
Phase I Environmental Site Assessment

Meservey's Shell
1698 Main Street
Chatham, Massachusetts 02633

March 18, 2026

Prepared For:
Douglas Meservey
Meservey's Shell
1698 Main Street
Chatham, MA 02633

Green Seal Environmental, LLC

114 State Road, Building B, Sagamore Beach, MA 02562 | Tel: (508) 888-6034 | Fax: (508) 888-1506 | www.gseenv.com

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CERTIFICATION

The undersigned herein declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional (as defined in §312.10 of 40 CFR§312) and have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the property. We have developed and performed the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Date: March 18, 2026

Andrew Shea
Environmental Professional
Report Author



Date: March 18, 2026

Victoria Costa
Environmental Professional
Report Reviewer

EXECUTIVE SUMMARY

Green Seal Environmental, LLC (GSE) has completed a Phase I Environmental Site Assessment (ESA) for the property located at 1698 Main Street in Chatham, Massachusetts (hereinafter referred to as the “subject property”), in conformance with the American Society for Testing and Materials Standard (ASTM) Practice E1527-21. All findings in this report are subject to the scope of services included in **Appendix A** and service constraints presented in **Appendix B**.

The subject property is identified by the Town of Chatham Assessor's Office by Parcel ID 8E-39-16. The subject property consists of a 0.8-acre parcel of land, which is improved by a retail gasoline station. The site location and salient features are provided in **Figure 1 – USGS Locus Map**, **Figure 2 – Site Vicinity Plan**, and **Figure 3 – Site Plan**.

Recognized Environmental Conditions (RECs), Historical Recognized Environmental Conditions (HRECs), and Controlled Recognized Environmental Conditions (CRECs) were evaluated by a site inspection and reconnaissance of the surrounding areas, a review of municipal, state, and federal records, and a review of current and historical aerial photographs, current and historical topographic maps, and/or historical fire insurance maps. Refer to **Appendix A** for relevant definitions.

Site History

Based on the reviewed historical resources, the subject property parcel was initially permitted for use as a retail gasoline station in 1924. The Meservey family purchased the property in 1939 and operated the property as a gasoline station. The current building was constructed in 1990, and has operated as a gasoline station and convenience store with a single automatic car wash bay, through the present.

Adjoining properties along Main Street to the southwest were developed with residences in the 1930s and 1940, and have operated as commercial offices with residential units since the 2000s. The eastern adjoining property was developed with a retail store by A&P Markets in 1983, and has been operated as an Ocean State Job Lot since the 2000s. The northern adjoining property has been owned and operated as a truck service operation by another member of the Meservey family since at least the 1970s and has not been in common ownership or operation with the subject property during that time. GSE did not identify a REC for the historical uses of the adjoining properties through review of the available historical resources.

Findings & Conclusions

GSE observed the gasoline station operations during site reconnaissance and did not identify staining, odors, or other evidence of a release. GSE did not identify a REC based on site reconnaissance.

GSE's review of EDR, Federal, and State Databases did not identify listings for the subject property, adjoining, neighboring, “orphan” or other properties which represent a REC.

This assessment did not identify any HRECs, CRECs, or de minimis conditions in connection with the subject property. The following REC and significant data gap was identified:

- Based on the available state and municipal records, and interviews with the property owner, the gasoline station operates four underground storage tanks and retail fuel dispensers, currently totaling 24,000 gallons of gasoline and 12,000 gallons of diesel fuel. GSE did not identify reports of releases at the subject property from the existing storage tanks. However, GSE was not provided with tank closure assessments, registrations, or disposal records for tank systems operated between 1924 and 1990. GSE was not provided with and did not identify in records reviewed, any prior environmental assessments of the subject property. Based on the lack of prior environmental assessment and a data failure for municipal storage tank records, the long term operation of a gasoline station represents a REC.

Recommendations

In the opinion of GSE, based on the findings and conclusions of this assessment, GSE recommends the following:

- GSE recommends the completion of a Phase II limited subsurface assessment including the advancement of soil borings and temporary groundwater monitoring wells, development of any existing monitoring wells which may be viable, completion of soil sampling and groundwater sampling, and laboratory analysis, to determine if the long term operation of a retail gasoline station has led to a reportable release of petroleum.
- If unrecorded USTs, or USTs which were previously abandoned-in-place are identified during planned redevelopment activities at the subject property, GSE recommends hiring a licensed tank removal contractor to remove any residual product from within identified tanks, and remove associated equipment for proper off-site recycling/disposal. USTs and associated equipment should also be removed and recycled in accordance with applicable state and local regulations, including but not limited to the Massachusetts Contingency Plan (MCP) at 310 CMR 40.0000, under the supervision of an environmental professional.
- If evidence of a release of petroleum or hazardous materials to the subsurface is identified during the planned redevelopment activities at the subject property, these conditions should be assessed and managed pursuant to applicable state and local regulations, including but not limited to the MCP at 310 CMR 40.0000, under the supervision of an environmental professional.

User Reliance

This Report was prepared for the use of and may be relied upon by Douglas Meservey and Meservey's Shell. No other party is entitled to rely on the conclusions, observations, specifications, or data contained therein without the express written consent of GSE. Use and/or reliance on this Report are subject to all limitations specified in ASTM Standard Practice E 1527-21, the project Scope of Services, and/or as specifically noted in the Report itself.

