study area intersections does not suggest any immediate capacity or safety concerns under the presently existing conditions. As the project progresses, we will compare the projected intersection conditions to the existing conditions to monitor for any degradation. At this time, we do not anticipate any meaningful impacts.

Appendix A
Traffic Figures



LEGEND:
A.M. PEAK HOUR (P.M. PEAK HOUR)

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2025 EXISTING
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MEDFORD HIGH SCHOOL
MEDFORD, MA

PM:	W. LYONS
DESIGNER:	.
SCALE:	NONE
DATE:	01/12/2026

FIGURE 1

Appendix B
Synchro Output

Intersection	
Int Delay, s/veh	9.8

Movement	EBL	EBR	SET	SER	NWL	NWT
Lane Configurations						
Traffic Vol, veh/h	86	21	382	249	122	207
Future Vol, veh/h	86	21	382	249	122	207
Conflicting Peds, #/hr	0	2	0	0	1	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	50	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	65	66	85	78	76	82
Heavy Vehicles, %	1	2	2	1	3	2
Mvmt Flow	132	32	449	319	161	252

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1184	612	0	0	769	0
Stage 1	610	-	-	-	-	-
Stage 2	574	-	-	-	-	-
Critical Hdwy	6.41	6.22	-	-	4.13	-
Critical Hdwy Stg 1	5.41	-	-	-	-	-
Critical Hdwy Stg 2	5.41	-	-	-	-	-
Follow-up Hdwy	3.509	3.318	-	-	2.227	-
Pot Cap-1 Maneuver	210	493	-	-	841	-
Stage 1	544	-	-	-	-	-
Stage 2	565	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	163	492	-	-	840	-
Mov Cap-2 Maneuver	163	-	-	-	-	-
Stage 1	543	-	-	-	-	-
Stage 2	439	-	-	-	-	-

Approach	EB	SE	NW
HCM Control Delay, s	70.2	0	4
HCM LOS	F		

Minor Lane/Major Mvmt	NWL	NWT	EBLn1	EBLn2	SET	SER
Capacity (veh/h)	840	-	163	492	-	-
HCM Lane V/C Ratio	0.191	-	0.812	0.065	-	-
HCM Control Delay (s)	10.3	0	84	12.8	-	-
HCM Lane LOS	B	A	F	B	-	-
HCM 95th %tile Q(veh)	0.7	-	5.4	0.2	-	-

Intersection	
Int Delay, s/veh	6.1

Movement	EBL	EBR	SET	SER	NWL	NWT
Lane Configurations						
Traffic Vol, veh/h	97	21	425	94	85	413
Future Vol, veh/h	97	21	425	94	85	413
Conflicting Peds, #/hr	0	2	0	0	1	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	50	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	93	83	73	79	90
Heavy Vehicles, %	1	2	2	1	3	2
Mvmt Flow	108	23	512	129	108	459

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1253	580	0	0	642	0
Stage 1	578	-	-	-	-	-
Stage 2	675	-	-	-	-	-
Critical Hdwy	6.41	6.22	-	-	4.13	-
Critical Hdwy Stg 1	5.41	-	-	-	-	-
Critical Hdwy Stg 2	5.41	-	-	-	-	-
Follow-up Hdwy	3.509	3.318	-	-	2.227	-
Pot Cap-1 Maneuver	191	514	-	-	938	-
Stage 1	563	-	-	-	-	-
Stage 2	508	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	161	513	-	-	937	-
Mov Cap-2 Maneuver	161	-	-	-	-	-
Stage 1	562	-	-	-	-	-
Stage 2	429	-	-	-	-	-

Approach	EB	SE	NW
HCM Control Delay, s	54.8	0	1.8
HCM LOS	F		

Minor Lane/Major Mvmt	NWL	NWT	EBLn1	EBLn2	SET	SER
Capacity (veh/h)	937	-	161	513	-	-
HCM Lane V/C Ratio	0.115	-	0.669	0.044	-	-
HCM Control Delay (s)	9.3	0	63.7	12.3	-	-
HCM Lane LOS	A	A	F	B	-	-
HCM 95th %tile Q(veh)	0.4	-	3.8	0.1	-	-

Intersection	
Int Delay, s/veh	2.4

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Vol, veh/h	449	11	69	304	4	62
Future Vol, veh/h	449	11	69	304	4	62
Conflicting Peds, #/hr	0	2	0	0	1	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	78	69	56	90	50	62
Heavy Vehicles, %	2	4	0	3	0	0
Mvmt Flow	576	16	123	338	8	100

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	594	0	1171	586
Stage 1	-	-	-	-	586	-
Stage 2	-	-	-	-	585	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	992	-	215	514
Stage 1	-	-	-	-	560	-
Stage 2	-	-	-	-	561	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	990	-	181	513
Mov Cap-2 Maneuver	-	-	-	-	181	-
Stage 1	-	-	-	-	559	-
Stage 2	-	-	-	-	475	-

Approach	SE	NW	NE
HCM Control Delay, s	0	2.4	15.4
HCM LOS			C

Minor Lane/Major Mvmt	NELn1	NWL	NWT	SET	SER
Capacity (veh/h)	452	990	-	-	-
HCM Lane V/C Ratio	0.239	0.124	-	-	-
HCM Control Delay (s)	15.4	9.2	0	-	-
HCM Lane LOS	C	A	A	-	-
HCM 95th %tile Q(veh)	0.9	0.4	-	-	-

Intersection	
Int Delay, s/veh	1.4

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Vol, veh/h	485	12	43	505	5	39
Future Vol, veh/h	485	12	43	505	5	39
Conflicting Peds, #/hr	0	2	3	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	60	72	87	63	51
Heavy Vehicles, %	1	0	2	1	0	0
Mvmt Flow	571	20	60	580	8	76

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	594	0	1284	584
Stage 1	-	-	-	-	584	-
Stage 2	-	-	-	-	700	-
Critical Hdwy	-	-	4.12	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.218	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	982	-	184	515
Stage 1	-	-	-	-	561	-
Stage 2	-	-	-	-	496	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	979	-	167	514
Mov Cap-2 Maneuver	-	-	-	-	167	-
Stage 1	-	-	-	-	559	-
Stage 2	-	-	-	-	451	-

Approach	SE	NW	NE
HCM Control Delay, s	0	0.8	15.4
HCM LOS			C

Minor Lane/Major Mvmt	NELn1	NWL	NWT	SET	SER
Capacity (veh/h)	430	979	-	-	-
HCM Lane V/C Ratio	0.196	0.061	-	-	-
HCM Control Delay (s)	15.4	8.9	0	-	-
HCM Lane LOS	C	A	A	-	-
HCM 95th %tile Q(veh)	0.7	0.2	-	-	-

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (veh/h)	165	333	248	474	275	126
Future Volume (veh/h)	165	333	248	474	275	126
Number	1	6	2	12	3	18
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1845	1900	1900	1881	1900
Adj Flow Rate, veh/h	258	416	394	912	344	225
Adj No. of Lanes	1	1	1	1	1	1
Peak Hour Factor	0.64	0.80	0.63	0.52	0.80	0.56
Percent Heavy Veh, %	0	3	0	0	1	0
Cap, veh/h	421	1211	961	817	414	373
Arrive On Green	0.09	0.66	0.51	0.51	0.23	0.23
Sat Flow, veh/h	1810	1845	1900	1615	1792	1615
Grp Volume(v), veh/h	258	416	394	912	344	225
Grp Sat Flow(s),veh/h/ln	1810	1845	1900	1615	1792	1615
Q Serve(g_s), s	5.0	8.0	10.3	40.5	14.6	10.0
Cycle Q Clear(g_c), s	5.0	8.0	10.3	40.5	14.6	10.0
Prop In Lane	1.00			1.00	1.00	1.00
Lane Grp Cap(c), veh/h	421	1211	961	817	414	373
V/C Ratio(X)	0.61	0.34	0.41	1.12	0.83	0.60
Avail Cap(c_a), veh/h	658	1211	961	817	414	373
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	9.0	6.1	12.3	19.8	29.3	27.5
Incr Delay (d2), s/veh	1.4	0.8	1.3	68.4	17.3	7.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.6	4.3	5.7	33.4	9.2	5.1
LnGrp Delay(d),s/veh	10.4	6.9	13.6	88.2	46.6	34.5
LnGrp LOS	B	A	B	F	D	C
Approach Vol, veh/h		674	1306		569	
Approach Delay, s/veh		8.2	65.7		41.8	
Approach LOS		A	E		D	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2				6		8
Phs Duration (G+Y+Rc), s	12.0	45.0				57.0		23.0
Change Period (Y+Rc), s	4.5	4.5				4.5		4.5
Max Green Setting (Gmax), s	18.0	30.0				52.5		18.5
Max Q Clear Time (g_c+I1), s	7.0	42.5				10.0		16.6
Green Ext Time (p_c), s	0.6	0.0				2.9		0.4

Intersection Summary	
HCM 2010 Ctrl Delay	45.2
HCM 2010 LOS	D

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (veh/h)	19	501	479	72	106	67
Future Volume (veh/h)	19	501	479	72	106	67
Number	1	6	2	12	3	18
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1845	1900	1900	1881	1900
Adj Flow Rate, veh/h	30	626	760	138	132	120
Adj No. of Lanes	1	1	1	1	1	1
Peak Hour Factor	0.64	0.80	0.63	0.52	0.80	0.56
Percent Heavy Veh, %	0	3	0	0	1	0
Cap, veh/h	323	1211	1082	920	414	373
Arrive On Green	0.03	0.66	0.57	0.57	0.23	0.23
Sat Flow, veh/h	1810	1845	1900	1615	1792	1615
Grp Volume(v), veh/h	30	626	760	138	132	120
Grp Sat Flow(s),veh/h/ln	1810	1845	1900	1615	1792	1615
Q Serve(g_s), s	0.5	14.1	23.0	3.2	4.9	4.9
Cycle Q Clear(g_c), s	0.5	14.1	23.0	3.2	4.9	4.9
Prop In Lane	1.00			1.00	1.00	1.00
Lane Grp Cap(c), veh/h	323	1211	1082	920	414	373
V/C Ratio(X)	0.09	0.52	0.70	0.15	0.32	0.32
Avail Cap(c_a), veh/h	675	1211	1082	920	414	373
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	9.8	7.2	12.4	8.1	25.5	25.5
Incr Delay (d2), s/veh	0.1	1.6	3.8	0.3	2.0	2.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	7.7	13.0	1.5	2.7	2.4
LnGrp Delay(d),s/veh	9.9	8.7	16.2	8.4	27.5	27.8
LnGrp LOS	A	A	B	A	C	C
Approach Vol, veh/h		656	898		252	
Approach Delay, s/veh		8.8	15.0		27.7	
Approach LOS		A	B		C	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2				6		8
Phs Duration (G+Y+Rc), s	6.9	50.1				57.0		23.0
Change Period (Y+Rc), s	4.5	4.5				4.5		4.5
Max Green Setting (Gmax), s	18.0	30.0				52.5		18.5
Max Q Clear Time (g_c+I1), s	2.5	25.0				16.1		6.9
Green Ext Time (p_c), s	0.0	2.5				4.9		0.6

Intersection Summary	
HCM 2010 Ctrl Delay	14.5
HCM 2010 LOS	B

Intersection	
Int Delay, s/veh	2

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	3	610	6	2	684	1	41	0	12	2	0	0
Future Vol, veh/h	3	610	6	2	684	1	41	0	12	2	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	0	3	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	3	663	7	2	743	1	45	0	13	2	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	744	0	0	670	0	0	1421	1421	667	1427	1424	744
Stage 1	-	-	-	-	-	-	673	673	-	748	748	-
Stage 2	-	-	-	-	-	-	748	748	-	679	676	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	873	-	-	930	-	-	115	138	462	114	137	418
Stage 1	-	-	-	-	-	-	448	457	-	408	423	-
Stage 2	-	-	-	-	-	-	408	423	-	445	456	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	873	-	-	930	-	-	114	137	462	110	136	418
Mov Cap-2 Maneuver	-	-	-	-	-	-	114	137	-	110	136	-
Stage 1	-	-	-	-	-	-	446	455	-	406	421	-
Stage 2	-	-	-	-	-	-	406	421	-	430	454	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	0	0	49.1	38.4
HCM LOS			E	E

Minor Lane/Major Mvmt	NELn1	NWL	NWT	NWR	SEL	SET	SERSWLn1
Capacity (veh/h)	137	930	-	-	873	-	- 110
HCM Lane V/C Ratio	0.421	0.002	-	-	0.004	-	- 0.02
HCM Control Delay (s)	49.1	8.9	0	-	9.1	0	- 38.4
HCM Lane LOS	E	A	A	-	A	A	- E
HCM 95th %tile Q(veh)	1.8	0	-	-	0	-	- 0.1

Intersection	
Int Delay, s/veh	0.9

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	0	605	0	0	553	0	5	0	12	2	0	0
Future Vol, veh/h	0	605	0	0	553	0	5	0	12	2	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	38	92	30	50	73	25	50	25	25	50	25	25
Heavy Vehicles, %	0	3	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	658	0	0	758	0	10	0	48	4	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	758	0	0	658	0	0	1416	1416	658	1440	1416	758
Stage 1	-	-	-	-	-	-	658	658	-	758	758	-
Stage 2	-	-	-	-	-	-	758	758	-	682	658	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	862	-	-	939	-	-	116	139	468	112	139	410
Stage 1	-	-	-	-	-	-	457	464	-	402	418	-
Stage 2	-	-	-	-	-	-	402	418	-	443	464	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	862	-	-	939	-	-	116	139	468	100	139	410
Mov Cap-2 Maneuver	-	-	-	-	-	-	116	139	-	100	139	-
Stage 1	-	-	-	-	-	-	457	464	-	402	418	-
Stage 2	-	-	-	-	-	-	402	418	-	398	464	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	0	0	19.4	42.5
HCM LOS			C	E

Minor Lane/Major Mvmt	NELn1	NWL	NWT	NWR	SEL	SET	SERSWLn1
Capacity (veh/h)	307	939	-	-	862	-	- 100
HCM Lane V/C Ratio	0.189	-	-	-	-	-	- 0.04
HCM Control Delay (s)	19.4	0	-	-	0	-	- 42.5
HCM Lane LOS	C	A	-	-	A	-	- E
HCM 95th %tile Q(veh)	0.7	0	-	-	0	-	- 0.1

Intersection	
Int Delay, s/veh	0.7

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Vol, veh/h	610	13	41	694	2	4
Future Vol, veh/h	610	13	41	694	2	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	78	81	64	74	25	50
Heavy Vehicles, %	3	0	0	4	0	0
Mvmt Flow	782	16	64	938	8	8

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	798	0	1856	790
Stage 1	-	-	-	-	790	-
Stage 2	-	-	-	-	1066	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	833	-	82	393
Stage 1	-	-	-	-	451	-
Stage 2	-	-	-	-	334	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	833	-	69	393
Mov Cap-2 Maneuver	-	-	-	-	69	-
Stage 1	-	-	-	-	451	-
Stage 2	-	-	-	-	281	-

Approach	SE	NW	NE
HCM Control Delay, s	0	0.6	40.6
HCM LOS			E

Minor Lane/Major Mvmt	NELn1	NWL	NWT	SET	SER
Capacity (veh/h)	117	833	-	-	-
HCM Lane V/C Ratio	0.137	0.077	-	-	-
HCM Control Delay (s)	40.6	9.7	0	-	-
HCM Lane LOS	E	A	A	-	-
HCM 95th %tile Q(veh)	0.5	0.2	-	-	-

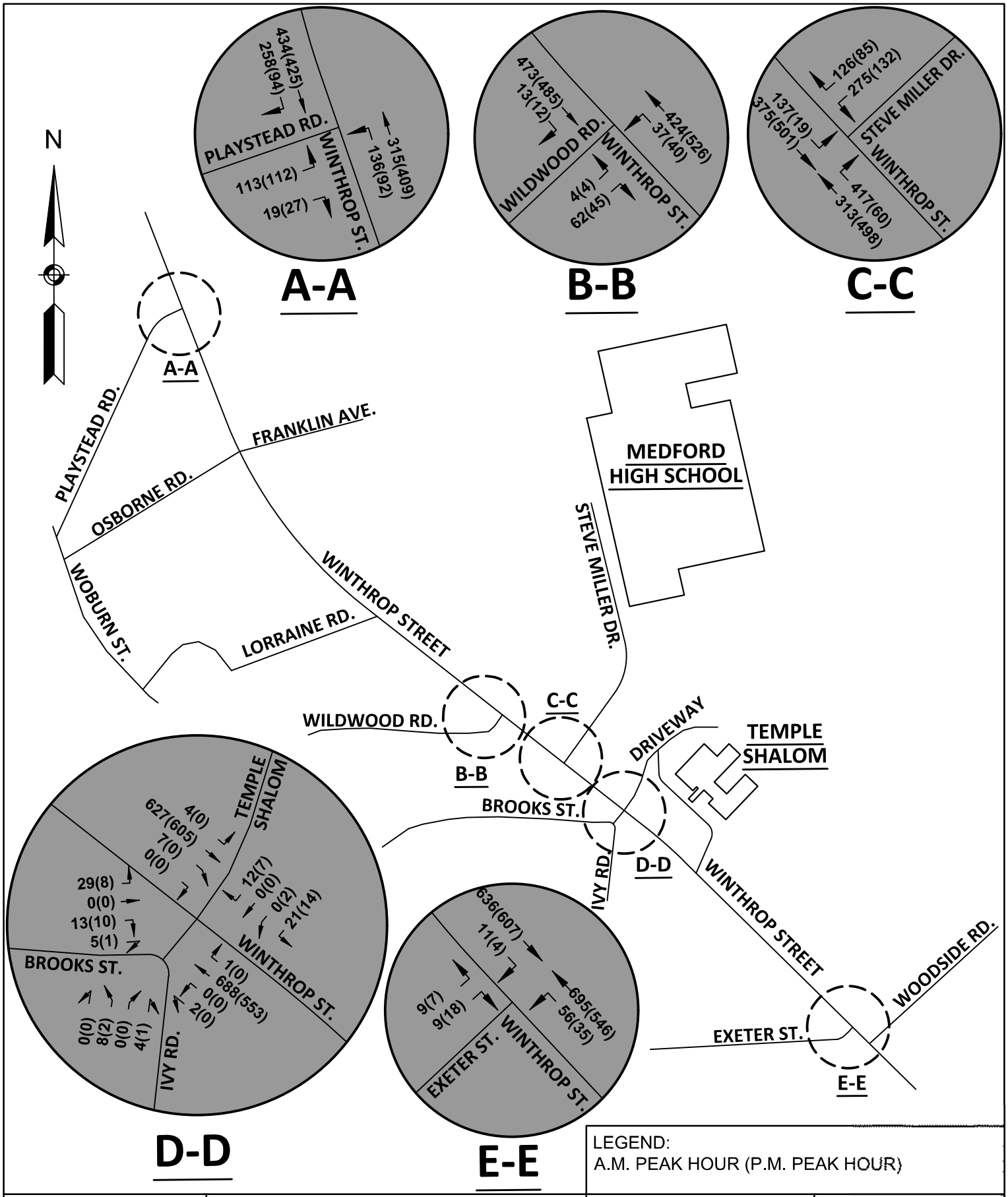
Intersection	
Int Delay, s/veh	0.8

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Vol, veh/h	607	4	35	546	8	15
Future Vol, veh/h	607	4	35	546	8	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	50	80	95	67	54
Heavy Vehicles, %	3	0	0	4	0	0
Mvmt Flow	660	8	44	575	12	28

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	668	0	1327	664
Stage 1	-	-	-	-	664	-
Stage 2	-	-	-	-	663	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	931	-	173	464
Stage 1	-	-	-	-	516	-
Stage 2	-	-	-	-	516	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	931	-	161	464
Mov Cap-2 Maneuver	-	-	-	-	161	-
Stage 1	-	-	-	-	516	-
Stage 2	-	-	-	-	480	-

Approach	SE	NW	NE
HCM Control Delay, s	0	0.6	19
HCM LOS			C

Minor Lane/Major Mvmt	NELn1	NWL	NWT	SET	SER
Capacity (veh/h)	296	931	-	-	-
HCM Lane V/C Ratio	0.134	0.047	-	-	-
HCM Control Delay (s)	19	9.1	0	-	-
HCM Lane LOS	C	A	A	-	-
HCM 95th %tile Q(veh)	0.5	0.1	-	-	-



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2025 EXISTING
TRAFFIC VOLUMES

MEDFORD HIGH SCHOOL
MEDFORD, MA

PM:	W. LYONS
DESIGNER:	.
SCALE:	NONE
DATE:	01/12/2026

FIGURE 1

J. Wetland Resources

An investigation into the high school parcel and adjacent properties was performed in December of 2025 by CDW Consultants. Several wetland resource areas were identified on neighboring properties, and are included in the exiting conditions survey. A full report is in progress and will be included in the final draft of the PDP Report.

An Abbreviated Notice of Resource Area Delineation (ANRAD) will be filed with the Medford Conservation Commission to confirm the location of the flagged wetlands in Schematic Design

The area surrounding Medford High School has undergone prior disturbance associated with the construction of school buildings, athletic fields, and associated infrastructure. As a result, existing hydrology has been redirected into stormwater drainage systems or adjacent land surfaces within the high school complex. However, there are three extant wetland systems in close proximity to the property that were identified during the site inspection conducted on December 10, 2025. A draft report on the Wetland resources is included at the end of this section.

These findings should be considered in future planning, permitting, or development activities within the vicinity of the high school as discussd in the following section 3.1.5.J.

WETLAND RESOURCE AREA ANALYSIS REPORT

Medford High School

489 Winthrop Street
Medford, Massachusetts 02115

Prepared by:
CDW Consultants
4 California Avenue, Suite 301
Framingham, MA 01701

Prepared for:
SMMA
1000 Massachusetts Avenue
Cambridge, Massachusetts 02138

CDW Project # 2260.00

February 10, 2026

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Figure 1 USGS Locus Map
Figure 2 Wetland Delineation Map
Figure 3 FEMA National Flood Hazard Layer FIRMette

APPENDICES
Appendix A: Wetland Determination Data Forms
Appendix B: Soil Map–Middlesex County, Massachusetts
Appendix C: USFWS National Wetlands Inventory Map

1.0 INTRODUCTION

CDW Consultants, Inc. (CDW) is pleased to present this Wetland Resource Area Analysis report summarizing the findings of the site evaluation and Wetland Resource Area boundary delineation conducted on and near (within approximately 200 feet) of Medford High School, located at 489 Winthrop Street in Medford, Massachusetts (the Site), completed on December 10, 2025. The Wetland Resource Area delineation was conducted in accordance with the Massachusetts Wetlands Protection Act (WPA) and its implementing regulations (310 CMR 10.00), as well as the Federal Clean Water Act (CWA) and its implementing regulations (33 CFR and 40 CFR). CDW personal also employed methods developed by the Massachusetts Department of Environmental Protection (MassDEP)[1] with respect to the Wetlands Protection Act, and the U.S. Army Corps of Engineers[2]. The following report provides a general site description, wetland delineation methodology, and a description of the Wetland Resource Areas.

2.0 GENERAL SITE DESCRIPTION

The Site is a 29.43 acre property owned by the City of Medford and occupied by the Medford High School. The Site consists of the main academic building, athletic playing fields, and parking lots (see Figure 1 – USGS Locus Map). Abutting the property is forested land apart of the Middlesex Fells Reservation to the north and east, residential properties to the west, and a temple and nursery school to the south. The main Medford High School building was constructed in 1970 and has been occupied and used as a school since then. Drainage from wetlands is directed to storm water drainage systems or the land in the area of the high school complex.

3.0 METHODOLOGY

The Site was inspected, and areas suspected to qualify as wetland resource areas were identified. Based on field observations and review of pertinent maps, CDW identified and delineated an intermittent stream and bordering vegetated wetland (BVW) (Appendix A – Wetland Determination Data Forms; Appendix B – Soil Map–Middlesex County, Massachusetts; Appendix C – USFWS National Wetlands Inventory Map). According to the regulations set forth in the WPA (310 CMR 10.04), an intermittent stream is defined as "a body of running water which moves in a definite channel in the ground due to a hydraulic gradient, and which flows within, into or out of an Area Subject to Protection under M.G.L. c. 101 § 40." The boundary of bordering vegetated wetlands was delineated in accordance with the WPA regulations (310 CMR 10.55(2)(a) and (c) which defines BVW as "freshwater wetlands that border on creeks, rivers, streams, ponds, and lakes" and is determined by the presence of 50 percent or more of wetland indicator plans and saturated or inundated conditions." The boundaries of BVW were marked in the field with pink

1 MassDEP, 2022. Massachusetts Handbook for Delineating Bordering Vegetated Wetlands.
2 USACE, 2012. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0

surveyor tape labeled with "Kuriger" and the wetland flag number (Figure 2 – Wetland Delineation Map). Per review of FEMA's Flood Hazard Layer Viewer, the site is located in an area of minimal flood hazard (see Figure 3 - FEMA National Flood Hazard Layer FIRMette). A description of each Wetland Resource Area identified is included in the following sections.

4.0 WETLAND DESCRIPTIONS

Three wetland areas were delineated on or near the Site: one to the north, one to the east, and one at the southern end of the Site. A description of the three wetland systems is included below.

4.1 Wetland A



Photograph 1.) Western Upland to Wetland A.



Photograph 2.) Central Portion of Wetland A.

The wetland flags associated with Wetland A include 1A, 2A, 3A, 4A, 5A, 6A, 7A, 8A, 9A, 10A, 11A, 12A, 13A, and 14A. Wetland A was observed in the north portion of the site and appeared to be forested. Saturated soils near the surface were present in the wettest portions of this area, but water flows were not observed on December 10, 2025. It appeared water drains toward a parking area to the northeast of the High School and south of the wetland system. Wetland A can be described as a bordering vegetated wetland (BVW) to an intermittent stream to the southeast

4.2 Wetland B



Photograph 3.) Portion of Wetland Area B.

The wetland flags associated with Wetland B include 1B, 2B, 3B, 4B, 5B, 6B, 7B, 8B, 9B, 10B, 11B, and 12B. Wetland B was observed in the east portion of the site. The wetland system appeared to be an intermittent stream that originates to the east and upland and drains towards the parking area in the central part of the site. The wetland Vegetation observed within the wetland included coastal pepperbush (Clethra alnifolia, FACW), red maple (Acer rubrum, FAC), spicebush (Lindera benzoin, FACW), greenbrier (Smilax rotundifolia, FAC) and green ash (Fraxinus pennsylvania, FACW). There was no surface water or water flow observed on December 10, 2025. Water-stained leaves and saturated soils were present. Hydric soils and the wetland vegetation described above were present. Wetland Area B can be described as an intermittent stream through and bordered by BVW.

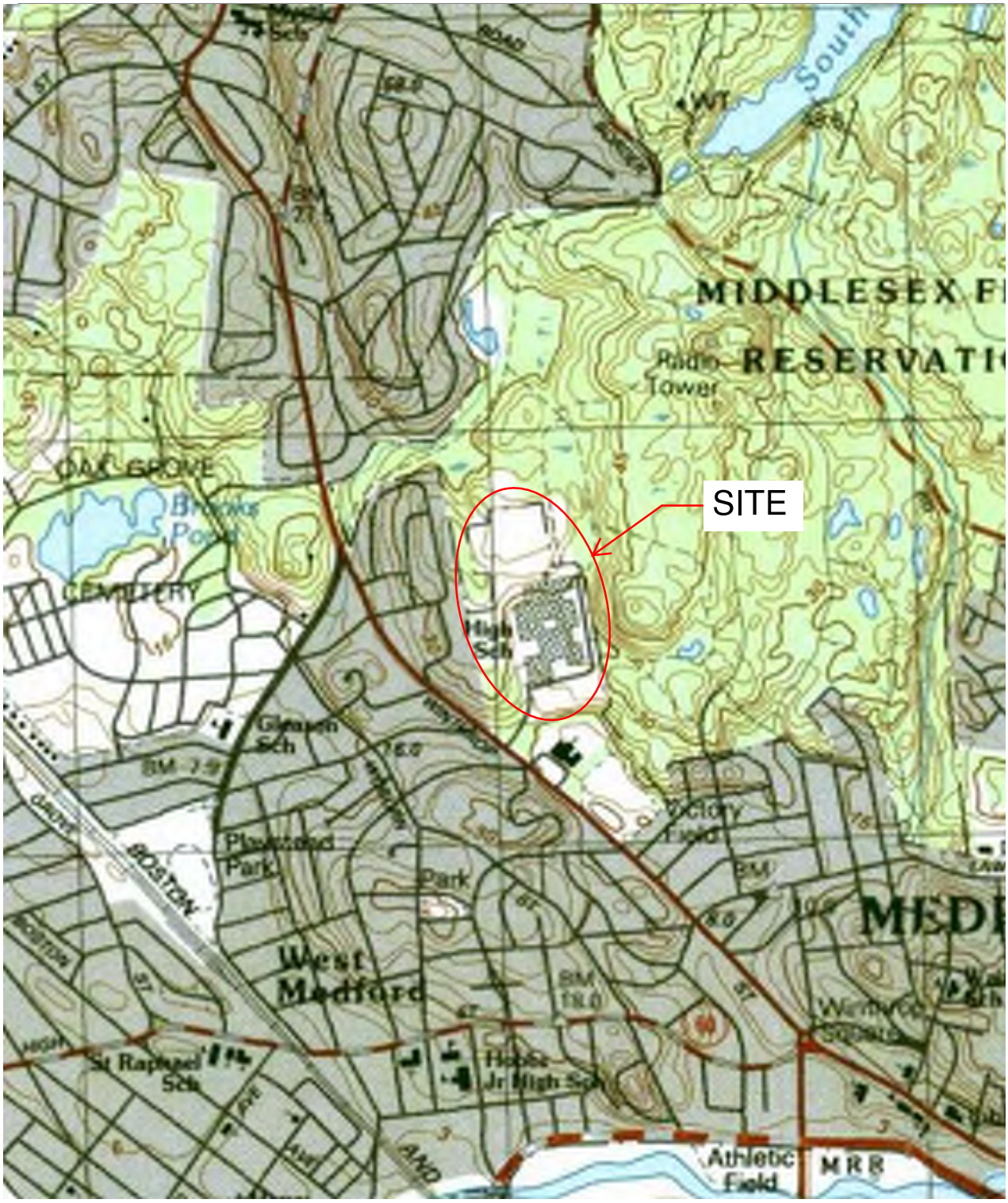
4.3 Wetlands C, D, and E



Photograph 4.) Wetland Areas C, D, and E.

The wetland flags associated with Wetland C include 1C, 2C, 3C, 4C, 5C, 6C, 7C, 8C, 9C, and 10C. The wetland flags associated with Wetland D include 1D, 2D, 3D, 4D, 5D, 6D, 7D, 8D, 9D, 10D, 11D, 12D, 13D, 14D, 15D, 16D and 17D. The wetland flags associated with Wetland E include 1E, 2E, 3E, 4E, 5E, 6E, 7E, 8E, and 9E. These three delineations were of portions of the same wetland system located south of the main parking lot at the Site. Land elevations and upland was towards the north, at the base of a boulder wall at the Medford High School parking lot. The wetland system drained to the south towards the parking lot of a nursery school and synagogue. These wetland systems can be described as BVW to an intermittent stream that drains off site to the southeast.

FIGURES



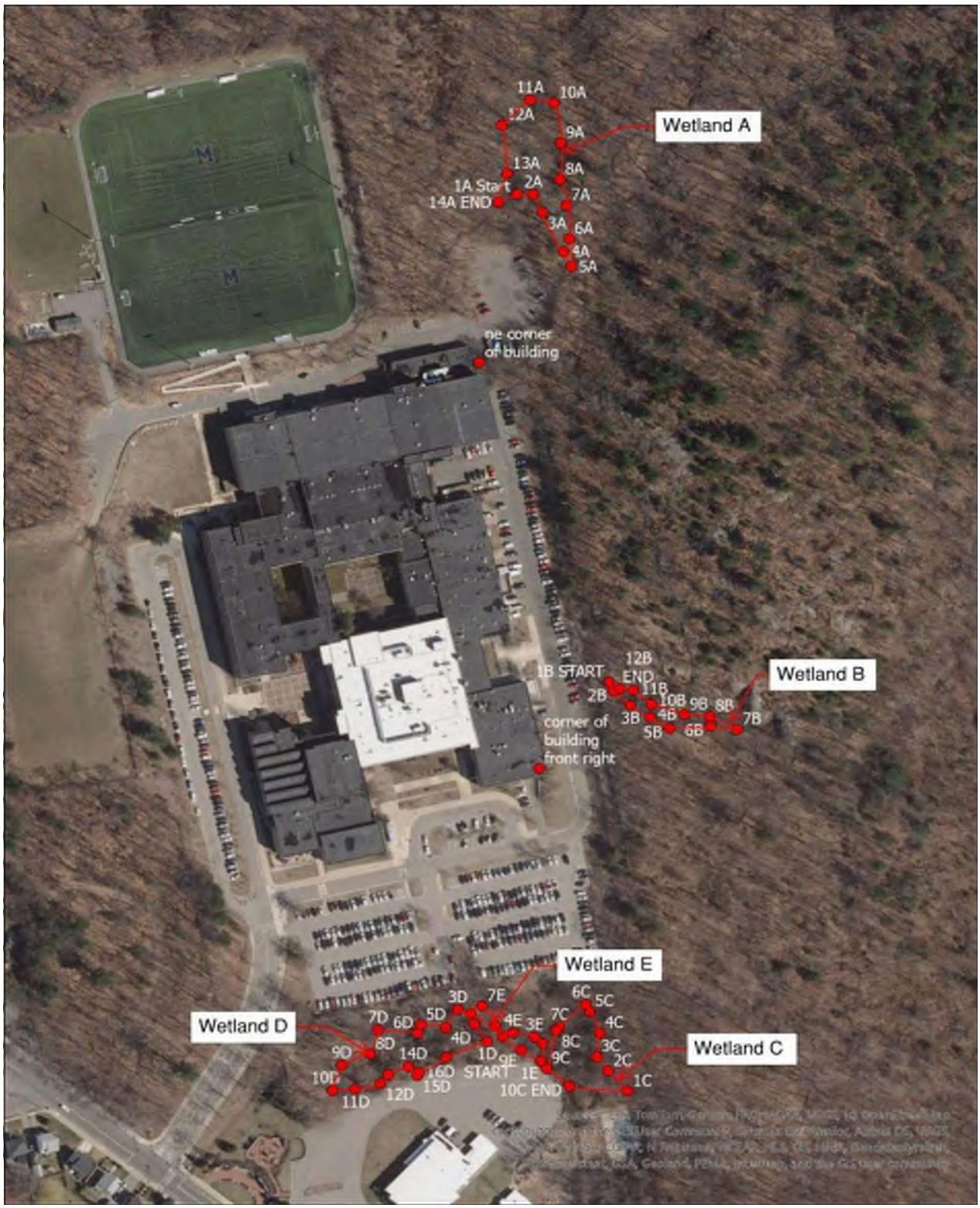
CDW CONSULTANTS, INC.

FIGURE 1
USGS LOCUS MAP
MEDFORD HIGH SCHOOL
MEDFORD, MA

N

DATE: 02/09/2026

PROJ NO.: 2260.00
SCALE: NTS



CDW CONSULTANTS, INC.

FIGURE 2
WETLAND DELINEATION MAP
SMMA MEDFORD HIGH SCHOOL
MEDFORD, MA

N

DATE: 02/09/2026

PROJ NO.: 2260.00
SCALE: NTS

Figure 3

National Flood Hazard Layer FIRMette

FEMA



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE)
- With BFE or Depth
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Flood Risk due to Levee. See Notes.
- Area with Flood Risk due to Levee

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard
- Effective LOMRs
- Area of Undetermined Flood Hazard

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 26.2 / 17.5 — Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/4/2026 at 4:17 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX A

Wetland Determination Data Forms

Attachment A

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Medford High School City/County: Medford Sampling Date: 12/10/25

Applicant/Owner: City of Medford State: MA Sampling Point: 13A Upland

Investigator(s): W. E. Kuriger Section, Township, Range:

Landform (hillside, terrace, etc.): Valley Local relief (concave, convex, none): Concave Slope %: 0-15

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 42.4304210 Long: -71.1257768 Datum: 68

Soil Map Unit Name: 104C Hollis-Rock outcrop-Charlton complex NWI classification: Upland

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes x No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No x	Depth (inches): ____
Water Table Present?	Yes ____	No x	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes x	No ____	Depth (inches): 20

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Upland slope.

VEGETATION – Use scientific names of plants.

Sampling Point: 13A Upland

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Ostrya virginiana*	25	Yes	FACU
2. *Quercus rubra*	20	Yes	FACU
3. *Carya ovata*	35	Yes	FACU
4.			
5.			
6.			
7.			
	80	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15)			
1. *Ostrya virginiana*	30	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	30	=Total Cover	
Herb Stratum (Plot size: 5)			
1. *Alliaria petiolata*	10	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	10	=Total Cover	
Woody Vine Stratum (Plot size: 30)			
1. *None*			
2.			
3.			
4.			
		=Total Cover	

☐ C

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	120	x 4 =	480
UPL species	0	x 5 =	0
Column Totals:	120 (A)		480 (B)

Prevalence Index = B/A = 4.00

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point 13A Upland

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-1	10YR 3/1	100					Peat	
1-10	10YR 3/2	100					Sandy	
10-20	7.5YR 4/3	100					Sandy	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ____ **No** X

Remarks:

This data form is revised from Northcentral and Northeast Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Medford High School City/County: Medford Sampling Date: 12/10/25

Applicant/Owner: City of Medford State: MA Sampling Point: 13A Wetland

Investigator(s): W. E. Kuriger Section, Township, Range:

Landform (hillside, terrace, etc.): Valley Local relief (concave, convex, none): Concave Slope %: 0-15

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 42.4304210 Long: -71.1257768 Datum: 68

Soil Map Unit Name: 51A Swansea muck NWI classification: Wetland PF01E

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes x No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** X **No** ____
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- x High Water Table (A2)
- x Saturation (A3)
- x Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- x Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- x Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No x	Depth (inches): ____
Water Table Present?	Yes x	No ____	Depth (inches): 15
Saturation Present? (includes capillary fringe)	Yes x	No ____	Depth (inches): 8

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Forested swamp.

