

State of Vermont
Department of Environmental Conservation
Waste Management and Prevention Division
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April 8, 2013

Mr. Gary Bourne
Bourne Petroleum, Ltd.
414 West Grove Street
Middleboro, MA 02346

RE: Site Management Activity Completed for former Foster's Place, 4968 Mountain Road, Stowe, VT
SMS Site#20033088

Dear Mr. Bourne:

The Vermont Agency of Natural Resources (ANR) Sites Management Section (SMS) has reviewed the environmental investigation documentation that has been conducted for the former Foster's Place located in Stowe, Vermont. Based on the results of the ongoing monitoring and Land Record Notice, a request for Site Management Activity Completed (SMAC) designation has been recommended by your environmental consultant, ECS. The SMS has reviewed the site file and concludes the following:

- Foster's Place once operated as a private school dormitory, retail shop and apartments on 4968 Mountain Road in Stowe. The property lies approximately 5 miles northwest of Village of Stowe. Currently this property operates as apartments and condominiums owned by Stowe Forks, Ltd. The property is served by a bedrock well and the municipal sewer system. Land use in the area is a mix of restaurants, commercial and residential properties.
- In February 2002, a 1,000 gallon fuel oil underground storage tank (UST) was closed and removed from the property with oversight by Ross Environmental Associates (REA). The UST was reported to be in poor condition with noticeable holes. Fuel oil was observed to have leaked in the subsurface warranting additional site work. As a result, this property was added to the Vermont Active Hazardous Sites List and assigned SMS Site#20033088.
- Follow up site investigation and testing in 2002-2003, by Ross Environmental Associates confirmed impacts to the surrounding soil and groundwater. At the time, benzene, naphthalene and the trimethylbenzene isomers were detected at levels above the established groundwater enforcement standards. *Note: the trimethylbenzene standards at the time were 5 ppb for 1,2,4-Trimethylbenzene and 4 ppb for 1,3,5-Trimethylbenzene. The standard changed in February 2007 to a revised combined standard of 350 ppb.* No impacts to the building basement air, the West Bank of the Little River or offsite drinking water wells (Matterhorn and Hosake) were identified. The bedrock well is located up gradient of the UST and not considered at risk.
- In June 2010, two additional underground storage tanks storing fuel oil were closed and removed from the property. One tank (UST#1-1,000 gallon) was reported in poor condition and the other in good condition (UST#2-500 gallon). UST#1 was reported to be about 30 years old and located close to the building. Field screening with a PID detected measurements up to 320 ppm indicating a release had occurred. Due to the location and limits of the excavator about 11 cubic yards of contaminated soils were able to be removed and shipped to the Moretown Landfill for disposal as waste. Post



excavation soil sampling revealed Total Petroleum Hydrocarbons (TPH) above the residential screening value of 200 ppm. However, compound specific analysis for VOCs detected no exceedances of the residential soil screening values.

- In November 2010, ECS attempted to collect an updated round of water quality monitoring from the five monitoring wells and receptor survey. Only one well (MW-4) was determined to be adequate to sample. This well was sampled and analyzed for the presence of VOCs and TPH. Naphthalene was the only compound detected above groundwater enforcement standards at 67.4 ppb. The basement air was screened and no petroleum odors were noted and no readings above background on the PID. The banks of the West Branch of the Little River were inspected and no evidence of petroleum contamination was found. The Matterhorn Restaurant has since connected to the Stowe water department.
- In December 2011, ECS conducted an investigation to better define the known naphthalene contamination in groundwater and potential impacts from the fuel oil tank that was removed in 2010. Four monitoring wells were installed at and down gradient of the former UST area. Refusal was met in the source area (MW102) so no data is available from this location to determine if groundwater is impacted. Water quality results from the three other wells indicated no exceedances of the groundwater enforcement standards.
- Residual soil contamination remains in the subsurface in the alcove on the north side of the building (area of MW102.) This soil contamination is at depth at nine feet below grade. A Notice to the Town of Stowe has been placed in the Land Record for this property to document that residual fuel oil contamination remains. This Notice is recorded in Volume 855, Page 233 on March 15, 2013.
- On August 29, 2012, the onsite groundwater monitoring wells were abandoned by ECS.

Based on the above, the SMS is assigning the former Foster's Place a 'Site Management Activity Completed' designation. This SMAC designation does not release Stowe Forks Ltd. of any past or future liability associated with any residual contamination that may remain onsite. It does, however, mean that the SMS is not requesting any additional work in response to the petroleum historical releases.

Please feel free to call either myself or Linda Elliott at 802-249-5479 if you have any questions.

Sincerely,



Chuck Schwer, Section Chief
Sites Management Section

c: via email
DEC Regional Office
Stowe Town Office
Elizabeth Ericson, ECS

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