1.0 INTRODUCTION

General property and project information is presented below.

1.1 Project Information

User	Douglas Meservey Meservey's Shell 1698 Main Street Chatham, MA 02633 Contact: Douglas Meservey
Anticipated Use of the Subject Property	Retail gasoline station and convenience store.
Special Terms & Conditions	None.
Scope of Work	See Appendix A.
Limitations and Exceptions	See Appendix B.

1.2 Property Information

Property Address	1698 Main Street Chatham, MA 02633
Tax Parcel	8E-39-16
Parcel Size	0.8-acres
Property Owner(s)	Meservey Daniel K & Sharon F PO Box 1232 W Chatham, MA 02669-1232
County	Barnstable County
Legal Reference	Book 10738, Page 86
Acquisition Date	May 7, 1997
Activity/Use Limitations	None identified. A formal search of title records for recorded liens and other limitations was not performed as part of this assessment.

1.3 Property Improvements

Buildings	The subject property is improved by two single-story structures. The primary structure is a single story convenience store with a canopy over two gasoline dispenser islands, and with an attached touchless car wash bay, constructed over a slab foundation in 1990. A small unfinished office building, constructed over a partial concrete block foundation in 1987, is located northwest of the retail building.
Building Size	Retail Building: 2,000 square-feet (net) Office Building: 760 square-feet (net)
Sources of Heating and Cooling	The Assessor's Card reports the heating systems for both the retail and office buildings are natural gas-fired, forced hot air. GSE observed a natural gas meter along the northwestern exterior of the retail building.
Driveways and Parking	Asphalt paved parking is present across the majority of the parcel, with driveways to the southern and northeastern adjoining roadways.
Current/Most Recent Use	The property is operated as a retail gasoline station and convenience store.
Occupant(s)	Meservey's Shell

2.0 VICINITY DESCRIPTION

The following sections provide general characteristics of the surrounding area, adjoining property information, and environmental setting information. Refer to **Section 13.0** for reference sources.

2.1 Vicinity General Characteristics

The subject property is located within a developed area of the Town of Chatham. The parcel is trapezoidal in shape, with frontage along Main Street to the southwest and George Ryder Road to the east. Adjoining properties are developed with mixed-use and commercial buildings. The Town of Chatham Zoning Map designates the subject property and all adjoining properties as being located within a General Business (GB3) Zone. Adjoining properties are summarized below.

2.2 Adjoining Properties

North	
1716 Main Street	1.85-acre property; improved with a commercial and a residential building. <i>(Parcel ID 8E-37-15)</i>
East	
1674 Main Street	3.35-acre property; developed with a retail style commercial building. <i>(Parcel ID 8E-52-27)</i>
South	
1685 Main Street	0.46-acre property; improved with a mixed use commercial and residential building. <i>(Parcel ID 8D-53-6A)</i>
Southwest	
1705 Main Street	0.23-acre property; improved with a commercial office building. <i>(Parcel ID 8E-1J-72)</i>
1715 Main Street	0.23-acre property; improved with a commercial office building. <i>(Parcel ID 8E-1K-73)</i>
West	
Main Street	0.23-acre property, undeveloped land. <i>(Parcel ID 8E-1L-C74)</i>

2.3 Environmental Setting

Topography	The subject property is located at an average elevation of 41 feet above mean sea level, with a gradual slope to the north. The property is generally level with the southern adjoining roadway and properties, and slopes slope down to the northern adjoining property boundary and the northeastern adjoining roadway.
Surface Water Bodies	No surface water bodies are present at the subject property or adjoining properties. The nearest surface water body is Bearse’s Pond, located approximately 650 feet to the east. Tidal wetlands associated with Bucks Creek are located 950 feet to the south.
Flood Zone	The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) depicts the subject property and adjoining properties as being located within a Zone X – Area of Minimal Flood Hazard. The FEMA FIRMETTE Map is provided in Appendix E .
Wetlands	The National Wetland Inventory (NWI) Map does not indicate the presence of wetlands at the subject property or within 500 feet of the subject property. The NWI Map is provided in Appendix E .
Geology and Hydrogeology	<p><u>Primary Soil Type(s):</u></p> <ul style="list-style-type: none"> ○ Urban Land <p>The United States Department of Agriculture, Natural Resources Conservation Service soil report is provided in Appendix E.</p> <p><u>Surficial Geology:</u></p> <ul style="list-style-type: none"> ○ Sand and Gravel (24K) <p>The Surficial Geology Mas obtained from MassGIS MassMapper is provided in Appendix E.</p> <p><u>Inferred Groundwater Flow Direction:</u></p> <p>Based on local topography and the proximity of the tidally influenced Bucks Creek, groundwater is anticipated to flow generally to the south.</p>
Sensitive Receptors	The Massachusetts Department of Environmental Protection (MassDEP) Phase I Site Assessment Map indicates the subject property and adjoining properties are located within an EPA designated Sole Source Aquifer and within a MassDEP designated non-potential drinking water source area (NPDWSA): High-Yield Aquifer. No wetlands, Protected Open Space, Natural Heritage & Endangered Species Program Designated Priority Habitats of Rare Species, Vernal Pools, or FEMA Floodplains were identified at the subject property or adjoining properties. No schools or other sensitive receptors are indicated within 500 feet of the subject property. The MassDEP Phase I Site Assessment Map is provided in Appendix E .

