



PROFESSIONAL PROFILE



Edward Weagle, LSP, LEP, CHMM

Principal Geologist

EXPERIENCE SUMMARY

Over 30 years of experience: Principal Geologist with Roux (2022-present); Environmental Team Leader/Associate, Sr. Project Manager, Sr. Environmental Scientist at O'Reilly, Talbot & Okun Associates (2004-2021); Environmental Analyst, MassDEP's Bureau of Waste Site Cleanup (1992-2004).

TECHNICAL SPECIALTIES

With more than 30 years of experience as an Environmental Professional, Mr. Weagle has designed, implemented, and managed environmental assessments, remedial actions, and Regulatory Compliance at hundreds of Massachusetts Contingency Plan (MCP) oil and/or hazardous materials release locations. He has provided LSP-of-Record Opinions for more than 140 MCP disposal sites; Mr. Weagle's other areas of expertise include ASTM due diligence Phase I/II Environmental Site Assessments; Brownfields Redevelopment Projects and Contaminated Soil Management under the MCP; Review of regulatory submittals for technical adequacy and regulatory compliance of MCP disposal sites prepared by other consultants. While working at the Massachusetts Department of Environmental Protection (MassDEP), Ed reviewed technical adequacy and regulatory compliance of response action submittals prepared by LSPs on behalf of clients and assisted in the preparation and negotiation of administrative enforcement actions with regulated entities.

REPRESENTATIVE PROJECTS

Real Estate/Brownfields

- **Former Cariddi Sales, North Adams, Massachusetts.** Associate-in-Charge/LSP-of-Record for brownfields redevelopment project assisting architect developer client in evaluating historical and due diligence assessment results at brownfield mill complex formerly occupied by a textile mill/aluminum tubing manufacturer. Advised client's attorney in negotiating liability relief in the form of a Covenant-not-to-Sue from the Massachusetts Attorney General's Office. Management of residual chemicals from former operations. Excavation of PCB impacted soil in former transformer area, management of petroleum impacted soil during site redevelopment activities. Evaluation of sediments in a former waterpower tail raceway. Attended and presented at public informational meeting to keep community informed of activities at the site. Implemented a Temporary Solution under the MCP, including long-term groundwater monitoring to assess contamination attenuation and progress toward a Permanent Solution.
- **Religious Institution Underground Storage Tank Removals, Various Locations, Western Massachusetts.** Project Manager and later Associate/LSP-of-Record for the closure and removal of dozens of USTs at active and surplus properties owned by the Roman Catholic Bishop of Springfield over a 15+ year period. Client work included interfacing with parish council members and priests; bidding and cost estimating; UST removal observation, post-removal assessment and documentation; regulatory compliance including Limited Removal Actions, Release Notification and Immediate Response Actions, soil excavations and product recovery, nature and extent assessments, vapor intrusion evaluations, Phase I and Phase II MCP Reporting, Method 1 and Method 3 Risk Characterizations, and the implementation of Permanent Solutions including Notices of Activity and Use Limitations (AULs).
- **Former National Metals, West Springfield, Massachusetts.** Project Manager and Associate-in-Charge/LSP-of-Record assisting a national manufacturing company in performing due diligence divestment of a former manufacturing facility, that historically performed machining, degreasing, painting, and plating. Assessment of releases of petroleum and

CONTACT INFORMATION

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EDUCATION

BS, Geology, University of
Massachusetts Amherst, 1991

PROFESSIONAL LICENSES

Licensed Site Professional No.
4505, Massachusetts
Licensed Environmental
Professional No. 656,
Connecticut
Certified Hazardous Materials
Manager, Institute of
Hazardous Materials
Management

volatile organic compounds from historic operations. The Site was impacted with chlorinated volatile organic compounds and cutting oil NAPL. Installation and long-term operation of a large sub-slab depressurization system (SSDS) designed to abate vapor intrusion and mitigate potential Imminent Hazard conditions in a large industrial building. Assessment and mitigation of potential off-property impacts. Maintained relationships with client, current owner, abutter, regulators, and current building tenants.

- **Former Wireland Products Company, Springfield, Massachusetts.** Associate-in-Charge/LSP-of-Record assisting an attorney client in evaluating due diligence results and feasibility of redeveloping a former wire manufacturing brownfield into commercial offices and healthcare facility. Assessment and evaluation of separate phase oil and chlorinated volatile organic compounds. Assessment of vapor intrusion in several buildings. Designed SSDS, performed site-specific risk assessment, and implemented deed restriction/institutional controls to achieve a timely and protective Permanent Solution with Conditions under the MCP, facilitating the sale of the property to a new owner.
- **Industrial Manufacturing Facility, Agawam, Massachusetts.** Associate and LSP-of-Record for due-diligence transfer of specialty manufacturing business between business partners. The primary concern was a degreaser that formerly used chlorinated solvents. Performed vapor intrusion assessment focused on degreaser, which identified VOCs in soil gas beneath the building in the vicinity of the degreaser. Assisted in the design and implementation of a plan to mitigate potential vapor intrusion into indoor air including the installation of a SSDS without potentially identifying conditions that may have put the transfer of the business assets at risk. Achieved regulatory closure under the MCP in one year by employing a Permanent Solution with Conditions and Notice of Activity and Use Limitation requiring the maintenance of the SSDS.
- **Former Transformer Manufacturing Facility, Pittsfield, Massachusetts.** Associate in Charge/LSP-of-Record assisting quasi-public redevelopment authority with regulatory compliance and contaminated soil management during construction of the Berkshire Innovation Center on land formerly occupied by a large, multi-parcel transformer manufacturing facility. The property is subject to a complicated Environmental Restriction and Easement (ERE) and unique regulatory requirements under a Consent Decree negotiated among multiple parties and regulatory agencies. Development of sampling plans in accordance with the ERE, and interface with state and federal regulators to obtain required approvals under the ERE.

