

Institutional Controls: History & Status *

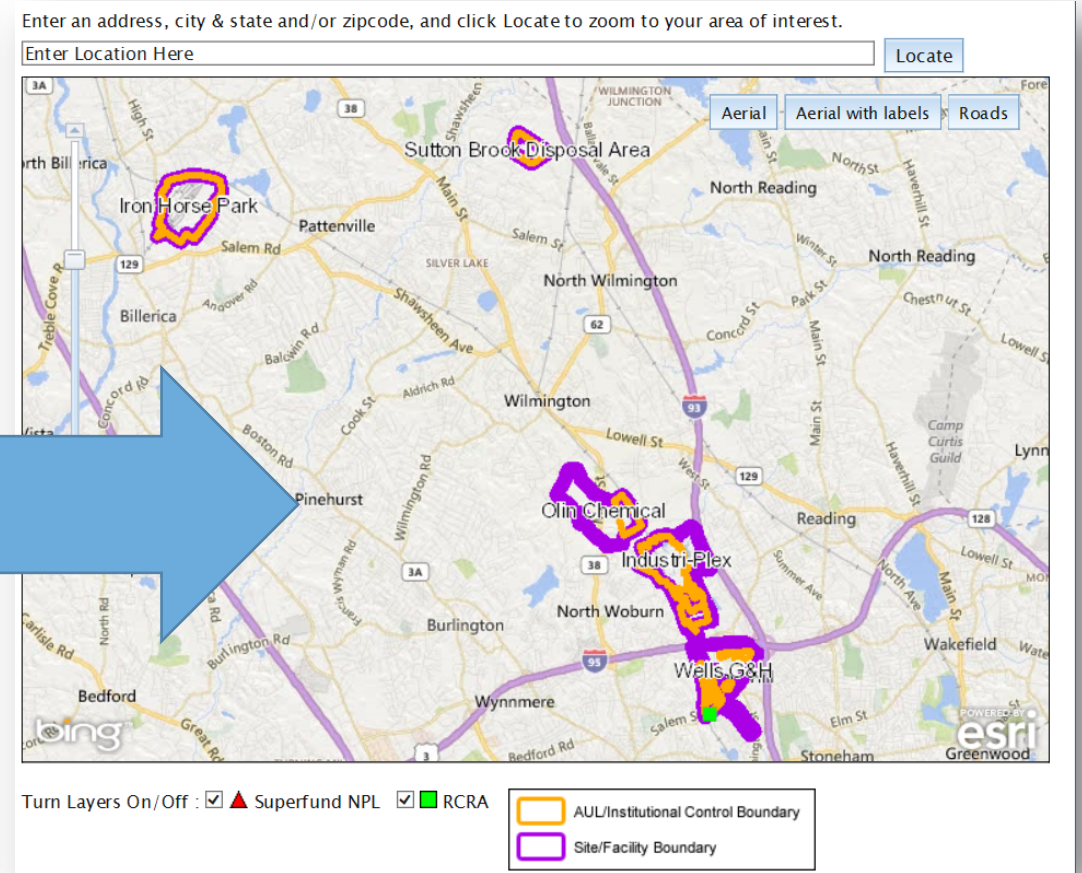
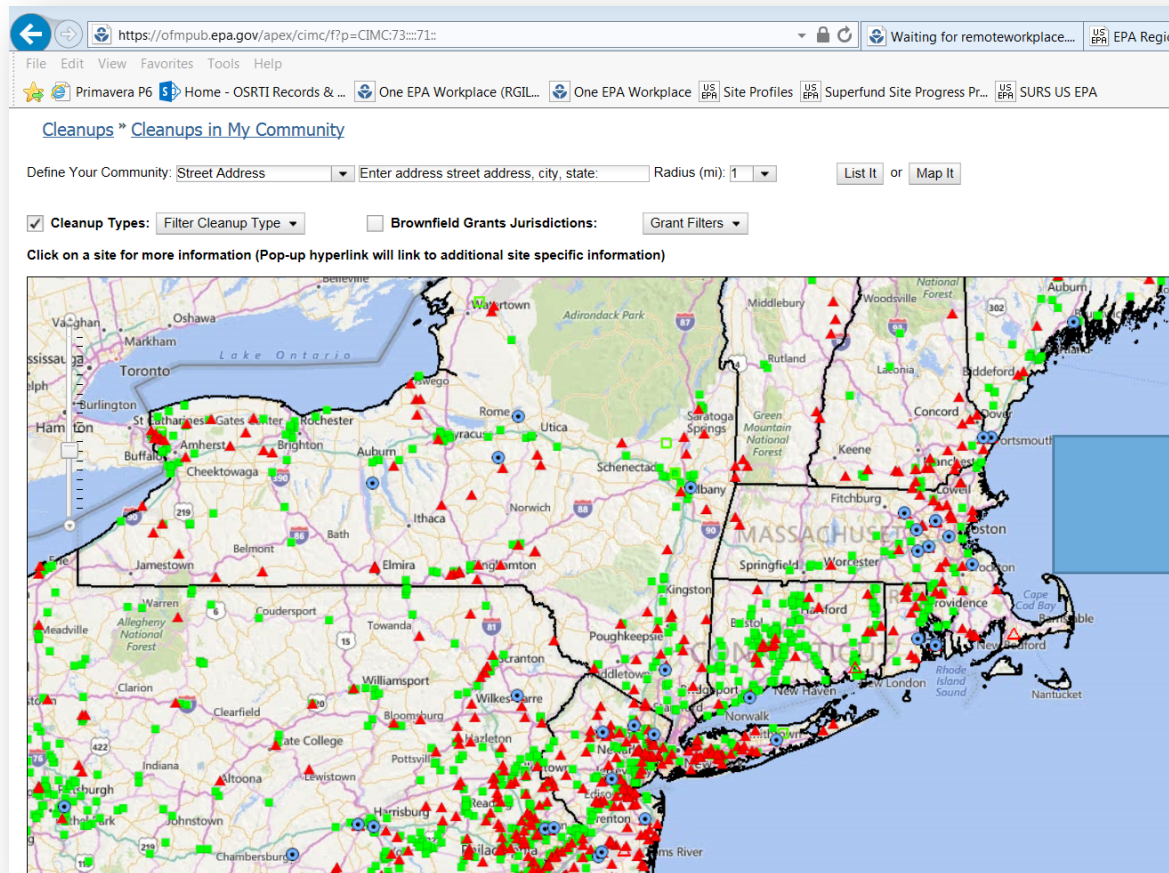
- IG Audit - *January 28, 2005*
 - Program not implementing ICs as planned
 - Improve public awareness
- Institutional Controls Tracking System - *2007*
 - Track requirements; Incorporate into Five Year Reviews
 - Published on central web page
- IC info incorporated into new site-specific web pages - *October 2015*
- Maps (site- and IC-boundaries) on web - *January 2017 - Region 1 pilot*
- Improve central IC web pages - *planned*