3.0 USER PROVIDED INFORMATION

The Small Business Liability Relief and Brownfield Revitalization Act of 2001 requires that the user of the Phase I ESA provide certain information to the Environmental Professional. This information includes a title search for environmental liens or activity and use limitations, specialized knowledge or experience that is material to recognized environmental conditions at the site, relationship to the purchase price of the site to fair market value, commonly known or reasonably ascertainable information that is material to recognized environmental conditions at the site, and the reason for conducting the Phase I ESA. A User Questionnaire was forwarded to the Client, and was not returned. A copy of the User Questionnaire is provided in **Appendix C**.

4.0 REGULATORY DATABASE REVIEW

Environmental Data Resources, LLC (EDR) Corporation of Shelton, Connecticut, provided environmental regulatory agency database information for the property and surrounding area satisfying the ASTM Phase I Standard Environmental Record Sources inquiry. The EDR Radius Map™ Report with GeoCheck® includes records of hazardous waste permits, state and federal records and reported on-site and/or area contamination. Distances and topographic gradients are based on the database information. A copy of the EDR Radius Map Report, dated January 5, 2026, is provided in **Appendix D**.

RESOURCE ¹	SEARCH DISTANCE (MILES) ²	NUMBER OF PROPERTIES IDENTIFIED WITHIN (MILES)					TOTAL PLOTTED
		SUBJECT PROPERTY	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	
<i>Standard Environmental Records – FEDERAL</i>							
NPL (Superfund) Site Lists	1.000	0	0	0	0	0	0
Delisted NPL Site List	1.000	0	0	0	0	0	0
CERCLA Site Lists	0.500	0	0	0	0	NR	0
CERCLA NFRAP Site List	0.500	0	0	0	0	NR	0
RCRA Corrective Action Site List	1.000	0	0	0	0	0	0
RCRA TSD Facilities List	0.500	0	0	0	0	NR	0
RCRA Generator Lists	0.250	0	0	1	NR	NR	1
Institutional Controls/ Engineering Controls Lists	0.500	0	0	0	0	NR	0
ERNS List	SP	0	NR	NR	NR	NR	0
<i>Standard Environmental Records – STATE & TRIBAL</i>							
Hazardous Waste Site List	1.000	0	1	0	4	3	8
Landfill / Solid Waste Disposal Facilities List	0.500	0	0	0	0	NR	0
Leaking Aboveground Storage Tank (LAST) List	0.500	0	0	1	0	NR	1
Leaking Underground Storage Tank (LUST) List	0.500	0	0	1	0	NR	1
Registered Aboveground Storage Tank (AST) List	0.250	0	0	0	NR	NR	1
Registered Underground Storage Tank (UST) List	0.250	1	0	0	NR	NR	1
Institutional Controls / Engineering Controls List	0.500	0	0	0	0	NR	0
Voluntary Cleanup Site List	0.500	0	0	0	0	NR	0
Brownfields Lists	0.500	0	0	0	0	NR	0
<i>Additional Environmental Records</i>							
Local Landfill / Solid Waste Disposal Sites Lists	0.500	0	0	0	0	NR	0
Local Hazardous Waste / Contaminated Sites	SP	0	NR	NR	NR	NR	0
Local Land Records Lists	SP	0	NR	NR	NR	NR	0
Records of Emergency Release Reports Lists	SP	0	NR	NR	NR	NR	0

RESOURCE ¹	SEARCH DISTANCE (MILES) ²	NUMBER OF PROPERTIES IDENTIFIED WITHIN (MILES)				TOTAL PLOTTED	
		SUBJECT PROPERTY	< 1/8	1/8 - 1/4	1/4 - 1/2		1/2 - 1
<i>Other Ascertainable Records & EDR Exclusive Records</i>							
RCRA NonGen / NLR	0.250	0	1	1	NR	NR	2
FUDS	1.000	0	0	0	0	1	1
PFAS Lists	0.250	0	0	0	NR	NR	0
UST Finder Release	0.500	0	0	0	0	NR	0
UST Finder	0.250	1	0	0	NR	NR	0
MA Financial Assurance	SP	1	NR	NR	NR	NR	1
Manifests	0.250	0	3	3	NR	NR	3
MA Drycleaners	0.250	0	0	0	NR	NR	0
MA HW GEN	0.250	0	2	0	NR	NR	2
MA Mercury	0.500	0	0	0	1	NR	1
EDR Historic Auto	0.125	1	0	NR	NR	NR	1
EDR Historic Cleaner	0.125	0	0	NR	NR	NR	0
<i>-- Totals --</i>	--	4	8	6	5	3	26

Notes:

SP = Subject Property

NR = Not Requested

1. Resources identified as "Lists" include multiple databases grouped under one resource / list type.
2. Minimum or greater search radius for all "standard environmental records" as specified by ASTM Standard E1527-21
3. Only identified and select "Other Ascertainable Records" databases are presented.
4. See EDR Radius Map Report for full listing of searched databases, explanations of acronyms, and data sources.

In addition to the EDR Radius Map Report and associated database listings, GSE reviewed the following Massachusetts Executive Office of Energy & Environmental Affairs (EEA) and MassDEP databases as part of this investigation:

- o EEA Waste Site & Reportable Releases Database;
- o EEA Well Drilling Database; and,
- o MassDEP UST Database.