- **Scrap Metal Recycling Facility, Chicopee, Massachusetts.** Project Manager and then Associate in Charge/LSP-of-Record assisting family-owned business in the performance of due diligence assessment of a specialty/non-ferrous metal recycling facility as part of family member divestiture. Excavation and removal of lead impacted soil that had migrated onto abutting residential properties. Interface with owners of affected residential properties to obtain permission to perform excavation. Interface with regulatory agency to obtain approvals for Immediate Response Actions. Management of contaminated soil during site improvements, including buildings additions and concrete pads and pavement to improve facility operations. Preparation of MCP Phase I, Phase II and Phase III Reports. Developed long-term Temporary Solution remedy for the on-site management of impacted soil generated from contaminated soil excavations, avoiding costly off-site disposal, pending the identification and implementation of a redevelopment plan that will result in a Permanent Solution.
- **Pioneer Foundry, Hardwick, Massachusetts.** Project Manager for real estate holding company client addressing lead and petroleum impacted soil at former foundry and coal-fired power plant in Hardwick Massachusetts. Work was performed under the regulatory oversight of the US EPA On-Scene Coordinator (OSC) responsible for reducing risks due to lead in surface soils at the former foundry, which was located adjacent to a residential neighborhood. Developed and implemented quality assurance project plan, community relations plan, and health and safety plan for approval by USEPA OSC, and Immediate Response Action (IRA) Plan approved by MassDEP. Designed and implemented soil assessment program using XRF technology to rapidly accelerate the assessment and excavation of lead impacted surface soils as directed by the regulatory agency. Collaborated with successor corporate entity to facilitate transfer of responsibility for project management to new responsible party not previously identified.

Petroleum

- **Bulk Petroleum Storage Facility, Pittsfield Massachusetts.** Project Manager and later Associate-in-Charge/LSP-of-Record for releases from a former bulk petroleum storage facility in Pittsfield, Massachusetts. Represented a retail petroleum distributor which had multiple fuel oil releases impacting a residential property, a private street right-of-way, and had comingled with fuel oil releases from a second near-by bulk petroleum storage facility. Achieved Permanent Solution with Conditions for residential and bulk storage terminal property, achieved Temporary Solution for private right-of-way.



- **Bulk Petroleum Retail Distributer, Various Locations, Massachusetts.** Associate-in-Charge/LSP-of-Record for wholesale and retail petroleum delivery client at multiple sudden release locations resulting from bulk delivery vehicle roadway accidents and/or equipment failure/operator error during offloading. Interface with municipal and state road departments, and impacted private third parties. Soil excavation oversight, confirmatory sampling, regulatory reporting and regulatory compliance. Achieved Permanent Solutions and No Further Action determinations at each release location.

Other Project Experience

- **Associate-in-Charge for Due Dilligence Assessment for PFAS at Electronics/Aerospace Manufacturer, Western Massachusetts.** Representated local aerospace manufacturing company's interests in acquisition by a national firm. Acquiring firm had identified PFAS as a REC during due-dilligence and required sampling. Designed and presented sampling program on behalf of client to gain concurrence from acquiring party. Sampling and data evalaution of results demonstrating that while present, PFAS was below regulatory reporting thresholds, facilitating the corporate merger.
- **Enforcement Action MassDEP Support.** Provided representation and support in an enforcement action MassDEP took against a petroleum delivery client for alleged

noncompliance with MCP notification and approval requiements. Represented and supported client during administrative enforcement proceedings and provided written supporting documentation resulting in a 75% reduction in proposed penalty amounts.

- **Project Manager or Associate-in-Charge for dozens of ASTM All Apprpriate Inquiry (AAI) Phase I Environmental Site Assessments.** Clients have included major corporations, law firms, institutions, municipalities, and lenders. Locations assessed have included retail stores, healthcare facilities, industrial manufacturers, vacant conservation land, commercial establishments, petroleum refueling facilities, and strip malls.
- **MassDEP Environmental Analyst.** As an Environmental Analyst with MassDEP, assisted in data reduction of soil analytical results collected as part of a wide-ranging residential underground storage tank removal project from the Weathersfield neighborhood of Natick Massachusetts. Work included evaluating relative concentrations of extractable petroleum hydrocarbon fractional ranges vs. various target analytes, resulting in the identification of the four diesel range target analytes that drive risk at residential heating oil release sites.

PROFESSIONAL AFFILIATIONS

Licensed Site Professional Association (LSPA), Member, LSPA Loss Prevention Committee