Web Mapping of Boundaries - *Region 1 Pilot* !

Uses: Cleanup in My Communities

FROM: Lat/Long

TO: Boundaries



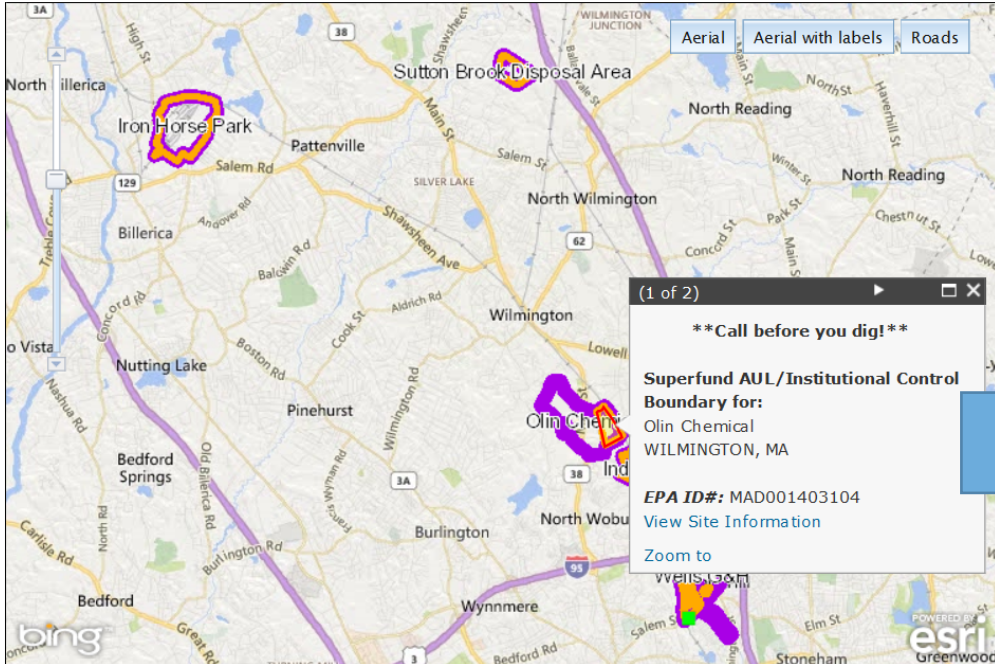
Link to Site Information *

Uses: New Site Profile Page (SPP)

Click with in Boundary, reveals pop up info

Enter an address, city & state and/or zipcode, and click Locate to zoom to your area of interest.

Enter Location Here



(1 of 2)

****Call before you dig!****

Superfund AUL/Institutional Control Boundary for:
Olin Chemical
WILMINGTON, MA

EPA ID#: MAD001403104
[View Site Information](#)

[Zoom to](#)

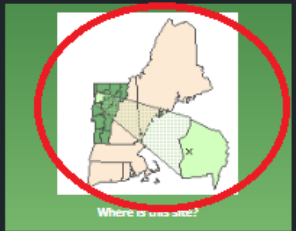

Turn Layers On/Off : ☒ Superfund NPL ☒ RCRA

☐ AUL/Institutional Control Boundary
☐ Site/Facility Boundary

EPA Superfund Program: PINE STREET CANAL, BURLINGTON, VT

Contact Us Share

Superfund Program




Where is this site?

The 38-acre Pine Street Canal site consists of a canal and turning basin, adjacent wetlands, an area formerly known as Maltex Pond, and an additional portion of land. Around 1908, a coal gasification plant began operating on Pine Street, southeast of the canal. The plant ceased operations in 1966. Plant wastewaters and residual oil and wood chips saturated with organic compounds were directly discharged or disposed of in the Pine Street Canal wetland. During the 1960s and 1970s, an oil-like material was detected seeping from the wetland into Pine Street Canal, the turning basin, and Maltex Pond. The State detected high levels of organic compounds associated with coal tar at several locations while investigating the site for a then proposed major highway. The State was concerned that construction would release organic compounds into the canal and possibly into Lake Champlain, the source of Burlington's drinking water. The area is surrounded by large and small businesses. There are several single and multiple-family dwellings, including apartment buildings, located within 1 mile of the site. Burlington has a population of approximately 39,100.


TOPICS IN FOCUS

Institutional controls are required for this site.

This site requires ICs because a decision document, such as a Record of Decision, has documented some level of contamination and/or remedy component at the site that would restrict use of the site. These ICs are required to help ensure the site is used in an appropriate way and that activities at the site do not damage the cleanup components. These ICs will remain in place for as long as the site is used.



Protecting Human Health



Protecting The Environment

- [EPA's Involvement at this Site](#)
- [What is the current site status?](#)
- [What's being done to protect human health](#)
- [What are the risks at the site?](#)
- [Institutional Controls](#)

Stay Updated

[Regional News](#)

Site News:

[Press Releases about this site](#)

Public Participation Opportunities:

There are no meetings or comment periods scheduled at this time.

[Public Information Repositories](#)

Site Facts

NPL Status: Final
Street Address: PINE STREET, BURLINGTON, VT 05401
Congressional District: 00
EPA ID: VTD980523062
[Contaminant Information](#)

Site Contacts:

- Community Involvement Coordinator (CIC):**
Emily Bender
(617) 918-1037
- Remedial Project Manager (RPM):**
Karen Lumino
(617) 918-1348

Site Reports and Documents

- [Administrative Records](#)

Institutional Controls

Institutional controls are required for this site.

This site requires ICs because a decision document, such as a Record of Decision, has documented some level of contamination and/or remedy component at the site that would restrict use of the site. These ICs are required to help ensure the site is used in an appropriate way and that activities at the site do not damage the cleanup components. These ICs will remain in place for as long as the contamination and/or cleanup components stay on site. The matrix below is a general summary of the restrictions at this site at the date of this report. The information in this matrix is a general description of the restrictions at the site only. The site contacts should be consulted if there are questions on the ICs for this site.