EDR Radius Map and state database findings are summarized below.

4.1 Summary of Searched Databases – Subject Property

GSE identified EDR, EEA, or MassDEP searched database listings for the subject property, as summarized below.

1698 Main Street
Subject property

<i>Listing</i>	<i>Database(s)</i>	<i>Summary</i>
Meservey's Hess Meservey's Shell	MA UST UST Financial Assurance UST Finder	<p>State UST Facility ID: 40584</p> <p>10,000 gallon gasoline UST installed 1990, active 10,000 gallon gasoline UST installed 1990, active 4,000 gallon gasoline UST installed 1990, active 12,000 gallon diesel fuel UST installed 1990, active</p> <p>According to Mass DEP UST Program records, each of the four active UST systems is double walled steel construction with cathodic protection. The product lines are steel with fiberglass secondary containment. The USTs and product lines are equipped with continuous interstitial monitoring. The UST registrations, Commercial Insurance, and third party inspections for the systems are current with MassDEP at the time of reporting.</p> <p>GSE did not identify UST program violations or reported releases in records reviewed.</p>
Hess Corporation	EDR Historical Auto	The subject property is listed as a gasoline service station; in 1992 and 1993 as Meservey's Citgo and in 2006-2008 as Hess Corporation.

Findings: Based on the current regulatory status and that no reportable releases or violations are associated with the UST systems, the state and EDR historical database listings for the subject property do not represent a REC.

GSE's review of federal and state databases did not identify a REC for the subject property. See **Section 5.0** for additional discussion of environmental conditions associated with the subject property historical uses.

4.2 Summary of Searched Databases – Adjoining Properties

GSE identified EDR, EEA, or MassDEP searched database listings for adjoining properties, as summarized below.

1718 Main Street Northern adjoining property Up-gradient		
Listing	Database(s)	Summary
Meservey Truck Repair R Meservey	RCRA NonGen/ NLR	EPA ID: MAV000010507 RCRA Status: Not a generator, verified 1990-1999 Violations: No violations
	MA HW Generator	State Generator Status: Small Quantity Generator
	E Manifest	Listed wastes: Waste Oil, Waste Gasoline

Findings: Based on the nature of the listings and lack of reportable releases or violations associated with operations, review of state and federal EDR database listings at the northern adjoining property do not represent a REC.

1674 Main Street Eastern adjoining property Cross-gradient		
Listing	Database(s)	Summary
Ocean State Job Lot	RCRA-VSQG	EPA ID: MAV000010507 RCRA Status: Conditionally Exempt Small Quantity Generator, 2025 RCRA Status: Handler, 2022 Listed wastes: Ignitable waste, corrosive waste Violations: No violations RCRA Status: Not a generator, verified 1990-1999 Violations: No violations
	MA HW Gen	State Generator Status: Very Small Quantity Generator

Findings: Based on the inferred, hydrogeological gradients, nature of the listings, and lack of reportable releases or violations associated with operations, review of state and federal EDR database listings at the eastern adjoining property do not represent a REC.

GSE's review of federal and state databases did not identify a REC in connection with adjoining properties.

4.3 Summary of Searched Databases – Neighboring Properties

GSE reviewed EDR and State database listings for neighboring properties located within 500 feet of the subject property. In summary:

1652 Main Street
250 feet East
Crossgradient

Listing	Database(s)	Summary
Near South End of Airport	Release SHWS	RTN: 4-13528 Notification Date: 11/28/1997 Material: Aviation fuel, 40 gallons Status: Class A2 RAO Statement Date of Closure: 12/3/1998

Findings: Based on the nature and extent of reported contamination, distance, and current regulatory status, review of EDR database listings for this neighboring property did not identify a REC

GSE's review of federal and state databases did not identify a REC in connection with neighboring properties.

4.4 Summary of Searched Databases – "Orphan" & Other Property Listings

GSE's review of federal and state databases identified additional listings beyond 500 feet from the subject property. GSE reviewed these listings to determine the location / distance, nature, age, and/or regulatory status of these listings. Based on the distance and hydrogeological gradients, the remaining sites identified by EDR within the ASTM minimum search radius do not likely represent a REC to the subject property.

In addition to the above identified properties, the EDR database report identified 2 non-geocoded "orphan" database listings in Chatham. GSE reviewed the identified "orphan" database listings to determine the location / perceived distance, nature, age, and/or regulatory status of these listings. GSE's review of orphan site listings did not identify conditions which are likely to represent a REC.

4.5 Regulatory Database Review Findings

GSE's review of EDR, Federal, and State Databases did not identify listings for the subject property, adjoining, neighboring, "orphan" or other properties which represent a REC.

5.0 HISTORICAL USES

Information regarding the historical use of the subject property and adjoining properties was obtained through a review of the EDR provided Aerial Photo Decades Package, Historical Topographic Map Report, Certified Sanborn Map Report and/or City Directory Image Report, which are included in **Appendix D**; as well as municipal documents and other historical documents which are provided in **Appendix E** and **Appendix F**.