VEGETATION – Use scientific names of plants.

Sampling Point: 13A Wetland

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Ostrya virginiana*	20	Yes	FACU
2. *Acer rubrum*	45	Yes	FAC
3. *Fraxinus pennsylvanica*	30	Yes	FACW
4.			
5.			
6.			
7.			
	95	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15)			
1. *Acer rubrum*	15	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	15	=Total Cover	
Herb Stratum (Plot size: 5)			
1. *Toxicodendron radicans*	25	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	25	=Total Cover	
Woody Vine Stratum (Plot size: 30)			
1. *Smilax rotundifolia*	15	Yes	FAC
2.			
3.			
4.			
	15	=Total Cover	

☐ C

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 83.3% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	30	x 2 =	60
FAC species	100	x 3 =	300
FACU species	20	x 4 =	80
UPL species	0	x 5 =	0
Column Totals:	150 (A)		440 (B)

Prevalence Index = B/A = 2.93

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point 13A Wetland

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 3/1	100					Peat	
6-20	7.5YR 2.5/1	100					Mucky Loam/Clay	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- x Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

This data form is revised from Northcentral and Northeast Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

APPENDIX B

Soil Map–Middlesex County, Massachusetts

Soil Map—Middlesex County, Massachusetts
(Medford High School)



Map Scale: 1:8,220 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 100 200 400 600

Feet
0 350 700 1400 2100

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Middlesex County, Massachusetts
Survey Area Data: Version 25, Sep 5, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
51A	Swansea muck, 0 to 1 percent slopes	1.9	0.7%
52A	Freetown muck, 0 to 1 percent slopes	4.7	1.8%
73B	Whitman fine sandy loam, 0 to 3 percent slopes, extremely stony	8.9	3.5%
103D	Charlton-Hollis-Rock outcrop complex, 15 to 25 percent slopes	2.0	0.8%
104C	Hollis-Rock outcrop-Charlton complex, 0 to 15 percent slopes	18.3	7.1%
104D	Hollis-Rock outcrop-Charlton complex, 15 to 25 percent slopes	3.0	1.1%
105E	Rock outcrop-Hollis complex, 3 to 35 percent slopes	81.4	31.5%
253B	Hinckley loamy sand, 3 to 8 percent slopes	0.1	0.0%
626B	Merrimac-Urban land complex, 0 to 8 percent slopes	7.3	2.8%
631C	Charlton-Urban land-Hollis complex, 3 to 15 percent slopes, rocky	90.3	34.9%
655	Udorthents, wet substratum	12.2	4.7%
656	Udorthents-Urban land complex	28.5	11.0%
Totals for Area of Interest		**258.7**	**100.0%**

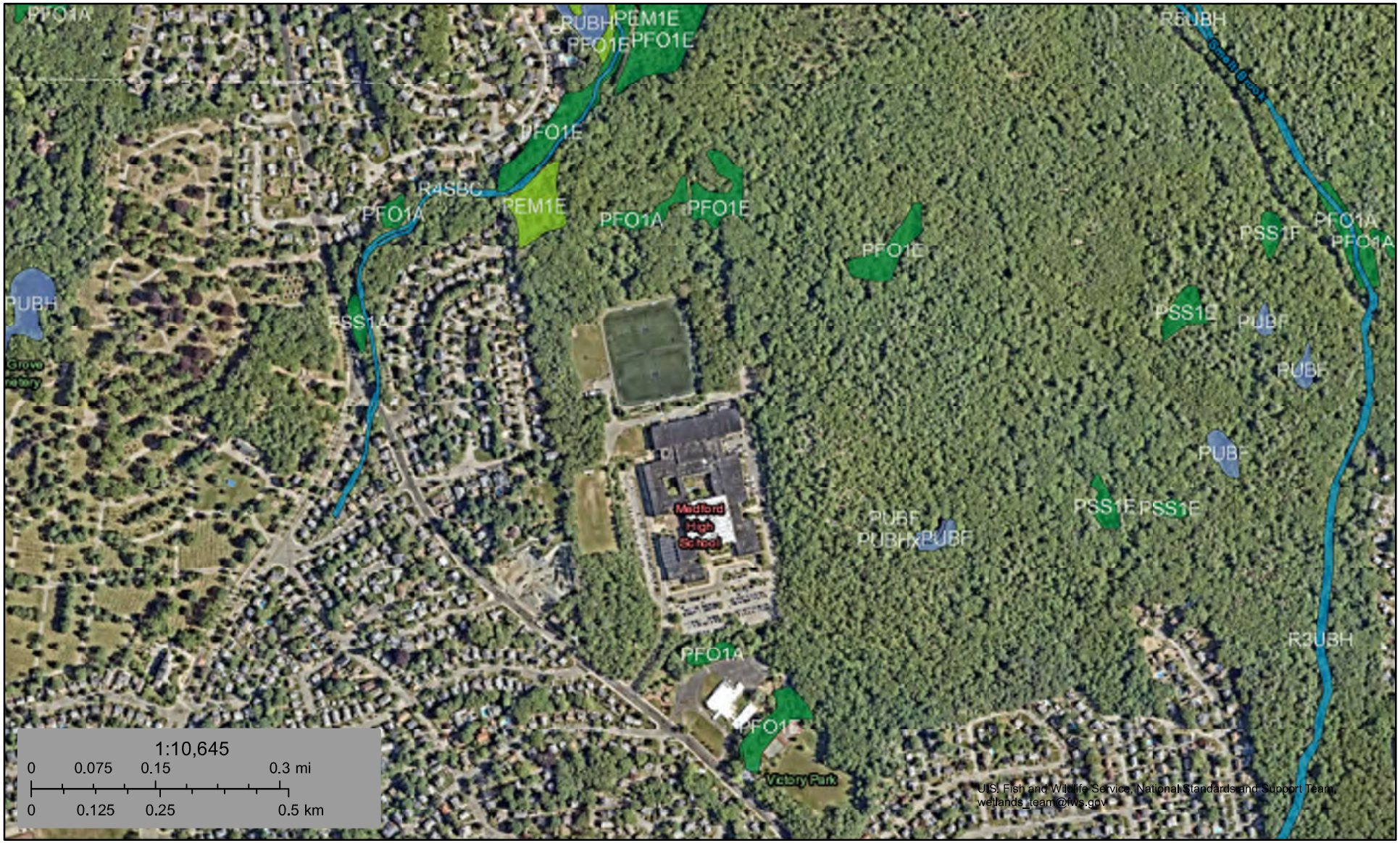
APPENDIX C

USFWS National Wetlands Inventory Map

U.S. Fish and Wildlife Service

National Wetlands Inventory

Medford High School



October 1, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

K. Geotechnical Evaluation

Geotechnical consultant, Haley & Aldrich, has begun borings and test pits on the Medford High School site in December, 2026. Geophysical testing is planned to take place in March, 2026. No information is available on findings at this point in time, but will be provided in the Preferred Schematic Report.

L. Environmental Site Assessments

A Phase I Environmental Site Assessment was performed by ADS Environmental Engineering, LLC and dated December 2025. Initial findings indicate a need for a Phase II assessment, which is currently underway. The Phase I report is attached at the end of this section.

ADS Environmental Engineering, LLC

DRAFT

Environmental Site Assessment
Medford High School
489 Winthrop Street
Medford, Massachusetts

Prepared For:

Symmes Maini & McKee Associates
Cambridge, Massachusetts

Prepared By:

ADS Environmental Engineering, LLC
Sherborn, Massachusetts

File No. 0225
December 2025

205 Woodland Street | Sherborn, MA 01770 | tel. 781-727-6646
www.adslsp.com

ADS ENVIRONMENTAL ENGINEERING, LLC

December 31, 2025
File No. 0225

Symmes Maini & McKee Associates
1000 Massachusetts Avenue
Cambridge, MA 02138

Attention: Ms. Helen Fantini, AIA, LEED AP, MCPPO

RE: DRAFT
Phase I - Environmental Site Assessment
Medford High School
489 Winthrop Street
Medford, MA 02155
SMMA PO 2510001_01R

Dear Ms. Fantini:

At your request, ADS Environmental Engineering, LLC (ADS) has completed an environmental site assessment of the above referenced property in Medford, Massachusetts in accordance with our contract dated November 21, 2025, and the Limitations contained in Appendix A. The objective of this study was to render a professional opinion as to the potential presence of oil or hazardous material in the environment of the site with respect to Massachusetts General Laws, Chapter 21E and the Massachusetts Contingency Plan (MCP), 310 CMR 40.0000.

Studies conducted specifically for this site assessment included a site reconnaissance to visually assess conditions at the property, a review of readily available municipal and state regulatory agency files, and an environmental computer database search. ADS did not conduct a subsurface exploration program and chemical testing as part of the work.

It has been a pleasure assisting you with this project. Please feel free to contact me with any questions or comments.

Sincerely,

ADS ENVIRONMENTAL ENGINEERING, LLC

Andrea D. Stiller, LSP
Principal

205 Woodland Street | Sherborn, MA 01770 | tel. 781-727-6646
www.adslsp.com

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FIGURES

MA DEP Bureau of Waste Site Cleanup Site Scoring Map
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1.0 INTRODUCTION

The following report presents the results of an Environmental Site Assessment of the Medford High School property located at 489 Winthrop Street, Medford, Massachusetts. This report was prepared by ADS Environmental Engineering, LLC (ADS) in accordance with our proposal dated October 16, 2025, SMMA Purchase Order Number 2510001_01R dated November 21, 2025, and the Limitations contained in Appendix A. The objective of this study is to render a professional opinion as to the potential presence of oil or hazardous material in the environment of the site with respect to Massachusetts General Laws, Chapter 21E and the Massachusetts Contingency Plan (MCP), 310 CMR 40.0000.

Studies conducted specifically for this site assessment included a site reconnaissance to visually assess conditions at the property, a review of readily available town and state regulatory agency files, and an environmental computer database search.

2.0 SITE DESCRIPTION

A Locus Plan, Site Plan and Site Utility Plan showing the studied area are provided as Figures 1, 2 and 3, respectively. The approximate location of the property on the United States Geologic Survey (USGS) Boston North, Massachusetts Quadrangle is Latitude 42°25'50" North and Longitude 71°7'33" West. Universal Transverse Mercator (UTM) coordinates for the property are approximately 4,699,772 meters North and 325,133 meters East. The school building property elevation is roughly 82 feet above sea level.

2.1 Background Information Provided to ADS

SMMA provided ADS with plans of the school building that were located in the school's plan storage room. A majority of the plans were from the original school design in 1967. Plans dated May 4, 2009 of the Athletic Complex Renovation Project including the Turf field, were also provided.

Several of the 1967 plans (Site 1 – Layout Plan, Site 2 - Grading Plan and Site 3 – Site Utilities Plan) show the location of "Oil Tanks" to the east of Building Part F and east of the Boiler Room. The utilities plan shows that a foundation drain and the roof drains connect to the storm drain system. It is not clear if interior floor drains connect to the storm drain or sanitary sewer system. Sanitary sewer, storm drain and water service are shown to run beneath the school access drive.

2.2 Site Reconnaissance

On November 21, 2025, ADS visited the subject property to conduct a reconnaissance with respect to surficial evidence of oil and/or hazardous material in the environment of the subject property. ADS toured interior portions of the Medford High School with Mr. John McLaughlin, Facilities Director for the high school. Representatives of SMMA and other consultants were also present to tour the school. Mr. McLaughlin has been employed by the school since 1987 and has been the Director for twelve years. Mr. McLaughlin is also a graduate of the Medford vocational school.

2.2.1 Interior of School

The original school building, opened in 1970, was heated with fuel oil stored in two tanks located beneath the paved parking/roadway area north of the boiler room. Documents provided by the Medford Fire Prevention office noted that the two 20,000 gallon #4 fuel oil tanks had been removed on December 20, 2001. The tanks were 126 inches long with a diameter of 31 inches. The boilers are now natural gas fired. One older boiler had

been converted from using fuel oil to natura gas. A waste neutralizing chip tank was noted in the boiler room to treat water from the chemistry laboratories. The tank had been recently serviced and debris and chips were observed around the tank. The mechanical and boiler rooms had floor drains that are believed to connect to the municipal sewer system.

There were several transformers observed during the reconnaissance. Some were dry types, and some had their original oil replaced with Non-PCB oil. According to Mr. McLaughlin, one transformer has not been updated to Non-PCB oil. A transformer in the main mechanical room had been leaking small amounts of oil from one of the fittings three or four years ago before it was replaced with Non-PCB oil.

Some staining of the concrete floor of some of the mechanical and boiler rooms was noted near equipment such as the backup generator. The backup generator is currently not working.

Mr. McLaughlin stated that a waste oil tank was removed several decades ago from the grassed area outside the east doors of the Automotive Shop. Information from the Medford Fire Prevention office notes that a 500 gallon waste oil tank was received for disposal at Brockton Iron and Steel on September 1, 2010. Additional information is provided in Section 3.1.2 of this report. An oil/water separator structure was also noted outside to the east of the automotive shop.

In the swimming pool mechanical room, a chlorine tank and conditioning chemicals to raise the calcium hardness and adjust the pH were noted. Also, five gallon pails of acrylic and latex paint and gallon sized containers of lacquer thinner and primer and other products were stored in the pool mechanical room.

Fireproof cabinets were observed in the Robotics, Carpentry, Metal Fabrication, Construction, Electrical and the Automotive Shops, and stored products including paints and flammables. Automotive fluids and waste products were noted in the Automotive Shop. Waste oil is transferred to a storage tank and drums and picked up periodically by a licensed contractor. A recirculating parts washer and a parts sand blaster were noted. The Automotive Shop had been recently repainted and only minor staining of the floor was noted. Former underground automotive lifts have been sealed and abandoned and are not in use, and above ground lift systems are used currently. Floor drains were noted in the Automotive Shop; it was not confirmed where these drain to, however they appear to line up with the oil/water separator structure that is located outside the east door of the shop. Waste products from the shops are collected by licensed contractors.

Chemicals used in the science classrooms are stored in a back room, and are reportedly prepared for use by the teachers. Acids are stored in metal cabinets. The cosmetology classrooms contained gallon sized containers of acetone, non-acetone nail polish remover, barbicide, isopropyl alcohol and other products.

2.2.2 Exterior Grounds

A shed that stores lawn and grounds maintenance equipment was observed to the east of the main school building. Lawnmowers, weedwhackers, snow blowers and other equipment were stored in the shed.

Areas where two 20,000 gallon fuel oil tanks north of the school building and a 500 gallon waste oil tank were observed. Surficial visual indications of a significant release of oil were not noted at the time of the reconnaissance. As mentioned in Section 2.2.1, an oil/water separator structure was observed near the east entrance to the Automotive Shop. This structure was not noted on the original 1967 drawings of the proposed school building reviewed by ADS.

The topography rises to the north end of the subject property where a synthetic turf athletic field exists. What appeared to be crumb rubber from the infill of the synthetic turf was visible on the surface of the turf. A concrete building reportedly currently used to store materials and props from the drama department was noted to the west of the turf field. The building was locked at the time of the reconnaissance. A grass athletic field was also noted to the west of the school access drive.

Land surrounding the school building and grounds is wooded. Numerous boulders and possible bedrock outcrops were noted adjacent to the high school building and paved areas. Based on viewing the landscape and adjacent properties, as well as the Surficial Geology Map published by MassGIS, the geology of the subject property consists of a thin overburden and shallow bedrock. The areas surrounding the subject property to the north, east and west are noted to have abundant rock outcrops or shallow bedrock.

ADS was informed that a portion of the subject property was previously used as a municipal dump, and items such as a car frame were observed during prior excavation at the school. This information was corroborated by representatives of the Historical Commission who stated that after the Infirmary that was historically located on the subject property was closed, and before the school was constructed (in between 1955 and construction of the school in the late 1960s), an area was used for a brief period of time as a dump when the prior town dump located elsewhere closed. ADS did not note surficial visual evidence of a dump during the reconnaissance. The area of the dump and the former City Alms House/Infirmary were located in the southeastern region of the school property, where the old car frame was discovered and tennis courts are noted.

2.3 Abutters

The following properties abut the subject property:

- To the north and east is undeveloped wooded land that is part of the Middlesex Fells reservation land.
- To the south is Temple Shalom of Medford; and,
- To the west are residential properties and additional wooded Middlesex Fells reservation land. Across Winthrop Street to the west is a gasoline station (the gasoline station does not appear to be hydrologically upgradient from the subject property as it is topographically at a lower elevation than the school property).

2.4 Hydrologic Setting and Nearby Receptors

Review of the United States Geological Survey Topographic Map of the Lexington, Massachusetts Quadrangle shows that surface drainage and groundwater flow direction may be generally to the south toward the Mystic River, as the northern athletic fields appear to be a local topographic high area and are part of Flagstaff Hill. The easterly flowing Mystic River is approximately 3,500 feet south of the subject property. Brooks Brook, a southwesterly flowing brook, is located approximately 900 feet to the north of the subject property, and may be hydrologically downgradient of the most northerly portion of the subject property.

According to the Massachusetts Department of Environmental Protection (MassDEP) Bureau of Waste Site Cleanup Phase 1 Site Assessment Map dated December 5, 2025 (copy attached in the Figures section) provided by MassGIS, the subject property is not located within a Zone II, Interim Water Protection Aquifer Area, nor a Zone A of a surface water supply body. It is also not located within a potentially productive Medium or High Yield Aquifer Area. The school property is surrounded to the north, east, south and a portion of the west by Protected Open Space (The Middlesex Fells Reservation). Wetlands are noted on the Phase I Site Assessment

Map in the southern region of the subject property. Both Certified and Potential Vernal Pools are located beyond 500 feet to the east of the subject property within the Middlesex Fells Reservation.

According to the FEMA Flood Insurance Rate Map for the City of Medford, Community Panels No. 25017C0436F and 25017C0417F, effective July 8, 2025, the subject property is not located within a Special Flood Hazard Area.

3.0 SITE HISTORY

As part of this assessment, ADS visited and/or contacted the Medford Assessor's Office, Board of Health, Clerk's Office, Engineering, Planning Development and Sustainability Departments, Conservation Commission, Historical Commission, Fire Prevention office and Public Library.

In addition, ADS reviewed specific files in the Massachusetts Department of Environmental Protection (MassDEP) online database of release sites in the vicinity of the subject property through MassDEP's online data viewer, and ADS conducted an environmental computer database search to review state and federal agency environmental databases. The information gathered on site history of property use and environmental history is provided below.

3.1 History of Site Ownership and Use & Environmental History

The subject property is found on Assessor's Map 3, Block 2, Lot 1, with a listed address of 483 Winthrop Street. The assessor's card notes that the school was built in 1970, and the elevator was installed in 1983. The total land area for the parcel is noted to be 29 acres. The subject property is found in the Middlesex South Registry of Deeds in Book 11325, Page 746 dated May 18, 1967. The property consists of Parcels A and B that were granted to the Commonwealth of Massachusetts through its Metropolitan District Commission from the City of Medford. A plan dated May 18, 1967 (Plan 147 A of 4) provided by the Assessor's Office shows Parcels 1 through 6 totaling 36.94 acres. The current Assessor's card notes that the fuel to heat the building is gas, and the heating type is hot water.

3.1.1 History of Ownership and Use

A historic map viewed at the Public Library dated 1855 and titled Map of the Town of Medford, Middlesex County, Mass., shows that the southern portion of the subject property was occupied by an Alms House, and further north on the subject property was the Town Farm. Winthrop Street did not exist at that time, but Purchase Street ran parallel to Woburn Street in the vicinity of where Winthrop Street exists today. As discussed below, Sanborn Maps provided to ADS by Envirosite Corporation note the existence of the City Alms House on the 1910 Map and on the 1936 Map the property is noted to be the City Infirmary (the maps are provided in Appendix B).

Correspondence with the Medford Historic Commission confirmed that a portion of the subject property was used as an Almshouse and the City Infirmary for a long period of time. The facility included a brick building and a very large rock crusher. Historic photos of the facility were provided and show buildings and activities that appear to be related to the rock crushing operation.

According to the information from the Historical Commission, the use of the property as a dump was very brief and was after 1955 and prior to construction of the school in 1969/1970.

A newspaper article dated May 19, 1966 located in the Medford Public Library describes how construction of the new school building could commence on city owned land, while the problem of acquiring adjacent MDC land for the athletic facilities was negotiated.

3.1.2 Municipal Records

As mentioned previously, ADS visited the offices of the Medford Assessor's Office, Board of Health, Clerk's Office, Engineering, Planning Development and Sustainability Departments, Conservation Commission, Historical Commission, Fire Prevention office and Public Library. The Conservation Commission reported that there were no files for the school property. The Board of Health contained primarily asbestos abatement related files. The planning and engineering departments did not report files related to the school.

The Medford Fire Prevention office provided information in their files regarding underground storage tanks and the school oil burners. The earliest record provided from the Fire Department was dated September 5, 1947 for the Medford City Infirmary, 483 Winthrop Street, which notes "Existing burners and storage tanks. Replace underground oil suction and return piping" associated with a 2,000 gallon fuel oil Esso Oil Burner.

A subsequent Oil Burner card dated July 13, 1989 notes two 20,000 gallon #6 oil tanks were located at 489 Winthrop Street. Also in the file was an application to remove the 20,000 gallon tanks dated December 20, 2001. The tanks were noted to store #2 fuel oil in one permit application, and #4 Fuel Oil in another application. The tanks were noted to be 126 " x 31' in size. National Environmental Services, Inc. was the firm transporting the waste, and the tank was delivered to Turner, Inc. in Lynn, MA (only one tank was noted on the slip although presumably both tanks were removed).

Mr. John McLaughlin provided ADS with files on the 20,000 gallon UST removals including proposals from various companies to do the work. A proposal was executed with National Environmental Services, Inc. on June 18, 2002. A proposal dated April 11, 2002 was also provided to pump oily water from the tanks into frac tanks on site as a result of a water main break near the tanks, and the water filling the two empty 20,000 gallon tanks that were still in the ground. Fees for disposal of up to 40,000 gallons of oily water ("contaminated water") was budgeted.

Ten manifests for the disposal of between 2,500 gallons and 5,000 gallons of non hazardous water (MA99) were provided in the files, and were dated June 19 and 20, 2002. The water was transported by National Environmental to Olson's Green House Disposal Facility in Raynham, Massachusetts. The total oily water transported was 40,000 gallons according to the manifests. There were no records of a release to the environment found in the files reviewed by ADS, and Mr. McLaughlin did not recall discussion of a release associated with the tank removals.

Fire Prevention files also contained an application to remove a waste oil tank noted initially to be 250 gallons but then the capacity was changed to 500 gallons when the permit was issued on September 1, 2010. Clean Harbors would be transporting the waste. A receipt for disposal of the underground steel storage tank at Brockton Iron & Steel was dated September 1, 2010 and the receipt notes that the tank was 500 gallons and contained waste oil.

Also provided by the Fire Prevention office was a permit to store and use six 20 lb propane cylinders for Kelly's Roast Beef dated 9/12/2010. An application and permit from Peterson Party Center to store four 100 gallon cylinders of propane for the purpose of heating was also on file dated November 24, 2014.

To further develop the history of the subject parcels, ADS also reviewed aerial photographs, historic topographic maps, Sanborn fire insurance maps, as well as city directories provided by Envirosite Corporation. These reports are attached in Appendix B of this report and discussed below. The subject property appears to straddle the Boston North Quadrangle in the eastern region of the subject property, and the Lexington Quadrangle in the central and western areas.

Aerial Photographs

Aerial photographs of the subject property were provided by Envirosite. Aerials provided to ADS were dated 1938, 1939, 1955, 1960, 1963, 1969, 1970, 1972, 1977, 1978, 1985, 1987, 1991, 1995, 2003, 2005, 2008, 2010, 2012, 2014, 2016, 2018, 2021 and 2023.

The 1938 and 1939 photographs show that buildings for the City Infirmary exist in the southern region of the subject property, and clearing to the north is noted, with dirt roads that access central areas of the subject property. The northern portion appears wooded. The residential neighborhoods adjacent to the school property were not yet fully developed. The 1955 photograph appears to show that tree growth is increasing in the central portions of the subject property. The 1969 photograph shows that construction of the school building is underway and the northern portions of the subject property have been cleared. The turf athletic field appears in between the 2008 and 2010 photographs.

Historic Topographic Maps

Historic topographic maps were provided by Envirosite for the years 1893, 1903, 1943, 1944, 1946, 1949, 1956, 1971, 1977, 1985, 2012, 2015, 2018 and 2024. Structures are not shown on the subject property in the 1893 map, but the 1903 through 1956 maps show three structures in the southern portion of the subject property, and some show another small structure located centrally on the property. The 1971 and subsequent maps show the school building.

Sanborn Fire Insurance Maps

The Envirosite database provided Fire Insurance Maps of the vicinity of the subject property dated 1910, 1936, 1950, and 1971. The 1910 map does not include the subject property but shows residential dwellings west of the subject property along Winthrop Street and further west, with separate stable structures adjacent to the dwellings. The 1936 map shows Farm Road entering the subject property across the street from the east end of Brook Street where it intersects Winthrop Street. An inset shows buildings associated with the City Infirmary on the subject property. They include a larger brick building and five wood structures that are noted to include a blacksmith barn, a poultry shed, a smoking room, another barn building and a smaller wood structure to the west of the barn. Underground storage tanks are not noted on the map on the subject property, however a record dated September 5, 1947 from the Medford Fire Department notes the presence of a “2,000 gallon Fuel Oil Esso Oil Burner” at the Medford City Infirmary, 483 Winthrop Street, and “Existing burners and storage tanks. Replace underground oil suction and return piping”. Another map showing areas further north shows a Filling Station with four underground gasoline tanks located on the west side of Winthrop Street in between Smith Lane and Brooks Street. This appears to be the location of the existing Daily Gas filling station. Other properties shown on the map surrounding the subject property include the Middlesex Fells property and residential dwellings.

The 1950 map shows that the blacksmith barn on the subject property had been demolished, but the larger brick building, the poultry shed, the smoking room, stable and the small shed to the west still remained, and the

property is still used as the City Infirmary. Good's Riding School and dwellings are shown to the west of the subject property, as well as the Filling Station and residential dwellings.

The 1971 Sanborn Maps show the Medford Jewish Temple Shalom & Community Center at the corner of Winthrop Street and former Farm Road (south of the subject property), Connors Riding School, Inc. to the west of the subject property, the filling station across Winthrop Street. The new Medford High School is not shown or noted on the maps. Other properties shown remain residential.

Historic City Directories

City directories were searched by Envirosite for years 1963 to 2024, and covering addresses along Winthrop Street as well as adjacent streets Headland Way and South Border Road and East Border Road. Other than a consulting business and Sisters of Charity, the addresses on Headland Way, South and East Border Roads appear to be individual residences (not industrial, e.g.). Atlas Cleaning Company, believed to be a residential and commercial cleaning service, appeared to be located at 578 Winthrop Street to the west of the subject property near Smith Lane in 1963. In 1963 and 1970 the Jenny Service Station was located at 530 Winthrop Street (where the current service station exists). Later the station was a Citgo Station, and then Belmont Gas & Service Station in the 1990s with an address change to 540 Winthrop Street. In 2006 an address of 530 Winthrop Street housed Global Gas & Service (addresses 530 and 540 Winthrop Street did not exist together in the directories). The Temple is also listed in the Directories dating back to 1963. Other than the properties mentioned above and the Temple and the High School related operations, properties nearby on Winthrop Street appear to be residential listings.

3.2 Computer Database Search and MassDEP File Review

ADS utilized Envirosite Corporation to search information published by state and federal agencies. A copy of the Envirosite Government Records search report is attached as Appendix C.

The subject property is listed with a RCRA Very Small Quantity Generator number MAD123087140 apparently associated with used oil generators. Some violations were noted but later achieved compliance, the most recent on May 17, 2011. A historic spill is noted in the database for the subject property having a tracking ID of N92-0251 and was reported on February 29, 1992. There was no further information on this spill in the database or on the MassDEP online sites database, and ADS did not find a release tracking number associated with the school. Hazardous Waste Manifests from 2023 and 2024 were also noted in the database, and asbestos abatement notification numbers were also noted in the database.

The Daily Auto Service/Global Gas Station is listed at 530 Winthrop Street across the street from the High School entrance drive, with a Very Small RCRA Generator number with no violations noted (MAR000565242).

Several MassDEP remediation and/or superfund sites were listed within ½ mile of the subject property including:

> 530 Winthrop Street, Daily Auto Service/Global Gas Station has two release tracking numbers, RTN 3-0025421 and 3-0024256. They were linked together and the first RTN, 3-0025421, was closed. The release is the result of a leaking underground storage tank identified in 2004. Excavation of contaminated soil and collection of impacted groundwater and non-aqueous phase liquid, and removal of an oil-water separator structure was conducted under a Release Abatement Measure Plan. An RAO was filed in January 2008 and this site has an Activity and Use Limitation (AUL) to maintain a condition of no significant risk. Groundwater flow is documented to be to the southwest toward the Mystic River.

This site is not anticipated to affect the subject property. Also, the listing contains three underground storage tanks in 2017, two removed and one in use.

11 Woods Edge Road located 673 feet to the south-southwest (RTN 3-0019269) - a Response Action Outcome (RAO) submittal was filed for this release. Approximately 60 gallons of #2 fuel oil was released from an above ground storage tank at a residential property in February 2000. The site was closed out in November 2000.

22 South Gateway Road located 1906 feet to the northwest (RTN 3-0024226) - an RAO submittal was filed for this release (2005). No further information was available for this release.

40 Town Way private residence located 2,225 feet to the north-northwest (RTN 3-0027666) – A Permanent Solution Statement (PSS) was filed to close out this release (2008). No further information was available regarding this release.

Other releases located within ½ mile of the subject property including the following:

The database search includes a historic spill at 504 Winthrop Street, noted to be a #2 fuel oil pipe leak to soil in May 1991. This was located across Winthrop Street to the west of the subject property, and was addressed with and end date in March 1992. This spill is not anticipated to affect the subject property.

A release occurred at Temple Shalom at 475 Winthrop Street and was closed out with an RAO in July 1998 (RTN 3-0014926). No. 2 fuel oil had reportedly leaked from one of four above ground storage tanks at the property. The oil made its way to a catch basin and to a nearby brook. Response actions including soil excavation, sorbent booms and pumping separate phase oil from a catch basin were completed. Based on groundwater flow direction to the east and response actions conducted, this release is not anticipated to affect the subject property.

A historic release of miscellaneous oil in September 1986 was listed for 18 Headland Way (no further information was available regarding this release); NSTAR/Eversource Energy at 472 Winthrop Street (several hazardous waste manifests including 3,000 lb of oily sludge, not DOT regulated), and others. These are not anticipated affect the subject property based on anticipated groundwater flow direction and response actions conducted.

These listed releases were closed out with either an RAO or Permanent Solution Statement (PSS) filing and are not anticipated to affect the subject property. Based on topography, they are also not anticipated to be hydrologically upgradient of the subject property.

The Envirosite report also includes Federal Area Radon information for the area. Out of 12 sites sampled, average radon activity in the basement levels is 1.98 pCi/L, and other areas had an average of 1.25 pCi/L. Also 100% of these sample sites are <4 pCi/L.

4.0 CONCLUSIONS

This report presents the results of an Environmental Site Assessment of the Medford High School property, 489 Winthrop Street, Medford, Massachusetts. This report was prepared by ADS Environmental Engineering, LLC (ADS) in accordance with our proposal dated October 16, 2025, SMMA Purchase Order Number 2510001_01R dated November 21, 2025, and the Limitations contained in Appendix A. The objective of this study is to render a professional opinion as to the potential presence of oil or hazardous material in the environment of the site

with respect to Massachusetts General Laws, Chapter 21E and the Massachusetts Contingency Plan (MCP), 310 CMR 40.0000.

Studies conducted specifically for this site assessment included a site reconnaissance to visually assess conditions at the property, a review of readily available town and state regulatory agency files, and an environmental computer database search.

Findings from the site reconnaissance and review of the environmental history research are as follows:

4.1 Underground Storage Tanks

Records of the underground storage of fuel oil dated back as far as the 1940s when the Medford City Infirmary occupied the southern portion of the subject property. The Medford Fire Prevention office provided information in their files including a record dated September 5, 1947 for the Medford City Infirmary, 483 Winthrop Street, which notes “Existing burners and storage tanks. Replace underground oil suction and return piping”. This was associated with a 2,000 gallon fuel oil Esso Oil Burner.

For the Medford High School, an Oil Burner card dated July 13, 1989 notes two 20,000 gallon #6 oil tanks were located at 489 Winthrop Street. Also in the file was a permit to remove the 20,000 gallon tanks dated December 20, 2001. The tanks were noted to store #2 fuel oil in one permit application, and #4 fuel oil in another application. The tanks were noted to be 126 “ x 31’ in size. National Environmental Services, Inc. was hired to remove the tanks and transport the waste and the tanks were delivered to Turner, Inc. in Lynn, MA (only one tank was noted on the slip although presumably both tanks were removed).

Mr. John McLaughlin provided ADS with files on the 20,000 gallon UST removals including proposals from various companies to do the work. A proposal was executed with National Environmental Services, Inc. on June 18, 2002. A proposal dated April 11, 2002 was also provided to pump oily water from the tanks into frac tanks on site as a result of a water main break near the tanks, and the water filling the two empty 20,000 gallon tanks that were still in the ground. Fees for disposal of up to 40,000 gallons of oily water (“contaminated water”) was budgeted.

Ten manifests for the disposal of between 2,500 gallons and 5,000 gallons of non hazardous water (MA99) were provided in the files, and were dated June 19 and 20, 2002. The water was transported by National Environmental to Olson’s Green House Disposal Facility in Raynham, Massachusetts. The total oily water transported was 40,000 gallons according to the manifests. There were no records of a release to the environment found in the files reviewed by ADS, and Mr. McLaughlin did not recall discussion of a release associated with the tank removals.

Fire Prevention files also contained an application to remove a waste oil tank noted initially to be 250 gallons but then the capacity was changed to 500 gallons when the permit was issued on September 1, 2010. Clean Harbors would be transporting the waste. A receipt for disposal of the underground steel storage tank at Brockton Iron & Steel was dated September 1, 2010 and the receipt notes that the tank was 500 gallons and contained waste oil.

There were no written records found of the condition of these underground storage tanks (USTs) upon their removal, or if contamination was evident or not evident in the soil surrounding the tanks. If excavation is planned in the areas of these former USTs as part of the new school construction, explorations are recommended to assess soil and, if encountered, groundwater, in these areas as part of the planning stages.

4.2 Site History/City Dump

ADS was informed that a portion of the subject property was previously used as a municipal dump, and items such as a car frame were observed during prior excavation at the school. This information was corroborated by representatives of the Historical Commission who stated that after the Infirmary that was historically located on the subject property was closed, and before the school was constructed (in between 1955 and construction of the school in the late 1960s), an area was used for a brief period of time as a dump when the prior town dump located elsewhere closed. ADS did not note surficial visual evidence of a dump during the reconnaissance. The area of the dump appears to have been located in the southeastern region of the school property, where the old car frame was discovered and tennis courts are noted.

If excavation is planned in this area as part of the new school construction, explorations are recommended as part of the planning stages to assess soil and, if encountered, groundwater, in this area.

4.3 Automotive Shop and Other Chemical Storage Areas

The Automotive Shop and to a lesser extent other ground level shops (Machine Shop, Metal Fabrication, Cabinet Shop, etc.) have a history of the use and storage of maintenance fluids, chemicals, oils, paints, cleaning products and other products. These may have been historically spilled and reached the underlying soil, or may have washed into floor drains in the garage bays and drained into the underlying soils. Additionally, releases may have occurred during the transport of waste products into storage tanks and containers. Also, in ground automotive lifts were used in the past in the Automotive Shop area and can be associated with hydraulic oil leaks. **Areas of contamination may be encountered during construction or demolition of the school building. If stained soils or soils with an odor are encountered, work should stop in the area of concern in order to mitigate the spreading of possible contaminants to a larger area, and an environmental consultant should be contacted to assess the condition.**

4.4 Pre Construction Soil Characterization

If excess soils will require removal from the subject property during construction of the updated school building, it is recommended that offsite disposal characterization testing be conducted on the general site soils to identify where the soil can be accepted for disposal/reuse. Sampling for this characterization can likely be conducted in conjunction with the geotechnical subsurface exploration programs to save on costs of mobilizing additional equipment.

4.5 Turf Fields

A synthetic turf athletic field exists at the school. The crumb rubber and possibly other materials would otherwise need to be properly disposed of.