The following IC Instruments provide media-specific use restrictions that have been implemented by EPA for protecting human health, the environment and remedial engineering on this site. Instruments are documents used by EPA or other organizations to implement the use restrictions at a site. To know about other media-specific use restrictions that are planned but not implemented at this site, please contact the Regional Office using the Site Contact listed above. Note that where multiple entries occur, it will impact more than one pathway.

Click here for IC Instruments implemented for this site.
<http://semspub.epa.gov/src/collection/01/SC31736>

ICs are generally defined as administrative and legal tools that do not involve construction or physically changing the site. Common examples of ICs include site use and excavation restrictions put in place through State and local authorities like zoning, permits and easements. ICs are normally used when waste is left onsite and when there is a limit to the activities that can safely take place at the site (i.e., the site cannot support unlimited use and unrestricted exposure) and/or when cleanup components of the remedy remains onsite (e.g., landfill caps, pumping equipment or pipelines). Effective ICs help ensure that these sites can be returned to safe and beneficial use.

Disclaimer: This information is being provided by EPA as an informational tool to further assist the public in determining the types of restrictions that may be in place at National Priorities List sites being addressed by EPA under the Superfund program. In addition to the areas addressed by the institutional controls identified on this web site there may be other areas on the property that require restrictions on use of the property that are not captured in this EPA database. States and other entities may have implemented laws or restrictions applicable to this site. The information provided herein does not replace a title search or meet "All Appropriate Inquiry" requirements. U.S. EPA encourages users to review the Site files to obtain information regarding remedy components, containment systems and the land use for which cleanup standards were selected for these sites. More information and links can be found in the Institutional Control instrument collection of document, above, and the EPA regional offices may also be contacted.

Link to IC Instruments *

Uses: SEMS-RM Documents

Displaying Page 1 / 1

Displaying 1 – 16 of Total 1

Date ▲	Title ▼	DocID ▼
07/15/2004	GRANT OF ENVIRONMENTAL RESTRICTIONS & RIGHT OF ACCESS – 345 PINE STREET	262813
07/14/2004	GRANT OF ENVIRONMENTAL RESTRICTIONS & RIGHT OF ACCESS – 44 LAKESIDE AVE & 501 PINE (REAR)	262705
07/08/2004	GRANT OF ENVIRONMENTAL RESTRICTIONS & RIGHT OF ACCESS – 501 PINE STREET (GATEHOUSE)	262819
06/24/2004	GRANT OF ENVIRONMENTAL RESTRICTIONS & RIGHT OF ACCESS – 377 PINE STREET	262810
06/17/2004	GRANT OF ENVIRONMENTAL RESTRICTIONS & RIGHT OF ACCESS – 128 LAKESIDE AVE	262703
06/16/2004	GRANT OF ENVIRONMENTAL RESTRICTIONS & RIGHT OF ACCESS – 339 PINE STREET	262814
06/16/2004	GRANT OF ENVIRONMENTAL RESTRICTIONS & RIGHT OF ACCESS – ZERO PINE STREET	262815
06/16/2004	GRANT OF ENVIRONMENTAL RESTRICTIONS & RIGHT OF ACCESS – 645 PINE STREET	262817
06/16/2004	GRANT OF ENVIRONMENTAL RESTRICTIONS & RIGHT OF ACCESS – 585 PINE STREET	262818
06/11/2004	GRANT OF ENVIRONMENTAL RESTRICTIONS & RIGHT OF ACCESS – 405 PINE STREET	262812
06/09/2004	GRANT OF ENVIRONMENTAL RESTRICTIONS & RIGHT OF ACCESS – 453 PINE STREET	262816
06/09/2004	GRANT OF ENVIRONMENTAL RESTRICTIONS & RIGHT OF ACCESS – 431 PINE STREET	262811
06/09/2004	GRANT OF ENVIRONMENTAL RESTRICTIONS & RIGHT OF ACCESS – 431 PINE STREET REAR LOT	262702
06/09/2004	GRANT OF ENVIRONMENTAL RESTRICTIONS & RIGHT OF ACCESS – 453 PINE STREET, REAR LOT	262700
06/09/2004	GRANT OF ENVIRONMENTAL RESTRICTIONS & RIGHT OF ACCESS – 501 PINE STREET	262701
06/04/2004	GRANT OF ENVIRONMENTAL RESTRICTIONS & RIGHT OF ACCESS – ZERO MAPLE STREET	262704

