



State of Vermont
Department of Environmental Conservation
Waste Management & Prevention Division
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March 25, 2016

MICHAEL BARNES
DIRECTOR OWNERSHIP SERVICES & ANALYTICS
HEI HOTELS & RESORTS
EQUINOX RESORT
101 MERRITT SEVEN CORP PARK
NORWALK CT 06851

RE: Site Management Activity Completed, Equinox Resort, Manchester, Vermont
(SMS Site #2000-2806)

Dear Mr. Barnes:

The Sites Management Section (SMS) has received and reviewed the Vertex February 11, 2016 request for a Site Management Activity Completed (SMAC) designation for the Equinox Resort above ground storage tank leak at the golf course located in Manchester. After conducting a review of the above referenced site file, the SMS has concluded the following:

- The area of contamination of soils and groundwater at the site appeared to be limited to the vicinity of the golf course;
- The source of the contamination was historic releases of gasoline from a former 500 gallon above ground storage tank that was used to fuel golf carts for the golf course;
- The contamination was discovered in 2006 during the completion of a Phase II ESA;
- In October of 2006, approximately 253 tons (160 yards) of highly contaminated soils were removed from the most contaminated area of the site and taken to ESMI in Ft. Edwards, NY for thermal treatment;
- Nine permanent groundwater monitoring wells were installed to track groundwater quality over time;
- Groundwater monitoring was performed from late 2006 through 2015, when Vermont Groundwater Enforcement Standards were met in all monitoring wells at the site;
- Most monitoring wells at the site were abandoned in 2015, with the last wells abandoned on January 1, 2016; and
- The site does not appear to present any unacceptable risk to human health or the environment.

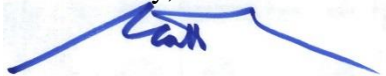
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Based on the above, the SMS is assigning the site a Site Management Activity Completed (SMAC) designation. The SMAC designation does not release you or any of the previous owners of the property from any past or future liability associated with the contamination at this site. It does, however, mean that at this time the SMS is not requesting any additional work in response to the release that was reported to us in 2006.

Should you have any questions, please do not hesitate to call me or Richard Spiese, our site project manager, at 802-828-1138.

Sincerely,



Matthew Moran, Chief
Sites Management Section

c: (via email)
Sean Dinneen, Vertex
Anita Sheldon, Manchester Town Clerk
Manchester Health Officer
DEC Regional Office