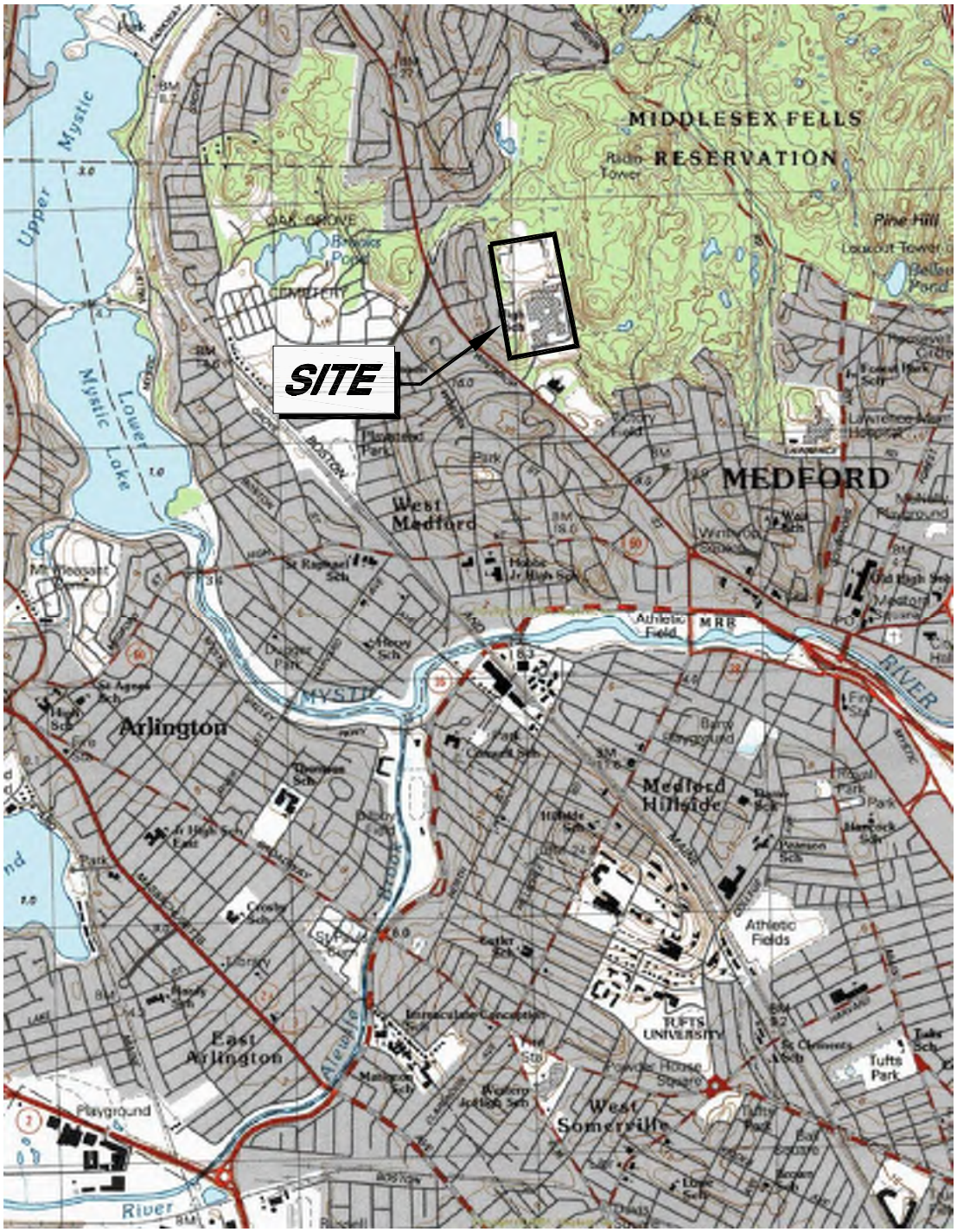
No other Recognized Environmental Conditions were identified by ADS during the assessment.

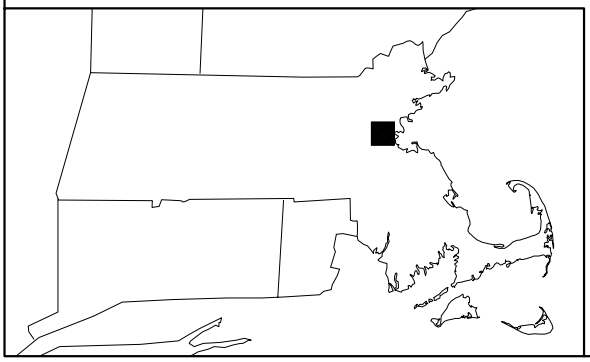
4.6 Data Gaps and Non-Scope Considerations

As discussed above, underground fuel oil storage tanks are documented to have existed at the subject property. There were no written records found of the condition of these tanks upon their removal, or if contamination was evident or not evident in the soil surrounding the tanks. This is considered a data gap.

Assessment of hazardous building materials (asbestos, lead based paint, PCBs, mercury, etc.) were not part of ADS' Scope of Services for this assessment.

FIGURES







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REV No.	DATE	INT.	- DESCRIPTION -

DRAWN BY: JJP | REVIEWED BY: ADS

DATE: 12/7/2025 | JOB No. 0225

MEDFORD HIGH SCHOOL

WINTHROP STREET MEDFORD, MA

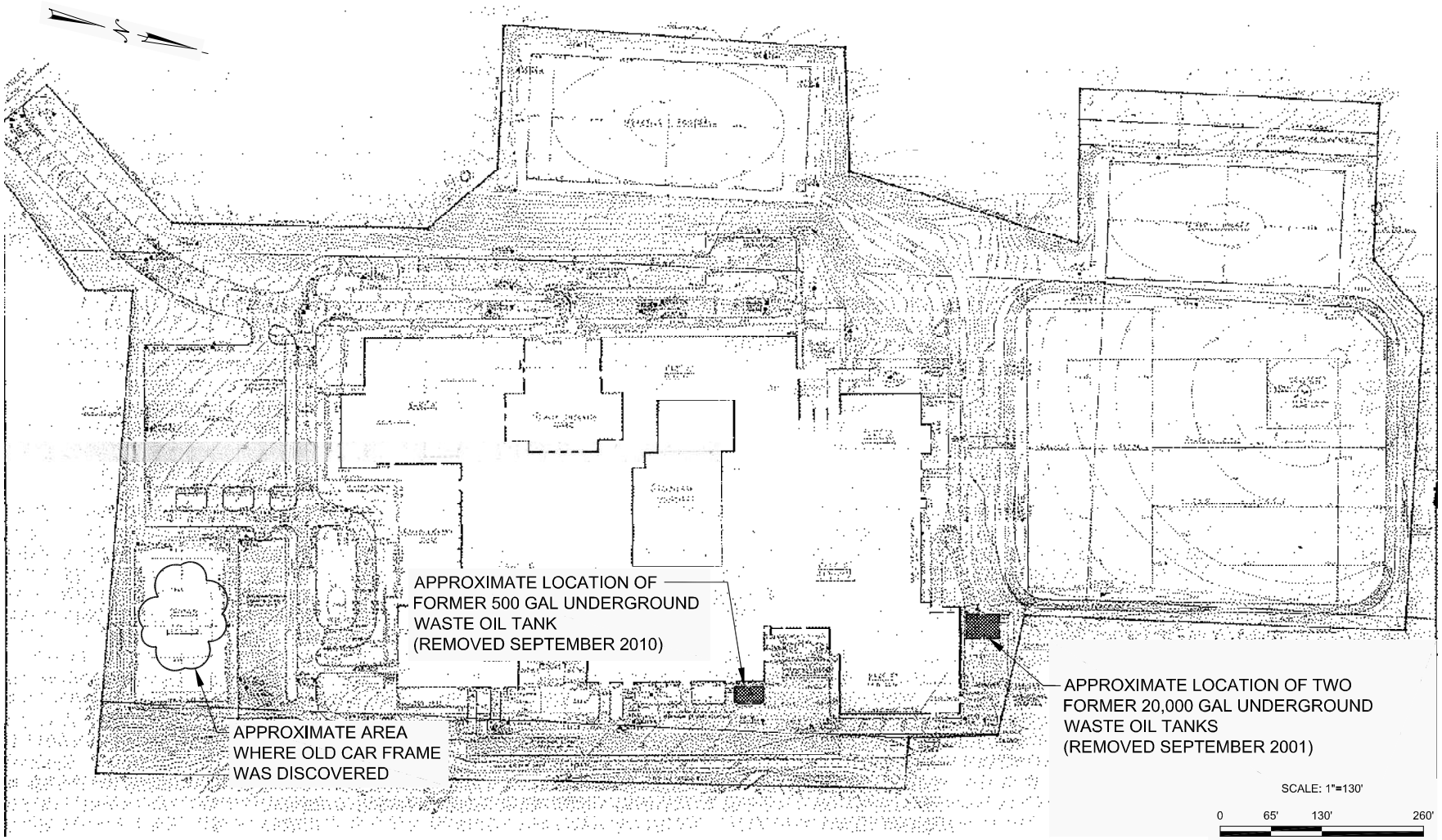
LOCUS PLAN

SOURCE
1985 USGS BOSTON NORTH, MASS. QUADRANGLE MAP
(NOT TO SCALE)

FIGURE No. 1

NOTE:

1. BASE MAP DEVELOPED FROM PLAN TITLED "GRADING PLAN", PREPARED BY RICH PHINNEY LANG & COTE, INC., ORIGINAL SCALE: 1"=40', DATED JULY 31, 1967, SHEET NUMBER SITE 1.



ADS Environmental Engineering, LLC
205 Woodland Street
Sherborn, Ma. 01770
Tel: (781) 727-6646
www.adslsp.com

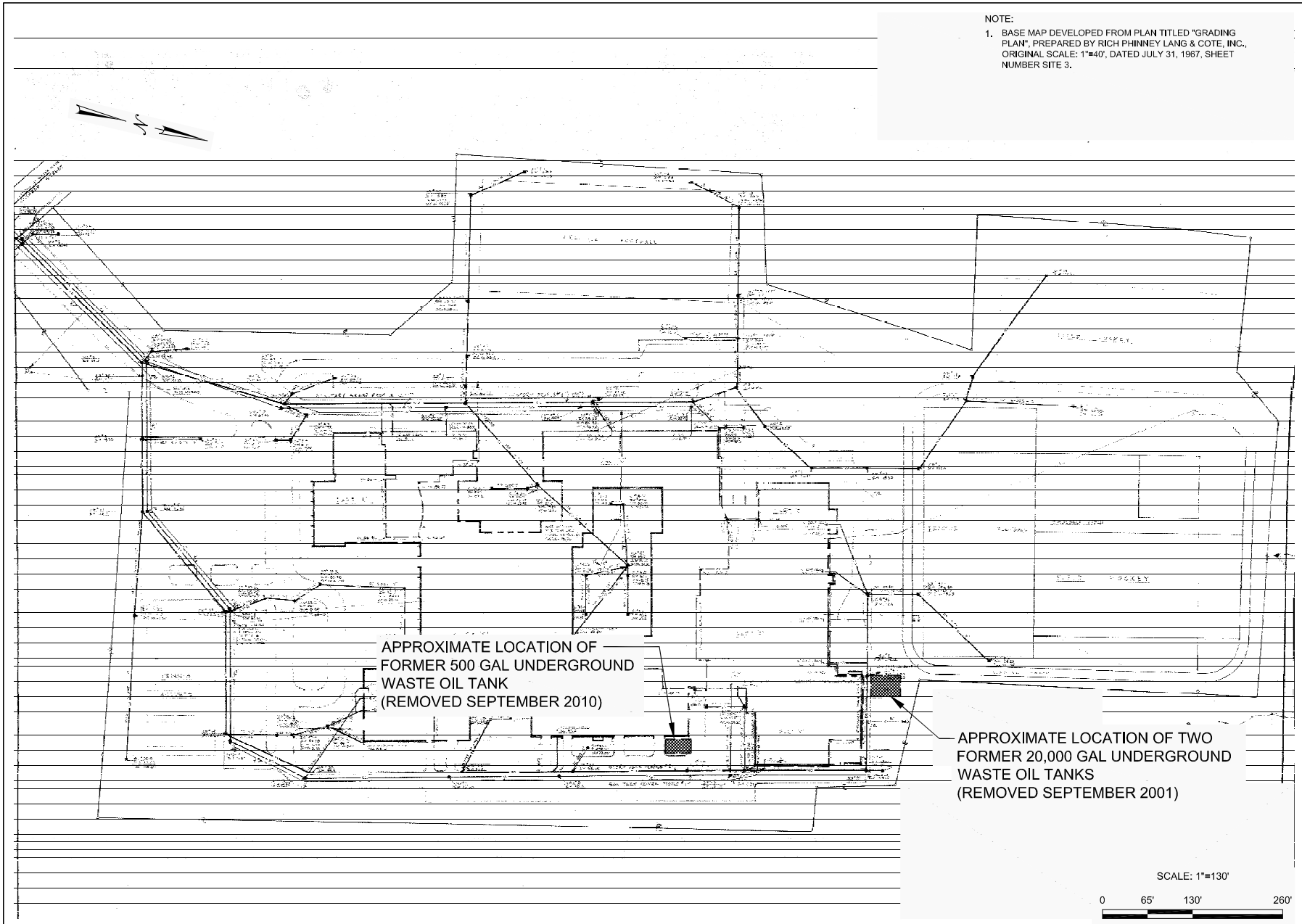
REV No.	DATE	INT.	- DESCRIPTION -

DRAWN BY: JJP | REVIEWED BY: ADS
DATE: 12/7/2025 | SCALE: 1"=130' | JOB No. 0225

MEDFORD HIGH SCHOOL
WINTHROP STREET MEDFORD, MA

SITE PLAN

FIGURE No. 2



NOTE:

1. BASE MAP DEVELOPED FROM PLAN TITLED "GRADING PLAN", PREPARED BY RICH PHINNEY LANG & COTE, INC., ORIGINAL SCALE: 1"=40', DATED JULY 31, 1967, SHEET NUMBER SITE 3.

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Tel: (781) 727-6646
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REV No.	DATE	INT.	- DESCRIPTION -
DRAWN BY: JJP		REVIEWED BY: ADS	
DATE: 12/7/2025		SCALE: 1"=130'	JOB No. 0225

MEDFORD HIGH SCHOOL
WINTHROP STREET
MEDFORD, MA

SITE UTILITY PLAN

FIGURE No. 3

JACK POWERS, 12/19/2025, 13:16:45 | FILE: C:\ADS\2025\MEDFORD\PLANS\0225FO3.DWG

APPENDIX A

LIMITATIONS

LIMITATIONS

1. In preparing this Report, ADS gathered information from interviews with various parties and review of the files of various public agencies. In addition, work completed by others was referenced by ADS. The accuracy of this work cannot be verified by ADS. Due to the potential for errors, omissions or inaccuracies that may exist there is some risk associated with reliance on such information. Although there may have been some corroboration provided by multiple sources, ADS cannot be responsible for the accuracy or completeness of the information reviewed or received during the course of this work

2. Observations were made of the site as indicated within the Report. If areas exist which were inaccessible and therefore not observed, ADS can render no opinion as to the conditions in that area. This includes but is not limited to the areas covered by fill, stockpiles, structures and vegetation.

3. The purpose of this Report was to provide environmental services at the subject site with respect to the presence in the environment of hazardous material or oil, as defined in Massachusetts General Laws Chapter 21E. No specific attempt was made to check on the compliance of present or past owners or operators of the site with federal, state, or local laws and regulations, environmental or otherwise.

4. This report was prepared for the exclusive use of Symmes Maini & McKee Associates, solely for use in connection with environmental studies of the property located at the Medford High School, 489 Winthrop Street, in Medford, Massachusetts. This report was prepared in accordance with generally accepted environmental engineering practice. No other warranty, expressed or implied, is made.

APPENDIX B

AERIAL PHOTOGRAPHS
HISTORICL TOPOGRAPHIC MAPS
FIRE INSURANCE MAPS
CITY DIRECTORIES

ENVIROSITE

Historical Aerial Photo Report

Medford High School
489 Winthrop St
Medford, MA, 02155

OrderNumber: 112930
Report Generated: 11/17/2025

Project Name:
Project Number:

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Historical Aerial Photo Report 2025

Envirosite's Historical Aerial Photo Report is designed to assist in evaluating a subject property resulting from past activities. Envirosite's Historical Aerial Photo Report includes a search of available historical aerial photographs, dating back to the 1930s, or earliest available photographs.

ENVIROSITE SEARCHED SOURCES

SUBJECT PROPERTY:

Medford High School
489 Winthrop St
Medford, MA, 02155

YEAR:	***SCALE:***	***SOURCE:***
1938	1" = 500'	USDA
1939	1" = 500'	USGS
1955	1" = 500'	USGS
1960	1" = 1,000'	USGS
1963	1" = 500'	USGS
1969	1" = 500'	USGS
1970	1" = 1,000'	USGS
1972	1" = 1,000'	USGS
1977	1" = 1,000'	USGS
1978	1" = 500'	USGS
1985	1" = 1,000'	NHAP
1987	1" = 1,000'	NHAP
1991	1" = 1,000'	NAPP
1995	1" = 500'	DOQ
2001	1" = 500'	USDA
2003	1" = 500'	NAIP
2005	1" = 500'	USDA
2008	1" = 500'	NAIP
2010	1" = 500'	NAIP
2012	1" = 500'	NAIP
2014	1" = 500'	NAIP
2016	1" = 500'	NAIP
2018	1" = 500'	NAIP
2021	1" = 500'	NAIP
2023	1" = 500'	NAIP

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FLIGHT YEAR:
1938

N
W E
S

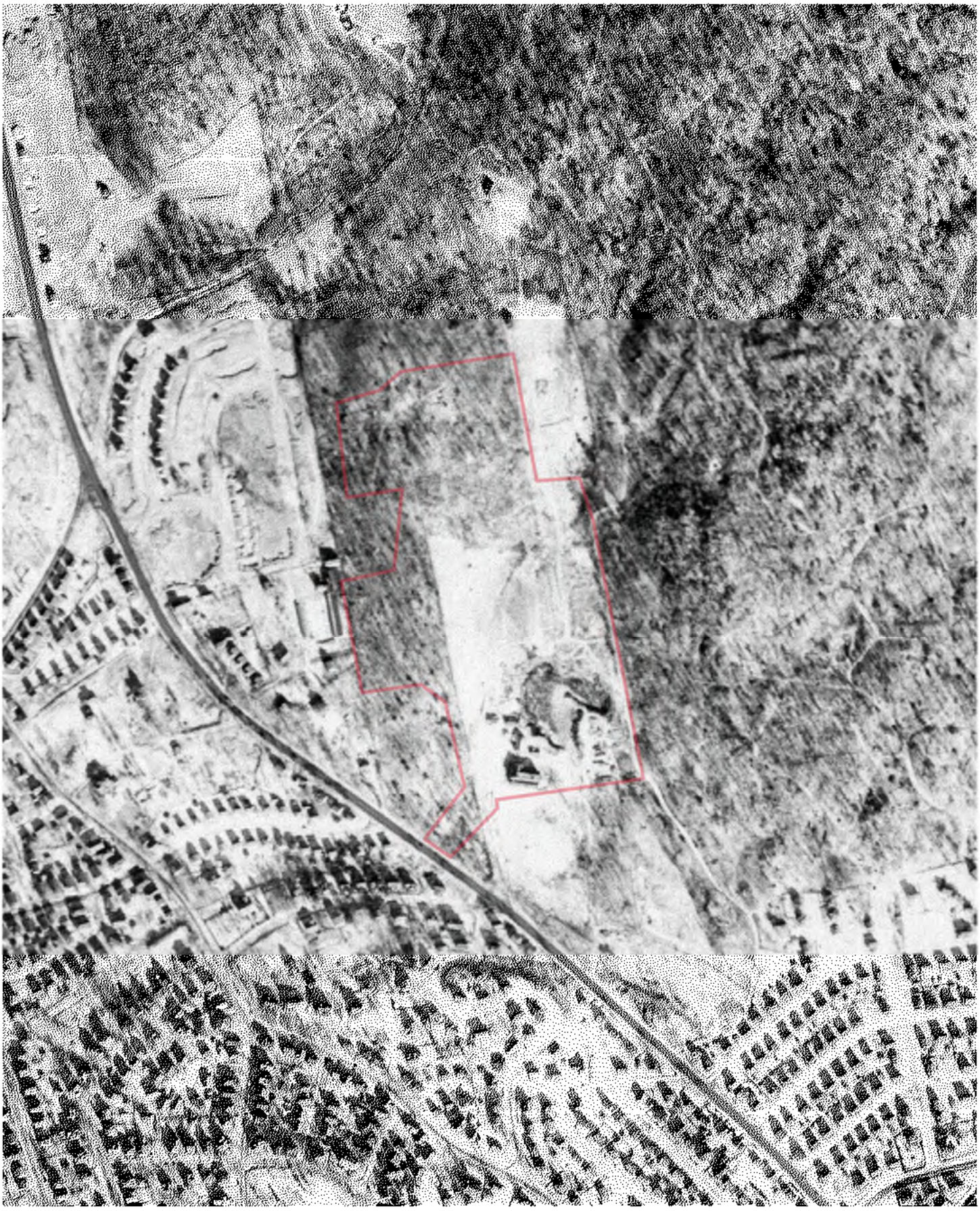
Scale: 1" = 500'



FLIGHT YEAR:
1939

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
1955

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
1960

N
W E
S

Scale: 1" = 1,000'



FLIGHT YEAR:
1963

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
1969

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
1970

N
W E
S

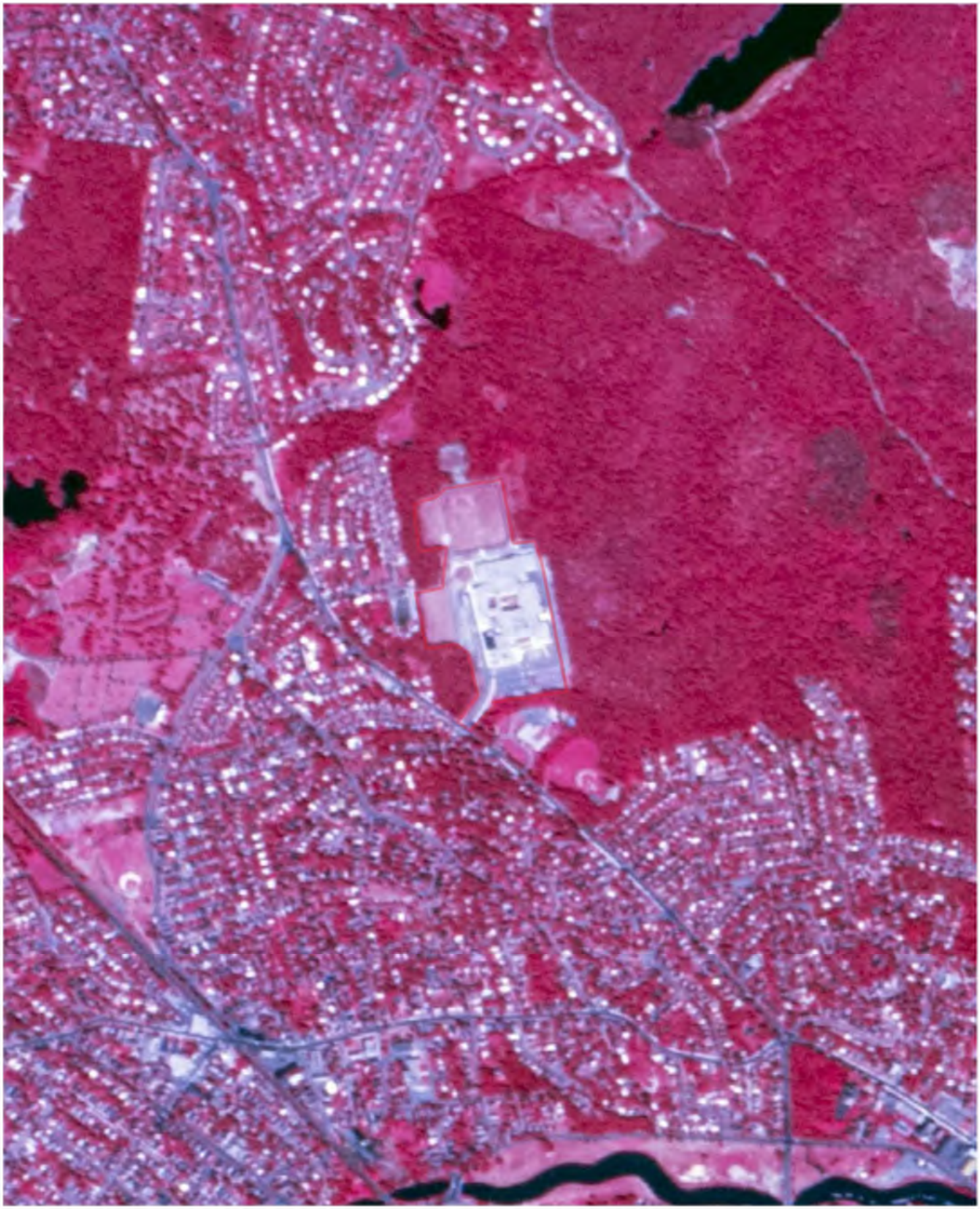
Scale: 1" = 1,000'



FLIGHT YEAR:
1972

N
W E
S

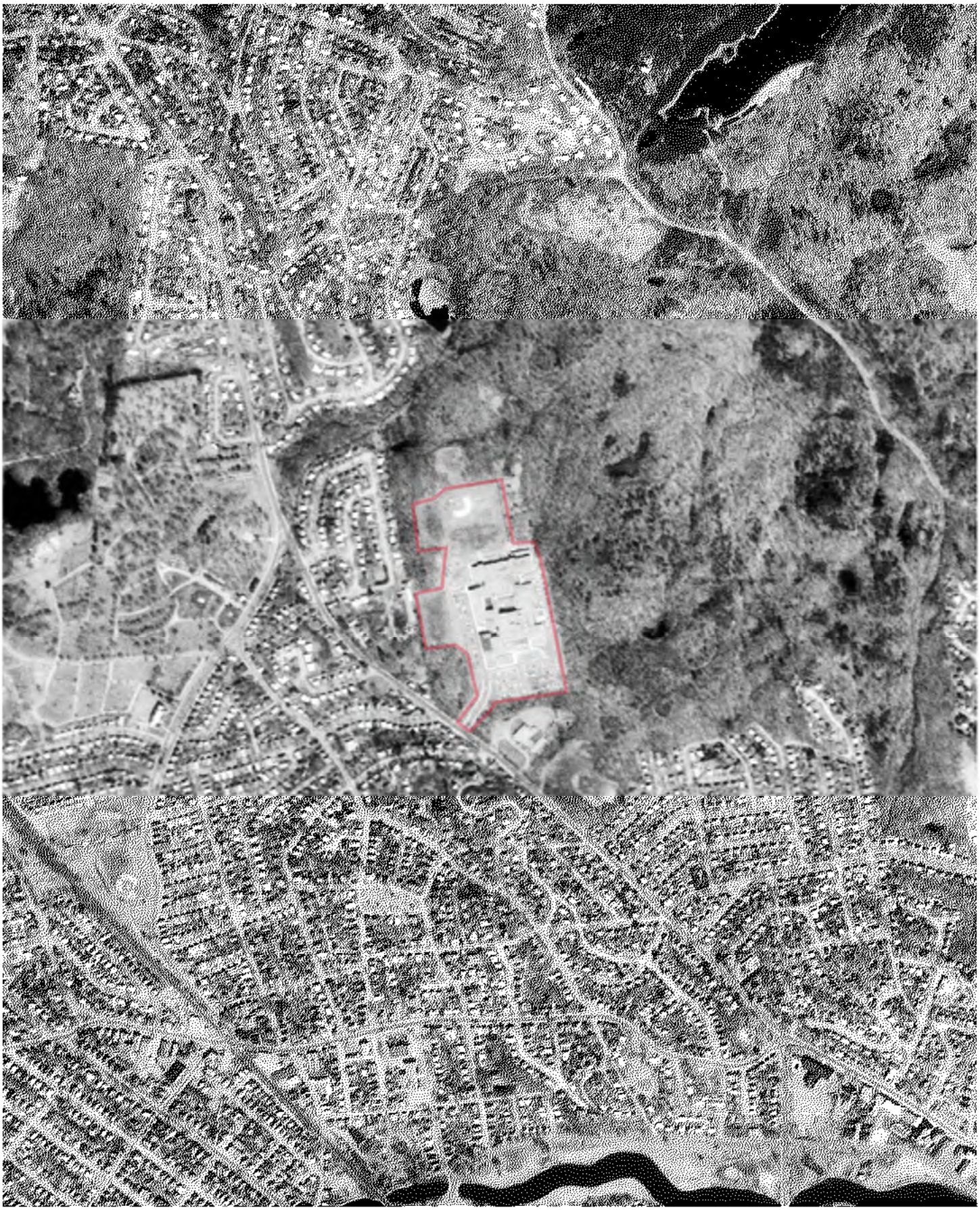
Scale: 1" = 1,000'



FLIGHT YEAR:
1977

N
W E
S

Scale: 1" = 1,000'



FLIGHT YEAR:
1978

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
1985

N
W E
S

Scale: 1" = 1,000'



FLIGHT YEAR:
1987

N
W E
S

Scale: 1" = 1,000'



FLIGHT YEAR:
1991

N
W E
S

Scale: 1" = 1,000'



FLIGHT YEAR:
1995

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
2001

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
2003

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
2005

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
2008

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
2010

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
2012

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
2014

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
2016

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
2018

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
2021

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
2023

N
W E
S

Scale: 1" = 500'



ENVIROSITE

Historical Topographic Map Report

Medford High School
489 Winthrop St
Medford, MA 02155

Order Number: 112930
Report Generated: 11/14/2025

Project Name:
Project Number:

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Envirosite's Historical Topographic Map Report is designed to assist in evaluating a subject property resulting from past activities. Envirosite's Historical Topographic Map Report includes a search of USGS historical topographic maps, dating back to the early 1900s.

TOPOGRAPHIC MAPS FOUND:

	Map Name:	Year:	Revision Year:	Scale:
1.	Boston	1893	N/R	1 : 62500
2.	Boston	1903	N/R	1 : 62500
3.	Boston	1903	N/R	1 : 62500
4.	Boston	1903	N/R	1 : 62500
5.	Boston North	1943	N/R	1 : 24000
6.	Lexington	1944	N/R	1 : 24000
7.	Boston North	1946	N/R	1 : 31680
8.	Boston North	1946	N/R	1 : 31680
9.	Lexington	1946	N/R	1 : 31680
10.	Lexington	1946	N/R	1 : 31680
11.	Boston North	1949	N/R	1 : 31680
12.	Boston North	1956	N/R	1 : 24000
13.	Lexington	1956	N/R	1 : 24000
14.	Boston North	1971	1979	1 : 25000
15.	Lexington	1971	N/R	1 : 25000
16.	Boston North	1971	N/R	1 : 24000
17.	Lexington	1971	N/R	1 : 24000
18.	Boston North	1977	N/R	1 : 25000
19.	Lexington	1977	N/R	1 : 25000
20.	Boston North	1985	N/R	1 : 25000
21.	Boston_North	2012	N/R	1 : 24000
22.	Lexington	2012	N/R	1 : 24000
23.	Boston_North	2015	N/R	1 : 24000
24.	Lexington	2015	N/R	1 : 24000
25.	Boston_North	2018	N/R	1 : 24000
26.	Lexington	2018	N/R	1 : 24000
27.	Boston_North	2024	N/R	1 : 24000
28.	Lexington	2024	N/R	1 : 24000

The USGS 7.5 minute series includes scales 1:24,000 / 1:25,000 / 1:31,680. The USGS 15 minute series includes scales 1:48,000 / 1:62,500 / 1:63,360. The USGS 30x60 minute series scale is 1:100,000.

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SUBJECT NAME: Medford High School
ADDRESS: 489 Winthrop St, Medford, MA, 02155
LAT/LONG: 42.430566 / -71.125817

PREPARED FOR: ADS Environmental Engineering LLC
ORDER #: 112930
REPORT DATE: 11/14/2025

SUBJECT QUAD:

MAP NAME:	Boston	MAP YEAR:	1893	REVISION YEAR:	N/R
SCALE:	1 : 62500	Part	1		

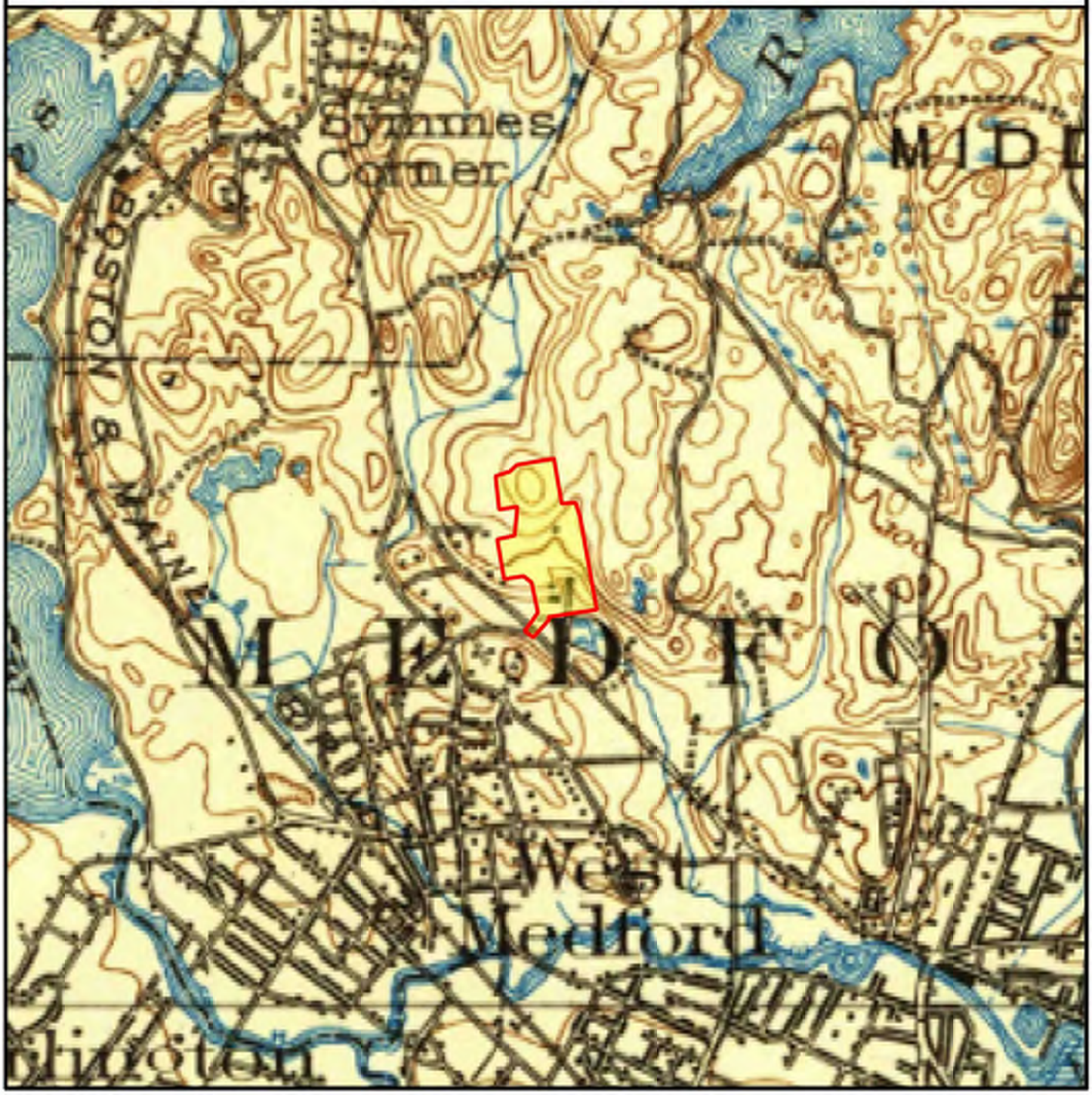


SUBJECT NAME: Medford High School
ADDRESS: 489 Winthrop St, Medford, MA, 02155
LAT/LONG: 42.430566 / -71.125817

PREPARED FOR: ADS Environmental Engineering LLC
ORDER #: 112930
REPORT DATE: 11/14/2025

SUBJECT QUAD:

MAP NAME:	Boston	MAP YEAR:	1903	REVISION YEAR:	N/R
SCALE:	1 : 62500	Part	1		



SUBJECT NAME: Medford High School
ADDRESS: 489 Winthrop St, Medford, MA, 02155
LAT/LONG: 42.430566 / -71.125817

PREPARED FOR: ADS Environmental Engineering LLC
ORDER #: 112930
REPORT DATE: 11/14/2025

SUBJECT QUAD:

MAP NAME:	Boston	MAP YEAR:	1903	REVISION YEAR:	N/R
SCALE:	1 : 62500	Part	1		



SUBJECT NAME: Medford High School
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LAT/LONG: 42.430566 / -71.125817

PREPARED FOR: ADS Environmental Engineering LLC
ORDER #: 112930
REPORT DATE: 11/14/2025

SUBJECT QUAD:

MAP NAME:	Boston	MAP YEAR:	1903	REVISION YEAR:	N/R
SCALE:	1 : 62500	Part	1		



SUBJECT NAME: Medford High School
ADDRESS: 489 Winthrop St, Medford, MA, 02155
LAT/LONG: 42.430566 / -71.125817

PREPARED FOR: ADS Environmental Engineering LLC
ORDER #: 112930
REPORT DATE: 11/14/2025

SUBJECT QUAD:

MAP NAME:	Boston North	MAP YEAR:	1943	REVISION YEAR:	N/R
SCALE:	1 : 24000	Part	1		



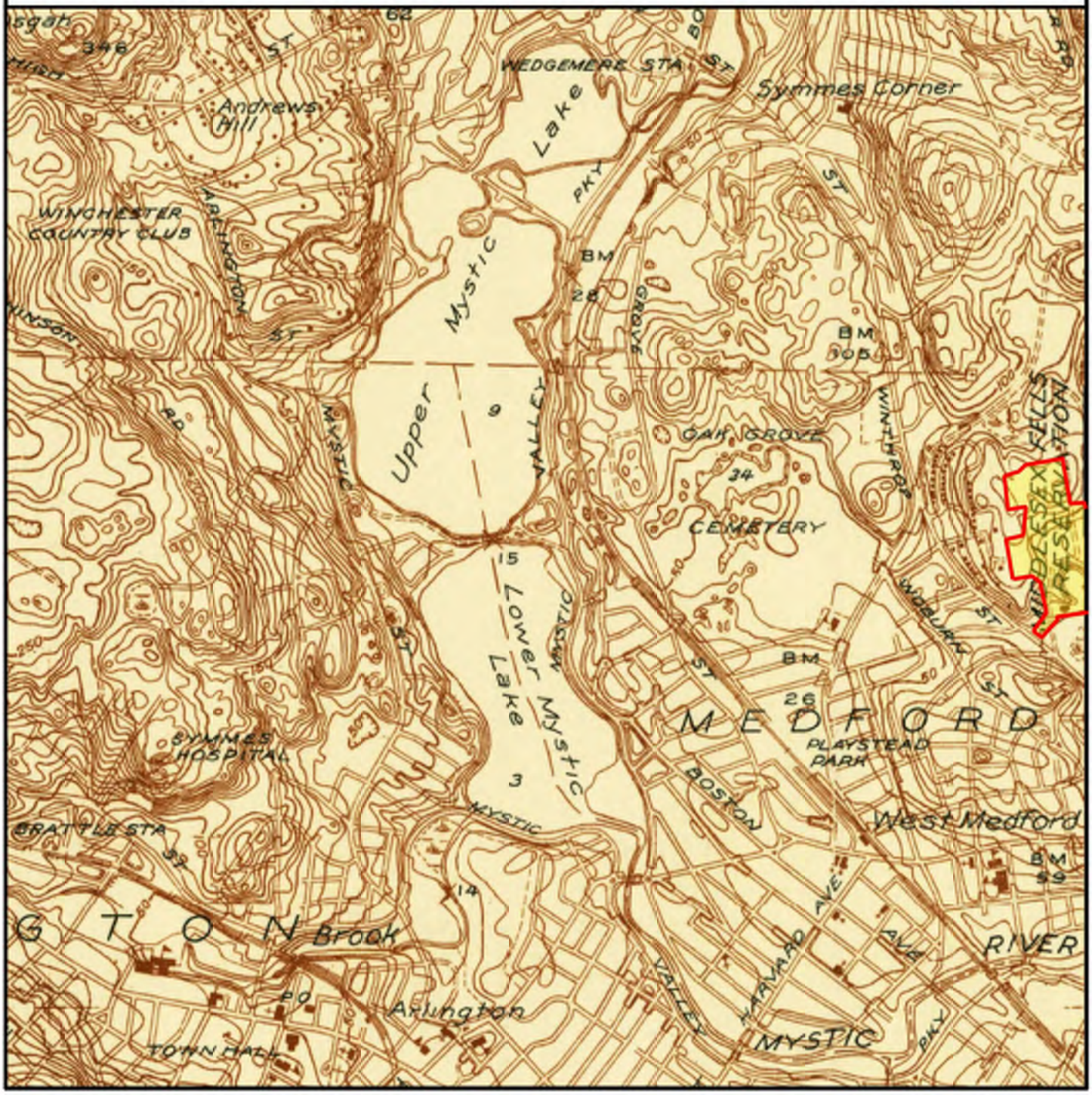
SUBJECT NAME: Medford High School
ADDRESS: 489 Winthrop St, Medford, MA, 02155
LAT/LONG: 42.430566 / -71.125817

PREPARED FOR: ADS Environmental Engineering LLC
ORDER #: 112930
REPORT DATE: 11/14/2025

SUBJECT QUAD:

MAP NAME: Lexington MAP YEAR: 1944 REVISION YEAR: N/R

SCALE: 1 : 24000 Part 1

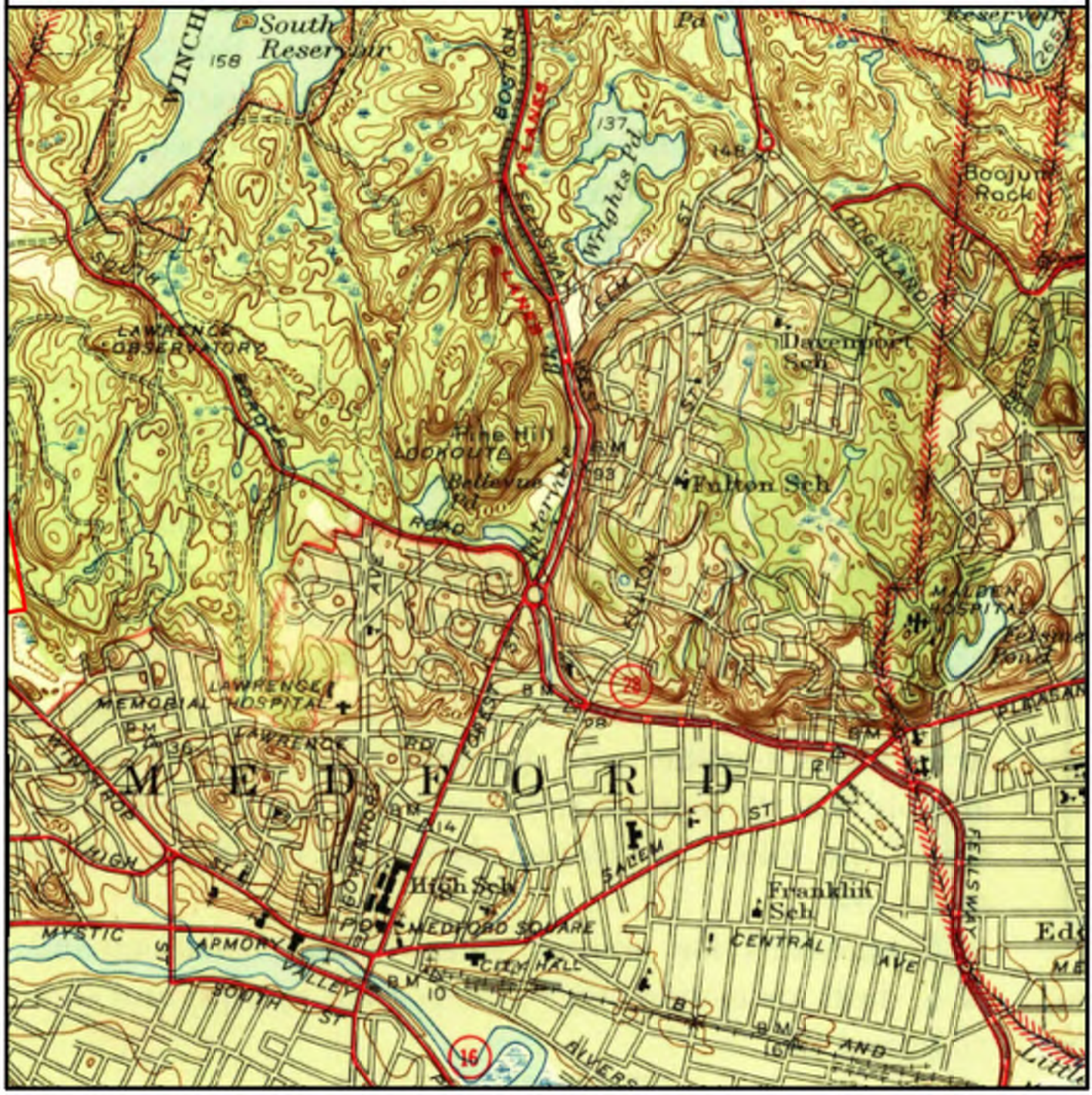


SUBJECT NAME: Medford High School
ADDRESS: 489 Winthrop St, Medford, MA, 02155
LAT/LONG: 42.430566 / -71.125817

PREPARED FOR: ADS Environmental Engineering LLC
ORDER #: 112930
REPORT DATE: 11/14/2025

SUBJECT QUAD:

MAP NAME:	Boston North	MAP YEAR:	1946	REVISION YEAR:	N/R
SCALE:	1 : 31680	Part	1		



SUBJECT NAME: Medford High School
ADDRESS: 489 Winthrop St, Medford, MA, 02155
LAT/LONG: 42.430566 / -71.125817

PREPARED FOR: ADS Environmental Engineering LLC
ORDER #: 112930
REPORT DATE: 11/14/2025

SUBJECT QUAD:

MAP NAME:	Boston North	MAP YEAR:	1946	REVISION YEAR:	N/R
SCALE:	1 : 31680	Part	1		

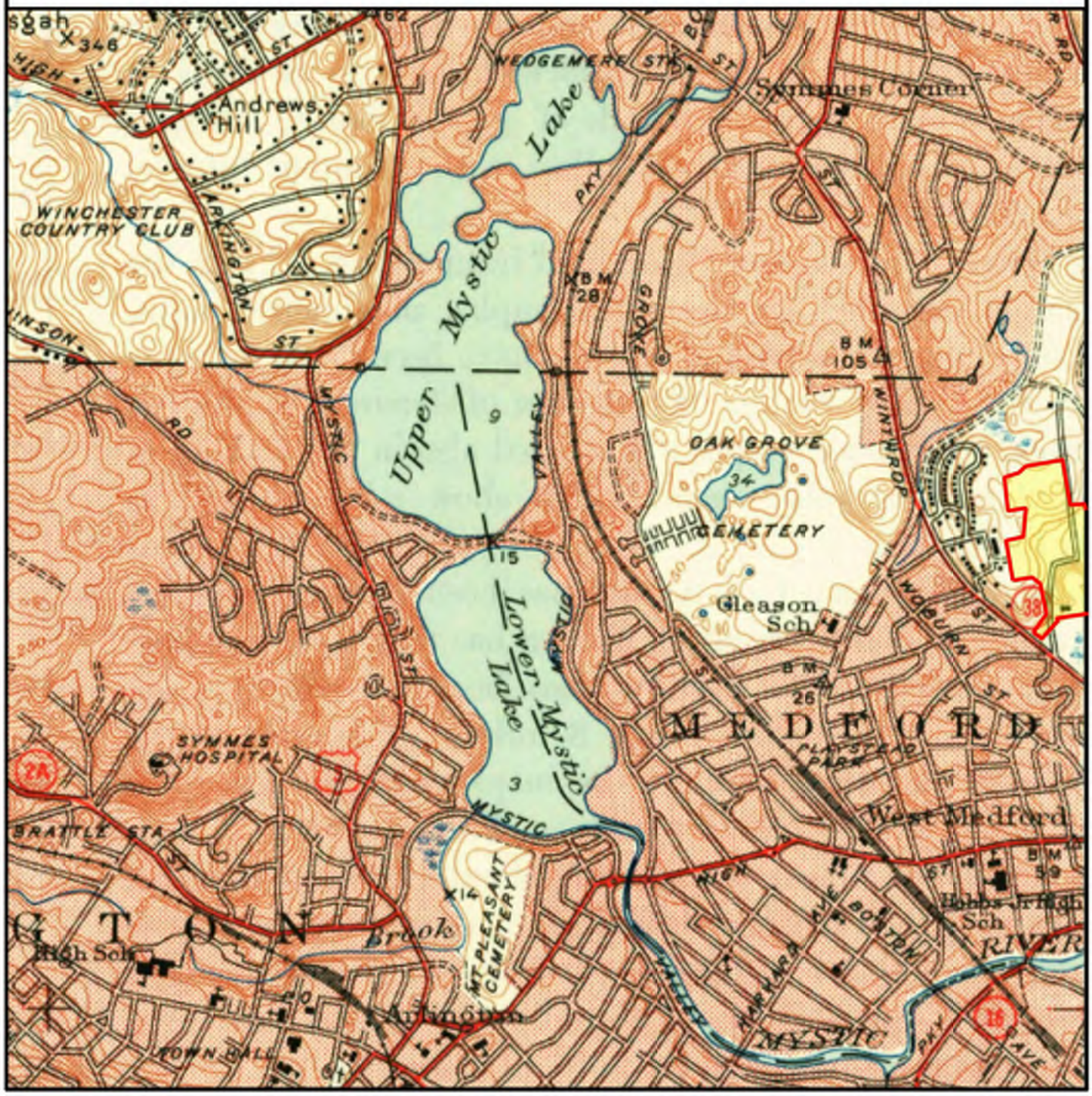


SUBJECT NAME: Medford High School
ADDRESS: 489 Winthrop St, Medford, MA, 02155
LAT/LONG: 42.430566 / -71.125817

PREPARED FOR: ADS Environmental Engineering LLC
ORDER #: 112930
REPORT DATE: 11/14/2025

SUBJECT QUAD:

MAP NAME:	Lexington	MAP YEAR:	1946	REVISION YEAR:	N/R
SCALE:	1 : 31680	Part	1		

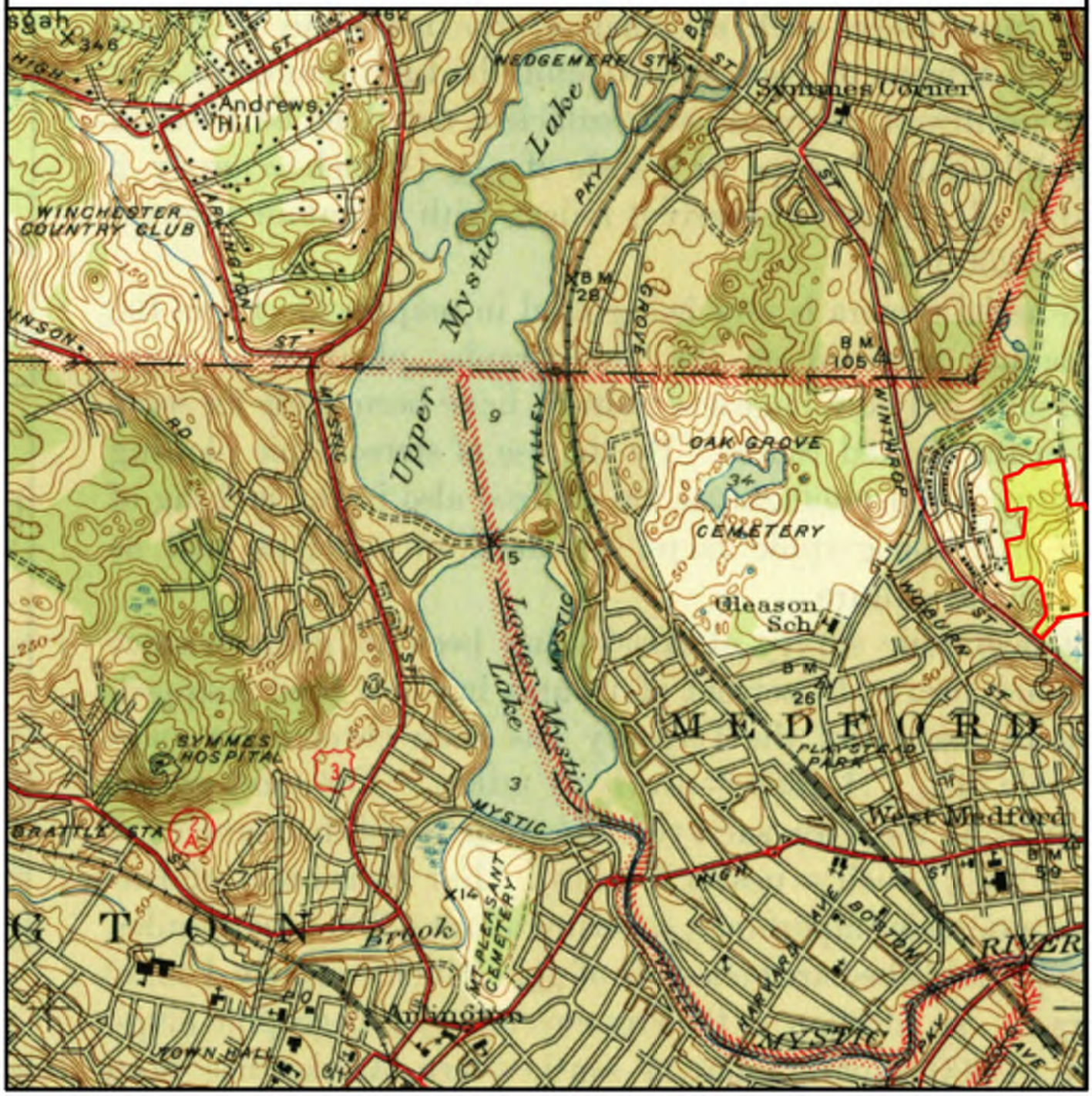


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ADDRESS: 489 Winthrop St, Medford, MA, 02155
LAT/LONG: 42.430566 / -71.125817

PREPARED FOR: ADS Environmental Engineering LLC
ORDER #: 112930
REPORT DATE: 11/14/2025

SUBJECT QUAD:

MAP NAME:	Lexington	MAP YEAR:	1946	REVISION YEAR:	N/R
SCALE:	1 : 31680	Part	1		



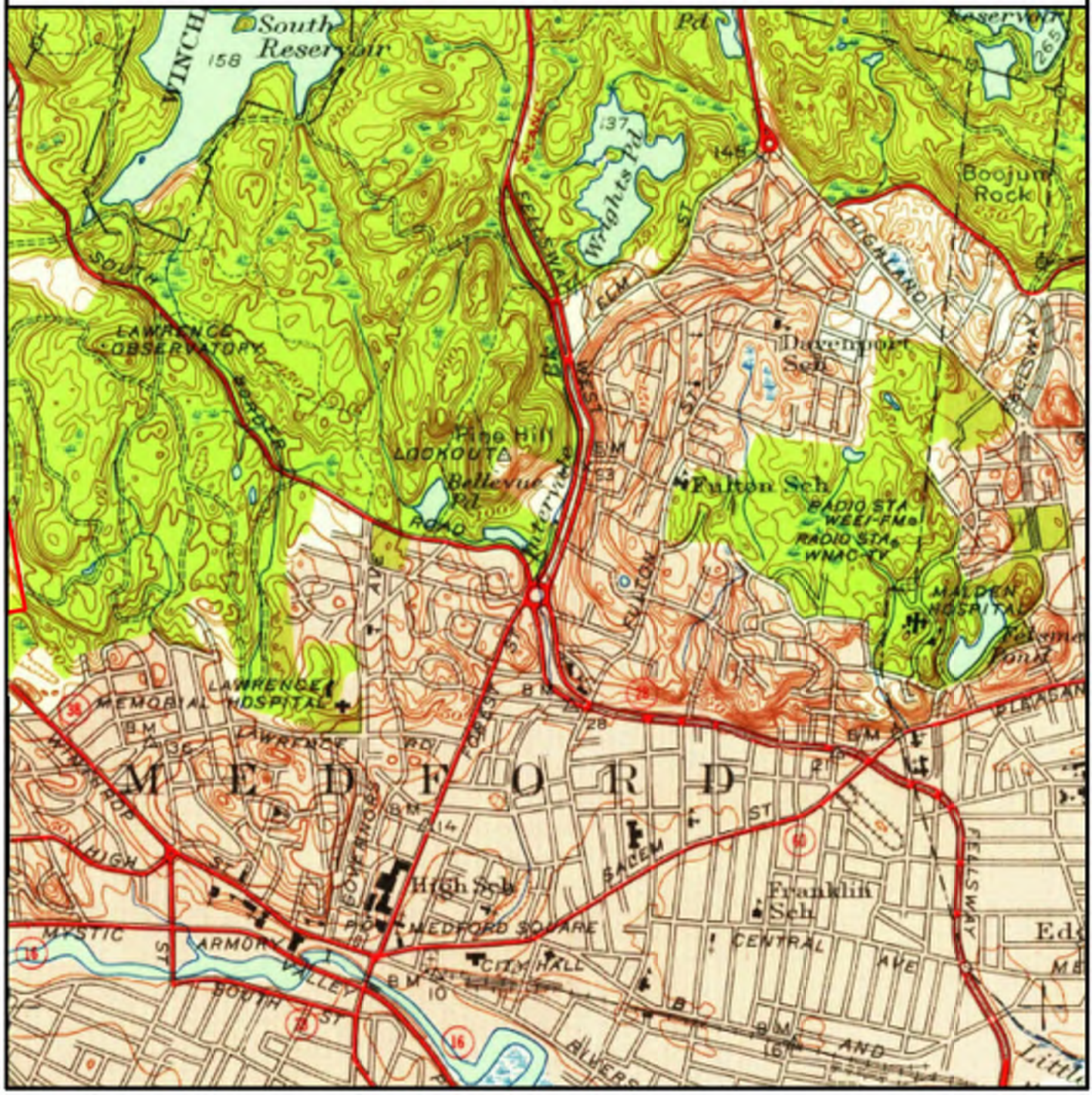
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ADDRESS: 489 Winthrop St, Medford, MA, 02155
LAT/LONG: 42.430566 / -71.125817

PREPARED FOR: ADS Environmental Engineering LLC
ORDER #: 112930
REPORT DATE: 11/14/2025

SUBJECT QUAD:

MAP NAME: Boston North MAP YEAR: 1949 REVISION YEAR: N/R

SCALE: 1 : 31680 Part 1

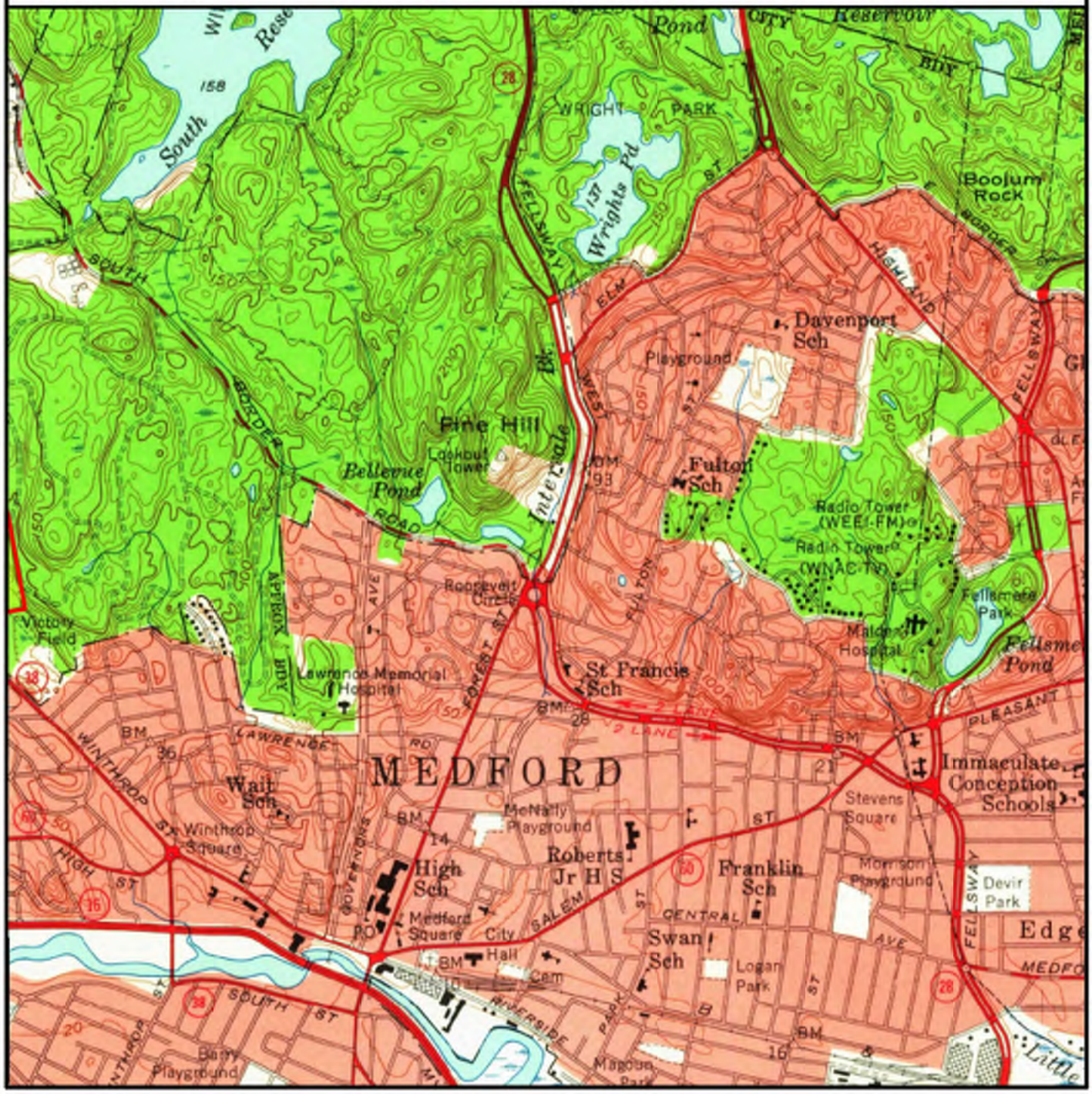


SUBJECT NAME: Medford High School
ADDRESS: 489 Winthrop St, Medford, MA, 02155
LAT/LONG: 42.430566 / -71.125817

PREPARED FOR: ADS Environmental Engineering LLC
ORDER #: 112930
REPORT DATE: 11/14/2025

SUBJECT QUAD:

MAP NAME:	Boston North	MAP YEAR:	1956	REVISION YEAR:	N/R
SCALE:	1 : 24000	Part	1		



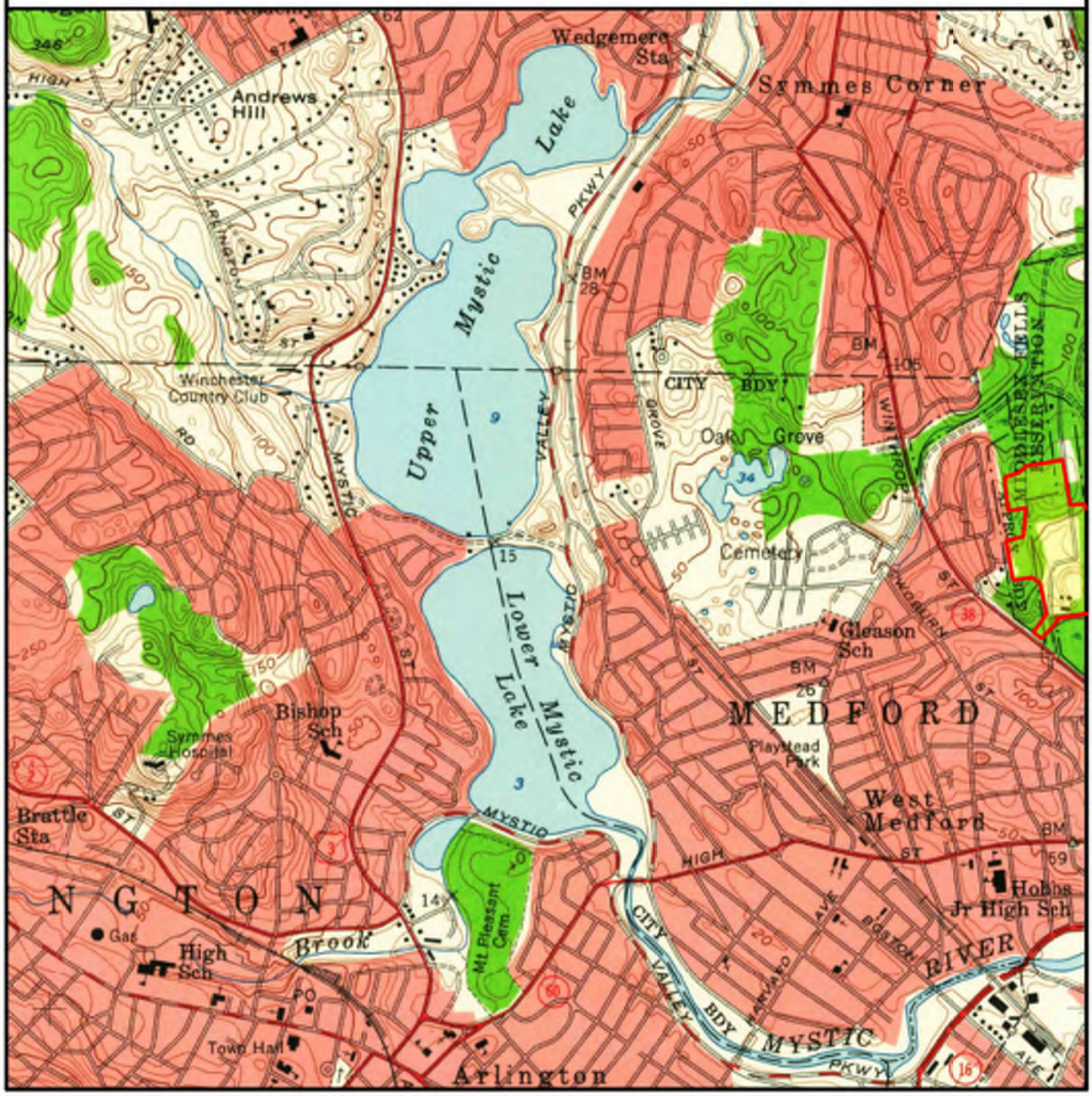
SUBJECT NAME: Medford High School
ADDRESS: 489 Winthrop St, Medford, MA, 02155
LAT/LONG: 42.430566 / -71.125817

PREPARED FOR: ADS Environmental Engineering LLC
ORDER #: 112930
REPORT DATE: 11/14/2025

SUBJECT QUAD:

MAP NAME: Lexington MAP YEAR: 1956 REVISION YEAR: N/R

SCALE: 1 : 24000 Part 1

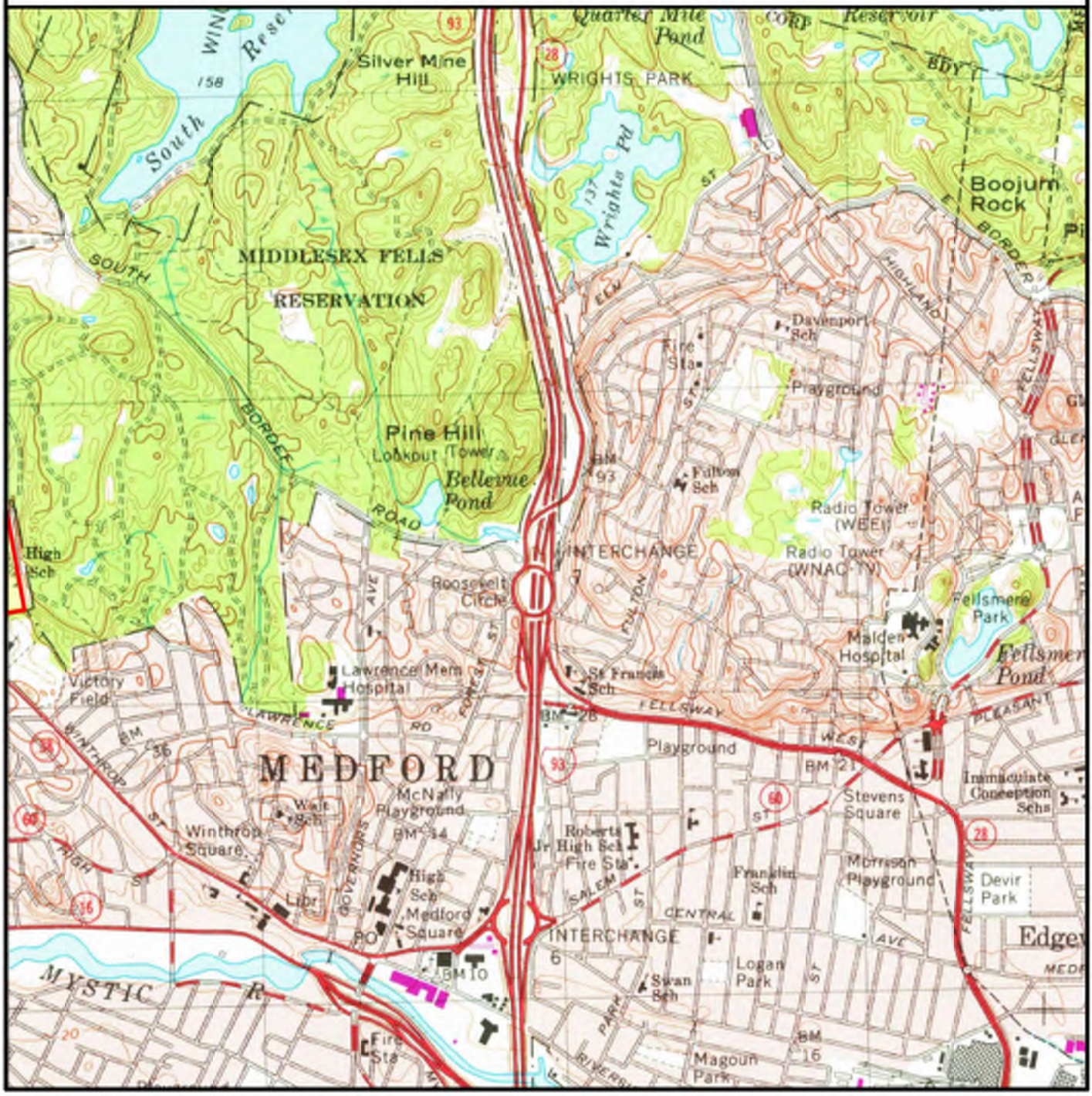


SUBJECT NAME: Medford High School
ADDRESS: 489 Winthrop St, Medford, MA, 02155
LAT/LONG: 42.430566 / -71.125817

PREPARED FOR: ADS Environmental Engineering LLC
ORDER #: 112930
REPORT DATE: 11/14/2025

SUBJECT QUAD:

MAP NAME:	Boston North	MAP YEAR:	1971	REVISION YEAR:	1979
SCALE:	1 : 25000	Part	1		

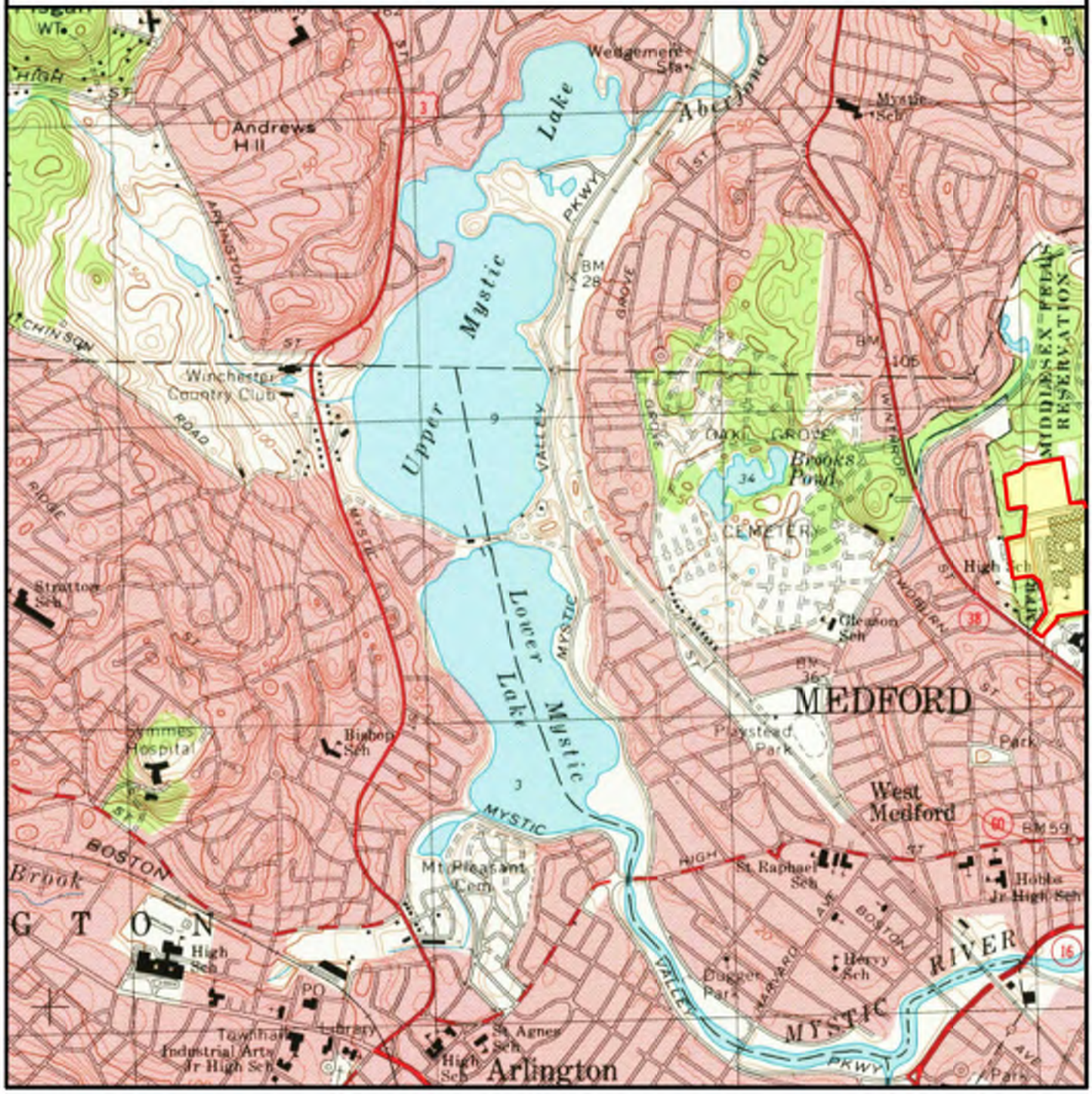


SUBJECT NAME: Medford High School
ADDRESS: 489 Winthrop St, Medford, MA, 02155
LAT/LONG: 42.430566 / -71.125817

PREPARED FOR: ADS Environmental Engineering LLC
ORDER #: 112930
REPORT DATE: 11/14/2025

SUBJECT QUAD:

MAP NAME:	Lexington	MAP YEAR:	1971	REVISION YEAR:	N/R
SCALE:	1 : 25000	Part	1		

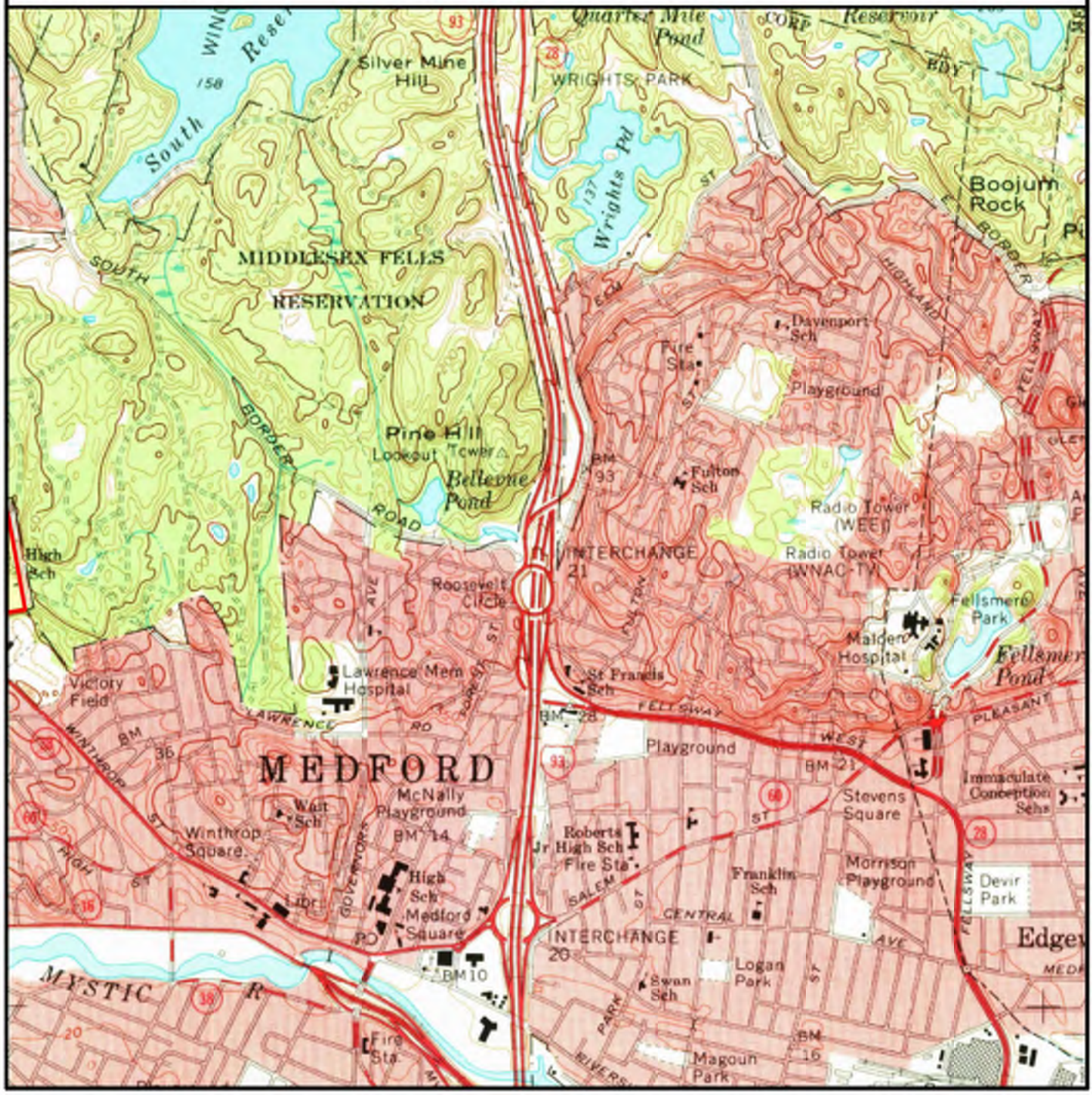


SUBJECT NAME: Medford High School
ADDRESS: 489 Winthrop St, Medford, MA, 02155
LAT/LONG: 42.430566 / -71.125817

PREPARED FOR: ADS Environmental Engineering LLC
ORDER #: 112930
REPORT DATE: 11/14/2025

SUBJECT QUAD:

MAP NAME:	Boston North	MAP YEAR:	1971	REVISION YEAR:	N/R
SCALE:	1 : 24000	Part	1		

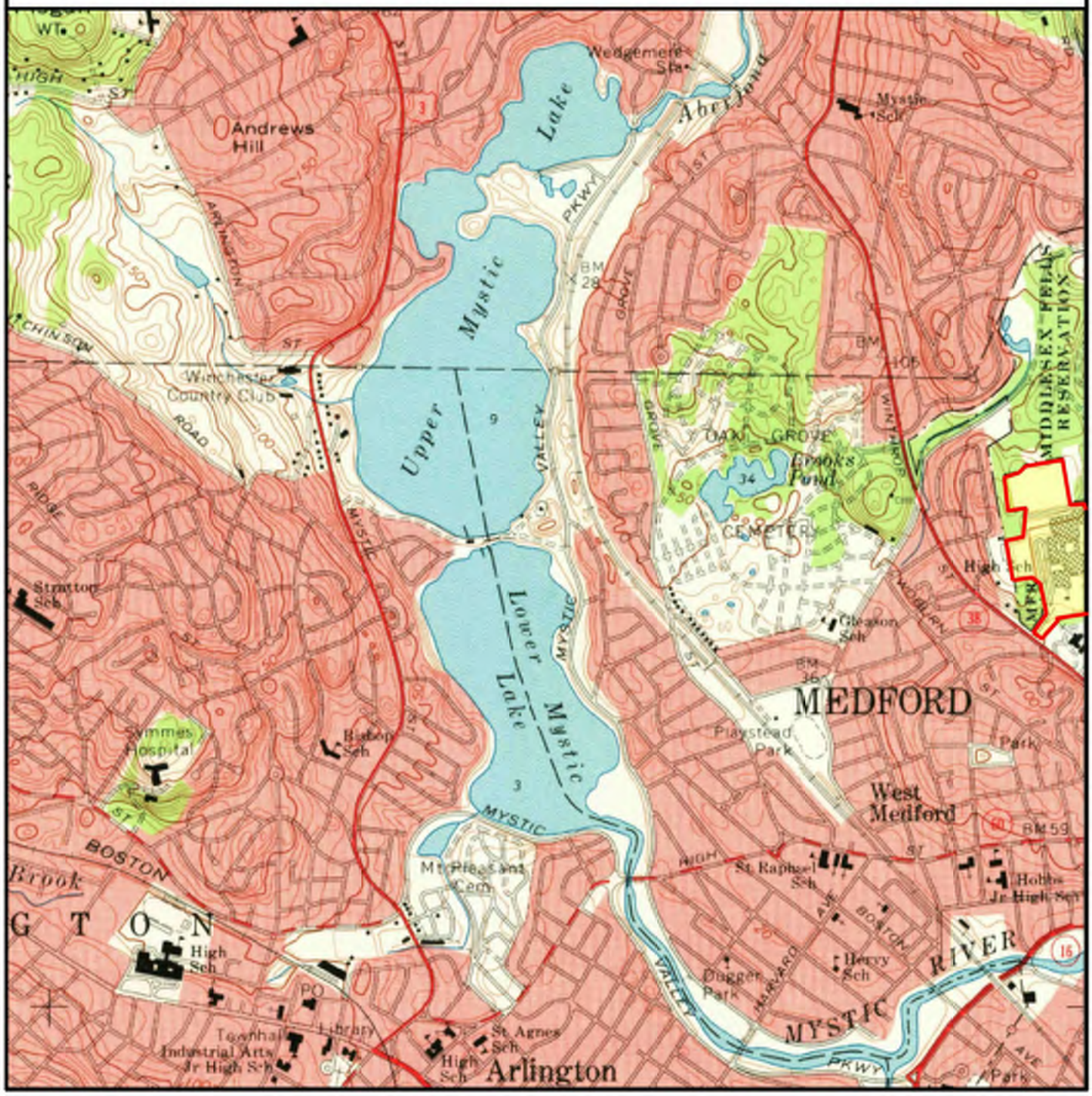


SUBJECT NAME: Medford High School
ADDRESS: 489 Winthrop St, Medford, MA, 02155
LAT/LONG: 42.430566 / -71.125817

PREPARED FOR: ADS Environmental Engineering LLC
ORDER #: 112930
REPORT DATE: 11/14/2025

SUBJECT QUAD:

MAP NAME:	Lexington	MAP YEAR:	1971	REVISION YEAR:	N/R
SCALE:	1 : 24000	Part	1		



SUBJECT NAME: Medford High School
ADDRESS: 489 Winthrop St, Medford, MA, 02155
LAT/LONG: 42.430566 / -71.125817

PREPARED FOR: ADS Environmental Engineering LLC
ORDER #: 112930
REPORT DATE: 11/14/2025

SUBJECT QUAD:

MAP NAME:	Boston North	MAP YEAR:	1977	REVISION YEAR:	N/R
SCALE:	1 : 25000	Part	1		



SUBJECT NAME: Medford High School
ADDRESS: 489 Winthrop St, Medford, MA, 02155
LAT/LONG: 42.430566 / -71.125817

PREPARED FOR: ADS Environmental Engineering LLC
ORDER #: 112930
REPORT DATE: 11/14/2025

SUBJECT QUAD:

MAP NAME:	Lexington	MAP YEAR:	1977	REVISION YEAR:	N/R
SCALE:	1 : 25000	Part	1		

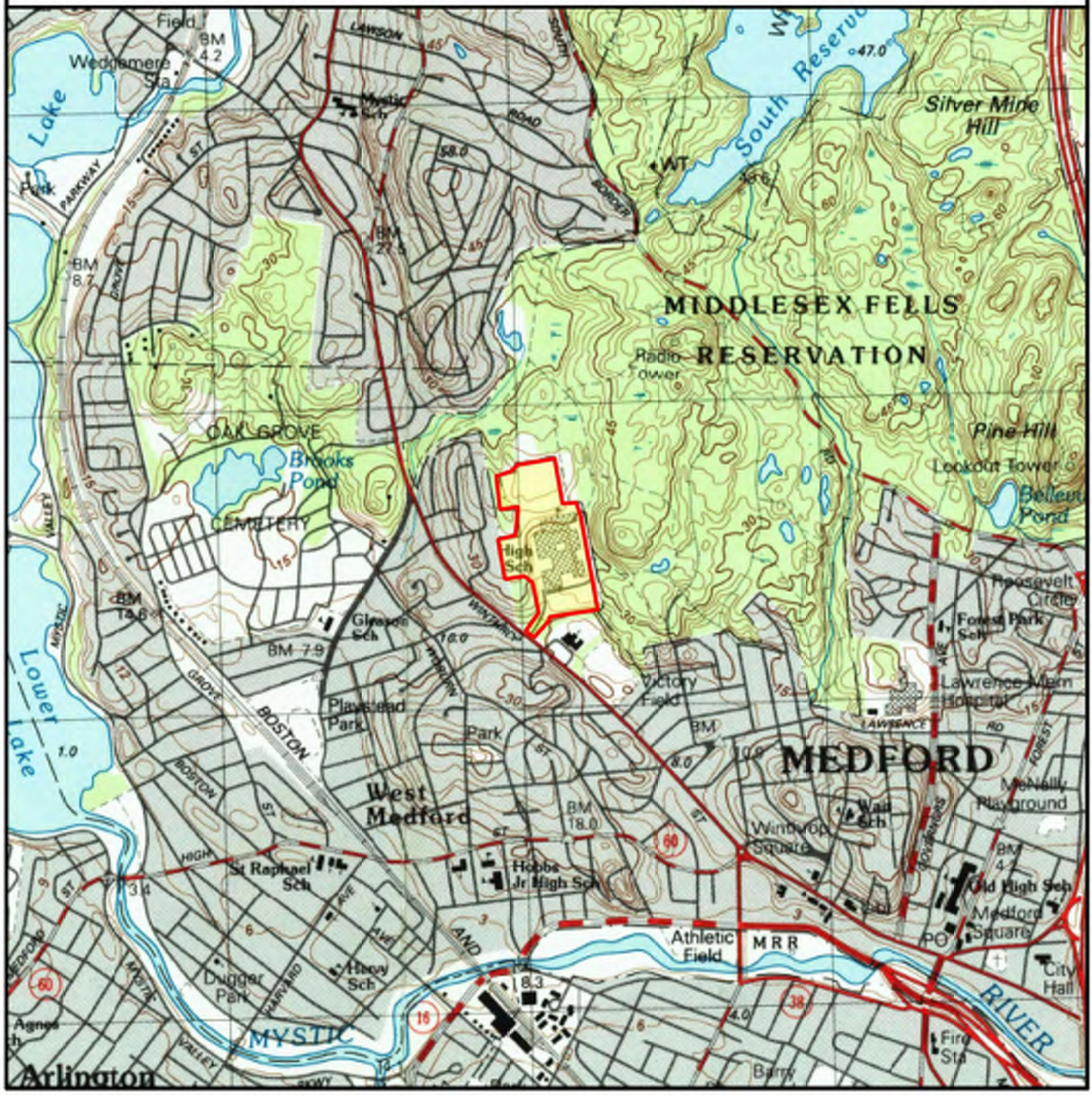


SUBJECT NAME: Medford High School
ADDRESS: 489 Winthrop St, Medford, MA, 02155
LAT/LONG: 42.430566 / -71.125817

PREPARED FOR: ADS Environmental Engineering LLC
ORDER #: 112930
REPORT DATE: 11/14/2025

SUBJECT QUAD:

MAP NAME:	Boston North	MAP YEAR:	1985	REVISION YEAR:	N/R
SCALE:	1 : 25000	Part	1		



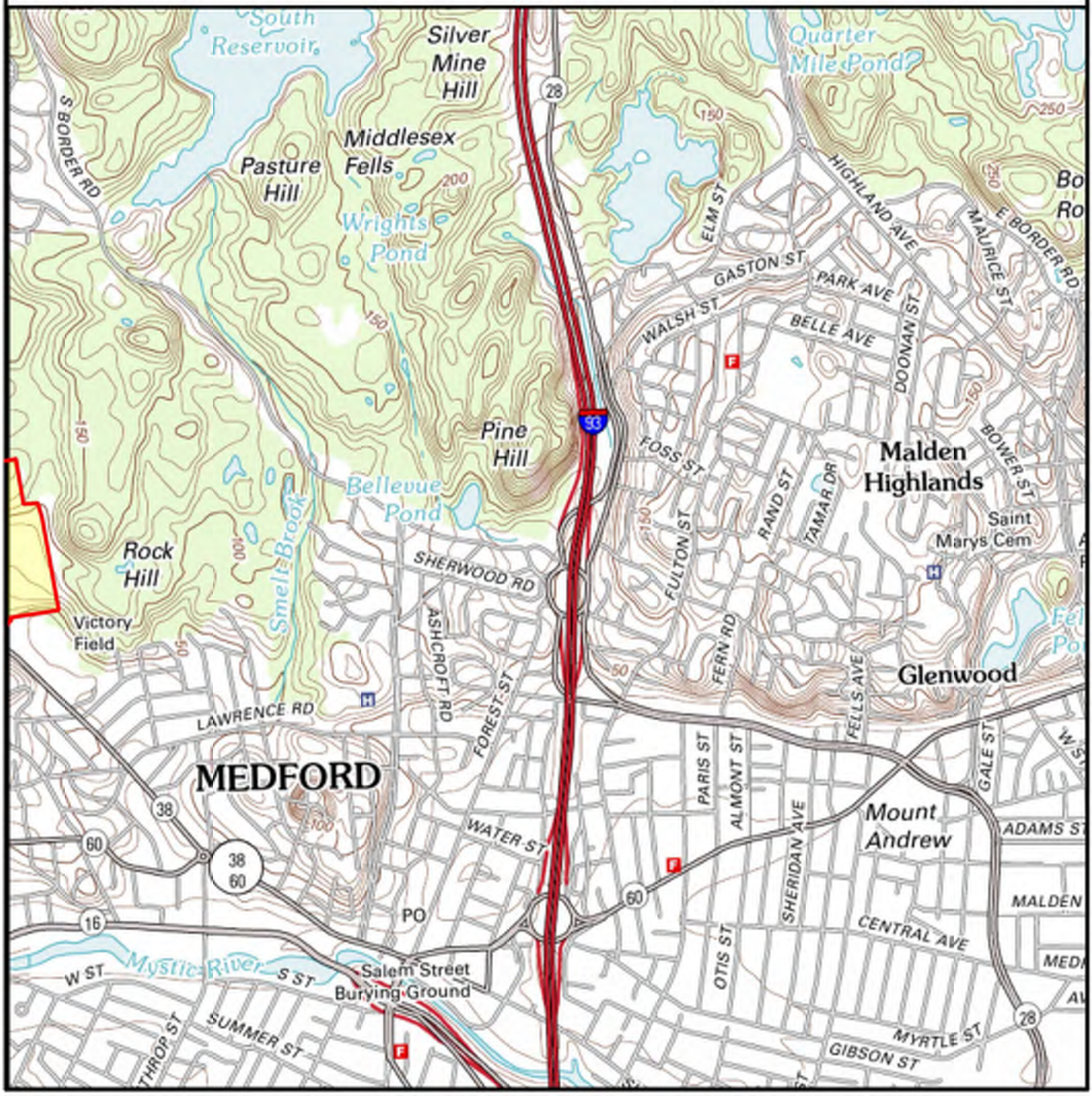
SUBJECT NAME: Medford High School
ADDRESS: 489 Winthrop St, Medford, MA, 02155
LAT/LONG: 42.430566 / -71.125817

PREPARED FOR: ADS Environmental Engineering LLC
ORDER #: 112930
REPORT DATE: 11/14/2025

SUBJECT QUAD:

MAP NAME: Boston_North MAP YEAR: 2012 REVISION YEAR: N/R

SCALE: 1 : 24000 Part 1

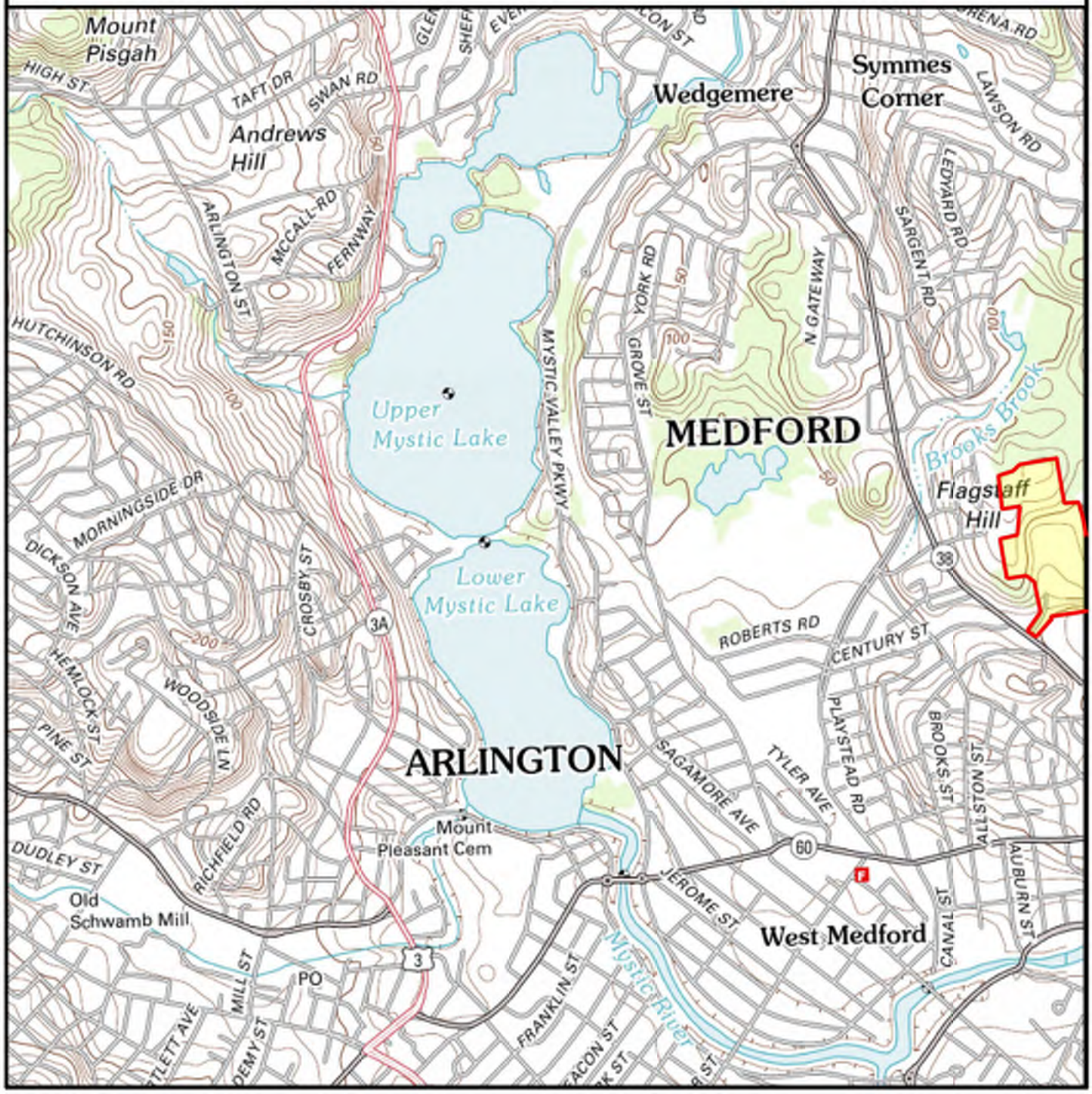


SUBJECT NAME: Medford High School
ADDRESS: 489 Winthrop St, Medford, MA, 02155
LAT/LONG: 42.430566 / -71.125817

PREPARED FOR: ADS Environmental Engineering LLC
ORDER #: 112930
REPORT DATE: 11/14/2025

SUBJECT QUAD:

MAP NAME:	Lexington	MAP YEAR:	2012	REVISION YEAR:	N/R
SCALE:	1 : 24000	Part	1		



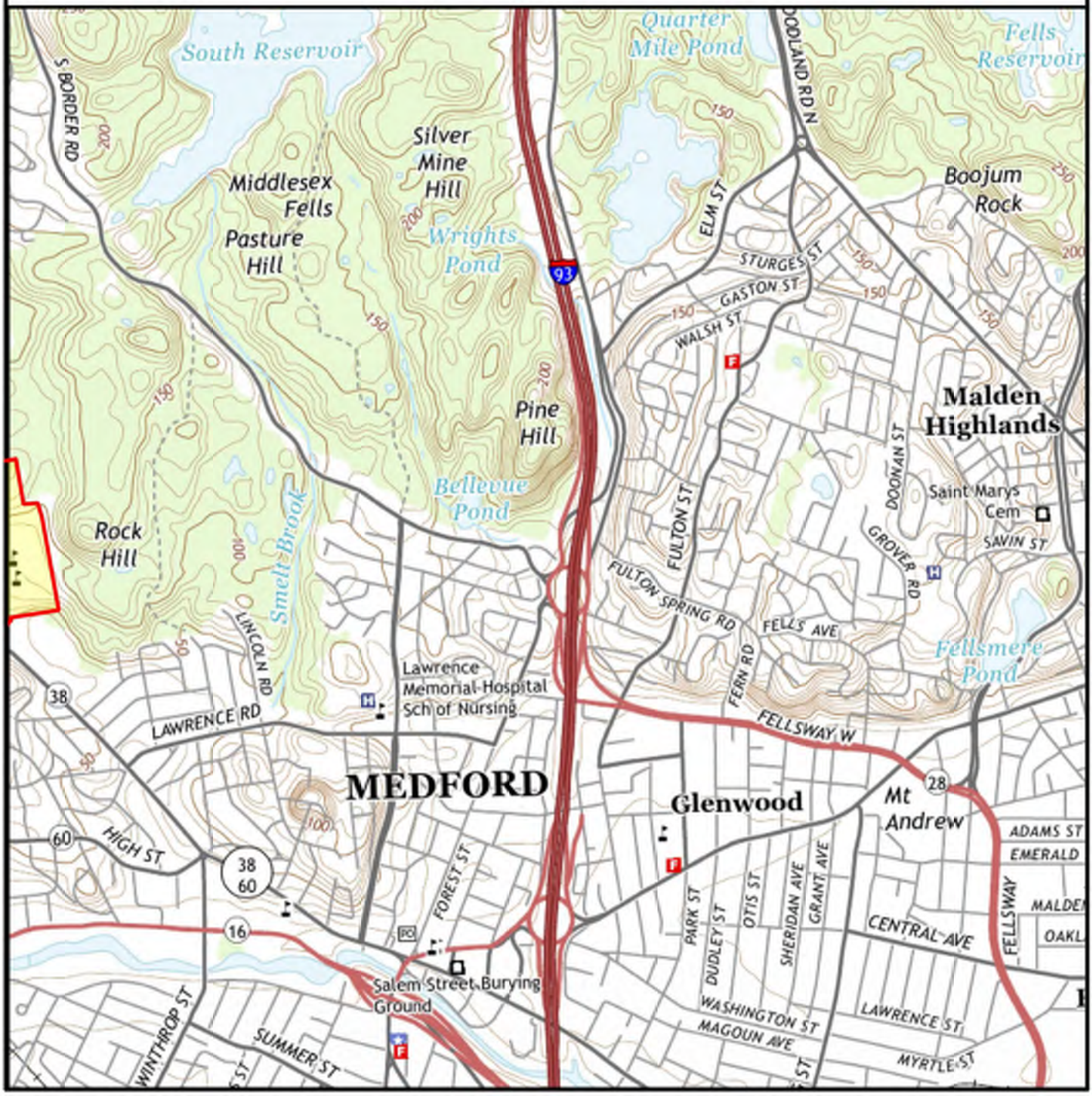
SUBJECT NAME: Medford High School
ADDRESS: 489 Winthrop St, Medford, MA, 02155
LAT/LONG: 42.430566 / -71.125817

PREPARED FOR: ADS Environmental Engineering LLC
ORDER #: 112930
REPORT DATE: 11/14/2025

SUBJECT QUAD:

MAP NAME: Boston_North MAP YEAR: 2015 REVISION YEAR: N/R

SCALE: 1 : 24000 Part 1

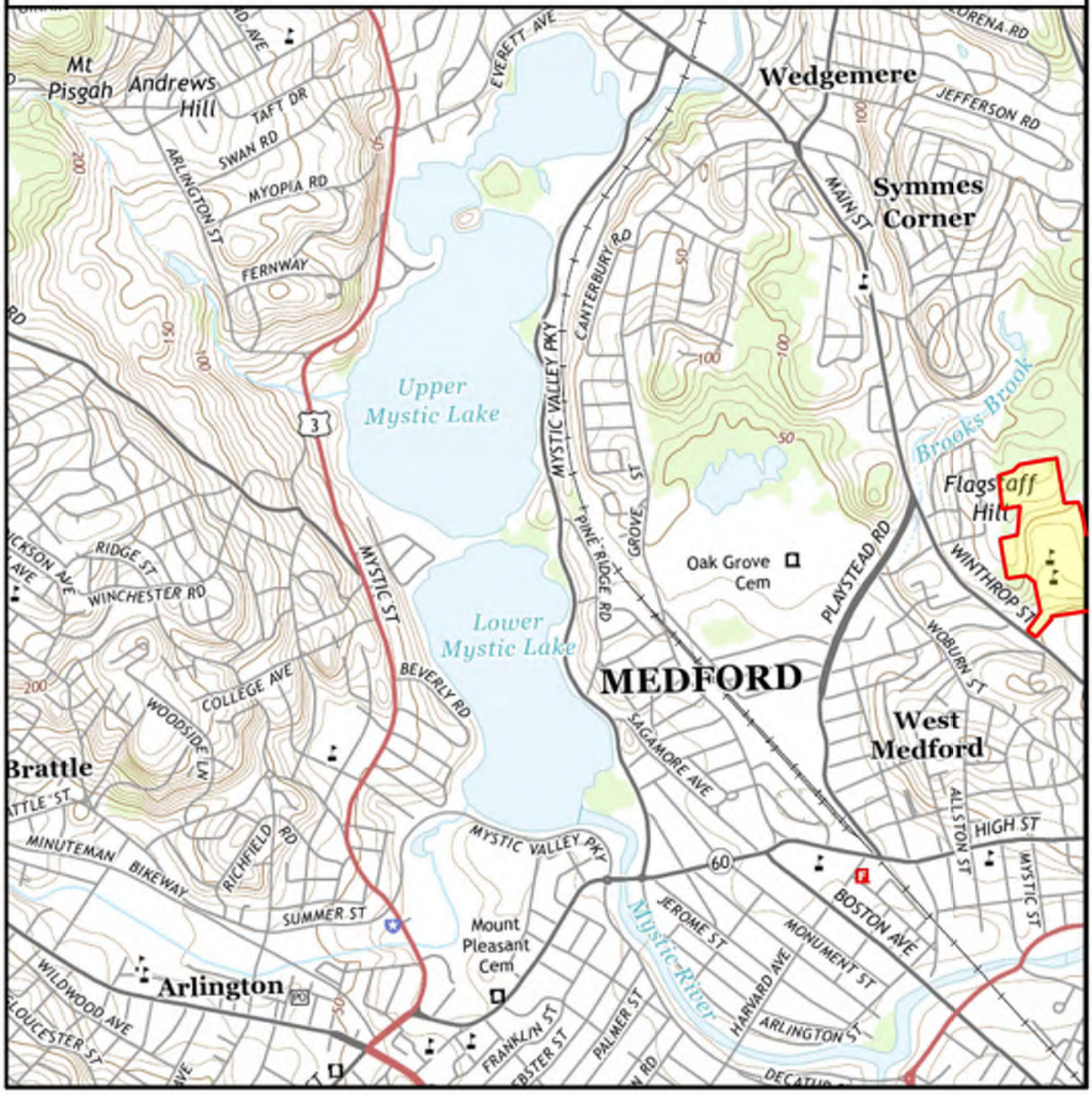


SUBJECT NAME: Medford High School
ADDRESS: 489 Winthrop St, Medford, MA, 02155
LAT/LONG: 42.430566 / -71.125817

PREPARED FOR: ADS Environmental Engineering LLC
ORDER #: 112930
REPORT DATE: 11/14/2025

SUBJECT QUAD:

MAP NAME:	Lexington	MAP YEAR:	2015	REVISION YEAR:	N/R
SCALE:	1 : 24000	Part	1		



SUBJECT NAME: Medford High School
ADDRESS: 489 Winthrop St, Medford, MA, 02155
LAT/LONG: 42.430566 / -71.125817

PREPARED FOR: ADS Environmental Engineering LLC
ORDER #: 112930
REPORT DATE: 11/14/2025

SUBJECT QUAD:

MAP NAME:	Boston_North	MAP YEAR:	2018	REVISION YEAR:	N/R
SCALE:	1 : 24000	Part	1		

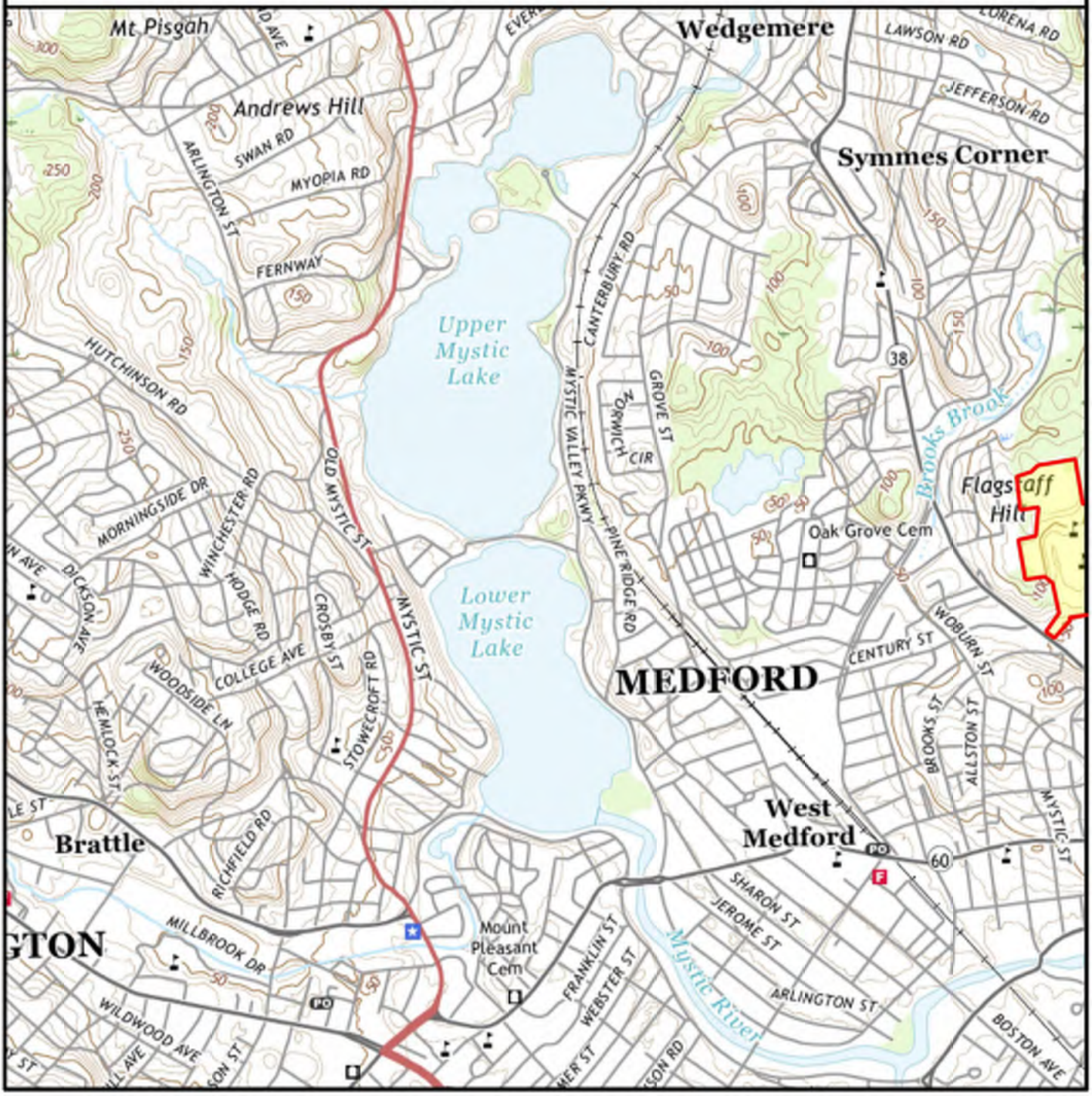


SUBJECT NAME: Medford High School
ADDRESS: 489 Winthrop St, Medford, MA, 02155
LAT/LONG: 42.430566 / -71.125817

PREPARED FOR: ADS Environmental Engineering LLC
ORDER #: 112930
REPORT DATE: 11/14/2025

SUBJECT QUAD:

MAP NAME:	Lexington	MAP YEAR:	2018	REVISION YEAR:	N/R
SCALE:	1 : 24000	Part	1		



SUBJECT NAME: Medford High School
ADDRESS: 489 Winthrop St, Medford, MA, 02155
LAT/LONG: 42.430566 / -71.125817

PREPARED FOR: ADS Environmental Engineering LLC
ORDER #: 112930
REPORT DATE: 11/14/2025

SUBJECT QUAD:

MAP NAME:	Boston_North	MAP YEAR:	2024	REVISION YEAR:	N/R
SCALE:	1 : 24000	Part	1		

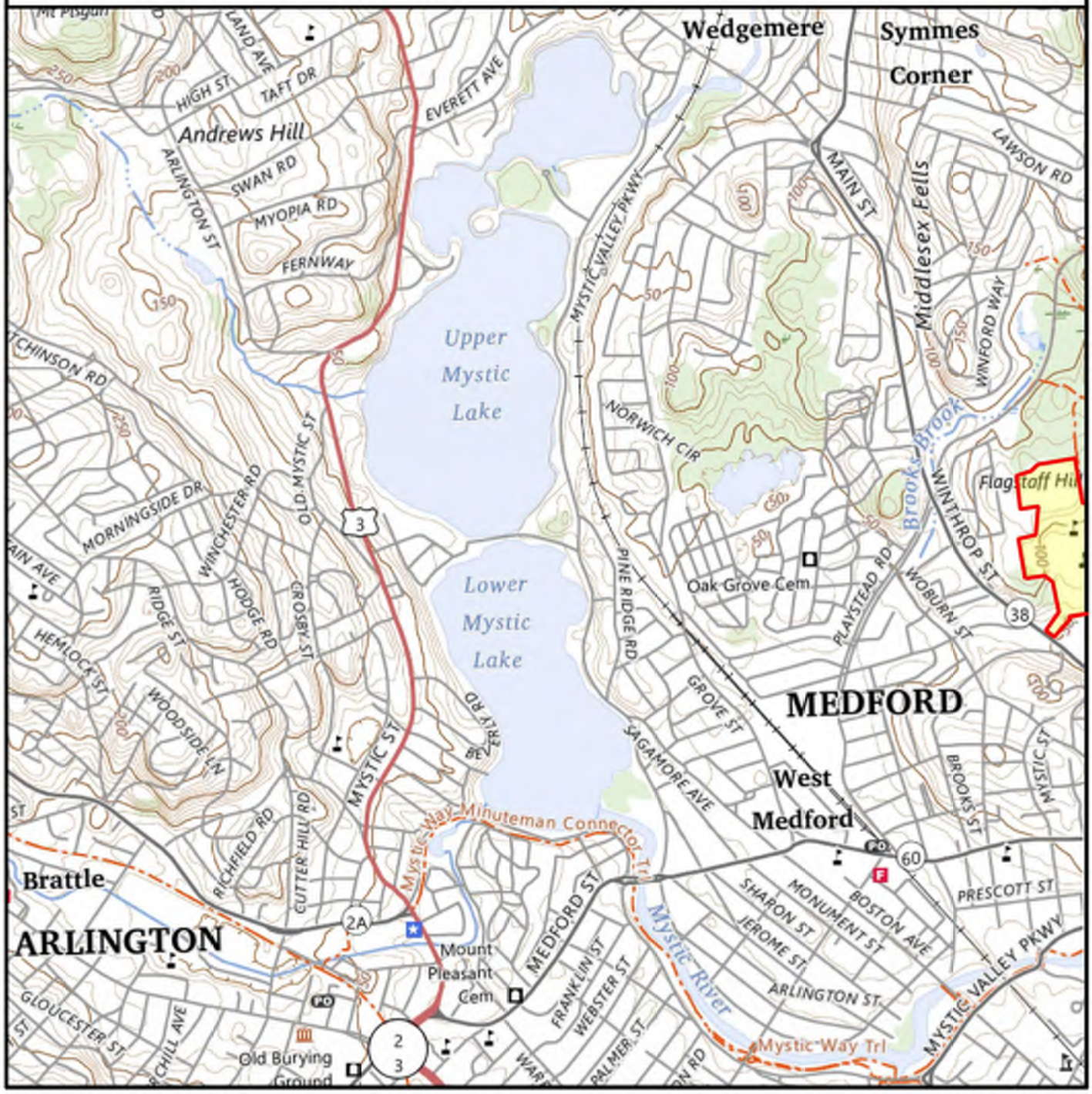


SUBJECT NAME: Medford High School
ADDRESS: 489 Winthrop St, Medford, MA, 02155
LAT/LONG: 42.430566 / -71.125817

PREPARED FOR: ADS Environmental Engineering LLC
ORDER #: 112930
REPORT DATE: 11/14/2025

SUBJECT QUAD:

MAP NAME:	Lexington	MAP YEAR:	2024	REVISION YEAR:	N/R
SCALE:	1 : 24000	Part	1		



ENVIROSITE

Historical Fire Insurance Maps Report

Medford High School
489 Winthrop St
Medford,MA,02155

Order Number: 112930
Report Generated: 11/18/2025

Project Name:
Project Number:

Prepared for Envirosite Corporation By :

Historical Information Gatherers

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HIG Research Summary

Site Location
Medford High School
489 Winthrop St
Medford, MA

Requested by
Envirosite Corporation
56 Broome Corporate Parkway
Conklin, NY

HIG Project #
2094630
Client Project #
112930
Date Created
11/18/2025

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FIM+ Maps

The HIG Historical Map Collection and the United States Library of Congress Map Collection were searched for fire insurance maps (FIMs), real estate atlases and similar maps for the site location and adjoining properties. These maps were used to create a multi-page file named FIM+Maps. The maps have title blocks that include the map publisher, year the map was created and, if applicable, the year the map was last updated. The years provided are:

1910, 1936, 1950, 1971

Disclaimer & Limitation of Liability

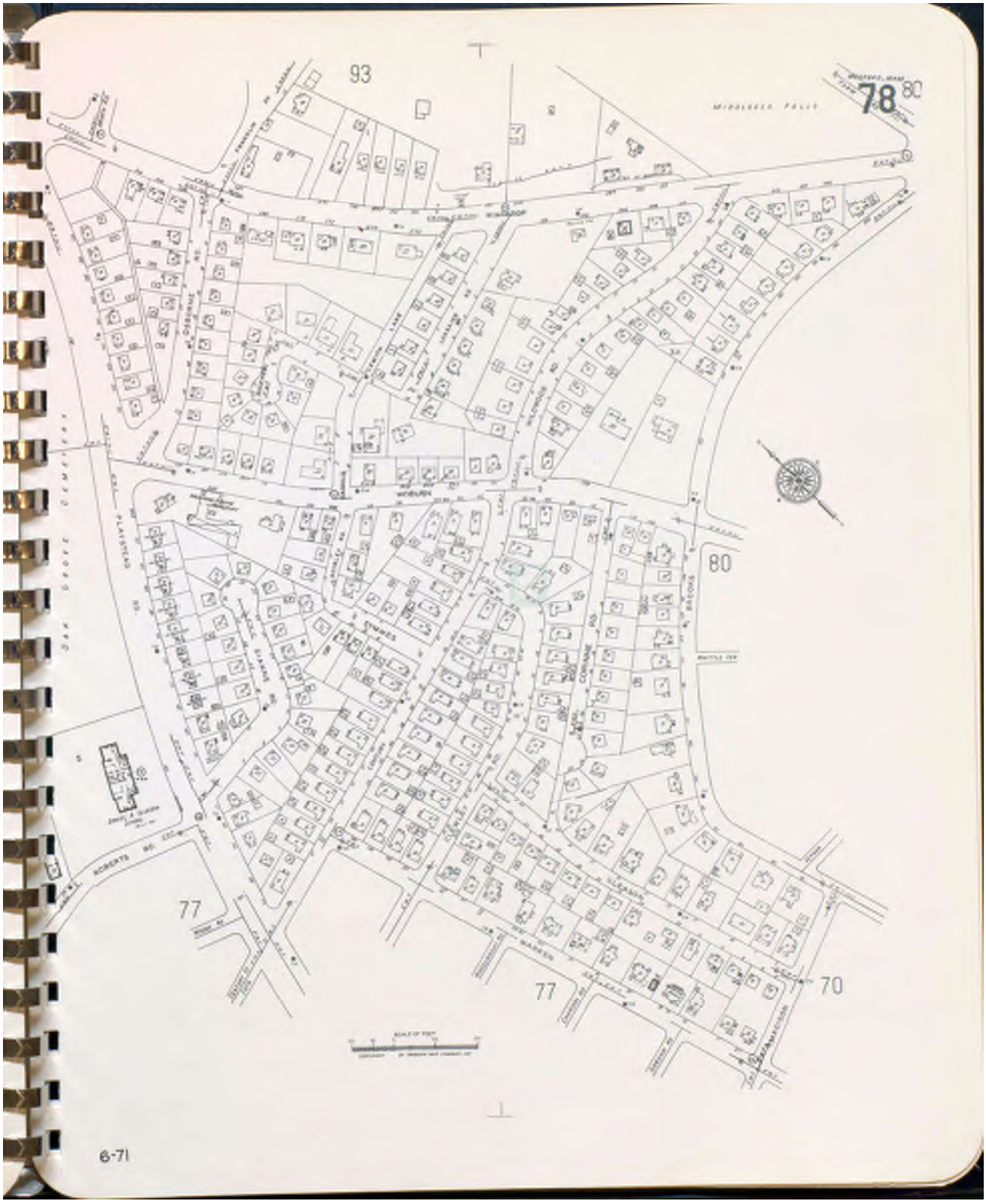
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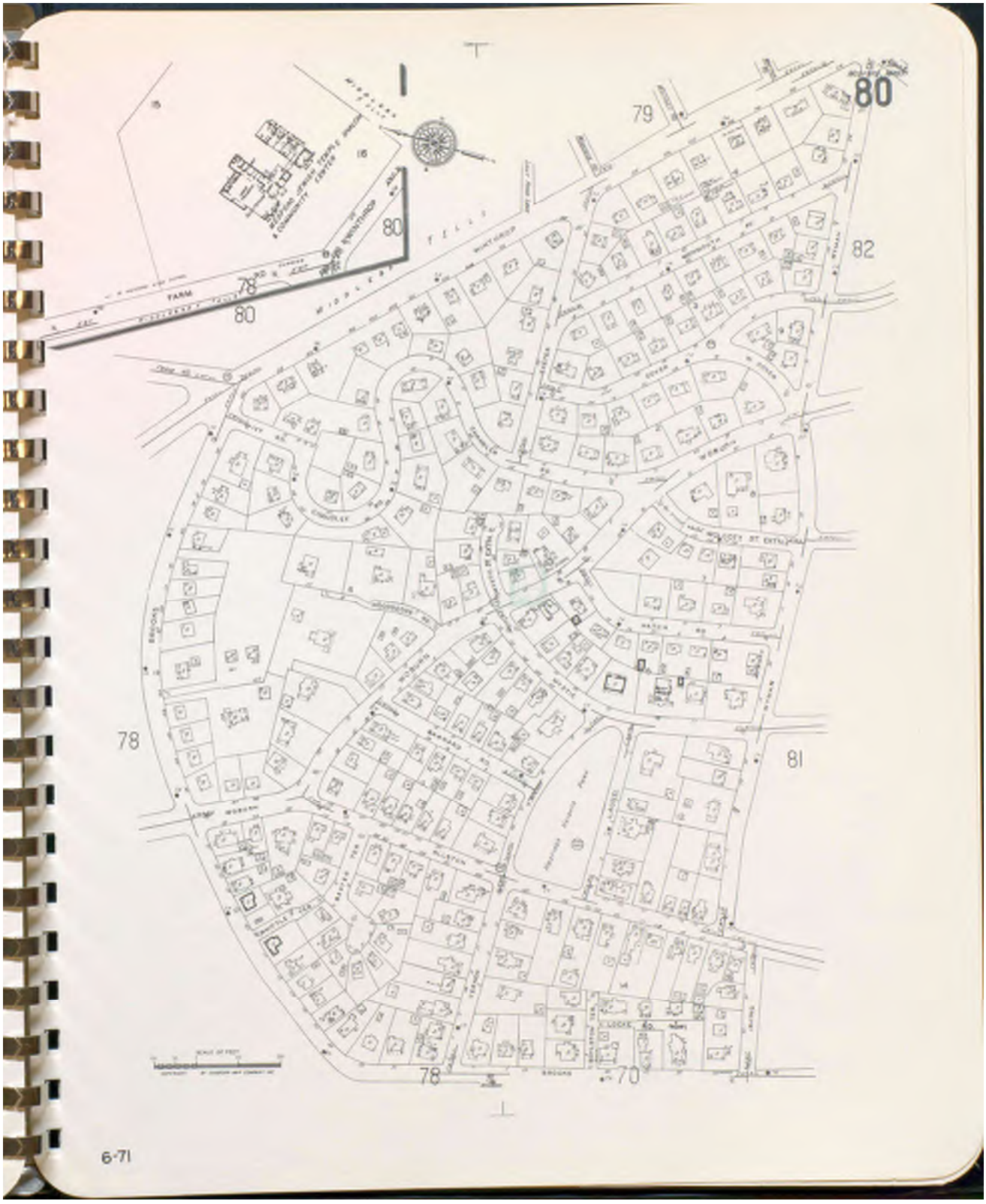
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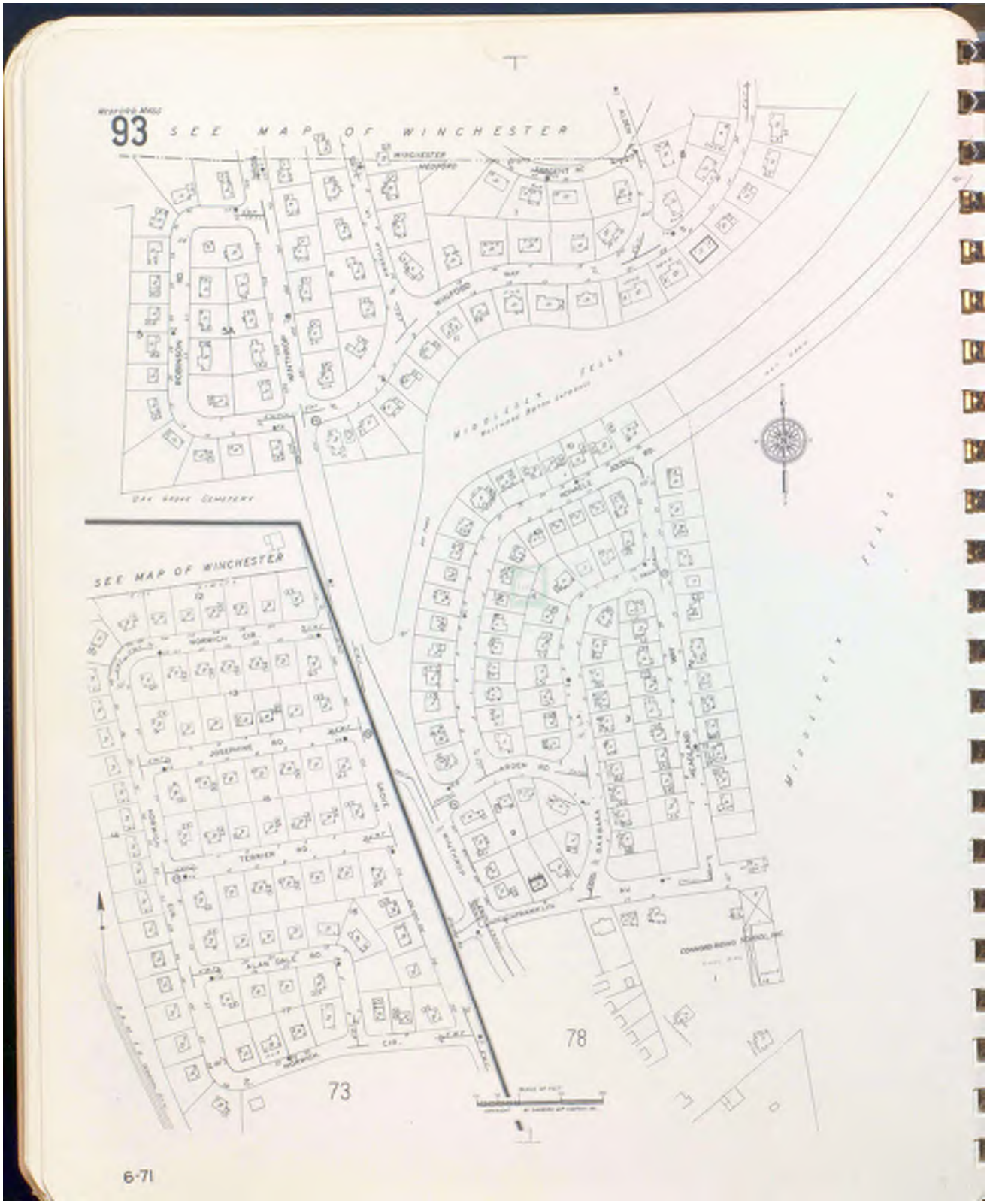
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Map Type: Fire Insurance Publisher: Sanborn Map Co. Publication Name: Medford, MA Base Map Date: 1936 Revised Date: 1971 Republished Date: Sheet Number: 78	**1971**	Requested by: Envirosite Corporation Medford High School 489 Winthrop St Medford, MA 02155 Client Project # 112930 HIG Project # 2094630 www.historicalinfo.com



Map Type: Fire Insurance Publisher: Sanborn Map Co. Publication Name: Medford, MA Base Map Date: 1936 Revised Date: 1971 Republished Date: Sheet Number: 80	**1971**	Requested by: Envirosite Corporation Medford High School 489 Winthrop St Medford, MA 02155 Client Project # 112930 HIG Project # 2094630 www.historicalinfo.com



Map Type: Fire Insurance Publisher: Sanborn Map Co. Publication Name: Medford, MA Base Map Date: 1936 Revised Date: 1971 Republished Date: Sheet Number: 93	**1971**	Requested by: Envirosite Corporation Medford High School 489 Winthrop St Medford, MA 02155 Client Project # 112930 HIG Project # 2094630 www.historicalinfo.com	HIG



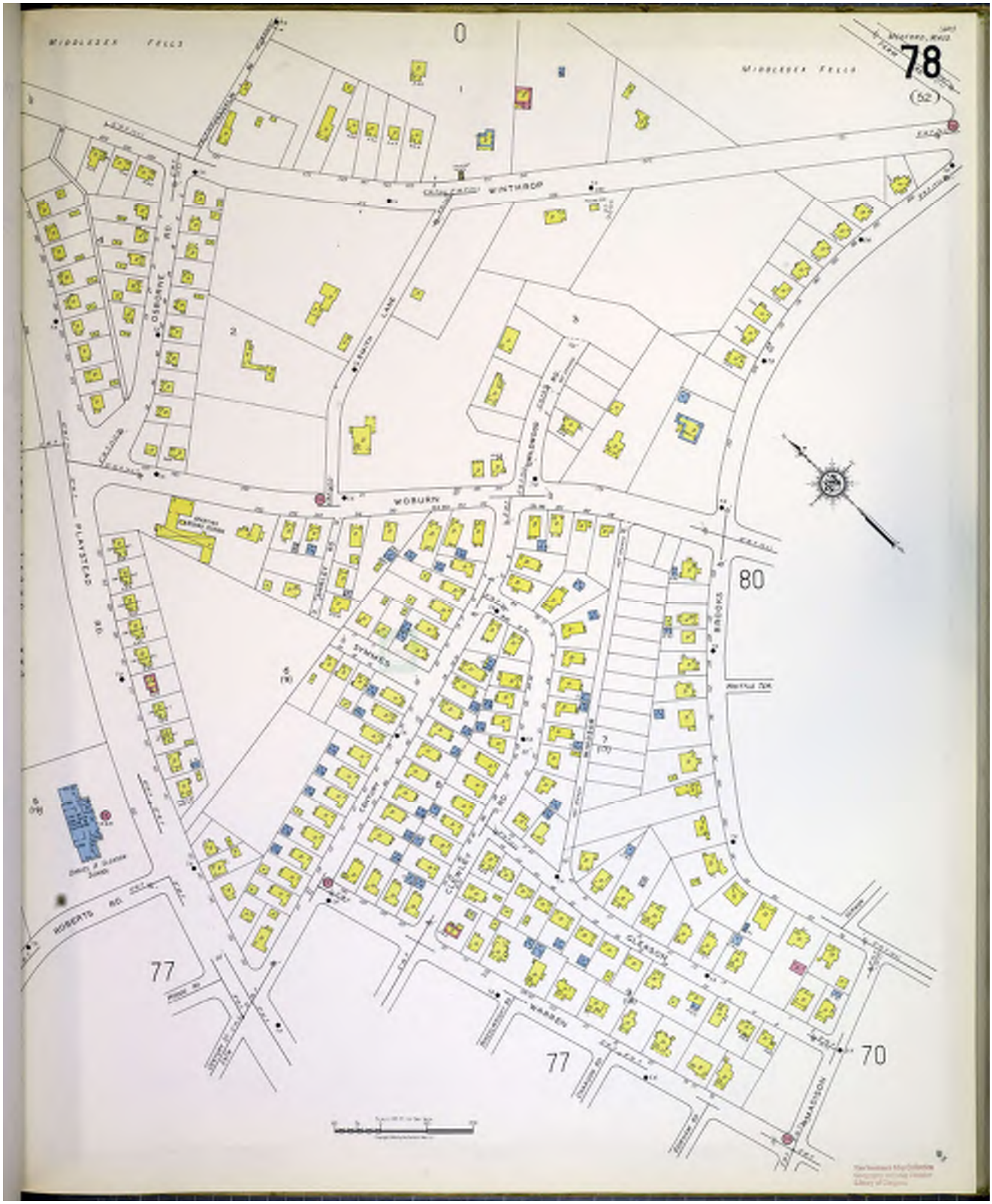
Map Type: Fire Insurance Publisher: Sanborn Map Co. Publication Name: Medford, MA Base Map Date: 1936 Revised Date: July 1950 Republished Date: Sheet Number: 78	**1950**	Requested by: Envirosite Corporation Medford High School 489 Winthrop St Medford, MA 02155 Client Project # 112930 HIG Project # 2094630 www.historicalinfo.com	HIG



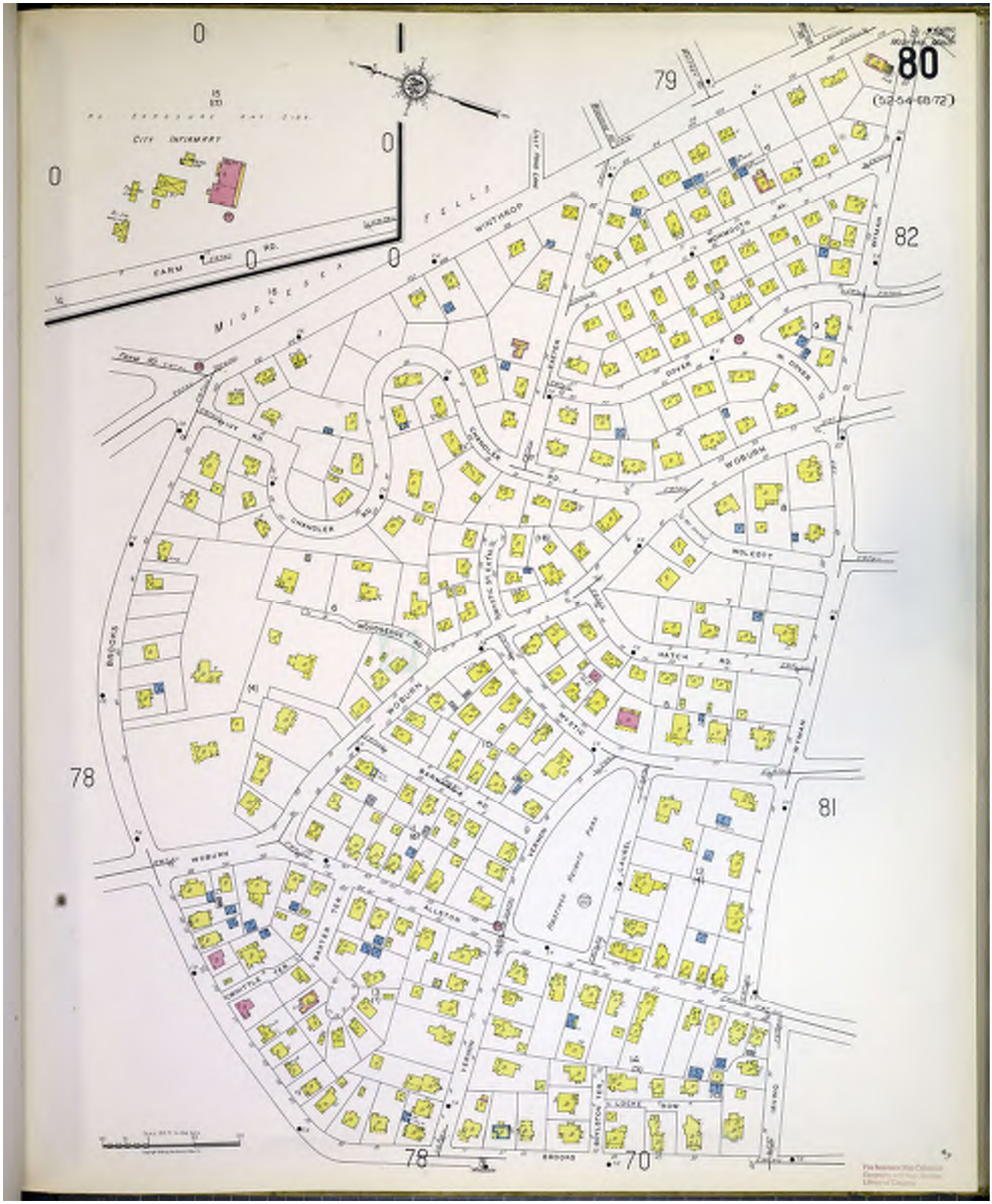
Map Type: Fire Insurance Publisher: Sanborn Map Co. Publication Name: Medford, MA Base Map Date: 1936 Revised Date: July 1950 Republished Date: Sheet Number: 80	**1950**	Requested by: Envirosite Corporation Medford High School 489 Winthrop St Medford, MA 02155 Client Project # 112930 HIG Project # 2094630 www.historicalinfo.com	HIG



Map Type: Fire Insurance Publisher: Sanborn Map Co. Publication Name: Medford, MA Base Map Date: 1936 Revised Date: July 1950 Republished Date: Sheet Number: 93	**1950**	Requested by: Envirosite Corporation Medford High School 489 Winthrop St Medford, MA 02155 Client Project # 112930 HIG Project # 2094630 www.historicalinfo.com	HIG



Map Type: Fire Insurance Publisher: Sanborn Map Co. Publication Name: Medford, MA Base Map Date: 1936 Revised Date: Republished Date: Sheet Number: 78	**1936**	Requested by: Envirosite Corporation Medford High School 489 Winthrop St Medford, MA 02155 Client Project # 112930 HIG Project # 2094630 www.historicalinfo.com



Map Type: Fire Insurance Publisher: Sanborn Map Co. Publication Name: Medford, MA Base Map Date: 1936 Revised Date: Republished Date: Sheet Number: 80	**1936**	Requested by: Envirosite Corporation Medford High School 489 Winthrop St Medford, MA 02155 Client Project # 112930 HIG Project # 2094630 www.historicalinfo.com



Map Type: Fire Insurance Publisher: Sanborn Map Co. Publication Name: Medford, MA Base Map Date: 1910 Revised Date: Republished Date: Sheet Number: 52	**1910**	Requested by: Envirosite Corporation Medford High School 489 Winthrop St Medford, MA 02155 Client Project # 112930 HIG Project # 2094630 www.historicalinfo.com	HIG

ENVIROSITE

Historical City Directory Report

Platinum Research Process

Medford High School
489 Winthrop St
Medford,MA,02155

Order Number: 112930
Report Generated: 11/20/2025

Project Name:
Project Number:

Prepared for Envirosite Corporation By :

Property Archives

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PREMIUM CITY DIRECTORY REPORT

Property Archives' Premium City Directory Report exceeds the ASTM E1527-21 standard and provides the most comprehensive coverage in the industry by including a search of Property Archives' exclusive and proprietary database of over three billion commercial and residential records, business names and occupant records for every city and town in the United States, at approximate five-year intervals, from recent years back to 1992 for the street and address ranges for the subject and adjoining properties.

In addition, further investigation is performed by Property Archives' professional research staff in national repositories, including the Library of Congress and the Allen County Public Library. Coverage is researched in city directories, cross directories and street address directories in hardcopy or microfilm format and research is completed at five-year intervals back to the earliest directory publication.

Abstracts of the information from the directories are provided and where possible, images from directories in the public domain, are included in the final report.

Please email us at orders@propertyarchives.net or call 833-444-DATA (3282) with any questions.

Property Archives

SUBJECT STREET:

475-570 Winthrop St, Medford, MA 02155

ADJOINING STREET(S):

Headland Way, Medford, MA 02155
100-300 S Border Rd, Medford, MA 02155

RESEARCH SOURCES:

SOURCE	YEAR(S)
Property Archives	2024, 2020, 2015, 2011, 2006, 2000, 1995, 1993
Boston North Suburban Criss Cross Directory	1988, 1984, 1975, 1970
Boston North Suburban Street Address Directory	1963

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PREMIUM CITY DIRECTORY REPORT

Subject Street Findings: 475-570 Winthrop St

2024

Six Acres Nursery School	475 WINTHROP ST
Temple Shalom-Medford Jewish	475 WINTHROP ST
Patricia Delauri	478 WINTHROP ST
Kevin Lappin	482 WINTHROP ST
Lynne Lappin	482 WINTHROP ST
Medford Teachers Assn	489 WINTHROP ST
Medford Family Network	489 WINTHROP ST
Medford Vocational Technical	489 WINTHROP ST
Medford High School	489 WINTHROP ST
Early Childhood Afterschool	489 WINTHROP ST
Medford School District	489 WINTHROP ST
Medford Vocational School	489 WINTHROP ST
Schwartzkopf, Amy L	489 WINTHROP ST
Medford Public Schools	489 WINTHROP ST
Kids' Corner Day Care	489 WINTHROP ST
Medford Adult Education	489 WINTHROP ST
Japanese Language School	489 WINTHROP ST
Medford Special Education	489 WINTHROP ST
Redemption Hill Church	489 WINTHROP ST
Christine Callahan	496 WINTHROP ST
Tim Kwan	500 WINTHROP ST
Hui Kwan	500 WINTHROP ST
Lily Kwan	500 WINTHROP ST
Matthew Hersey	504 WINTHROP ST
Anthony Aiello	515 WINTHROP ST
Jeyaraja Ponnudurai	522 WINTHROP ST
Socorro Ching	523 WINTHROP ST
Thomas Shumskii	526 WINTHROP ST
Winthrop Plumbing	530 WINTHROP ST
J D Petroleum	530 WINTHROP ST
Ashok Patel	536 WINTHROP ST
Stephen Amato	553 WINTHROP ST
Daniel Harrington	559 WINTHROP ST
Patric Crowe	563 WINTHROP ST
Malia Crowe	563 WINTHROP ST
Angelina Paison	569 WINTHROP ST

2020

Braham David	475 WINTHROP ST
Six Acres Nursery School	475 WINTHROP ST
Andrea Katz	475 WINTHROP ST
Patricia Delauri	478 WINTHROP ST
Lynne Lappin	482 WINTHROP ST
Kevin Lappin	482 WINTHROP ST
Japanese Language School	489 WINTHROP ST
Roy Belson	489 WINTHROP ST
Allison Goldsberry	489 WINTHROP ST
Linda Selinger	489 WINTHROP ST

Early Childhood Afterschool	489 WINTHROP ST
Kathleen Medaglio	489 WINTHROP ST
Robert Manoney	489 WINTHROP ST
Bill Mohony	489 WINTHROP ST
John Perella	489 WINTHROP ST
Marie Cassidy	489 WINTHROP ST
Medford School District	489 WINTHROP ST
Christine Callahan	496 WINTHROP ST
Hui Kwan	500 WINTHROP ST
Matthew Hersey	504 WINTHROP ST
Anthony Aiello	515 WINTHROP ST
Socorro Ching	523 WINTHROP ST
Thomas Shumski	526 WINTHROP ST
J D Petroleum	530 WINTHROP ST
Ashok Patel	536 WINTHROP ST
Maria Mancini	553 WINTHROP ST
Daniel Harrington	559 WINTHROP ST
Malia Crowe	563 WINTHROP ST
Angelina Paison	569 WINTHROP ST

2015

Six Acres Nursery School	475 WINTHROP ST
Andrea Katz	475 WINTHROP ST
Braham David	475 WINTHROP ST
Patricia Delauri	478 WINTHROP ST
Lynne Lappin	482 WINTHROP ST
Kevin Lappin	482 WINTHROP ST
Medford Teachers Assn	489 WINTHROP ST
Marie Cassidy	489 WINTHROP ST
Bill Mohony	489 WINTHROP ST
Robert Manoney	489 WINTHROP ST
Early Childhood Afterschool	489 WINTHROP ST
Roy Belson	489 WINTHROP ST
John Perella	489 WINTHROP ST
Japanese Language School	489 WINTHROP ST
Kathleen Medaglio	489 WINTHROP ST
Linda Selinger	489 WINTHROP ST
Jean Callahan	496 WINTHROP ST
Edward Callahan	496 WINTHROP ST
Hui Kwan	500 WINTHROP ST
Tim Kwan	500 WINTHROP ST
Anthony Aiello	515 WINTHROP ST
Theresa Aiello	515 WINTHROP ST
Danielle Purcell	518 WINTHROP ST
John Camara	518 WINTHROP ST
Charlene Camara	518 WINTHROP ST
Marily De Fronzo	518 WINTHROP ST
Jeyaraja Ponnudurai	522 WINTHROP ST
Socorro Ching	523 WINTHROP ST
Thomas Shumski	526 WINTHROP ST
Joe's Automotive Repair	530 WINTHROP ST

Ashok Patel	536 WINTHROP ST
Hema Patel	536 WINTHROP ST
Daniel Harrington	559 WINTHROP ST
Patric Crowe	563 WINTHROP ST
Gretchen Brown	567 WINTHROP ST
Angelina Paison	569 WINTHROP ST

2011

Shir Shalom Religious School	475 WINTHROP ST
Anne Deveney	475 WINTHROP ST
Brahn David	475 WINTHROP ST
Lynne Lappin	482 WINTHROP ST
Medford Adult Education	489 WINTHROP ST
Medford High School	489 WINTHROP ST
Medford Teachers Assn	489 WINTHROP ST
Bill Mohony	489 WINTHROP ST
Linda Selinger	489 WINTHROP ST
Beverly Shea	489 WINTHROP ST
Japanese Language School	489 WINTHROP ST
Medford Vocational Tech High	489 WINTHROP ST
Roy Belson	489 WINTHROP ST
Marie Cassidy	489 WINTHROP ST
Hui Kwan	500 WINTHROP ST
Michael Kwan	500 WINTHROP ST
Tim Kwan	500 WINTHROP ST
Anthony Hiello	515 WINTHROP ST
Theresa Hiello	515 WINTHROP ST
Jeyaraja Ponnudurai	522 WINTHROP ST
Global Gas & Svc	530 WINTHROP ST
Tr Mandonas	555 WINTHROP ST
Daniel Harrington	559 WINTHROP ST
Paul Harrington	559 WINTHROP ST
Marilyn Harrington	559 WINTHROP ST
Patric Crowe	563 WINTHROP ST

2006

Brahn David	475 WINTHROP ST
Anne Deveney	475 WINTHROP ST
Shir Shalom Religious School	475 WINTHROP ST
S A Mac Donald	478 WINTHROP ST
Roy Belson	489 WINTHROP ST
Medford High School	489 WINTHROP ST
Linda Selinger	489 WINTHROP ST
Bill Mohony	489 WINTHROP ST
Medford Adult Education	489 WINTHROP ST
Medford Teachers Assn	489 WINTHROP ST
Beverly Shea	489 WINTHROP ST
Medford Vocational Tech High	489 WINTHROP ST
Japanese Language School	489 WINTHROP ST
Marie Cassidy	489 WINTHROP ST
Edward Callahan	496 WINTHROP ST

L & J Carroll	504 WINTHROP ST
Maurice & Carla Carroll	504 WINTHROP ST
Anthony Aiello	515 WINTHROP ST
Ponnudurai & Mano Jeyam	522 WINTHROP ST
Rajah Nagaratnam	525 WINTHROP ST
Paul Shumski	526 WINTHROP ST
Paul P Shumski	526 WINTHROP ST
Global Gas & Svc	530 WINTHROP ST
Milton A Stephens	541 WINTHROP ST
Domenic F Saraceno	553 WINTHROP ST
Nicholas J Mandonas	555 WINTHROP ST
Daniel Harrington	559 WINTHROP ST
Crosas Lance & Merce Munn	563 WINTHROP ST
Dominick J Nilo	567 WINTHROP ST
Albert M Jr Benedict	568 WINTHROP ST

2000

Temple Shalom Medford Jewish Community Center	475 WINTHROP ST
Six Acres Nursery	475 WINTHROP ST
Temple Shalom Medford Jewish Community Center Lobby	475 WINTHROP ST
Shir Shalom Religious School	475 WINTHROP ST
Medford Jewish Community Center	475 WINTHROP ST
S A Macdonald	478 WINTHROP ST
Medford City Of Connecting All Departments City Hall Pub School	489 WINTHROP ST
Japanese Language School	489 WINTHROP ST
1 Leap Chapter	489 WINTHROP ST
Medford Teachers Assn	489 WINTHROP ST
Chapter 1 Leap	489 WINTHROP ST
Edward M Callahan	496 WINTHROP ST
L & J & M Carroll	504 WINTHROP ST
Maurice & Carla Carroll	504 WINTHROP ST
Anthony Aiello	515 WINTHROP ST
Ponnudurai & Mano Jeyam	522 WINTHROP ST
Rajah Nagaratnam	525 WINTHROP ST
Paul P Shumski	526 WINTHROP ST
Paul Shumski	526 WINTHROP ST
Goldstein Ralph H Surg	536 WINTHROP ST
Damon G Brooks	536 WINTHROP ST
Belmont Gas & Service Station	540 WINTHROP ST
Milton A Stephens	541 WINTHROP ST
Domenic F Saraceno	553 WINTHROP ST
N J Mandonas	555 WINTHROP ST
Danl J Harrington	559 WINTHROP ST
Francis Kasper	563 WINTHROP ST
Dominick J Nilo	567 WINTHROP ST
Albert M Jr Benedict	568 WINTHROP ST

1995

Medford Jewish Community Center	475 WINTHROP ST
Six Acres Nursery	475 WINTHROP ST
Shir Shalom Religious School	475 WINTHROP ST
Shir Shalom Religous School	475 WINTHROP ST
Temple Shalon-Medford Jewish Community Center	475 WINTHROP ST
Temple Shalom-Medford Jewish Community Center	475 WINTHROP ST
Macdonald S A	478 WINTHROP ST
Medford Teachers Assn	489 WINTHROP ST
Japanese Language School	489 WINTHROP ST
Chapter 1 Leap	489 WINTHROP ST
Callahan Edward M	496 WINTHROP ST
Carroll L & J & M	504 WINTHROP ST
Carroll Maurice & Carla	504 WINTHROP ST
Aiello Anthony	515 WINTHROP ST
Jeyam Ponnudurai & Mano	522 WINTHROP ST
Nagaratnam Rajah	525 WINTHROP ST
Shumski Paul P	526 WINTHROP ST
Shumski Paul	526 WINTHROP ST
Goldstein Ralph H Surg	536 WINTHROP ST
Brooks Damon G	536 WINTHROP ST
Belmomnt Gas & Service Stat	540 WINTHROP ST
Stephens Milton A	541 WINTHROP ST
Saraceno Domenic F	553 WINTHROP ST
Mandonas N J	555 WINTHROP ST
Harrington Danl J	559 WINTHROP ST
Kasper Francis	563 WINTHROP ST
Nilo Dominick J	567 WINTHROP ST
Benedict Albert M Jr	568 WINTHROP ST

1993

Medford Jewish Comm Center	475 WINTHROP ST
Six Acres Nursery	475 WINTHROP ST
S A Macdonald	478 WINTHROP ST
Japanese Language School	489 WINTHROP ST
Medford Community Cablevision	489 WINTHROP ST
Medford Teachers Association	489 WINTHROP ST
Edward M Callahan	496 WINTHROP ST
Anthony Aiello	515 WINTHROP ST
Jeffrey I Averbrook	525 WINTHROP ST
Paul P Shumski	526 WINTHROP ST
Route 9 Getty Service Sta	530 WINTHROP ST
Ralph Herman Goldstein Md	536 WINTHROP ST
Belmomnt Gas & Service Station	540 WINTHROP ST
Route 28 Citgo	540 WINTHROP ST
Milton A Stephens	541 WINTHROP ST
Domenic F Saraceno	553 WINTHROP ST
N J Mandonas	555 WINTHROP ST
Daniel J Harrington	559 WINTHROP ST
Francis Kasper	563 WINTHROP ST

D J Nilo	567 WINTHROP ST
Albert M Benedict	568 WINTHROP ST

PREMIUM CITY DIRECTORY REPORT

SOURCE: Boston North Suburban Criss Cross Directory
STREET: 475-570 Winthrop St
YEAR: 1988
INFO:
475 MEDFORD JEWISH CTR
SIX ACRES NURSERY
TEMPLE SHALM MDFRD
478 S A MACDONALD
482 EUGENE DESIMONE
489 CITY OF MEDFORD
JAPENESE LANG SCHOOL
MEDFORD SCHL DEPT
CTY VOC TECH
CTY CABLEVISION
MEDFORD TCHRS ASSN
VOC EVENING SCHL
496 EDWARD M CALLAHAN
500 NICHOLAS V GRANDE
515 ANTHONY AIELLO
522 RICHARD F MOORE
526 PAUL P SHUMSKI
536 DR R H GOLDSTEIN
540 ROUTE 38 CITGO
541 MILTON A STEPHENS
553 DOMENIC F SARACENO
555 N J MANDONAS
559 DANL J HARRINGTON
563 FRANCIS KASPER
567 DOMINICK J NILO
568 VASILIO N LANZILLI

