

State of Vermont
Department of Environmental Conservation
Waste Management and Prevention Division
1 National Life Dr – Davis 1
Montpelier, VT 05620-3704
(802) 828-1138
chuck.schwer@state.vt.us

March 26, 2014
E-mail

ALEX NICHOLS
VANGUARD FINE PROPERTIES
PO BOX 172
GUILDERLAND, NY 12084
anichols@vanguardfine.com

RE: Sites Management Activity Complete, Family Dollar Store (former Rose Bowl), SMS Site #2005-3347
Randolph, VT

Dear Mr. Nichols:

The Sites Management Section (SMS) has recently conducted a review of the above referenced site file. Information contained within our file includes the following:

- On April 8, 2005 a 1,000 gallon fuel oil underground storage tank (UST) was removed from the former Rose Bowl (a bowling alley) in Randolph. During UST removal soil samples were screened for volatile organic compounds (VOCs) using a photoionization detector (PID). The maximum PID reading was 212 parts per million (ppm). Soil staining and fuel oil odors were reported. Soils were described as coarse sand with some gravel fill. Bedrock, free product fuel oil, and groundwater were not encountered at the maximum excavation depth of 7'. All soil was backfilled. The former UST location is in a paved parking lot.
- Soil and groundwater near the former tank location were identified as potential sensitive receptors. The site and area have municipal water. No other at risk sensitive receptors were identified. Additional investigation was required by the SMS. Following the UST removal the property was sold and redeveloped as a Family Dollar store.
- Following the delay caused by the property transfer, KAS, Inc. performed an Initial Site Investigation. On March 8, 2013 four groundwater monitor wells were installed in order to determine the degree and extent of soil and groundwater contamination on site. The monitor wells were installed cross gradient (MW-1 and -2) and down gradient of the former UST location (MW-4) and down gradient of the UST and septic leachfield (MW-3). Soil samples were field screened at 5' intervals during monitor well installation. No elevated PID readings were noted in samples from MW-1 and -2. Slightly elevated PID readings were noted in MW-4 between 6' and 15' depth ranging from 3 to 4.5 ppm; no odors were reported. Moderately elevated PID readings were noted at MW-3 with VOC levels of 1.1 ppm (6-9'), 68.4 ppm (9-12') and 48.9 ppm (12-15'). Moderate petroleum odors were also reported at 12' depth. Soils were described as well graded sand with weathered slate and shale throughout. Bedrock was found at ~15' depth.



over

- On March 15, 2013 KAS returned to the site and sampled the four monitor wells for VOCs using EPA Method 8260 and for total petroleum hydrocarbons (TPH) using EPA Method 8015 DRO. Groundwater depth varied from 10.8 to 14.14' below grade.
- No VOCs were detected in any of the groundwater samples.
- TPH was found in MW-1 (0.74 mg/L), MW-3 (3.15 mg/L) and MW-4 (1.79 mg/L). No TPH was detected in MW-2. TPH does not have a Vermont Groundwater Enforcement Standard, but is used as a general indicator of petroleum contamination.
- On November 13, 2013 the 4 site monitor wells were properly closed. The well covers were removed, the boreholes filled with sand and bentonite pellets, and the surface was finished to grade with asphalt.

Based on the above, it appears that this site does not pose an unacceptable risk to human health or the environment. Therefore, the SMS is assigning the site a Sites Management Activities Completed (SMAC) designation. The SMAC designation does not release the Vanguard Fine Properties from any past or future liability associated with the fuel oil contamination at this site. It does, however, mean the SMS is not requesting any additional work in response to the April 2005 UST removal at this time.

Should you have any questions, please do not hesitate to call me; I may be reached at (802) 249-5324.

Sincerely,



Chuck Schwer
Chief, Sites Management Section

CC: Tony Voyer (former owner), PO Box 1895, Little River, SC 09566
Bernie Lewis, Esq. Lewis & Baldwin, PLLC lewis_law@yahoo.com
Eco Realty, LLC ecorealty@nycap.rr.com
Bretton Gardner, KAS
Jeremy Roberts, KAS
DEC Regional Office
Randolph Select Board
Randolph Health Officer