



Project No. M3439
December 18, 2003

DEC 23 1 22 PM '03

LL Trottier & Sons
Mr. Heath
240 South Main Street
White River Junction, Vermont 05001
(802) 241-3881

**Subject: Underground Storage Tank Closure Report
 LL Trottier & Sons, 240 South Main Street, White River
 Junction, Vermont**

Dear Mr. Heath:

In accordance with our agreement with Northern Environmental Services dated November 25, 2003, Provan & Lorber, Inc. observed the closure of one (1) 2,000-gallon, gasoline, underground storage tank, at the above referenced site on November 25, 2003. Northern Environmental Services Group, LLC completed the tank excavation. Closure and reporting were completed in accordance with the New Hampshire Code of Administrative Rules Env-WS 1401.18.

This report provides a summary of field observations, methods of closure, laboratory reports, and general environmental conditions encountered at the site at the time of tank closure. Tank location as well as general site features are shown on the Site Sketch in **Section 1**.

SITE DESCRIPTION AND HISTORY

Mr. Heath of LL Trottier & Sons, 240 South Main Street, White River Junction, Vermont currently owns the site. The subject property is located at 240 South Main Street in White River Junction, Vermont. A Site Locus Map located in **Section 2** shows the regional location of the site. The site is zoned for commercial use.

The following provides a historical overview of the Site's uses:

- The site structure has been utilized as a John Deere Dealership for several years.
- Reportedly, the 2,000-gallon gasoline UST has not been utilized since 1988 when Mr. Heath purchased the property.

53 Maple Street
PO Box 389
Contoocook, NH 03229-0389
Phone: (603) 746-3220
Fax: (603) 746-5642

34 School Street
Littleton, NH 03561-4817
Phone: (603) 444-6301
Fax: (603) 444-2678

www.provan-lorber.com
e-mail: consult-us@provan-lorber.com

UST CLOSURE BY REMOVAL

Facility UST Registration

Due to the size of the UST and substance stored within, the UST was regulated and/or registered.

On November 25, 2003, Provan & Lorber, Inc. provided International Fire Code Institute (IFCI) certified personnel to oversee UST closure activities at the above referenced site. Northern Environmental Services Group, LLC conducted the closure activities. Northern Environmental Services of Piermont, New Hampshire excavated and exposed the tank prior to its being pumped and cleaned.

During the removal, the tank was lifted from the excavation and interior bulkheads and seams of the UST were further inspected for evidence of leaks and structural integrity. The tank appeared to be in fair condition and structurally sound. Some minor rust, scaling and pitting was seen on the surface of the tank. There were no observable holes, leaking or other defects. The UST's weld seams appeared intact with no visible signs of damage. The tank was removed from the site and disposed of by Northern Environmental Services Group LLC. Photographs of the tank excavation activities are included in **Section 3**.

Field Screening and Sampling

As excavation proceeded, field screening of soil samples was performed with a ThermoEnvironmental Instruments, Inc., Model 580B, photoionization detector (PID), calibrated to an isobutylene standard.

Immediately after the tank removal, a composite soil sample was collected from the tank excavation area. The composite sample was comprised of several separate grab samples collected from sidewalls and the underneath of each end of the tank excavation. Groundwater was not encountered in the tank excavation.

Headspace measurements indicated only minor evidence of releases.

Investigative Findings

Soils at the tank site consisted of course sands and sub-rounded gravels. No staining of soils was observed in the vicinity of the UST fill pipe. The soils within the excavation produced only minor detectable headspace VOCs with no detectable petroleum odor. No staining of soils was observed within the vicinity of the UST excavation. Headspace readings from the soil samples ranged from 1.7 –5.2 ppm and therefore allowed the soils to be used as backfill of the excavation area.

Laboratory Analysis of Soils

A composite soil sample was collected and submitted to Eastern Analytical, Inc. for laboratory analysis. The sample was analyzed for Volatile Organic Compounds (VOCs) via EPA Method 8260B and Total Petroleum Hydrocarbons (TPHs) via Method 8100mod. SS-1 represented the 2,000-gallon UST composite soil sample. The sample was made up of soil from both ends of the UST excavation area, soil from the side wall area, fill pipe area, and the excavation floor (beneath the UST).