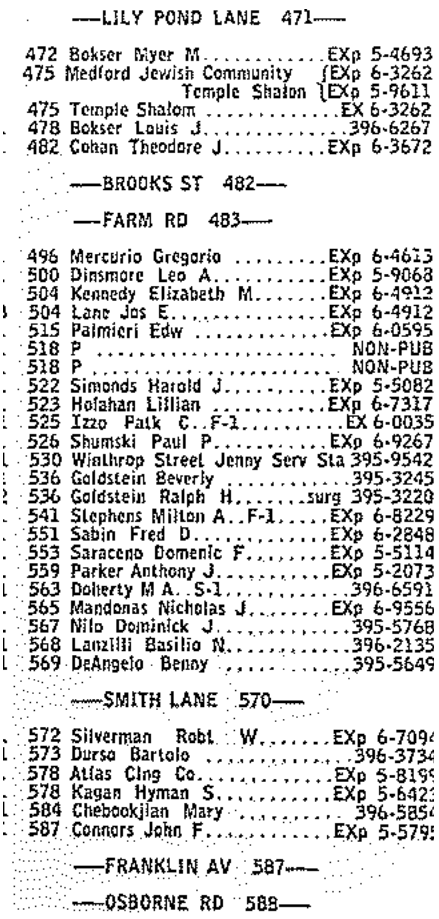
SOURCE: Boston North Suburban Criss Cross Directory
STREET: 475-570 Winthrop St
YEAR: 1984
INFO:
475 MEDFORD JEWISH CTR
SIX ACRES NURSERY
TEMPLE SHALOM
478 EUGENE DESIMONE
489 MEDFORD C OF SCH
MEDFORD TCHRS ASCN
500 NICHOLAS V GRANDE
515 NICHOLAS KOKINDIS
522 RICHARD F MOORE
526 PAUL P SHUMSKI
536 DR R H GOLDSTEIN
540 ROUTE 28 CITGO
541 MILTON A STEPHENS
553 DOMENIC F SARACENO
555 N J MANDONAS
559 D J HARRINGTON

563 M A DOHERTY
567 DOMINICK J NILO
568 BASILO N LANZILLI

SOURCE: Boston North Suburban Criss Cross Directory
STREET: 475-570 Winthrop St
YEAR: 1975
INFO:
475 MEDFORD JEWISH CTR
6 ACRES NURSERY
SHALOM TEMPLE
478 GUY PALMISANO
482 EUGENE DESIMONE
500 LEO A DINSMORE
504 ELIZ M KENNEDY
JOSEPH E LANE
515 EDWARD PALMIERI
522 RICHARD F MOORE
525 PATRICK C IZZO
526 PAUL P SHUMSKI
530 WINTHROP ST CITGO
536 DR R H GOLSTEIN
541 MILTON A STEPHENS
553 FOMENIC F SARACENO
555 N J MANDONAS
563 M A DOHERTY
567 DOMINICK J NILO
568 VASILIO N LANZILLI
569 BENNY DEANGELO

SOURCE: Boston North Suburban Criss Cross Directory
STREET: 475-570 Winthrop St
YEAR: 1970
INFO:
475 MEDFORD JEWISH CTR
SHALOM TEMPLE
478 GUY PALMISANO
482 EUGENE DESIMONE
489 OCONNOR&CO INC
500 LEO A DINSMORE
504 ELIZ M KENNEDY
JOSEPH E LANE
515 EDWARD PALMIERI
522 HAROLD J SIMONDS
525 PATRICK C IZZO
526 PAUL P SHUMSKI
530 WINTHROP JENNY STA
536 DR R H GOLSTEIN
541 MILTON A STEPHENS
553 DOMENIC F SARACENO

555 N J MANDONAS
559 ANTHONY J PARKER
563 M A DOHERTY
567 DOMINICK J NILO
568 BASILIO N LANZILLI
569 BENNY DEANGELO



—LILY POND LANE 471—

472 Bokser Myer M.....EXp 5-4693
475 Medford Jewish Community {EXp 6-3262
Temple Shalom {EXp 5-9611
475 Temple Shalom.....EX 6-3262
478 Bokser Louis J.....396-6267
482 Cohan Theodore J.....EXp 6-3672

—BROOKS ST 482—

—FARM RD 483—

496 Mercurio Gregorio.....EXp 6-4613
500 Dinsmore Leo A.....EXp 5-9068
504 Kennedy Elizabeth M.....EXp 6-4912
504 Lane Jos E.....EXp 6-4912
515 Palmieri Edw.....EXp 6-0595
518 P..... NON-PUB
518 P..... NON-PUB
522 Simonds Harold J.....EXp 5-5082
523 Hofahan Lillian.....EXp 6-7317
525 Izzo Patk C..F-1.....EX 6-0035
526 Shumski Paul P.....EXp 6-9267
530 Winthrop Street Jenny Serv Sta 395-9542
536 Goldstein Beverly.....395-3245
536 Goldstein Ralph H.....surg 395-3220
541 Stephens Milton A..F-1.....EXp 6-8229
551 Sabin Fred D.....EXp 6-2848
553 Saraceno Domenic F.....EXp 5-5114
559 Parker Anthony J.....EXp 5-2073
563 Doherty M A..S-1.....396-6591
565 Mandonas Nicholas J.....EXp 6-9556
567 Nilo Dominick J.....395-5768
568 Lanzilli Basilio N.....396-2135
569 DeAngelo Benny.....395-5649

—SMITH LANE 570—

572 Silverman Robt W.....EXp 6-709
573 Durso Bartolo.....396-373
578 Atlas Cing Co.....EXp 5-819
578 Kagan Hyman S.....EXp 5-642
584 Chebookjian Mary.....396-585
587 Connors John F.....EXp 5-579

—FRANKLIN AV 587—

—OSBORNE RD 588—

IMAGE: 1 of 1
SOURCE: Boston North Suburban Street Address Directory
STREET: 475-570 Winthrop St
YEAR: 1963
INFO:

PREMIUM CITY DIRECTORY REPORT

Subject Street Findings: 100-300 S Border Rd

2024

Diane Cangiano	110 SOUTH BORDER RD
Stephen Napier	112 SOUTH BORDER RD
Margaret Napier	112 SOUTH BORDER RD
Susan Napier	112 SOUTH BORDER RD
Cheryl Mc Gillivray	114 SOUTH BORDER RD
Jeanne Mckenzie	132 SOUTH BORDER RD
Ivana Delalle	232 EAST BORDER RD
Julian Borrero	234 EAST BORDER RD
Susan Fineran	242 EAST BORDER RD
Craig Herb	242 EAST BORDER RD
Trudy Blomerth	260 EAST BORDER RD
Scott Blomerth	260 EAST BORDER RD
Karen Hawthorne	276 EAST BORDER RD
Justin Chiu	300 EAST BORDER RD
Sean Hafferty	300 EAST BORDER RD

2020

Diane Cangiano	110 SOUTH BORDER RD
Stephen Napier	112 SOUTH BORDER RD
Margaret Napier	112 SOUTH BORDER RD
Cheryl Mc Gillivray	114 SOUTH BORDER RD
Jeanne Mckenzie	132 SOUTH BORDER RD
Ivana Delalle	232 EAST BORDER RD
Julian Borrero	234 EAST BORDER RD
Susan Fineran	242 EAST BORDER RD
Craig Herb	242 EAST BORDER RD
Karen Hawthorne	276 EAST BORDER RD
Sean Hafferty	300 EAST BORDER RD
Justin Chiu	300 EAST BORDER RD

2015

Diane Cangiano	110 SOUTH BORDER RD
Thomas Cangiano	110 SOUTH BORDER RD
Jane Cangiano	110 SOUTH BORDER RD
Steven Napier	112 SOUTH BORDER RD
Margaret Napier	112 SOUTH BORDER RD
Susan Napier	112 SOUTH BORDER RD
Cheryl Mc Gillivray	114 SOUTH BORDER RD
Jeanne Mckenzie	132 SOUTH BORDER RD
Ivana Delalle	232 EAST BORDER RD
Julian Borrero	234 EAST BORDER RD
Susan Fineran	242 EAST BORDER RD
Craig Herb	242 EAST BORDER RD
Erik Vogan	250 EAST BORDER RD
Scott Blomerth	260 EAST BORDER RD
Trudy Blomerth	260 EAST BORDER RD
Francis Blomerth	260 EAST BORDER RD
Karen Hawthorne	276 EAST BORDER RD

PREMIUM CITY DIRECTORY REPORT

Sean Hafferty	300 EAST BORDER RD
Justin Chiu	300 EAST BORDER RD

2011

Diane Cangiano	110 SOUTH BORDER RD
Mary Dwyer	114 SOUTH BORDER RD
Charlotte Dwyer	114 SOUTH BORDER RD
Barbara Dwyer	114 SOUTH BORDER RD
Ivana Delalle	232 EAST BORDER RD
Justin Chiu	300 EAST BORDER RD

2006

Thomas Cangiano	110 SOUTH BORDER RD
John D Dwyer	112 SOUTH BORDER RD
Thomas Dwyer	114 SOUTH BORDER RD
George Jr Mckenzie	132 SOUTH BORDER RD
Rock Derrico	232 EAST BORDER RD
H W & H I Powel	234 EAST BORDER RD
Paul E Weiscopf	250 EAST BORDER RD
Francis N Blomerth	260 EAST BORDER RD
Edwardo Lacerda	276 EAST BORDER RD
Phyllis R Tauro	290 EAST BORDER RD

2000

Thos A Cangiano	110 SOUTH BORDER RD
John D Dwyer	112 SOUTH BORDER RD
Thomas E Dwyer	114 SOUTH BORDER RD
George D Mckenzie	132 SOUTH BORDER RD
Rock Derrico	232 EAST BORDER RD
H W Powel	234 EAST BORDER RD
Paul E Weiscopf	250 EAST BORDER RD
Francis N Blomerth	260 EAST BORDER RD
Phyllis Tauro	290 EAST BORDER RD

1995

Lease One Systems	110 SOUTH BORDER RD
Cangiano Thos A	110 SOUTH BORDER RD
Dwyer John D	112 SOUTH BORDER RD
Dwyer Thomas E	114 SOUTH BORDER RD
Mckenzie George D	132 SOUTH BORDER RD
D'errico Rock	232 EAST BORDER RD
Powel H W	234 EAST BORDER RD
Weiscopf Paul E	250 EAST BORDER RD
Blomerth Francis N	260 EAST BORDER RD
Tauro Phyllis	290 EAST BORDER RD

1993

Lease One Systems	110 SOUTH BORDER RD
John D Dwyer	112 SOUTH BORDER RD
Thomas E Dywer	114 SOUTH BORDER RD
George D Mckenzie	132 SOUTH BORDER RD

H W Powel	234 EAST BORDER RD
Paul E Weiscopf	250 EAST BORDER RD
Francis N Blomerth	260 EAST BORDER RD
Arthur A Tauro	290 EAST BORDER RD

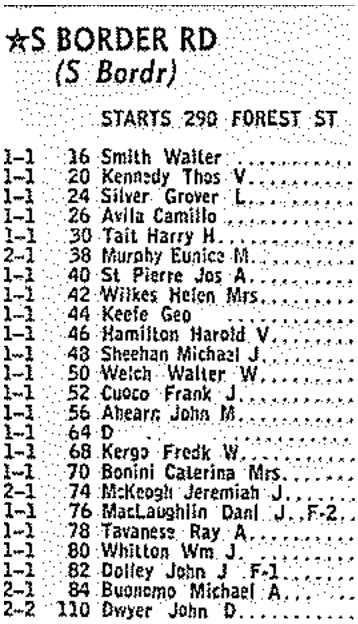
PREMIUM CITY DIRECTORY REPORT

SOURCE: Boston North Suburban Criss Cross Directory
STREET: 100-300 S Border Rd
YEAR: 1988
INFO: 110 THOMAS A CANGIANO
112 JOHN D DWYER
114 THOMAS E DWYER
132 GEO D MCKENZIE JR

SOURCE: Boston North Suburban Criss Cross Directory
STREET: 100-300 S Border Rd
YEAR: 1984
INFO: 110 THOMAS A CANGIANO
112 SISTERS OF CHARITY
114 J ROBERT SHEA
132 G D MCKENZIE JR

SOURCE: Boston North Suburban Criss Cross Directory
STREET: 100-300 S Border Rd
YEAR: 1975
INFO: 110 THOMAS A CANGIANO
112 SISTERS OF CHARITY
114 J ROBERT SHEA

SOURCE: Boston North Suburban Criss Cross Directory
STREET: 100-300 S Border Rd
YEAR: 1970
INFO: 110 JOHN D DWYER
224 J R SHEA



☆S BORDER RD
(S Bordr)

STARTS 290 FOREST ST

1-1 16 Smith Walter
1-1 20 Kennedy Thos V
1-1 24 Silver Grover L
1-1 26 Avila Camillo
1-1 30 Tait Harry H
2-1 38 Murphy Eunice M
1-1 40 St Pierre Jos A
1-1 42 Wilkes Helen Mrs
1-1 44 Keefe Geo
1-1 46 Hamilton Harold V
1-1 48 Sheehan Michael J
1-1 50 Welch Walter W
1-1 52 Cuoco Frank J
1-1 56 Ahearn John M
1-1 64 D
1-1 68 Kergo Fredk W
1-1 70 Bonini Caterina Mrs
2-1 74 McKeogh Jeremiah J
1-1 76 MacLaughlin Danl J F-2
1-1 78 Tavaness Ray A
1-1 80 Whitton Wm J
1-1 82 Dolley John J F-1
2-1 84 Buonomo Michael A
2-2 110 Dwyer John D

IMAGE: 1 of 1
SOURCE: Boston North Suburban Street Address Directory
STREET: 100-300 S Border Rd
YEAR: 1963
INFO:

PREMIUM CITY DIRECTORY REPORT

Subject Street Findings: Headland Way

2024

Jeanne Connors	3 HEADLAND WAY
Connor Burke	5 HEADLAND WAY
Brian Burke	5 HEADLAND WAY
Suzannah Damaa	6 HEADLAND WAY
Pierre Damaa	6 HEADLAND WAY
Maureen Walsh	7 HEADLAND WAY
Patricia Taglilatelo	8 HEADLAND WAY
Mosaic Consulting Group	8 HEADLAND WAY
Robert Taglilatelo	8 HEADLAND WAY
Virginia Ferry	9 HEADLAND WAY
John Dorazio	10 HEADLAND WAY
Frances Dorazio	10 HEADLAND WAY
Michael Doto	11 HEADLAND WAY
Bruce Strong	12 HEADLAND WAY
Marin Parfenova	13 HEADLAND WAY
Henry Masse	14 HEADLAND WAY
Julie Dileo	15 HEADLAND WAY
Diane Sapochetti	16 HEADLAND WAY
Daniel Sapochetti Jr	16 HEADLAND WAY
Corinne Sapochetti	16 HEADLAND WAY
Pat's Discount	17 HEADLAND WAY
Mildred Amicangelo	17 HEADLAND WAY
Thomas Belmonte	18 HEADLAND WAY
Andrew Furtado	20 HEADLAND WAY
Anthony Furtado	20 HEADLAND WAY
Maria Salerno	21 HEADLAND WAY
Miki Makino	23 HEADLAND WAY
Norman Kaplan	23 HEADLAND WAY
Kimberly Grubb	23 HEADLAND WAY
Luckino Newman	23 HEADLAND WAY
Alan Innes	27 HEADLAND WAY
Christine Innes	27 HEADLAND WAY
Gail Fanciullo	28 HEADLAND WAY
Heather Grubb	29 HEADLAND WAY
James Grubb Jr	29 HEADLAND WAY
Ellen Maloney	30 HEADLAND WAY
Maureen Maloney	30 HEADLAND WAY
Matthew Craven	30 HEADLAND WAY
Irene Torardi	31 HEADLAND WAY

2020

Jeanne Connors	3 HEADLAND WAY
Brian Burke	5 HEADLAND WAY
Pierre Damaa	6 HEADLAND WAY
Suzannah Damaa	6 HEADLAND WAY
Maureen Walsh	7 HEADLAND WAY
Patricia Taglilatelo	8 HEADLAND WAY
Virginia Ferry	9 HEADLAND WAY

Frances Dorazio	10 HEADLAND WAY
Michael Doto	11 HEADLAND WAY
Bruce Strong	12 HEADLAND WAY
Marin Parfenova	13 HEADLAND WAY
Henry Masse	14 HEADLAND WAY
Julie Dileo	15 HEADLAND WAY
Corinne Sapochetti	16 HEADLAND WAY
Diane Sapochetti	16 HEADLAND WAY
Mildred Amicangelo	17 HEADLAND WAY
Edna Grossi	18 HEADLAND WAY
Andrew Furtado	20 HEADLAND WAY
Maria Salerno	21 HEADLAND WAY
Kimberly Grubb	23 HEADLAND WAY
Norman Kaplan	23 HEADLAND WAY
Luckino Newman	23 HEADLAND WAY
Alan Innes	27 HEADLAND WAY
Gail Fanciullo	28 HEADLAND WAY
James Grubb Jr	29 HEADLAND WAY
Ellen Maloney	30 HEADLAND WAY
Matthew Craven	30 HEADLAND WAY
Irene Torardi	31 HEADLAND WAY

2015

John Connors	3 HEADLAND WAY
Jeanne Connors	3 HEADLAND WAY
Brian Burke	5 HEADLAND WAY
Stephani Burke	5 HEADLAND WAY
Suzannah Damaa	6 HEADLAND WAY
Pierre Damaa	6 HEADLAND WAY
Maureen Walsh	7 HEADLAND WAY
Patricia Taglilatelo	8 HEADLAND WAY
Patricia Taglilatelo	8 HEADLAND WAY
Robert Taglilatelo	8 HEADLAND WAY
Virginia Ferry	9 HEADLAND WAY
Frances Dorazio	10 HEADLAND WAY
John Dorazio	10 HEADLAND WAY
Michael Doto	11 HEADLAND WAY
Bruce Strong	12 HEADLAND WAY
Eamonn Mchugh	12 HEADLAND WAY
Marin Parfenova	13 HEADLAND WAY
William Fargo	13 HEADLAND WAY
Henry Masse	14 HEADLAND WAY
Julie Dileo	15 HEADLAND WAY
Corine Sapochetti	16 HEADLAND WAY
Diane Sapochetti	16 HEADLAND WAY
Daniel Sapochetti Jr	16 HEADLAND WAY
Vince Michaels	17 HEADLAND WAY
Mildred Amicangelo	17 HEADLAND WAY
Edna Grossi	18 HEADLAND WAY
Anthony Furtado	20 HEADLAND WAY
Sara Furtado	20 HEADLAND WAY

PREMIUM CITY DIRECTORY REPORT

Maria Salerno	21 HEADLAND WAY
Walter Newman	23 HEADLAND WAY
Luckino Newman	23 HEADLAND WAY
June Livingston	25 HEADLAND WAY
Martin Trahan	27 HEADLAND WAY
Christine Innes	27 HEADLAND WAY
Alan Innes	27 HEADLAND WAY
Mary Pickett	27 HEADLAND WAY
Pamela Fanciullo	28 HEADLAND WAY
Robert Fanciullo	28 HEADLAND WAY
Gail Fanciullo	28 HEADLAND WAY
James Grubb Jr	29 HEADLAND WAY
Kim Grubb	29 HEADLAND WAY
Ellen Maloney	30 HEADLAND WAY
Matt Craven	30 HEADLAND WAY
John Maloney	30 HEADLAND WAY
Maureen Maloney	30 HEADLAND WAY
Vincent Torardi	31 HEADLAND WAY
Irene Torardi	31 HEADLAND WAY

2011

Donna Grossi	18 HEADLAND WAY
Edna Grossi	18 HEADLAND WAY
Walter Newman	23 HEADLAND WAY
June Livingston	25 HEADLAND WAY
Gale Tarzia	28 HEADLAND WAY
Pamela Fanciullo	28 HEADLAND WAY
Maureen Maloney	30 HEADLAND WAY
Maria Torardi	31 HEADLAND WAY

2006

John F Connors	3 HEADLAND WAY
T R Mccabe	5 HEADLAND WAY
Frank J Daly	6 HEADLAND WAY
George Zarella	7 HEADLAND WAY
John V Ferry	9 HEADLAND WAY
Sy Mitchell	10 HEADLAND WAY
Robert Di Tullio	11 HEADLAND WAY
Patrick Griffin	12 HEADLAND WAY
John Mclean	13 HEADLAND WAY
Henry D Masse	14 HEADLAND WAY
Carmen J Aniello	15 HEADLAND WAY
M Cerullo	16 HEADLAND WAY
Alexander Cerullo	16 HEADLAND WAY
Vincent J Amicangelo	17 HEADLAND WAY
William Grossi	18 HEADLAND WAY
M James	20 HEADLAND WAY
Maria & Richard Salerno	21 HEADLAND WAY
Walter E Newman	23 HEADLAND WAY
Royal E Livingston	25 HEADLAND WAY
John J Willus	29 HEADLAND WAY

Kathleen Maloney	30 HEADLAND WAY
John J & Ellen Maloney	30 HEADLAND WAY
Vincent Torardi	31 HEADLAND WAY

2000

John F Connors	3 HEADLAND WAY
Frank J Daly	6 HEADLAND WAY
Geo A Zarella	7 HEADLAND WAY
John V Ferry	9 HEADLAND WAY
Sylvia M Dick	10 HEADLAND WAY
Robert Ditullio	11 HEADLAND WAY
Patk Griffin	12 HEADLAND WAY
John Mclean	13 HEADLAND WAY
Henry D Masse	14 HEADLAND WAY
Carmen J Aniello	15 HEADLAND WAY
Marguerite Cerullo	16 HEADLAND WAY
A Cerullo	16 HEADLAND WAY
Vincent J Amicangelo	17 HEADLAND WAY
Wm J Grossi	18 HEADLAND WAY
Darlene Martino	20 HEADLAND WAY
M James	20 HEADLAND WAY
Ferdinand J Martino	20 HEADLAND WAY
Maria & Richard Salerno	21 HEADLAND WAY
Louis H Rossi	23 HEADLAND WAY
Royal E Livingston	25 HEADLAND WAY
John J Willus	29 HEADLAND WAY
John J & Elle Maloney	30 HEADLAND WAY
Kathleen Maloney	30 HEADLAND WAY
Vincent Torardi	31 HEADLAND WAY

1995

Connors John F	3 HEADLAND WAY
Daly Frank J	6 HEADLAND WAY
Zarella Geo A	7 HEADLAND WAY
Ferry John V	9 HEADLAND WAY
Dick Sylvia M	10 HEADLAND WAY
Ditullio Robert	11 HEADLAND WAY
Griffin Patk	12 HEADLAND WAY
Mclean John	13 HEADLAND WAY
Masse Henry D	14 HEADLAND WAY
Aniello Carmen J	15 HEADLAND WAY
Cerullo A	16 HEADLAND WAY
Cerullo Marguerite	16 HEADLAND WAY
Amicangelo Vincent J	17 HEADLAND WAY
Grossi Wm J	18 HEADLAND WAY
James M	20 HEADLAND WAY
Martino Darlene	20 HEADLAND WAY
Martino Ferdinand J	20 HEADLAND WAY
Salerno Maria & Richard	21 HEADLAND WAY
Rossi Louis H	23 HEADLAND WAY
Livingston Royal E	25 HEADLAND WAY

Willus John J	29 HEADLAND WAY
Maloney Kathleen	30 HEADLAND WAY
Maloney John J & Elle	30 HEADLAND WAY
Torardi Vincent	31 HEADLAND WAY

1993

Frank M Laporta	5 HEADLAND WAY
Frank J Daly	6 HEADLAND WAY
Sandra Turchi	7 HEADLAND WAY
George A Zarella	7 HEADLAND WAY
John V Ferry	9 HEADLAND WAY
Sylvia M Dick	10 HEADLAND WAY
Robert Ditullio	11 HEADLAND WAY
Patrick Griffin	12 HEADLAND WAY
M Mcnamara	13 HEADLAND WAY
A Cerullo	16 HEADLAND WAY
Vincent J Amicangelo	17 HEADLAND WAY
William J Grossi	18 HEADLAND WAY
Fred J Martino	20 HEADLAND WAY
Martino/Carol J	20 HEADLAND WAY
Richard Salerno	21 HEADLAND WAY
Louis H Rossi	23 HEADLAND WAY
Royal E Livingston	25 HEADLAND WAY
John J Willus	29 HEADLAND WAY
John J Maloney	30 HEADLAND WAY
Vincent Torardi	31 HEADLAND WAY

PREMIUM CITY DIRECTORY REPORT

SOURCE: Boston North Suburban Criss Cross Directory
STREET: Headland Way
YEAR: 1988
INFO:
5 FRANK M LAPORTA
6 FRANK J DALY
7 S TURCHI
GEORGE A ZARELLA
9 JOHN V FERRY
10 SM DICK
11 ROBERT DITULLIO
12 PATRICK GRIFFIN
13 M MCNAMARA
14 HENRY D MASSE
15 CARMEN J ANIELLO
16 ALEXANDER CERULLO
MARGUERITE CERULLO
17 V J AMICANGELO
18 WILLIAM J GROSSI
20 F J MARTINO
21 MARIA SALERNO
23 LOUIS H ROSSI
25 ROYAL E LIVINGSTON
20 JOHN J WILUS
30 JOHN J MALONEY
31 VINCENT TORARDI

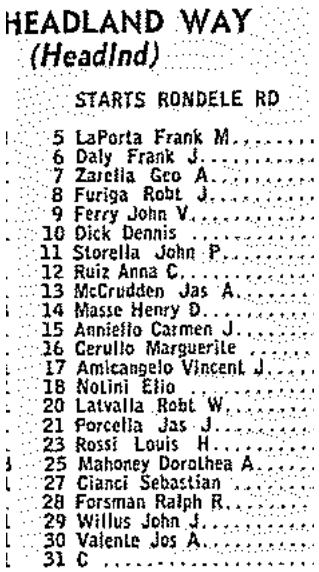
SOURCE: Boston North Suburban Criss Cross Directory
STREET: Headland Way
YEAR: 1984
INFO:
5 FRANK M LAPORTA
6 FRANK J DALY
7 S TURCHI
GEORGE A ZARELLA
8 ROBERT J FURIGI
9 JOHN V FERRY
10 SM DICK
11 ROBERT DITULLIO
12 PATRICK GRIFFIN
13 JAY R OLAUGHLIN
PETER SCHRECK
14 HENRY D MASSE
16 ALEXANDER CERULLO
MARGUERITE CERULLO
17 V J AMICANGELO
18 WILLIAM J GROSSI
20 F J MARTINO
23 LOUIS H ROSSI
25 ROYAL E LIVINGSTON
JUNE M LIVINGTSON

29 JOHN J WILUS
30 FRANK SERVIDO
31 VINCENT TORARDI

SOURCE: Boston North Suburban Criss Cross Directory
STREET: Headland Way
YEAR: 1975
INFO:
5 FRANK M LAPORTA
6 FRANK J DALY
7 ROBERT F KNOWLES
GEORGE A ZARELLA
8 ROBERT J FURIGA
9 JOHN V FERRY
10 SM DICK
11 JOHN P STORELLA
12 PATRICK GRIFFIN
13 JAMES A MCCRUDDEN
14 HENRY D MASSE
16 MARGUERITE CERULLC
17 V J AMICANGELO
18 WILLIAM J GROSSI
20 F J MARTINO
21 DL PORCELLA
23 LOUIS H ROSSI
25 DOROTHEA A MAHCNEY
28 RALPH R FORSMAN
29 JOHN J WILLUS
30 JOSEPH A VALETE
31 ANTHONY C DEMELIS

SOURCE: Boston North Suburban Criss Cross Directory
STREET: Headland Way
YEAR: 1970
INFO:
5 FRANK M LAPORTA
6 FRANK J DALY
7 GEORGE A ZARELLA
8 ROBERT J FURIGA
9 JOHN V FERRY
10 SM DICK
11 JOHN P STORELLA
12 PATRICK GRIFFIN
13 JAMES A MCCRUDDEN
14 HENRY D MASSE
16 MARGUERITE CERULLC
17 V J AMICANGELO
18 WILLIAM J GROSSI
20 F J MARTINO
21 JAMES J PORCELLA

23 LOUIS H ROSSI
25 DOROTHEA A MAHCNEY
27 SEBASTIAN CIANCI
28 RALPH R FORSMAN
29 JOHN J WILLUS
30 JOSEPH A VALETE



HEADLAND WAY
(Headlnd)

STARTS RONDELE RD

5 LaPorta Frank M.....
6 Daly Frank J.....
7 Zarella Geo A.....
8 Furiga Robt J.....
9 Ferry John V.....
10 Dick Dennis .....
11 Storella John P.....
12 Ruiz Anna C.....
13 McCrudden Jas A.....
14 Masse Henry D.....
15 Anniello Carmen J.....
16 Cerullo Marguerite .....
17 Amicangelo Vincent J.....
18 Nolini Elio .....
20 Latvalla Robt W.....
21 Porcella Jas J.....
23 Rossi Louis H.....
25 Mahoney Dorothea A.....
27 Cianci Sebastian .....
28 Forsman Ralph R.....
29 Willus John J.....
30 Valente Jos A.....
31 C .....

IMAGE: 1 of 1
SOURCE: Boston North Suburban Street Address Directory
STREET: Headland Way
YEAR: 1963
INFO:

APPENDIX C

ENVIROSITE CORP GOVERNMENT RECORDS DATABASE SEARCH REPORT

ENVIROSITE

Government Records Report

With Platinum Review

with Envirosite Atlas

Medford High School
489 Winthrop St
Medford, MA 02155

Order Number: 112930
Report Generated: 11/14/2025

Project Name:
Project Number:

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2025

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Envirosite Corporation has conducted a search of all reasonably ascertainable records in accordance with EPA's AAI (40 CFR Part 312) requirements and the ASTM E-1527-21 Environmental Site Assessments standard.

SUBJECT PROPERTY INFORMATION:

ADDRESS:

Medford High School
489 Winthrop St
Medford, MA 02155

COORDINATES:

Latitude (North):	42.430566 - 42°25'50"
Longitude (West):	-71.125817 - -71°7'32.9"
Universal Transverse Mercator:	Zone 19N
UTM X (Meters):	325133.06
UTM Y (Meters):	4699772.55
State Plane Coordinates:	2001 - Massachusetts Mainland (US Survey Feet)
X Coordinate (Feet):	757185.339 E
Y Coordinate (Feet):	2982151.014 N

ELEVATION:

Elevation:	82 ft. above sea level

TOPOGRAPHIC MAP ASSOCIATED WITH SUBJECT PROPERTY:

Subject Property Map: 42071-D1 Boston North, MA
Most Recent Revision: 2018

Subject Property Map: 42071-D2 Lexington, MA
Most Recent Revision: 2018

MAP ID	SITE NAME	ADDRESS	DATABASE(S)	RELATIVE ELEVATION	DIRECTION / DISTANCE
1	MEDFORD HIGH SCHOOL | MEDFORD ...	489 WINTHROP ST | 489 WIN...	AFS, ALT FUELING, ASBESTOS - MA, DOCKET, ...		SP
A2	CHRISTOPHER ATHAIDE | OIL PIPE LEAK	504 WINTHROP ST	ASBESTOS - MA, HIST SPILLS 2 - MA	Lower	SSW / 0.018 mi., 97 ft.
B3	TEMPLE | SIX ACRES NURSERY SCHOO...	475 WINTHROP ST | 475 WIN...	ASBESTOS - MA, DAYCARE, DAYCARE - MA, HI...	Lower	SSE / 0.048 mi., 256 ft.
4	N R	18 HEADLANDWAY	HIST SPILLS 2 - MA	Higher	WNW / 0.056 mi., 295...
A5	DAILY AUTO SERVICE | GLOBAL GAS ...	530 WINTHROP ST | 530 WIN...	AUL - MA, ECHO, ENF - MA, EPA UST, FRS, HIS...	Lower	SW / 0.075 mi., 397 ft.
A6	N R	526 WINTHROP STREET	HIST SPILLS 2 - MA	Lower	SW / 0.078 mi., 412 ft.
B7	NSTAR dba Eversource Energy	472 Winthrop St	MANIFEST EPA	Lower	S / 0.088 mi., 463 ft.
C8	WOBURN ST	11 WOODS EDGE RD	HIST RELEASE - MA, LAST - MA, RELEASE - MA,...	Higher	SSW / 0.127 mi., 673 ft.
B9	NSTAR dba Eversource Energy	448 Winthrop St	MANIFEST EPA	Lower	SSE / 0.155 mi., 817 ft.
10	JEFF SPELLMAN	135 BROOKS ST	MANIFEST EPA	Lower	SW / 0.193 mi., 1017 ft.
C11	RAVELO AUTO REPAIR	144 MYSTIC ST	FRS, HWG - MA	Higher	SSW / 0.210 mi., 1107...
C12	DAVIDS AUTO REPAIR	145 Mystic Street	MANIFEST EPA	Higher	SSW / 0.211 mi., 1115...
13	NO LOCATION AID	22 SOUTH GATEWAY RD	HIST RELEASE - MA, LAST - MA, RELEASE - MA,...	Higher	NW / 0.361 mi., 1906 ft.
14	NO LOCATION AID	RURAL AVE AT LAWRENCE RD	HIST RELEASE - MA, RELEASE - MA, SHWS - MA	Lower	SE / 0.384 mi., 2028 ft.
15	ANTI-AIRCRAFT BATTERY	42.438333, -71.122778	FUDS	Higher	NNE / 0.389 mi., 2055...
16	PRIVATE RESIDENCE	40 TOWN WAY	HIST RELEASE - MA, LUST - MA, RELEASE - MA,...	Higher	NNW / 0.421 mi., 2225...
D17	STORES AT THE CORNER OF HIGH AN...	438-446 HIGH ST	HIST RELEASE - MA, RELEASE - MA, SHWS - MA	Lower	SSW / 0.520 mi., 2748...
D18	FORMER 448 HIGH STREET SITE	FORMER 448 HIGH ST	BROWNFIELDS - MA, HIST RELEASE - MA, REL...	Lower	SSW / 0.533 mi., 2813...
D19	STORES ADJACENT TO MUNICIPAL PA...	452-460 HIGH ST	HIST RELEASE - MA, RELEASE - MA, SHWS - MA	Lower	SSW / 0.538 mi., 2839...
20	FORMER GASOLINE STATION | CENTR...	9 PLAYSTEAD RD	ASBESTOS - MA, ENF - MA, EPA LUST, EPA UST...	Lower	SW / 0.541 mi., 2855 ft.
D21	COMMERCIAL PROPERTY | NO LOCATI...	7 CANAL ST	HIST RELEASE - MA, MANIFEST EPA, RELEASE ...	Lower	SSW / 0.541 mi., 2857...
22	GAS METER STATION	22-24 ALLSTON ST	HIST RELEASE - MA, SHWS - MA, SPILLS - MA	Lower	SSW / 0.587 mi., 3101...
23	JASON ANTHONY CORP | IN BLDG BEH...	40 CANAL ST	ECHO, EPA UST, FRS, HIST RELEASE - MA, HW...	Lower	SSW / 0.611 mi., 3225...
24	REARDON RD	MYSTIC VALLEY PKWY @ MYST...	HIST RELEASE - MA, RELEASE - MA, SHWS - MA	Lower	S / 0.615 mi., 3248 ft.
E25	PURITY SUPREME | WHOLE FOODS MA...	2151 MYSTIC VALLEY PKWY |...	ASBESTOS - MA, ECHO, ENF - MA, FRS, HIST R...	Lower	S / 0.704 mi., 3719 ft.
26	LAWRENCE MEMORIAL HOSPITAL | LA...	170 GOVERNORS AVE | 170 G...	AFS, ASBESTOS - MA, COLLEGES, DOCKET, EN...	Higher	ESE / 0.706 mi., 3725 ft.
E27	WASM 3 MYSTIC VALLEY PARKWAY | ...	MYSTIC VALLEY PARKWAY	ECHO, FRS, ICIS, INACTIVE PCS, MANIFEST EPA...	Lower	S / 0.709 mi., 3744 ft.
28	POLE 95 12-10X-1	NEAR 15 RIDGEFIELD RD	RELEASE - MA, SHWS - MA	Higher	NW / 0.718 mi., 3790 ft.
29	RESIDENTIAL PROPERTY | DONNA BA...	9 EVERELL ROAD	ASBESTOS - MA, ECHO, LUST - MA, MANIFEST ...	Lower	NW / 0.734 mi., 3875 ft.
30	LOW SERVICE PRESSURE REDUCING ...	2500 MYSTIC VALLEY PARKWA...	RELEASE - MA, SHWS - MA	Lower	SE / 0.744 mi., 3929 ft.
31	NO LOCATION AID	132 AUBURN ST	HIST RELEASE - MA, RELEASE - MA, SHWS - MA	Lower	S / 0.745 mi., 3934 ft.
F32	UHAUL FACILITY 837078	600 MYSTIC VALLEY PARKWAY...	ERNS, HIST RELEASE - MA, RELEASE - MA, SH...	Lower	SSW / 0.779 mi., 4115...
33	BASEMENT OF RESIDENCE	6 JEFFERSON ROAD	LAST - MA, RELEASE - MA, SHWS - MA	Higher	NNW / 0.784 mi., 4139...
G34	RESIDENCE | TUCKER RESIDENCE	12 FAIRFIELD ST	LAST - MA, RELEASE - MA, SHWS - MA	Lower	SW / 0.794 mi., 4191 ft.
F35	166 BOSTON AVENUE | PARKWAY MO...	166 BOSTON AVENUE	BROWNFIELDS-ACRES, EJ BROWNFIELDS, ENF...	Lower	SSW / 0.797 mi., 4208...
G36	NO LOCATION AID | JACK KEATING	12 FAIRFIELD ST	ASBESTOS - MA, ERNS, HIST RELEASE - MA, L...	Lower	SW / 0.811 mi., 4283 ft.
H37	1-20 WALKLING COURT REDEVELOPMENT	1-20 WALKLING COURT	RELEASE - MA, SHWS - MA	Lower	S / 0.825 mi., 4354 ft.
I38	NO LOCATION AID	11 JOSEPHINE RD	HIST RELEASE - MA, RELEASE - MA, SHWS - MA	Lower	WNW / 0.840 mi., 443...

