



State of Vermont
Agency of Natural Resources
Department of Environmental Conservation
Waste Management Division
103 South Main Street/West Building
Waterbury, VT 05671-0404
(802) 241-3888
FAX (802) 241-3296

May 4, 2009

Mr. Erik Hoekstra
Catamount Howard, LLC.
210 College Street, Suite 201
Burlington, VT 05401

Sites Management Activity Completed determination

Re: 161 St Paul Street, Burlington
SMS # 2004-3311

Dear Mr. Hoekstra:

Thank you for the King Street Boring Investigation Report, submitted by Greatwood Management LLC, on your behalf, on January 21, 2009, and for the April 9, 2009 "Screening and Analytical Data on Basement Soils". The results of the sampling at the southern perimeter of the Hinds Building confirms that petroleum related contamination is present at the southern boundary of the property, at levels below the residential EPA Region IX PRGs, which the VTDEC used for guidance on actions for contaminated soils.

The review of the file indicates Catamount Howard's completion of tasks necessary to control the impact to onsite soils, and to groundwater from the known releases at the former underground storage tanks. As a result, a Site Management Activity Completed (SMAC) determination, limited to these releases, is appropriate.

In August of 2008 we agreed that borings to the south of the Hinds building, would potentially provide sufficient information both: to establish that contamination above PRGs and/or VGES was not emanating off the property, and to establish whether sub-slab samples would be necessary. This is reflected in the 8/18-20/08 exchange of letters on file.

The information submitted January 21, 2009 suggests that observed impact to soils, to the south of the Hinds Building is below the EPA Region IX PRGs. The April 9, 2009 report suggests that soils beneath the Hinds Building slab had environmental impacts, below residential contact soil PRG levels. The installation of the sub-slab membrane system, as a preventive contact measure is justifiable, in light of the limited characterization of sub-slab soils, to control direct contact risk. The sub-slab data presented is sufficient to justify reimbursement from the Petroleum Cleanup Fund, for the cost of the installation of the sub-slab membrane system.



Based on the documentation presented in the file, Sites Management Section concurs with the Greatwood Management, LLC recommendations and is issuing a Site Management Activity Completed (SMAC) designation. This SMAC designation is limited to the response actions for the closure of underground storage tanks, and does not release you of any past or future liability associated with any potential contamination remaining at the site. The SMAC designation does, however, mean that the SMS is not requesting any additional work at this time with respect to these response actions.

Please contact me if you have any questions regarding this letter or the site in general.

Sincerely,

George Desch
Hazardous Sites Program Manager

Cc: Gregory Johnson Greatwood Management Company, LLC