Above standard levels of Benzene and 1,2-Dichloroethane were detected in the soil sample. The sample contained trace levels of Total Petroleum Hydrocarbons (TPHs). The detected TPH concentrations were well below the NH S-1 standards.

Table 1 – Soil Results

Analytes	EPA Risk-Based Standards ¹		SS1
	NH S-1	NH S-2	11/25/03
Volatile Organic Compounds			
Benzene	300	300	1,000
1,2-Dichloroethane	80	80	180
Toluene	10,000	100,000	4,300
Ethylbenzene	140,000	140,000	530
<i>m&p-xylene</i>	NA	NA	3,300
<i>o-xylene</i>	NA	NA	1,400
Total Detected Xylenes	500,000	1,000,000	4,700
Total Detected BTEX	NA	NA	10,710
<i>1,2,4-Trimethylbenzene</i>	NA	NA	1,700
<i>1,3,5-Trimethylbenzene</i>	NA	NA	840
<i>n-Propylbenzene</i>	NA	NA	150
Total Detected Alkylbenzenes	59,000	59,000	2,690
Total Petroleum Hydrocarbons	10,000,000	10,000,000	25,000
1) EPA Risk-Based Standards are measured in ug/kg			

Section 4 contains the validated laboratory reports.

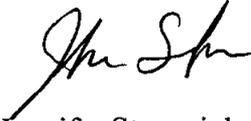
Provan & Lorber recommends notifying the Vermont Agency of Natural Resources (VTANR) in regards to the laboratory results and waiting for their recommendations as to whether further remediation action will be required.

Enclosed for your records are two (2) copies of the UST Closure Report; an additional copy has been submitted to: Department of Environmental Conservation, Underground Storage Tank Program, 103 South Main Street, Waterbury, Vermont 05671-0404.

Mr. Heath
December 18, 2003
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If you have further questions, please contact our Littleton office.

Sincerely,



Jennifer Stonecipher
Environmental Project Manager
Provan & Lorber, Inc.

JSS/vjc

cc: Vermont Department of Environmental Conservation
Enclosures: UST Permanent Closure Form (2)