MAP ID	SITE NAME	ADDRESS	DATABASE(S)	RELATIVE ELEVATION	DIRECTION / DISTANCE
39	NO LOCATION AID	159 SHARON ST	HIST RELEASE - MA, LAST - MA, RELEASE - MA,...	Lower	SSW / 0.841 mi., 4441...
I40	RESIDENCE	66 Norwich Circle	LAST - MA, LUST - MA, RELEASE - MA, SHWS - MA	Lower	W / 0.865 mi., 4567 ft.
J41	NO LOCATION AID	ROUTE 93 SOUTH | RTE 93 S	RELEASE - MA, SHWS - MA	Lower	SE / 0.876 mi., 4623 ft.
42	WEST WING WALL UPPER MYSTIC LAK...	1001 MYSTIC VALLEY PKWY	HIST RELEASE - MA, RELEASE - MA, SHWS - MA	Lower	WSW / 0.879 mi., 4641...
H43	TRA CON INC	55 NORTH ST | 55 N. ST.	AUL - MA, ECHO, EJTOXIC RELEASE, FRS, HIST...	Lower	S / 0.900 mi., 4752 ft.
K44	MWRA MYSTIC SHOPS | MWRA SOMER...	2 CAPEN CT	EPA LUST, HIST RELEASE - MA, HIST SPILLS 2 ...	Lower	SSW / 0.903 mi., 4766...
K45	NO LOCATION AID | FORMER CONWEL...	1 CAPEN CT | 1 CAPEN COUR...	ASBESTOS - MA, ENOI, HIST RELEASE - MA, RE...	Lower	SSW / 0.904 mi., 4775...
46	IN FRONT OF 2 LEDGEWOOD ROAD | ...	2 LEDGEWOOD ROAD	ASBESTOS - MA, RELEASE - MA, SHWS - MA	Higher	N / 0.933 mi., 4929 ft.
47	NO LOCATION AID | LENA FALCONE	67 FOREST ST | 67 FOREST ...	HIST ENF - MA, HIST RELEASE - MA, LAST - MA...	Lower	ESE / 0.959 mi., 5061 ft.
J48	NO LOCATION AID | RESIDENTIAL	17 MANNING ST	ASBESTOS - MA, HIST RELEASE - MA, RELEASE...	Lower	SE / 0.959 mi., 5066 ft.
L49	FORMER ALEWIFE AUTOMOTIVE | SUN...	395 ALEWIFE BROOK PKWY	AUL - MA, ECHO, EPA LUST, FRS, HIST SPILLS ...	Lower	SSW / 0.967 mi., 5104...
L50	ALEWIFE BROOK PUMP STATION | ALE...	ALEWIFE BROOK PARKWAY | 3...	ASBESTOS - MA, ECHO, ENOI, ERNS, FRS, HIST...	Lower	SSW / 0.973 mi., 5139...

SUBJECT PROPERTY SEARCH RESULTS:

The subject property was identified in the following records. For more information on this property, see Map Findings section on page 29.

MAP ID	SITE	DATABASE(S)	EPA ID	PAGE
1	MEDFORD HIGH SCHOOL | MEDFORD VOCATIONAL HIGH SCHOOL | MEDFORD VOCATIONAL TECHNICAL HIGH SCHOOL 489 WINTHROP ST | 489 WINTRHOP STREET | 489 WINTROP ST MEDFORD | Medford | MEDFORD CITY OF, MA	AFS, ALT FUELING, ASBESTOS - MA, DOCKET, ECHO, EJ SCHOOLS, ENF - MA, ENOI, FRS, FTTS INSP, HIST AFS, HIST SPILLS 2 - MA, HWG - MA, LEAD - MA, MANIFEST EPA, RCRA VSQG, SCHOOLS PUBLIC	N/R	29

RCRA VSQG

- ID: MAD123087140	Status: Generators - General	Date: Violation 2010-03-29 - Achieved Compliance 2011-05-17
- ID: MAD123087140	Status: Generators - Manifest	Date: Violation 2010-03-29 - Achieved Compliance 2011-05-17
- ID: MAD123087140	Status: State Statute or Regulation	Date: Violation 2010-03-29 - Achieved Compliance 2011-05-17
- ID: MAD123087140	Status: Universal Waste - Small Quantity Handlers	Date: Violation 2010-03-29 - Achieved Compliance 2011-05-17
- ID: MAD123087140	Status: Used Oil - Generators	Date: Violation 2010-03-29 - Achieved Compliance 2011-05-17

There are an additional 3 status records, see site details.

HIST SPILLS 2 - MA

- ID: N92-0251	Status: N/A	Date: Reported Date 1992-02-29

MANIFEST EPA

- ID: Manifest Number 009227681SKS	Status: Signed	Date: Updated Date 2024-05-20
- ID: Manifest Number 008554424SKS	Status: Signed	Date: Updated Date 2024-02-21
- ID: Manifest Number 008950023SKS	Status: Signed	Date: Updated Date 2023-12-07
- ID: Manifest Number 008712683SKS	Status: Signed	Date: Updated Date 2023-06-19
- ID: Manifest Number 008853132SKS	Status: Signed	Date: Updated Date 2023-05-25

ASBESTOS - MA

- ID: 100179766	Status: N/A	Date: 2013-06-23
- ID: 100202040R2	Status: N/A	Date: 2014-07-31
- ID: 100190648	Status: N/A	Date: 2013-12-31
- ID: 100202040R1	Status: N/A	Date: 2014-07-30
- ID: 100202040	Status: N/A	Date: 2014-07-30

There are an additional 18 status records, see site details.

SCHOOLS PUBLIC

- ID: NCES ID 250756001176	Status: 1	Date: N/A

SURROUNDING PROPERTIES SEARCH RESULTS:

STANDARD ENVIRONMENTAL RECORDS

FEDERAL RCRA GENERATORS LIST

RCRA VSQG: Resource Conservation and Recovery Act listing of licensed very small quantity generators. **2 SITES FOUND WITHIN . 25 MILE**

LOWER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
A5	*DAILY AUTO SERVICE | GLOBAL GAS STATION | GLOBAL GASOLINE STATION #20040*	*530 WINTHROP ST | 530 WINTRHOP ST*	*SW / 0.075 mi., 397 ft.*	*73*
	- ID: MAR000565242	Status: No Violation/Inspections	Date: N/A	

STATE- AND TRIBAL - EQUIVALENT CERCLIS

SHWS - MA: List of Superfund and Remediation sites from the MassDEP environmental information database **40 SITES FOUND WITHIN 1 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
C8	*WOBURN ST*	*11 WOODS EDGE RD*	*SSW / 0.127 mi., 673 ft.*	*107*
	- ID: 3-0019269	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2000-11-28	
13	*NO LOCATION AID*	*22 SOUTH GATEWAY RD*	*NW / 0.361 mi., 1906 ft.*	*115*
	- ID: 3-0024226	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2005-09-15	
16	*PRIVATE RESIDENCE*	*40 TOWN WAY*	*NNW / 0.421 mi., 2225 ft.*	*122*
	- ID: 3-0027666	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2008-08-14	
26	*LAWRENCE MEMORIAL HOSPITAL | LAWRENCE MEMORIAL HOSPITAL OF MEDFORD | LAWRENCE MEMORIAL HOSPTL OF MEDFORD INC*	*170 GOVERNORS AVE | 170 GOVERNORS AVENUE INC. | B1 170 GOVERNORS AVENUE*	*ESE / 0.706 mi., 3725 ft.*	*198*
	- ID: 3-0015664	Status: RTNCLOSED	Date: 1998-11-05	
	- ID: 3-0013685	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2004-12-22	
	- ID: 3-0015781	Status: RTNCLOSED	Date: 1998-11-05	

STANDARD ENVIRONMENTAL RECORDS *(cont.)*

STATE- AND TRIBAL - EQUIVALENT CERCLIS *(cont.)*

SHWS - MA: List of Superfund and Remediation sites from the MassDEP environmental information database **40 SITES FOUND WITHIN 1 MILE**

EQUAL/HIGHER ELEVATION *(cont.)*

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
28	*POLE 95 / 12-10X-1*	*NEAR 15 RIDGEFIELD RD*	*NW / 0.718 mi., 3790 ft.*	*283*
	- ID: 3-0026710	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2007-05-14	
33	*BASEMENT OF RESIDENCE*	*6 JEFFERSON ROAD*	*NNW / 0.784 mi., 4139 ft.*	*304*
	- ID: 3-0037851	Status: A site/release where the responsible party fails to provide a required submittal to DEP by a...	Date: 2022-11-16	
46	*IN FRONT OF 2 LEDGEWOOD ROAD | GARY SAVAGE*	*2 LEDGEWOOD ROAD*	*N / 0.933 mi., 4929 ft.*	*400*
	- ID: 3-0037151	Status: Permanent Solution with No Conditions	Date: 2021-12-27	

LOWER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
B3	*TEMPLE | SIX ACRES NURSERY SCHOOL | TEMPLE SHALOM*	*475 WINTHROP ST | 475 WINTROP STREET*	*SSE / 0.048 mi., 256 ft.*	*64*
	- ID: 3-0014926	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 1998-07-30	
A5	*DAILY AUTO SERVICE | GLOBAL GAS STATION | GLOBAL GASOLINE STATION #20040*	*530 WINTHROP ST | 530 WINTRHOP ST*	*SW / 0.075 mi., 397 ft.*	*73*
	- ID: 3-0025421 - ID: 3-0024256	Status: RTNCLOSED Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2006-10-31 Date: 2008-01-22	
14	*NO LOCATION AID*	*RURAL AVE AT LAWRENCE RD*	*SE / 0.384 mi., 2028 ft.*	*119*
	- ID: 3-0031494	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2013-06-26	
D17	*STORES AT THE CORNER OF HIGH AND CANAL*	*438-446 HIGH ST*	*SSW / 0.520 mi., 2748 ft.*	*126*
	- ID: 3-0028479	Status: RTNCLOSED	Date: 2017-12-04	
D18	*FORMER 448 HIGH STREET SITE*	*FORMER 448 HIGH ST*	*SSW / 0.533 mi., 2813 ft.*	*129*
	- ID: 3-0028477	Status: TIERII	Date: 2021-03-01	

STANDARD ENVIRONMENTAL RECORDS *(cont.)*

STATE- AND TRIBAL - EQUIVALENT CERCLIS *(cont.)*

SHWS - MA: List of Superfund and Remediation sites from the MassDEP environmental information database **40 SITES FOUND WITHIN 1 MILE**

LOWER ELEVATION *(cont.)*

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
D19	*STORES ADJACENT TO MUNICIPAL PARKING LOT*	*452-460 HIGH ST*	*SSW / 0.538 mi., 2839 ft.*	*134*
	- ID: 3-0028478	Status: RTNCLOSED	Date: 2017-10-23	
20	*FORMER GASOLINE STATION | CENTRE ARCO SERVICE INC | ROUTE 60*	*9 PLAYSTEAD RD*	*SW / 0.541 mi., 2855 ft.*	*137*
	- ID: 3-0031877	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2014-03-14	
	- ID: 3-0017095	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2006-04-21	
D21	*COMMERCIAL PROPERTY | NO LOCATION AID | City of Medford*	*7 CANAL ST*	*SSW / 0.541 mi., 2857 ft.*	*152*
	- ID: 3-0028237	Status: Downgradient Property Status - A site where a DPS Submittal to DEP has stated that contamination on...	Date: 2009-12-16	
	- ID: 3-0016760	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 1998-04-28	
22	*GAS METER STATION*	*22-24 ALLSTON ST*	*SSW / 0.587 mi., 3101 ft.*	*160*
	- ID: 3-0004018	Status: A Release Tracking Number has been assigned to a release where a Utility-abatement Measure is being...	Date: 1993-10-01	
23	*JASON ANTHONY CORP | IN BLDG BEHIND TV CHANNEL 3 BLDG | BUILDERS EQUIPMENT & SUPPLIES*	*40 CANAL ST*	*SSW / 0.611 mi., 3225 ft.*	*163*
	- ID: 3-0012602	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 1996-06-25	

STANDARD ENVIRONMENTAL RECORDS *(cont.)*

STATE- AND TRIBAL - EQUIVALENT CERCLIS *(cont.)*

SHWS - MA: List of Superfund and Remediation sites from the MassDEP environmental information database **40 SITES FOUND WITHIN 1 MILE**

LOWER ELEVATION *(cont.)*

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
24	*REARDON RD*	*MYSTIC VALLEY PKWY @ MYSTIC*	*S / 0.615 mi., 3248 ft.*	*175*
	- ID: 3-0013069	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2006-08-29	
E25	*PURITY SUPREME | WHOLE FOODS MARKET- MEDFORD (MDF) | WHOLE FOODS MARKET MEDFORD*	*2151 MYSTIC VALLEY PKWY | 2151 MYSIC VALLEY PKWY*	*S / 0.704 mi., 3719 ft.*	*179*
	- ID: 3-0004634	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 1995-08-24	
E27	*WASM 3 MYSTIC VALLEY PARKWAY | MYSTIC RIVER RESERVATION TRAIL | MEADOW GLEN MALL*	*MYSTIC VALLEY PARKWAY*	*S / 0.709 mi., 3744 ft.*	*254*
	- ID: 3-0018210	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 1999-08-18	
	- ID: 3-0037584	Status: Permanent Solution with No Conditions	Date: 2022-08-08	
	- ID: 3-0036638	Status: A Release Tracking Number has been assigned to a release where a Utility-abatement Measure is being...	Date: 2020-12-07	
29	*RESIDENTIAL PROPERTY | DONNA BAUM | ADITYA SREEKUMAR*	*9 EVERELL ROAD*	*NW / 0.734 mi., 3875 ft.*	*285*
	- ID: 3-0035659	Status: Permanent Solution with No Conditions	Date: 2019-12-16	
30	*LOW SERVICE PRESSURE REDUCING VALVE*	*2500 MYSTIC VALLEY PARKWAY*	*SE / 0.744 mi., 3929 ft.*	*292*
	- ID: 3-0037764	Status: Permanent Solution with No Conditions	Date: 2023-11-17	
31	*NO LOCATION AID*	*132 AUBURN ST*	*S / 0.745 mi., 3934 ft.*	*295*
	- ID: 3-0022761	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2003-09-15	

STANDARD ENVIRONMENTAL RECORDS *(cont.)*

STATE- AND TRIBAL - EQUIVALENT CERCLIS *(cont.)*

SHWS - MA: List of Superfund and Remediation sites from the MassDEP environmental information database **40 SITES FOUND WITHIN 1 MILE**

LOWER ELEVATION *(cont.)*

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
F32	*UHAUL FACILITY 837078*	*600 MYSTIC VALLEY PARKWAY (RTE 16) | 600 MYSTIC VALLEY PKWY*	*SSW / 0.779 mi., 4115 ft.*	*297*
	- ID: 3-0028159	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2009-03-12	
G34	*RESIDENCE | TUCKER RESIDENCE*	*12 FAIRFIELD ST*	*SW / 0.794 mi., 4191 ft.*	*307*
	- ID: 3-0028740	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2011-09-15	
	- ID: 3-0024475	Status: RTNCLOSED	Date: 2005-01-11	
F35	*166 BOSTON AVENUE | PARKWAY MOTOR SERVICES | SIMON'S AUTO SERVICE*	*166 BOSTON AVENUE*	*SSW / 0.797 mi., 4208 ft.*	*314*
	- ID: 3-0002329	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2008-02-08	
G36	*NO LOCATION AID | JACK KEATING*	*12 FAIRFIELD ST*	*SW / 0.811 mi., 4283 ft.*	*349*
	- ID: 3-0022210	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2010-05-12	
H37	*1-20 WALKLING COURT REDEVELOPMENT*	*1-20 WALKLING COURT*	*S / 0.825 mi., 4354 ft.*	*355*
	- ID: 3-0038070	Status: TIERII	Date: 2024-04-12	
I38	*NO LOCATION AID*	*11 JOSEPHINE RD*	*WNW / 0.840 mi., 4435 ft.*	*358*
	- ID: 3-0027398	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2009-05-08	
39	*NO LOCATION AID*	*159 SHARON ST*	*SSW / 0.841 mi., 4441 ft.*	*361*
	- ID: 3-0026144	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2007-09-12	
I40	*RESIDENCE*	*66 Norwich Circle*	*W / 0.865 mi., 4567 ft.*	*365*
	- ID: 3-0051135	Status: UNCLSS	Date: 2024-11-20	

STANDARD ENVIRONMENTAL RECORDS *(cont.)*

STATE- AND TRIBAL - EQUIVALENT CERCLIS *(cont.)*

SHWS - MA: List of Superfund and Remediation sites from the MassDEP environmental information database **40 SITES FOUND WITHIN 1 MILE**

LOWER ELEVATION *(cont.)*

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
J41	*NO LOCATION AID*	*ROUTE 93 SOUTH | RTE 93 S*	*SE / 0.876 mi., 4623 ft.*	*368*
	- ID: 3-0031788	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2013-10-21	
	- ID: 3-0022223	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2002-12-04	
42	*WEST WING WALL UPPER MYSTIC LAKE DAM*	*1001 MYSTIC VALLEY PKWY*	*WSW / 0.879 mi., 4641 ft.*	*373*
	- ID: 3-0029772	Status: Downgradient Property Status - A site where a DPS Submittal to DEP has stated that contamination on...	Date: 2011-09-26	
H43	*TRA CON INC*	*55 NORTH ST | 55 N. ST.*	*S / 0.900 mi., 4752 ft.*	*376*
	- ID: 3-0003960	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 1998-01-22	
K44	*MWRA MYSTIC SHOPS | MWRA/SOMERVILLE*	*2 CAPEN CT*	*SSW / 0.903 mi., 4766 ft.*	*387*
	- ID: 3-0004146	Status: WSCPRM	Date: 1995-04-20	
K45	*NO LOCATION AID | FORMER CONWELL SCHOOL | CAPEN COURT SENIOR HOUSING*	*1 CAPEN CT | 1 CAPEN COURT*	*SSW / 0.904 mi., 4775 ft.*	*392*
	- ID: 3-0023643	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2006-03-08	
	- ID: 3-0024846	Status: A site/release where the responsible party fails to provide a required submittal to DEP by a...	Date: 2005-05-10	
47	*NO LOCATION AID | LENA FALCONE*	*67 FOREST ST | 67 FOREST STREET*	*ESE / 0.959 mi., 5061 ft.*	*402*
	- ID: 3-0022791	Status: A site/release where the responsible party fails to provide a required submittal to DEP by a...	Date: 2004-03-17	

STANDARD ENVIRONMENTAL RECORDS *(cont.)*

STATE- AND TRIBAL - EQUIVALENT CERCLIS *(cont.)*

SHWS - MA: List of Superfund and Remediation sites from the MassDEP environmental information database **40 SITES FOUND WITHIN 1 MILE**

LOWER ELEVATION *(cont.)*

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
J48	*NO LOCATION AID | RESIDENTIAL*	*17 MANNING ST*	*SE / 0.959 mi., 5066 ft.*	*407*
	- ID: 3-0019903	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2004-09-14	
L49	*FORMER ALEWIFE AUTOMOTIVE | SUNOCO GASOLINE STATION | SUN OIL CO*	*395 ALEWIFE BROOK PKWY*	*SSW / 0.967 mi., 5104 ft.*	*410*
	- ID: 3-0002770	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 1997-09-26	
L50	*ALEWIFE BROOK PUMP STATION | ALEWIFE BROOK PUMP STATION REHABILITATION | FRESH POND PARKING LOT*	*ALEWIFE BROOK PARKWAY | 392 ALEWIFE PARKWAY*	*SSW / 0.973 mi., 5139 ft.*	*427*
	- ID: 3-0035770	Status: Permanent Solution with No Conditions	Date: 2019-09-12	
	- ID: 3-0011421	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2013-03-27	
	- ID: 3-0037684	Status: A Release Tracking Number has been assigned to a release where a Utility-abatement Measure is being...	Date: 2022-08-22	

STATE RCRA GENERATORS LIST

HWG - MA: List of Massachusetts Hazardous Waste Generators **3 SITES FOUND WITHIN .25 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
C11	*RAVELO AUTO REPAIR*	*144 MYSTIC ST*	*SSW / 0.210 mi., 1107 ft.*	*112*

LOWER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
A5	*DAILY AUTO SERVICE | GLOBAL GAS STATION | GLOBAL GASOLINE STATION #20040*	*530 WINTHROP ST | 530 WINTRHOP ST*	*SW / 0.075 mi., 397 ft.*	*73*

STANDARD ENVIRONMENTAL RECORDS *(cont.)*

FEDERAL, STATE, AND TRIBAL LEAKING STORAGE TANK LISTS

LUST - MA: Sites within the Releases Database that have a UST listed as its source. **2 SITES FOUND WITHIN .5 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
16	*PRIVATE RESIDENCE*	*40 TOWN WAY*	*NNW / 0.421 mi., 2225 ft.*	*122*
	- ID: 3-0027666	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2008-08-14	

LOWER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
A5	*DAILY AUTO SERVICE | GLOBAL GAS STATION | GLOBAL GASOLINE STATION #20040*	*530 WINTHROP ST | 530 WINTRHOP ST*	*SW / 0.075 mi., 397 ft.*	*73*
	- ID: 3-0025421	Status: RTNCLOSED	Date: 2006-10-31	
	- ID: 3-0024256	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2008-01-22	

LAST - MA: Release sites with an aboveground storage tank as it's source **3 SITES FOUND WITHIN .5 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
C8	*WOBURN ST*	*11 WOODS EDGE RD*	*SSW / 0.127 mi., 673 ft.*	*107*
	- ID: 3-0019269	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2000-11-28	
13	*NO LOCATION AID*	*22 SOUTH GATEWAY RD*	*NW / 0.361 mi., 1906 ft.*	*115*
	- ID: 3-0024226	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2005-09-15	

LOWER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
B3	*TEMPLE | SIX ACRES NURSERY SCHOOL | TEMPLE SHALOM*	*475 WINTHROP ST | 475 WINTROP STREET*	*SSE / 0.048 mi., 256 ft.*	*64*
	- ID: 3-0014926	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 1998-07-30	

STANDARD ENVIRONMENTAL RECORDS *(cont.)*

FEDERAL, STATE, AND TRIBAL REGISTERED STORAGE TANK LISTS

EPA UST: Facilities listed in the EPA UST Finder database **1 SITE FOUND WITHIN .25 MILE**

LOWER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
A5	*DAILY AUTO SERVICE | GLOBAL GAS STATION | GLOBAL GASOLINE STATION #20040*	*530 WINTHROP ST | 530 WINTRHOP ST*	*SW / 0.075 mi., 397 ft.*	*73*
	- ID: Facility ID MA20040	Status: Open UST(s)	Date: N/A	
	- ID: Tank ID MA20040_1	Status: Closed	Date: Removal Date 2017-03-06	
	- ID: Tank ID MA20040_2	Status: Closed	Date: Removal Date 2017-03-06	
	- ID: Tank ID MA20040_3	Status: Open	Date: Removal Date N/R	

UST - MA: Underground Storage tanks and owners **1 SITE FOUND WITHIN .25 MILE**

LOWER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
A5	*DAILY AUTO SERVICE | GLOBAL GAS STATION | GLOBAL GASOLINE STATION #20040*	*530 WINTHROP ST | 530 WINTRHOP ST*	*SW / 0.075 mi., 397 ft.*	*73*
	- ID: Facility ID 20040	Status: N/A	Date: N/A	
	- ID: 1	Status: Tank Removed	Date: 2017-03-06	
	- ID: 2	Status: Tank Removed	Date: 2017-03-06	
	- ID: 3	Status: In Use	Date: 2017-06-09	

HIST UST - MA: List of underground storage tanks that is no longer in current agency list. **1 SITE FOUND WITHIN .25 MILE**

LOWER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
A5	*DAILY AUTO SERVICE | GLOBAL GAS STATION | GLOBAL GASOLINE STATION #20040*	*530 WINTHROP ST | 530 WINTRHOP ST*	*SW / 0.075 mi., 397 ft.*	*73*
	- ID: Facility ID 20040	Status: COC Status Issued	Date: COC Exp Date 2018-05-22	
	- ID: Tank ID 3	Status: In Use	Date: N/R	
	- ID: Tank ID 1	Status: In Use	Date: N/R	
	- ID: Tank ID 2	Status: In Use	Date: N/R	

STATE INSTITUTIONAL CONTROLS / ENGINEERING CONTROLS REGISTRIES

AUL - MA: Activity and Use Limitations establish limits and conditions on the future use of contaminated property **1 SITE FOUND WITHIN .5 MILE**

LOWER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
A5	*DAILY AUTO SERVICE | GLOBAL GAS STATION | GLOBAL GASOLINE STATION #20040*	*530 WINTHROP ST | 530 WINTRHOP ST*	*SW / 0.075 mi., 397 ft.*	*73*
	- ID: 3-0025421	Status: RTNCLOSED	Date: 2006-10-31	

STANDARD ENVIRONMENTAL RECORDS *(cont.)*

STATE INSTITUTIONAL CONTROLS / ENGINEERING CONTROLS REGISTRIES *(cont.)*

AUL - MA: Activity and Use Limitations establish limits and conditions on the future use of contaminated property **1 SITE FOUND WITHIN .5 MILE**

LOWER ELEVATION *(cont.)*

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
	- ID: 3-0024256	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2008-01-22	

ADDITIONAL ENVIRONMENTAL RECORDS

RECORDS OF EMERGENCY RELEASE REPORTS

RELEASE - MA: Contains information on all releases of oil and hazardous materials that have been reported to DEP **6 SITES FOUND WITHIN .5 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
C8	*WOBURN ST*	*11 WOODS EDGE RD*	*SSW / 0.127 mi., 673 ft.*	*107*
	- ID: 3-0019269	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2000-11-28	
13	*NO LOCATION AID*	*22 SOUTH GATEWAY RD*	*NW / 0.361 mi., 1906 ft.*	*115*
	- ID: 3-0024226	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2005-09-15	
16	*PRIVATE RESIDENCE*	*40 TOWN WAY*	*NNW / 0.421 mi., 2225 ft.*	*122*
	- ID: 3-0027666	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2008-08-14	

LOWER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
B3	*TEMPLE | SIX ACRES NURSERY SCHOOL | TEMPLE SHALOM*	*475 WINTHROP ST | 475 WINTROP STREET*	*SSE / 0.048 mi., 256 ft.*	*64*
	- ID: 3-0014926	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 1998-07-30	
A5	*DAILY AUTO SERVICE | GLOBAL GAS STATION | GLOBAL GASOLINE STATION #20040*	*530 WINTHROP ST | 530 WINTRHOP ST*	*SW / 0.075 mi., 397 ft.*	*73*
	- ID: 3-0025421	Status: RTNCLOSED	Date: 2006-10-31	

ADDITIONAL ENVIRONMENTAL RECORDS *(cont.)*

RECORDS OF EMERGENCY RELEASE REPORTS *(cont.)*

RELEASE - MA: Contains information on all releases of oil and hazardous materials that have been reported to DEP **6 SITES FOUND WITHIN .5 MILE**

LOWER ELEVATION *(cont.)*

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
	- ID: 3-0024256	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2008-01-22	
14	*NO LOCATION AID*	*RURAL AVE AT LAWRENCE RD*	*SE / 0.384 mi., 2028 ft.*	*119*
	- ID: 3-0031494	Status: Response Action Outcome - A site/release where a Permanent or Temporary Solution Statement...	Date: 2013-06-26	

HIST RELEASE - MA: List that contains information on all releases of oil and hazardous materials that have been reported to DEP and no longer found in current agency list. **6 SITES FOUND WITHIN .5 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
C8	*WOBURN ST*	*11 WOODS EDGE RD*	*SSW / 0.127 mi., 673 ft.*	*107*
13	*NO LOCATION AID*	*22 SOUTH GATEWAY RD*	*NW / 0.361 mi., 1906 ft.*	*115*
16	*PRIVATE RESIDENCE*	*40 TOWN WAY*	*NNW / 0.421 mi., 2225 ft.*	*122*

LOWER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
B3	*TEMPLE | SIX ACRES NURSERY SCHOOL | TEMPLE SHALOM*	*475 WINTHROP ST | 475 WINTROP STREET*	*SSE / 0.048 mi., 256 ft.*	*64*
A5	*DAILY AUTO SERVICE | GLOBAL GAS STATION | GLOBAL GASOLINE STATION #20040*	*530 WINTHROP ST | 530 WINTRHOP ST*	*SW / 0.075 mi., 397 ft.*	*73*
14	*NO LOCATION AID*	*RURAL AVE AT LAWRENCE RD*	*SE / 0.384 mi., 2028 ft.*	*119*

HIST SPILLS 2 - MA: List of Spills Databases that are no longer in current agency list. **6 SITES FOUND WITHIN .125 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
4	N/R	18 HEADLANDWAY	WNW / 0.056 mi., 295 ft.	*71*
	- ID: N86-0819	Status: N/A	Date: Reported Date N/R	

LOWER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
A2	*CHRISTOPHER ATHAIDE | OIL PIPE LEAK*	*504 WINTHROP ST*	*SSW / 0.018 mi., 97 ft.*	*63*
	- ID: N91-0715	Status: N/A	Date: Reported Date 1991-05-25	
B3	*TEMPLE | SIX ACRES NURSERY SCHOOL | TEMPLE SHALOM*	*475 WINTHROP ST | 475 WINTROP STREET*	*SSE / 0.048 mi., 256 ft.*	*64*
	- ID: N86-0729	Status: N/A	Date: Reported Date N/R	

ADDITIONAL ENVIRONMENTAL RECORDS *(cont.)*

RECORDS OF EMERGENCY RELEASE REPORTS *(cont.)*

HIST SPILLS 2 - MA: List of Spills Databases that are no longer in current agency list. **6 SITES FOUND WITHIN .125 MILE**

LOWER ELEVATION *(cont.)*

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
A5	*DAILY AUTO SERVICE | GLOBAL GAS STATION | GLOBAL GASOLINE STATION #20040*	*530 WINTHROP ST | 530 WINTRHOP ST*	*SW / 0.075 mi., 397 ft.*	*73*
	- ID: N81-5036	Status: N/A	Date: Reported Date N/R	
A6	N/R	526 WINTHROP STREET	SW / 0.078 mi., 412 ft.	*104*
	- ID: N86-0561	Status: N/A	Date: Reported Date N/R	

OTHER ASCERTAINABLE RECORDS

FUDS: Defense sites that require cleanup **1 SITE FOUND WITHIN 1 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
15	ANTI-AIRCRAFT BATTERY	42.438333, -71.122778	NNE / 0.389 mi., 2055 ft.	*121*

MANIFEST EPA: EPA Hazardous Waste Electronic Manifest System (e-Manifest) **6 SITES FOUND WITHIN .25 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
C12	DAVIDS AUTO REPAIR	145 Mystic Street	SSW / 0.211 mi., 1115 ft.	*113*
	- ID: Manifest Number 025410871JJK	Status: Signed	Date: Updated Date 2023-11-21	
	- ID: Manifest Number 023971541JJK	Status: Signed	Date: Updated Date 2023-10-02	

LOWER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
A5	*DAILY AUTO SERVICE | GLOBAL GAS STATION | GLOBAL GASOLINE STATION #20040*	*530 WINTHROP ST | 530 WINTRHOP ST*	*SW / 0.075 mi., 397 ft.*	*73*
	- ID: Manifest Number 025622239JJK	Status: Signed	Date: Updated Date 2023-10-23	
	- ID: Manifest Number 024590316JJK	Status: Signed	Date: Updated Date 2023-01-20	
	- ID: Manifest Number 024589905JJK	Status: Signed	Date: Updated Date 2022-08-30	
	- ID: Manifest Number 023800861JJK	Status: Signed	Date: Updated Date 2022-03-23	
	- ID: Manifest Number 023355700JJK	Status: Signed	Date: Updated Date 2021-09-22	
B7	NSTAR dba Eversource Energy	472 Winthrop St	S / 0.088 mi., 463 ft.	*105*
	- ID: Manifest Number 017298034FLE	Status: Signed	Date: Updated Date 2022-08-15	
	- ID: Manifest Number 016324501FLE	Status: Signed	Date: Updated Date 2021-09-09	
B9	NSTAR dba Eversource Energy	448 Winthrop St	SSE / 0.155 mi., 817 ft.	*110*
	- ID: Manifest Number 018178998FLE	Status: Signed	Date: Updated Date 2023-04-13	

ADDITIONAL ENVIRONMENTAL RECORDS *(cont.)*

OTHER ASCERTAINABLE RECORDS *(cont.)*

MANIFEST EPA: EPA Hazardous Waste Electronic Manifest System (e-Manifest) **6 SITES FOUND WITHIN .25 MILE**

LOWER ELEVATION *(cont.)*

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
10	JEFF SPELLMAN	135 BROOKS ST	SW / 0.193 mi., 1017 ft.	*111*
	- ID: Manifest Number 019608835JJK Status: Signed		Date: Updated Date 2018-11-09	

Following sites were unable to be mapped.

SITE NAME:	ADDRESS, CITY, ZIP:	DATABASE(S):
ALONG SYMMES ST, EUGENE, AND SMITH	SYMMES STREET, MEDFORD 02155	RELEASE - MA, SHWS - MA
EVERSOURCE ENERGY	WINTHROP STREET @ WHITTIER R..., MED...	ASBESTOS - MA
MBTA TRACKS	BOSTON AVE, MEDFORD 02155	RELEASE - MA, SHWS - MA
SOUTH RESERVOIR DAM IMPROVEMENTS ...	SOUTH BORDER RD | SO..., WINCHESTER ...	ECHO, FRS, ICIS, PCS FACILITY, RELEASE - MA, SHWS - MA
WINTHROP ESTATES SUBDIVISION	541 & 551 WINTHROP STRE..., MEDFORD ...	ECHO

DATABASE(S) WITH NO MAPPED SITES:

FEDERAL NPL SITE LIST

NPL	National Priority List
PART NPL	Part National Priority List
SEMS_FINAL NPL	Sites included on the Final National Priorities List
SEMS_PROPOSED NPL	Sites Proposed to be Added to the National Priorities List
PROPOSED NPL	Proposed National Priority List
NPL EPA GIS	GIS for EPA NPL Sites
NPL LIENS	National Priority List Liens

FEDERAL DELISTED NPL SITE LIST

DELISTED NPL	Delisted National Priority List
DELISTED PROPOSED NPL	Delisted proposed National Priority List
SEMS_DELETED NPL	Sites Deleted from National Priorities List

FEDERAL CERCLIS LIST

SEMS_8R_ACTIVE SITES	Sites on SEMS Active Site Inventory
FEDERAL FACILITY	Federal Facility sites
CERCLIS NFRAP	Comprehensive Environmental Response Compensation and Liability Act No Further Remedial Action Planned
CERCLIS-HIST	Comprehensive Environmental Response Compensation and Liability Act
SEMS_8R_ARCHIVED SITES	Sites on SEMS Archived Site Inventory
EPA SAA	EPA Superfund Alternative Approach

FEDERAL RCRA CORRACTS FACILITIES LIST

CORRACTS	Hazardous Waste Corrective Action
HIST CORRACTS 2	Historical Hazardous Waste Corrective Action

FEDERAL RCRA NON-CORRACTS TSD FACILITIES LIST

RCRA TSDF	Resource Conservation and Recovery Act: Treatment Storage and Disposal Facilities
ARCHIVED RCRA TSDF	Archived Resource Conservation and Recovery Act: Treatment Storage and Disposal Facilities

FEDERAL RCRA GENERATORS LIST

RCRA LQG	Resource Conservation and Recovery Act_ Large Quantity Generators
RCRA SQG	Resource Conservation and Recovery Act_Small Quantity Generators
RCRA NONGEN	Resource Conservation and Recovery Act_Non Generators
HIST RCRA LQG	Historical Resource Conservation and Recovery Act_ Large Quantity Generators
HIST RCRA SQG	Historical Resource Conservation and Recovery Act_Small Quantity Generators
HIST RCRA CESQG	Historical Resource Conservation and Recovery Act_Conditionally Exempt Small Quantity Generators
HIST RCRA NONGEN	Historical Resource Conservation and Recovery Act_Non Generators
EJ HAZ WASTE	Hazardous Waste Facilities

FEDERAL INSTITUTIONAL CONTROLS / ENGINEERING CONTROLS REGISTRIES

LUCIS	Land Use Control Information Systems
LUCIS 2	Land Use Control Information Systems 2
FED E C	Engineering Controls
FED I C	Institutional Controls
RCRA IC EC	RCRA sites with Institutional and Engineering Controls

FEDERAL ERNS LIST

ERNS	Emergency Response Notification System

STATE- AND TRIBAL - EQUIVALENT NPL

NPL - MA	This state does not maintain a NPL list. See the Federal NPL list

STATE RCRA GENERATORS LIST

TSD - MA	List of licensed Hazardous Waste Treatment Storage and Disposal Facilities

STATE AND TRIBAL LANDFILL AND/OR SOLID WASTE DISPOSAL SITE LISTS

SWF/LF - MA	Solid Waste Facility Master List

FEDERAL, STATE, AND TRIBAL LEAKING STORAGE TANK LISTS

EPA LUST	EPA LUST
INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land in EPA Region 1

FEDERAL, STATE, AND TRIBAL REGISTERED STORAGE TANK LISTS

FEMA UST	FEMA Underground Storage Tanks
AST PBS	ASTs at Bulk Petroleum Terminals
AST - MA	Aboveground Storage Tanks
INDIAN UST R1	Underground Storage Tanks on Indian Land in EPA Region 1

STATE AND TRIBAL BROWNFIELD SITES

BROWNFIELDS - MA	Brownfields
TRIBAL BROWNFIELDS	Tribal Brownfields

LOCAL BROWNFIELD LISTS

FED BROWNFIELDS	Federal Brownfields
HIST FED BROWNFIELDS	Historical Federal Brownfields
BROWNFIELDS-ACRES	EPA ACRES Brownfields
EJ BROWNFIELDS	Brownfields Sites

LOCAL LISTS OF LANDFILL / SOLID WASTE DISPOSAL SITES

EPA LF MOP	EPA Landfill Methane Outreach Project Database
ODI	Open Dump Inventory
LF PROFILES - MA	Landfill profiles
TRIBAL ODI	Indian Open Dump Inventory Sites

LOCAL LISTS OF HAZARDOUS WASTE / CONTAMINATED SITES

FED CDL	DOJ Clandestine Drug Labs
US HIST CDL	Historical Clandestine Drug Labs