



## State of Vermont

AGENCY OF NATURAL RESOURCES  
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August 3, 2001

ZEKE CHURCH  
SUGARBUSH PROPERTY GROUP  
1726 SUGARBUSH ACCESS ROAD  
WARREN, VERMONT 05674

RE: Site Management Activity Completed, Boyle Property, 49 Fiddler's Green, SMS Site #2001-2887  
Waitsfield, Vermont

Dear Mr. Church:

The Sites Management Section (SMS) has reviewed the July 11, 2001 Wilcox & Barton, LLC report titled, "*Site Investigation Report, Boyle Property, Fiddler's Green Office Complex, 49 Fiddler's Green, Waitsfield, Vermont*" and the August 2 letter report containing water supply well sampling results. The SMS has also reviewed information contained in the site file. With this information, the SMS can now make the following conclusions:

- During the May 23, 2001 removal of one 5,000 gallon heating oil underground storage tank (UST), contaminated soil was observed. Volatile organic compounds (VOC) were measured by a photoionization detector (PID). PID readings of the soils at the UST ranged up to 80 parts per million. Petroleum odors, soil staining, and a sheen on the groundwater in the tank pit were also observed. The soil was observed to be coarse sand, gravel, and cobbles to 7' and fine sand and silt to the maximum excavation depth of 15'. Groundwater was encountered at a depth of 9'. Contaminated soils were backfilled. An 'Expressway' site investigation was recommended by Wilcox & Barton and approved by the SMS.
- On May 31 seven soil borings were advanced and four completed as groundwater monitor wells in order to evaluate potential contamination related to the UST. Coarse sand and gravel grading to fine sand was observed from the surface to 15' below the ground surface. No petroleum odors or above background PID readings were noted. Four soil samples were analyzed via EPA Method 8021 for VOCs and EPA Method 8100M for total petroleum hydrocarbons (TPH). No petroleum compounds were detected.
- On June 12 the groundwater monitor wells, MW-1 to -4, were sampled for VOCs via EPA Method 602 and TPH via EPA Method 8100M. No contamination was observed.

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- The site is served by a water supply well approximately 250' down gradient. This water supply well was sampled for VOCs via EPA Method 524.2 on July 31 and no contamination was observed.
- A sensitive receptor survey identified several other supply wells further away from the site, and the Mill Brook and Mad River, approximately 450' and 800' away. The site building does not have a basement and is not at risk of soil vapor infiltration; the nearest building with a basement is approximately 200' away. Based on the lack of contamination found in site groundwater monitor wells and the site water supply well, these sensitive receptors are not likely to be at risk.
- Residual contamination in the soil and groundwater associated with the UST removal was shown to be confined to the subject property. No unacceptable risk to human health and the environment is present due to any residual contamination remaining in the ground from the removed USTs.

Based on the above, the SMS is assigning this site a Site Management Activity Completed (SMAC) designation. This SMAC designation does not release Mr. Roger Boyle, owner of the 49 Fiddler's Green property managed by Sugarbush Property Group, Inc., of any past or future liability associated with the petroleum contamination onsite. It does, however, mean that the SMS is not requesting any additional work in response to the May 23, 2001 UST removal.

If the monitoring wells are no longer used or maintained, then they must be properly closed to eliminate possible conduits for contaminant migration into the subsurface. This closure typically involves filling the wells with a grout material to prevent fluid migration in the borehole. Specific requirements for well closure are outlined in Section 12.3.5 in Appendix A of the Vermont Water Supply Rule-Chapter 21.

Please feel free to call with any questions.

Sincerely,



George Desch, P.E.

Chief, Sites Management Section

CC: Waitsfield Selectboard  
Waitsfield Health Officer  
DEC Regional Office  
Peter Lazorchak, Wilcox & Barton, LLC