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SOUTH MAIN STREET

LL TROTTIER & SONS
JOHN DEERE DEALERSHIP

UST LOCATION



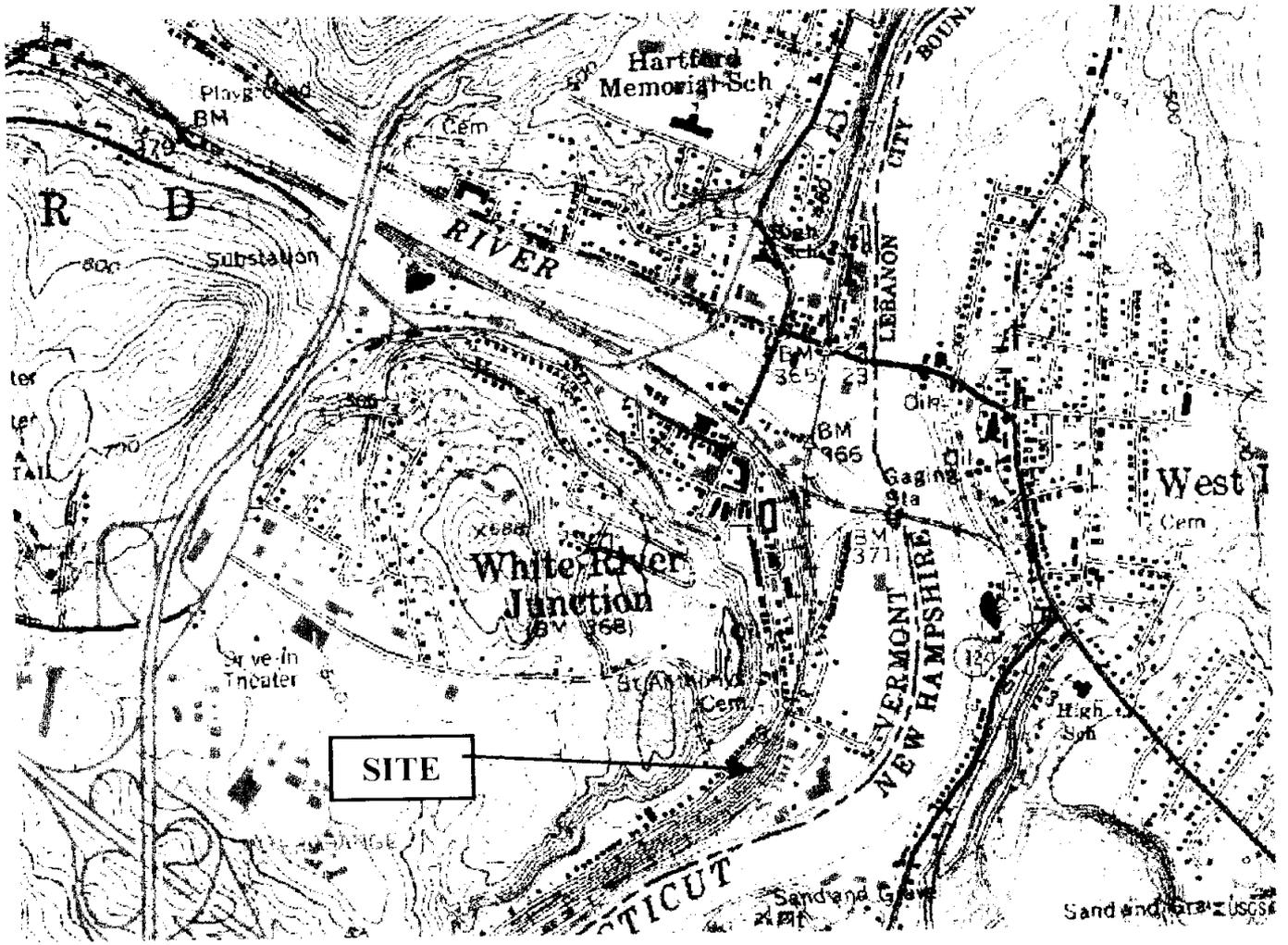
WAREHOUSE # 3

Provan and Lorber, Inc.
ENGINEERS AND PLANNERS

34 School Street
Littleton, NH 03561
(603) 444-6301

SITE SKETCH

**LL Trottier & Sons
John Deere Dealership
White River Junction, Vermont
M3439**



Provan and Lorber, Inc.
ENGINEERS AND PLANNERS

34 School Street
Littleton, NH 03561
(603) 444-6301

SITE LOCUS MAP

LL Trottier & Sons
John Deere Dealership
White River Junction, Vermont
M3439
Scale: 1:24