5.1 Review of Aerials, Topographic Maps, and/or Sanborn Fire Insurance Maps

Observations based on the review of historic aerial photographs, USGS topographic maps, and/or Sanborn Fire Insurance Maps available for the subject property are summarized below:

Aerial Photographs – Subject Property

<i>Year(s)</i>	<i>Observations</i>
1938, 1952, 1960, 1977	The subject property appears to be developed with a structure on the southeastern area of the parcel. The scale of photography precludes detailed identification of structures.
1985	The property is developed with two buildings, generally as at present. The scale of photograph precludes detailed identification of structures.
1995, 2006, 2010, 2014, 2018, 2023	The property is developed with two buildings and paved parking, apparently operated as a gas station, generally consistent with current development.

Topographic Maps – Subject Property

<i>Year(s)</i>	<i>Observations</i>
1888, 1893	The subject property is depicted as undeveloped land.
1942, 1943, 1947, 1949, 1961	The subject property is developed with two structures along the eastern and southern adjoining roadways.
1974	The subject property is developed with one structure along the southern adjoining roadway.
2012, 2015, 2018, 2021, 2024	USGS topographic maps do not depict individual structures from 2012 onward, with the exception of institutional or emergency services buildings. Topographic gradients and roadways appear generally consistent with current conditions in the 2024 map.

Sanborn Fire Insurance Maps – Subject Property

<i>Year(s)</i>	<i>Observations</i>
	The subject property is located beyond the mapped area.

Observations based on the review of historic aerials, topographic maps, and/or Sanborn Fire Insurance Maps available for the adjoining properties are summarized below:

Aerial Photographs – Adjoining Properties

<i>Year(s)</i>	<i>Observations</i>
1938, 1952, 1960	Adjoining properties to the north, and the southwest across a roadway, are developed with residential style structures. Properties to the east and south are undeveloped cleared land. Roadways adjoin the subject property to the northeast and south.
1977, 1985, 1995	Adjoining properties are developed generally as in 1960; the eastern adjoining property is developed with a large commercial building with paved parking.
2006, 2010, 2014, 2018, 2023	Adjoining properties are developed generally as in 1960; the southern adjoining property is developed with a building and paved driveway.

Topographic Maps – Adjoining Properties

<i>Year(s)</i>	<i>Observations</i>
1888, 1893	Adjoining properties are depicted as undeveloped land. Roadways adjoin the subject property to the northeast and south.
1942, 1943	Adjoining properties are primarily undeveloped land as in 1893. A small building is depicted on a southwestern adjoining property.
1947, 1961, 1974	Adjoining properties are developed generally as in 1943. Small buildings are depicted on the southwestern and northern adjoining properties.
2012, 2015, 2018, 2021, 2024	USGS topographic maps do not depict individual structures from 2012 onward, with the exception of institutional or emergency services buildings. Topographic gradients and roadways appear generally consistent with current conditions in the 2024 map.

Sanborn Fire Insurance Maps – Adjoining Properties

<i>Year(s)</i>	<i>Observations</i>
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The adjoining properties are located beyond the mapped area.

5.2 Review of City Directories

Historical City Directories were requested from EDR for Main Street and George Ryder Way in Chatham, Massachusetts. Available City Directory listings for the subject and adjoining properties are as follows:

<i>City Directories</i>	
<i>Address</i>	<i>Business Name (Year)</i>
1698 Main Street (subject property)	<ul style="list-style-type: none"> ○ Dollar Rent a Car (1984) ○ Daniel K Meservey (2010) ○ Meserveys Hess (2010, 2014, 2017)
1705 Main Street (southwest)	<ul style="list-style-type: none"> ○ Help Yourself (1992) ○ HR Block (1995) ○ G Group (2000) ○ Home Again (2010, 2014, 2017, 2022) ○ Travels (2014) ○ Residence (1992, 1995, 2000, 2005, 2014, 2017, 2022)
1715 Main Street (southwest)	<ul style="list-style-type: none"> ○ BM Deli (1992) ○ Fiesta Grande (1995) ○ Barr Construction, Sylvan Rentals (2010, 2014, 2017) ○ Princess Cleaners (2014) ○ Accept Inc (2022) ○ Residences (1992, 2005, 2022)
1716 & 1718 Main Street (northwest)	<ul style="list-style-type: none"> ○ R. Meservey (1984) ○ Cape Cod Sand Castle (1984, 1989, 1992) ○ Meservey Truck Repair (1989, 1992, 1995, 2000, 2005) ○ D Feeney (2005) ○ D Meservey (2010, 2014, 2017, 2022)
1685 Main Street (south)	<ul style="list-style-type: none"> ○ Cuddy Attorney at Law (2014, 2017, 2022) ○ S&W LLP (2014, 2022) ○ Prestige Properties (2014, 2017, 2022)
1674 Main Street No # George Ryder Way (east)	<ul style="list-style-type: none"> ○ A&P Food Stores (1984, 1989) ○ Ocean State Job Lot (2005, 2014, 2017, 2022)

Review of City Directories indicate a gasoline sales station listed at the subject property in 2010 through 2017, consistent with identified historical property use further discussed in **Section 5.4**. GSE did not identify current or historical occupants of the adjoining properties which represent a REC.

5.3 Prior Environmental Site Assessments

Prior Environmental Site Assessments for the subject property were not provided to GSE for review, nor has GSE conducted an Environmental Site Assessment at the subject property in the past.

5.4 Municipal Research

GSE requested the available documents on file for the subject property from Town of Chatham municipal departments. The responses provided by the Town Departments are included in **Appendix F**. The table below summarizes relevant findings.