Improved IC web Page *

Uses: www.epa.gov/superfund

Current Page

[Learn the Issues](#) | [Science & Technology](#) | [Laws & Regulations](#) | [About EPA](#) |

Superfund | [Contact Us](#) | [Share](#)

[Superfund Home](#)
[Learn About Superfund](#)
[Community Involvement](#)
[Cleanup Support](#)
[Accomplishments & Benefits](#)
[Cleaning up Sites](#)
[Superfund Site Assessment Process](#)
[National Priorities List](#)
[Remedial Investigation/Feasibility Study](#)
[Remedy Decisions](#)
[Remedial Design / Remedial Action](#)
[Post Construction Completion](#)
[Superfund Site Reuse/Redevelopment](#)
[Contaminants at Superfund Sites](#)

You are here: [EPA Home](#) » [Superfund](#) » [Superfund Institutional Controls: Guidance and Policy](#)

Superfund Institutional Controls: Guidance and Policy

You will need Adobe Reader to view some of the files on this page. See [EPA's About PDF page](#) to learn more.

Here you will find information related to Institutional Controls.

To access some of the documents listed on this page, please use the document search tool below. Searching by document title or Superfund terms will generate a table of relevant results.

Note: Not all documents may be available at this time. EPA continues to update its website to enhance public access to Superfund-related information.

- [Search Superfund Documents](#)
- [Implementing Institutional Controls in Indian Country, November 2013](#)

The implementation of ICs in Indian Country presents unique circumstances that can be

[ICs Home](#)
[Guidance and Policy](#)
[Site Reports](#)

Mockup

You are here: [EPA Home](#) » [EPA New England](#) » [Cleanup](#) » [EPA Region 1 Activity and Use Limitations Boundary Maps](#)

Institutional Controls/Activities and Use Limitations Boundary Maps

CALL EPA BEFORE YOU DIG
US EPA Region 1 - New England

EPA New England has mapped the boundaries of Superfund and RCRA Corrective Action sites where Institutional Controls (ICs) are required.

Through the use of the interactive mapping tool and the [request for assistance/information instructions](#), you can determine if the area of your proposed project is within an IC boundary and subject to any activity or use limitations or ICs necessary as a result of the cleanup activities.

Typically, ICs limit intrusive activity (for example, digging or drilling), protect a cleanup remedy (for example, groundwater extraction wells or a protective cap over contaminated soil), or restrict how the property is used (for example, prohibit residential buildings or day care facilities). Violation of an IC could release contaminants and result in exposures and subject you to liability under Superfund or RCRA. If you are proposing to perform work in an area subject to an IC within a Superfund site, you should coordinate with EPA NE through the contact information provided, and EPA NE will respond within three business days.

[Learn More About ICs](#)

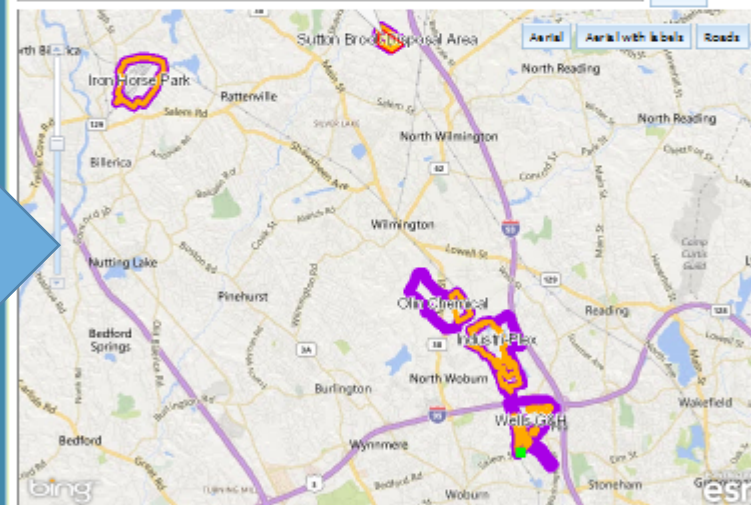
[Disclaimer/About the Data](#)

Boundary Mapping Tool

The mapping tool provides the site boundaries (purple lines) and areas where ICs are necessary (orange lines) in order to ensure the site remains protective of human health and the environment. Please note, site and IC boundaries are approximate and may change.