LL TROTTIERS & SONS SITE, UNDERGROUND STORAGE TANK (UST)
WHITE RIVER JUNCTION, VERMONT



FORMER 2,000 GALLON GASOLINE UST LOCATION

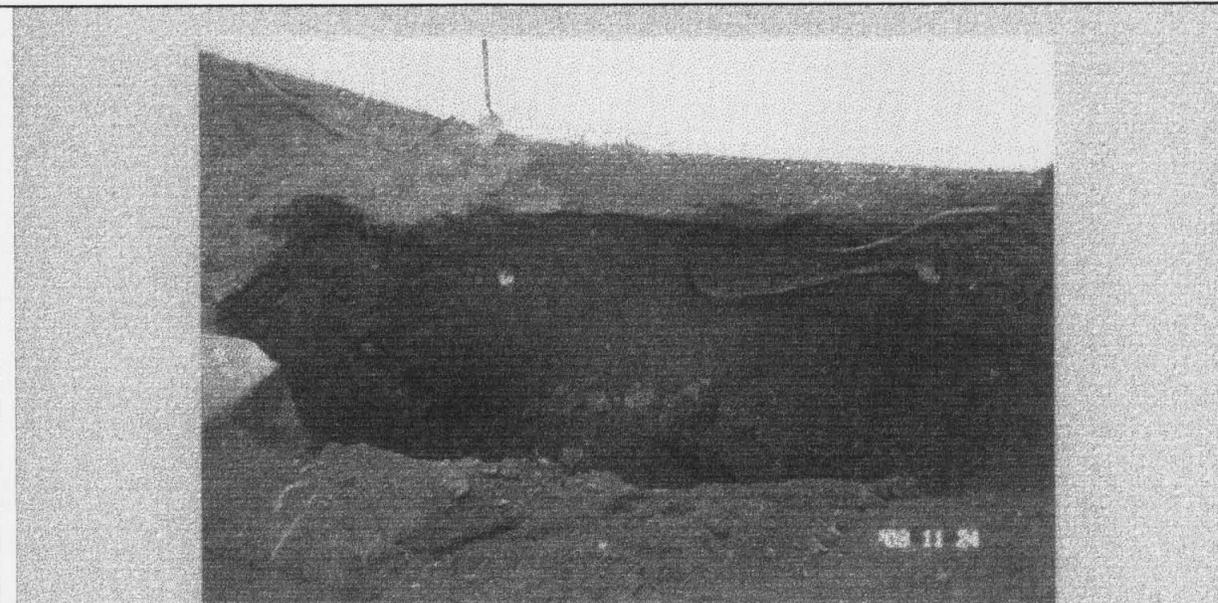


INITIATION OF EXCAVATION OF 2,000 GALLON GASOLINE UST

LL TROTTIERS & SONS SITE, UNDERGROUND STORAGE TANK (UST)
WHITE RIVER JUNCTION, VERMONT



2,000 Gallon Gasoline UST



Excavation Area



Jennifer Stonecipher
Provan & Lorber (Li)
34 School Street
Littleton , NH 03561

Subject: Laboratory Report

Eastern Analytical, Inc. ID: 39686
Client Identification: Trottier Site
Date Received: 11/26/2003



Dear Ms. Stonecipher :

Enclosed please find the laboratory report for the above identified project. All analyses were performed in accordance with our QA/QC Program. Unless otherwise stated, holding times, preservation techniques, container types, and sample conditions adhered to EPA Protocol. Samples which were collected by Eastern Analytical, Inc. (EAI) were collected in accordance with the EPA document "Practical Guide for Ground-Water Sampling." Eastern Analytical, Inc. certifies that the enclosed test results meet all requirements of NELAP and other applicable state certifications. Please refer to our website at www.eailabs.com for a copy of our NELAP certificate and accredited parameters.

The following standard abbreviations and conventions apply to all EAI reports:

- Solid samples are reported on a dry weight basis, unless otherwise noted
- < : "less than" followed by the reporting limit
- TNR: Testing Not Requested
- ND: None Detected, no established detection limit
- RL: Reporting Limits
- %R: % Recovery

If you have any questions regarding the results contained within, please feel free to directly contact me or the chemist(s) who performed the testing in question. Unless otherwise requested, we will dispose of the sample(s) 30 days from the sample receipt date.

We appreciate this opportunity to be of service and look forward to your continued patronage.

Sincerely,

Lorraine Olashaw, Lab Director

12-12-03

Date

5

of pages (excluding cover letter)



SAMPLE CONDITIONS PAGE

Eastern Analytical, Inc. ID#: 39686

Client: Provan & Lorber (Li)

Client Designation: Trottier Site

Temperature upon receipt (°C): 2.8

Received on ice or cold packs (Yes/No): Y

Lab ID	SampleID	Date Received	Date Sampled	Sample Matrix	% Dry Weight	Exceptions/Comments (other than thermal preservation)
9686.01	SS1	11/26/03	11/25/03	soil	87.6	Adheres to Sample Acceptance Policy

Samples were properly preserved and the pH measured when applicable unless otherwise noted. Analysis of solids for pH, Flashpoint, Ignitability, Paint Filter, Corrosivity, Conductivity and Specific Gravity are reported on an "as received" basis.



LABORATORY REPORT

Eastern Analytical, Inc. ID#: 39686

Client: Provan & Lorber (Li)