Assessor's Office	GSE obtained the Assessor's Card for the subject property from the Town of Chatham Online Assessor's Database. Relevant information has been included and discussed throughout this report.
Building Department	The Building Department provided site plans and site plan approval documentation, dated January 1990, for the proposed construction of the existing gasoline station at the subject property. The plans show a prior building, the location of a former oil tank, and the former dispenser islands, as well as the location a septic tank and leaching pit system under the northern parking area. The building department provided copies of MassDEP correspondence in 1991 and 2014 for non-compliance issues related to fuel dispensers.
Board of Health	The Board of Health has returned no records for the subject property at the time of reporting.
Town Clerk	The Clerk's Office provided the 2025 Certificate of Registration for the station operations, the license references previous licenses granted back to 1924.
Fire Department	The Fire Department has returned no records for the subject property at the time of reporting. This represents a data failure, further discussed in Section 8 .
Water & Sewer (DPW)	GSE requested water and sewer tie cards for the subject property. The DPW provided a 2016 as-built site plan depicting the location of the natural gas connection and water connection from George Ryder Road, and also the location of the settling tank for the car wash system, the location of a former septic tank, and the location of the existing sewer connection to a main under George Ryder Road to the east.

5.5 Interviews

GSE conducted interviews with the following relevant parties as part of the Phase I ESA:

<p>Owner/Site Manager</p>	<p>Mr. Douglas Meservey, owner and operator of Meservey's Shell is the key site manager at the subject property and was interviewed during site reconnaissance. Mr. Meservey provided access to all areas of the property.</p> <ul style="list-style-type: none"> • Mr. Meservey has operated the station for more than 25 years, and had worked for his family which operated the station prior to that time. Mr. Meservey indicated that the property has been operated as a gasoline station since prior to 1939, when the Meservey family purchased the Ellis Filling Station at the subject property. • Mr. Meservey provided construction details for the current UST systems, present since 1990. The systems are double walled steel tanks placed within a concrete bunker. The tanks and tank lines have a Veeder-Root system which monitors the interstitial space and tank volumes. Mr. Meservey is the MA UST Program A/B Operator for the USTs. • Mr. Meservey reported that no releases have occurred from the tanks or dispenser systems, and that he was not aware of historical releases or previously reported spills or releases at the station. Mr. Meservey reported that previous UST systems have been installed and removed prior to 1990, and were situated in the location occupied by the current USTs. • Mr. Meservey did not provide prior environmental assessments of the subject property.
<p>User</p>	<p>The User did not complete and return the User Questionnaire, which is included in Appendix C.</p>
<p>Occupants</p>	<p>GSE interviewed the Owner/ Site Manager, above.</p>
<p>Others</p>	<p>None.</p>

5.6 Historical Uses Findings

Based on the reviewed historical resources, the subject property parcel was initially permitted for use as a retail gasoline station in 1924. The Meservey Family purchased the property in 1939 and operated the property as a gasoline station. The current building was constructed in 1990, and has operated as a gasoline station and convenience store with a single automatic car wash bay through the present.

Adjoining properties along Main Street to the southwest were developed with residences in the 1930s and 1940, and have operated as commercial offices with residential units since the 2000s. The eastern adjoining property was developed with a retail store by A&P Markets in 1983, and has been operated as an Ocean State Job Lot since the 2000s. The northern adjoining property has been owned and operated as a truck service operation by another member of the Meservey family since at least the 1970s and has not been in common ownership or operation with the subject property since that time. GSE did not identify a REC for the historical uses of the adjoining properties through review of the available historical resources.

Based on the available state and municipal records, and interviews with the property owner, the gasoline station operates four underground storage tanks and retail fuel dispensers, currently totaling 24,000 gallons of gasoline and 12,000 gallons of diesel fuel. GSE did not identify reports of releases at the subject property from the existing storage tanks. However, GSE was not provided with tank closure assessments, registrations, or disposal records for tank systems operated between 1924 and 1990. GSE was not provided with and did not identify in records reviewed, any prior environmental assessments of the subject property. Based on the lack of prior environmental assessment and the a data failure for municipal storage tank records, the long term operation of a gasoline station represents a REC.

6.0 SITE RECONNAISSANCE

GSE conducted site reconnaissance at the subject property; a photo log is included in **Appendix G**. The following tables provide property reconnaissance details.

6.1 Reconnaissance Details

Site Inspection Information

Inspection Date	January 15, 2026
Weather Conditions	32°F, sunny
GSE Staff Onsite	Andrew Shea, Arvind Ramachandran
Client Representative	Mr. Doug Meservey
Owner Representative	Mr. Doug Meservey
Observation Method	GSE observed all accessible interior and exterior property areas.
Access Restrictions	None.
Other Limitations	None.

Site Development

Topography	The southern and central areas of the property are generally level with Main Street to the southwest; the northern portion of the property slopes slightly down to the northern adjoining property and eastern adjoining roadway.
Roadways / Driveways	The property is accessed from Main Street to the southwest and George Ryder Drive to the east. The property is paved, with landscaped areas and pedestrian sidewalks along the roadway frontages.
Buildings	The retail market is a single story wood framed building with a single drive-through carwash bay, and a canopy over two gasoline dispenser islands, constructed on a slab foundation in 1990, located centrally on the parcel. The office building is a two-story wood framed building constructed over an unfinished basement on a poured concrete foundation in 1987, located north of the retail building.
Other Structures	Storage container located northwest of the retail building.
Building Occupants	Meservey's Shell.