Enter an address, city & state and/or zipcode, and click **Locate** to zoom to your area of interest.

Locate



Turn Layers On/Off: ☒ Superfund NPL ☒ RCRA
☐ All Institutional Control Boundary
☐ Site Facility Boundary

Request for Assistance/Information

For Superfund Sites:

If your work falls within an IC boundary at a Superfund site, please complete the [Request for Assistance/Information Form](#) so that EPA can assist you in determining if any activity or use limitations/ICs apply. EPA will respond within 8 business days after receiving notice of your call or e-mail.

For RCRA Corrective Action Facilities:

Disclaimers Language *

For questions

Contact EPA Region 1's Call Before You Dig Hotline at 617-918-2280 or e-mail at R1CallBeforeUDig@epa.gov.

Learn More About ICs

Typically, ICs limit intrusive activity (for example, digging or drilling), protect a cleanup remedy (for example, groundwater extraction wells or a protective cap over contaminated soil), or restrict how the property is used (for example, prohibit residential buildings or day care facilities). Violation of an IC could release contaminants and result in exposures and subject you to liability under Superfund or RCRA. If you are proposing to perform work in an area subject to an IC within a Superfund site, you should coordinate with EPA NE through the contact information provided and EPA NE will respond within three business days.

EPA NE's Superfund program oversees long-term cleanups at National Priorities List (NPL) sites, commonly known as Superfund sites, as well as short-term cleanups referred to as "removal actions". EPA's Resource Conservation and Recovery Act (RCRA) program oversees facilities that treat, store, or dispose of hazardous wastes (TSDs) and are required to clean up environmental contaminations at their facility. A cleanup at a TSD facility is termed a RCRA Corrective Action.

Both the Superfund and RCRA Corrective Action programs frequently require that some form of land use control be put into place to limit exposure to contamination remaining on the property and/or ensure the cleanup remains effective. These controls are commonly referred to as Institutional Controls (ICs), Activity and Use Limitations (AULs), Land Use Controls (LUCs) or Environmental Land Use Restrictions (ELURs), collectively, ICs.

Disclaimers/About the Data

Any unauthorized release of a hazardous substance could subject you to liability under Superfund or RCRA.

Use of this mapping tool and/or a call to EPA NE does not substitute for the required call to your state's one call system (e.g., Dig Safe, Call Before You Dig, 811).

The IC boundaries reflect only ICs and activity and use limitations necessary as a result of the EPA/federal Superfund and RCRA cleanup activities. Other federal, state, and local controls may be in place.

EPA NE's response shall reflect only the status of ICs necessary as result of cleanup activities and is not a grant of access and shall not imply that any property owner(s) has granted permission for you to access or work on their property.

These boundary maps are subject to change.

Not all RCRA Corrective Action facilities have been mapped. Please contact the facility manager with any questions, particularly regarding unmapped facilities.

Next Steps

Improve IC Web Page <https://www.epa.gov/superfund/superfund-institutional-controls>

SEMS Geospatial workgroup, data standards

Other regions decide to whether to map site and/or IC boundaries

Audit *

document. For example, managers currently responsible for some sites we reviewed were not involved with the remedial investigation or preparation of the ROD for the sites and, therefore, may not fully understand what types of controls were envisioned when the document was written. In addition, without specific information on the proposed institutional controls for a site, the public may not fully understand the restrictions on site use necessary to prevent exposure to residual contamination. Vague language may also result in creating unintended rights and/or obligations.

As shown in figures 8 and 9, the remedy decision documents we examined generally discussed the objective of the institutional controls.

location information, such as the actual boundaries of the institutional controls. According to the draft ICTS quality assurance project plan, EPA plans to make information from ICTS accessible to EPA and other federal agencies, state and local governments, tribes, and industry groups. Some information may also be made available to the public via the Internet about site-specific institutional controls near and within local communities. Initially, only data for those Superfund sites where construction of remedies has been completed will be entered into ICTS. Although no decision has been made to date, future data collection efforts may include