Client Designation: Trottier Site

Sample ID: SS1

Lab Sample ID: 39686.01

Matrix: soil

Date Sampled: 11/25/03

Date Received: 11/26/03

Units: ug/kg

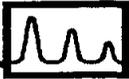
Date of Analysis: 12/5/03

Analyst: JDS

Method: 8260B

Dilution Factor: 1

Dichlorodifluoromethane	< 200
Chloromethane	< 200
Vinyl chloride	< 100
Bromomethane	< 200
Chloroethane	< 200
Trichlorofluoromethane	< 200
Diethyl Ether	< 60
Acetone	< 2000
1,1-Dichloroethene	< 60
tert-Butyl Alcohol (TBA)	< 2000
Methylene chloride	< 100
Carbon disulfide	< 100
Methyl-t-butyl ether(MTBE)	< 100
Ethyl-t-butyl ether(ETBE)	< 200
Isopropyl ether(DIPE)	< 200
tert-amyl methyl ether(TAME)	< 200
trans-1,2-Dichloroethene	< 60
1,1-Dichloroethane	< 60
2,2-Dichloropropane	< 60
cis-1,2-Dichloroethene	< 60
2-Butanone(MEK)	< 600
Bromochloromethane	< 60
Tetrahydrofuran(THF)	< 600
Chloroform	< 60
1,1,1-Trichloroethane	< 60
Carbon tetrachloride	< 60
1,1-Dichloropropene	< 60
Benzene	1000
1,2-Dichloroethane	180
Trichloroethene	< 60
1,2-Dichloropropane	< 60
Dibromomethane	< 60
Bromodichloromethane	< 60
4-Methyl-2-pentanone(MIBK)	< 600
cis-1,3-Dichloropropene	< 60
Toluene	4300
trans-1,3-Dichloropropene	< 60
1,1,2-Trichloroethane	< 60
2-Hexanone	< 600
Tetrachloroethene	< 60
1,3-Dichloropropane	< 60
Dibromochloromethane	< 60
1,2-Dibromoethane	< 60
Chlorobenzene	< 60
1,1,1,2-Tetrachloroethane	< 60
Ethylbenzene	530



LABORATORY REPORT

Eastern Analytical, Inc. ID#: 39686

Client: Provan & Lorber (Li)

Client Designation: Trottier Site

Sample ID: SS1

Lab Sample ID: 39686.01

Matrix: soil

Date Sampled: 11/25/03

Date Received: 11/26/03

Units: ug/kg

Date of Analysis: 12/5/03

Analyst: JDS

Method: 8260B

Dilution Factor: 1

mp-Xylene	3300
o-Xylene	1400
Styrene	< 60
Bromoform	< 60
iso-Propylbenzene	< 60
Bromobenzene	< 60
1,1,2,2-Tetrachloroethane	< 60
1,2,3-Trichloropropane	< 60
n-Propylbenzene	150
2-Chlorotoluene	< 60
4-Chlorotoluene	< 60
1,3,5-Trimethylbenzene	840
tert-Butylbenzene	< 60
1,2,4-Trimethylbenzene	1700
sec-Butylbenzene	< 60
1,3-Dichlorobenzene	< 60
p-isopropyltoluene	< 60
1,4-Dichlorobenzene	< 60
1,2-Dichlorobenzene	< 60
n-Butylbenzene	< 60
1,2-Dibromo-3-chloropropane	< 60
1,2,4-Trichlorobenzene	< 60
Hexachlorobutadiene	< 60
Naphthalene	< 400
1,2,3-Trichlorobenzene	< 60



LABORATORY REPORT

Eastern Analytical, Inc. ID#: 39686

Client: Provan & Lorber (Li)

Client Designation: Trottier Site

Sample ID: SS1

Lab Sample ID: 39686.01

Matrix: soil

Date Sampled: 11/25/03

Date Received: 11/26/03

Units: ug/kg

Date of Analysis: 12/5/03

Analyst: JDS

Method: 8015Bmod

Dilution Factor: 1

TPH (Gasoline Range C6-C12) 25000



LETTER OF TRANSMITTAL

DEC 23 1 20 PM '03

To: Vermont Agency of Natural Resources
 DES/ Waste Management Division
 103 South Main Street, West Building
 Waterbury, Vermont 05671-0404

From:
 Jennifer Stonecipher

Date:
 December 18, 2003

Project Name/Proj. No:
 LL Trottier Site
 Inspection/M3439

Subject:
 LL Trottier Site Inspection

*Earl Heath
 79 Bank Street
 Lebanon NH 05766*

COPIES	DESCRIPTION
1	Copy of UST Closure Report
1	UST Permanent Closure Form (Original will be signed and forward by Mr. Heath of LL Trottier & Sons)

REMARKS

If you have any questions, please call our Littleton Office at (603) 444-6301. Thank you.

*Earl Heath
 79 Bank Street
 Lebanon NH 05766*

34 School Street
 Littleton, NH 03561
 Phone: (603) 444-6301
 Fax: (603) 444-2678