Operations	Motor vehicle fuel sales, convenience store, touchless car wash.
Heating	The retail building and office buildings are each centrally heated with utility natural gas-fired forced hot air furnaces. GSE observed a natural gas meter along the northern exterior of the retail building.
Cooling	None observed.
Potable Water Supply	The subject property is served by Town of Chatham municipal water supply from a connection under George Ryder Drive to the northeast.
Sewage Disposal System	The subject property retail building discharges to a municipal sewer system main located under George Ryder Drive to the northeast.
Stormwater Discharge	GSE observed one stormwater catch basin in the southeast corner of the property and another in the southwest corner of the property.
Industrial Wastewater Discharge	GSE observed the touchless car-wash system installed in a pass-through bay in the retail building. The car wash was out of service at the time of reconnaissance. The car wash is a low water use system, with all water reclaimed through an aboveground treatment system, located in an adjacent storage trailer. The car wash has a settling tank under the bay, and discharge is tied to the municipal sewer system.
Equipment	GSE observed three utility-owned pole-mounted electrical transformers along the northeastern property boundary. The transformers are labeled as Non-PCB containing units.

General Site Observations

Stains / Corrosion	None observed.
Stained Soil or Pavement	None observed.
Drains	GSE observed storm drains across the subject property. The car-wash bay has one floor drain which discharges to a settling tank under the bay, tied to the municipal sewer system.
Sumps	None observed.
Dry Wells	No evidence of dry wells was observed.
Wells	GSE observed an environmental monitoring well cover south of the UST area, one potentially paved over well cover north of the UST area, and one potentially destroyed well north of the retail building. The UST pad has integrated vapor sampling well points.
PCB Containing Items	None observed.
Standing Surface Water	None observed.
Odors	None observed.

Pits, Ponds, Lagoons	None observed.
Stressed Vegetation	None observed.
Drums	None observed.
Other Bulk Containers	None observed.
Unidentified Substance Containers	None observed.
Solid Waste Dumping / Landfills	None observed.
Vapor Intrusion Concerns	Conditions which would indicate a vapor intrusion concern were not identified.
Other Observations	GSE observed the filter system for the touchless car wash system, which was not operational at the time of reconnaissance.

Adjoining Property Observations

Northern and Western Adjoining	Auto service garage observed 100 feet north of property boundary.
Eastern Adjoining	Retail store and large paved parking lot.
Southern Adjoining	Single-story commercial office buildings.

6.2 Regulated Materials

GSE observed hazardous materials storage, petroleum products storage, and solid waste storage areas during site reconnaissance.

Hazardous Materials

Hazardous Substances	None observed.
Hazardous Waste	None observed.

Petroleum Products

Petroleum Products	GSE observed the concrete pad at the gasoline dispenser island and the concrete pad over the USTs, as well as the UST vents. GSE did not observe staining, odors, or other evidence of a release associated with the UST system or dispensers.
Aboveground Storage Tanks (ASTs)	None observed.

Underground Storage Tanks (USTs)	GSE observed the UST pad located south of the dispenser islands GSE did not observe staining, odors, or other evidence of a release associated with the tank systems. GSE confirmed the Veeder-Root interstitial monitor was operating and no faults were reported.
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Waste Generation

Solid Waste	GSE observed three solid waste dumpsters on the northern portion of the property, serviced by Benjamin Nickerson Inc.
Biomedical Waste	None observed.
Other Waste	None observed.

6.3 Site Reconnaissance Findings

GSE observed the gasoline station operations during site reconnaissance and did not identify staining, odors, or other evidence of a release. GSE did not identify a REC based on site reconnaissance.

7.0 NON-ASTM SCOPE CONSIDERATIONS

The following items are beyond the scope of the ASTM Phase I ESA Standard, and as such were not evaluated as part of this assessment.

Radon	The property is located in the Federal EPA Radon Zone 2 for Barnstable County with average indoor air screening levels between 2 and 4 picocuries per liter of air.
Asbestos	Not evaluated.
PCBs in Building Materials	Not evaluated.
Lead-based Paint	Not evaluated.
Mold	Not evaluated.

8.0 DATA GAPS

At the time of reporting GSE has not received a response to a request for public records made to the Chatham Fire Department, which represents a Data Failure and a significant data gap. Based on the records available through the state UST Program and other municipal departments the absence of Fire Department records has not impacted GSEs ability to identify a REC, as discussed further in **Section 5.5**.

9.0 FINDINGS & CONCLUSIONS

GSE has completed a Phase I Environmental Site Assessment of the subject property located at 1698 Main Street in the Town of Chatham, Massachusetts in conformance with the scope and limitations of ASTM Practice E1527-21. Any exceptions from or deletions to this practice are described in **Section 1.0** of this report.

Recognized Environmental Conditions (RECs), Historical Recognized Environmental Conditions (HRECs), and Controlled Recognized Environmental Conditions (CRECs) were evaluated by a site inspection and reconnaissance of the surrounding areas, a review of municipal, state, and federal records, and a review of current and historical aerial photographs, current and historical topographic maps, and/or historical fire insurance maps.

Based on the reviewed historical resources, the subject property parcel was initially permitted for use as a retail gas station in 1924. The Meservey Family purchased the property in 1939 and operated the property as a gasoline station. The current building was constructed in 1990, and has operated as a gasoline station and convenience store with a single automatic car wash bay through the present. Based on the available state and municipal records, and interviews with the property owner, GSE did not identify reports of releases at the subject property, however, the operation of a gasoline sales station at the subject property since 1924 represents a REC for the subject property.

Adjoining properties along Main Street to the southwest were developed with residences in the 1930s and 1940, and have operated as commercial offices with residential units since the 2000s. The eastern adjoining property was developed with a retail store by A&P Markets in 1983, and has been operated as an Ocean State Job Lot since the 2000s. The northern adjoining property has been owned and operated as a truck service operation by another member of the Meservey family since at least the 1970s and has not been in common ownership or operation with the subject property since that time. GSE did not identify a REC for the historical uses of the adjoining properties through review of the available historical resources.

GSE observed the gasoline station operations during site reconnaissance and did not identify staining, odors, or other evidence of a release. GSE did not identify a REC based on site reconnaissance.

GSE's review of EDR, Federal, and State Databases did not identify listings for the subject property, adjoining, neighboring, "orphan" or other properties which represent a REC.

This assessment did not identify any HRECs, CRECs, or de minimis conditions in connection with the subject property. The following REC and significant data gap was identified:

- o Based on the available state and municipal records, and interviews with the property owner, the gasoline station operates four underground storage tanks and retail fuel dispensers, currently totaling 24,000 gallons of gasoline and 12,000 gallons of diesel fuel. GSE did not identify reports of releases at the subject property from the existing storage tanks. However, GSE was not provided with tank closure assessments, registrations, or disposal records for tank systems operated between 1924 and 1990. GSE was not provided with and did not identify in records reviewed, any prior environmental assessments of the subject property. Based on the lack of prior environmental assessment and a data failure for municipal storage tank records, the long term operation of a gasoline station represents a REC.

10.0 RECOMMENDATIONS

In the opinion of GSE, based on the findings and conclusions of this assessment, GSE recommends the following:

- GSE recommends the completion of a Phase II limited subsurface assessment including the advancement of soil borings and temporary groundwater monitoring wells, development of any existing monitoring wells which may be viable, completion of soil sampling and groundwater sampling, laboratory analysis, to determine if the long term operation of a retail gasoline station has led to a reportable release of petroleum.
- If unrecorded USTs, or USTs which were previously abandoned-in-place are identified during planned redevelopment activities at the subject property, GSE recommends hiring a licensed tank removal contractor to remove any residual product from within identified tanks, and remove associated equipment for proper off-site recycling/disposal. USTs and associated equipment should also be removed and recycled in accordance with applicable state and local regulations, including but not limited to the Massachusetts Contingency Plan (MCP) at 310 CMR 40.0000, under the supervision of an environmental professional.
- If evidence of a release of petroleum or hazardous materials to the subsurface is identified during the planned redevelopment activities at the subject property, these conditions should be assessed and managed pursuant to applicable state and local regulations, including but not limited to the MCP at 310 CMR 40.0000, under the supervision of an environmental professional.

11.0 REFERENCES

1. American Society for Testing and Materials (ASTM) Designation E1527-21: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process
2. Town of Chatham Assessor's Database
3. Town of Chatham Unofficial Zoning Map, 2011
4. Massachusetts Bureau of Geographic Information (MassGIS) MassMapper
5. Massachusetts Department of Environmental Protection (MassDEP) Phase 1 Site Assessment Map Tool
6. United States Geological Survey (USGS) National Geographic (Topographic) Map Database
 - a. USGS Pocasset, MA 7.5 Minute Quadrangle, 2024
7. Federal Emergency Management Agency (FEMA) Flood Map Service Center
 - a. FEMA Flood Insurance Rate Map 25001C0636J, effective July 16, 2014
8. U.S. Fish & Wildlife Service National Wetlands Inventory
9. US Department of Agriculture - Natural Resources Conservation Service, Custom Soil Resources
10. Environmental Data Resources, Inc. (EDR) Reports:
 - a. The EDR Radius Map™ Report with GeoCheck®, Inquiry Number: 8213897.2s, January 4, 2026
 - b. Certified Sanborn® Map Report, Inquiry Number: 8213897.3, January 5, 2026
 - c. The EDR Historical Topo Map Report with QuadMatch™, Inquiry Number: 8213897.4, January 5, 2026
 - d. The EDR City Directory Image Report, Inquiry Number: 8213897.5, January 6, 2026
 - e. The EDR Aerial Photo Decade Package, Inquiry Number: 8213897.8, January 5, 2026
11. Massachusetts Executive Office of Energy & Environmental Affairs (EEA) Databases (February 2026):
 - a. EEA Waste Site & Reportable Releases Database
 - b. EEA Well Drilling Database
12. MassDEP Underground Storage Tank Facility Database (February 2026)
13. Google Satellite Imagery
14. Town of Chatham Municipal Department Records: Assessors, Building, Board of Health, Town Clerk, Engineering, Fire, DPW, Water (February 2026)

12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Please see **Appendix I** for resumes of GSE project staff and environmental professionals who conducted this assessment.

FIGURES

