PHASE I ENVIRONMENTAL SITE ASSESSMENT

WHITE PROPERTY

1965 HARTFORD AVENUE

WILDER, VERMONT

JULY 16, 2001

Prepared by:

Martha M. Doelle, Project Engineer

Reviewed by:

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1.0 INTRODUCTION

1.0 INTRODUCTION

The following is a report of a Phase I Environmental Site Assessment (ESA) conducted on the Jonathan A. and Ramona M. White property, located at 1965 Hartford Avenue in the Village of Wilder, Town of Hartford, Windsor County, Vermont. The property is identified as Lot 87 on the Hartford Lister's Map 22. The property is currently occupied by the slab of the former structure.

The objective of this Phase I ESA is to identify, to the extent feasible pursuant to the processes described herein, recognized environmental conditions in connection with the property. Work relating to the ESA has been conducted in general accordance with the American Society for Testing and Materials (ASTM) Standard E 1527-97, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, third edition.

Information used in the preparation of this report was gathered from sources including:

- a visual site reconnaissance conducted on June 8, 2001,
- conversations with John White, the current owner of the property, and David Ring and Tim Ware, former owners of the property,
- a review of records on file with the Town of Hartford Listers Office, and
- a review of records on file with the Vermont Agency of Natural Resources (VTANR).

No intrusive testing or sampling was conducted in direct support of this study. Therefore, this Phase I ESA is intended only to provide information relating to environmental conditions which were visually discernable, or which were documented by the record information reviewed. It should be noted that an abandoned 500-gallon #2 fuel oil underground storage tank (UST) was closed as part of this ESA. This report is subject to the limitations delineated in Appendix E.

2.0 SITE CHARACTERISTICS/HISTORY

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For purposes of this assessment, the property under study will be referred to as the White property. Figure 1 of Appendix A depicts the White property in a regional perspective as shown on the U.S. Geological Survey quadrangle sheet. Figure 2, also in Appendix A, shows the property as depicted on the Hartford Lister's Maps.

The White property has an area of 0.31 acre and was developed with a three bay service garage until the structure was razed by fire on February 20, 1993. The floor slab is all that remains of the former structure. Developed properties along Hartford Avenue have municipal water and sewer services.

A summary of the ownership history is provided in Table 1. The property was originally developed by Sherman B. Manning as a gasoline service station. According to David Ring, gas sales were discontinued in approximately 1965 and the tanks were removed shortly thereafter.

Sold to Polly's who did Phase 1

TABLE 1
OWNERSHIP HISTORY OF WHITE PROPERTY
WILDER, VERMONT

TO	FROM	DATE
Jonathan A. White and Ramona M. White	David A. Ring (Tip Top Tire)	2/24/97
David A. Ring	Timothy Ware	1/4/88
Timothy Ware (auto repair)	Herbert H. Maheau Sr. and Irene C. Maheau	6/5/85
Herbert H. Maheau Sr. and Irene C. Maheau	Miller Automobile Company	6/29/72
Miller Automobile Company	Hartford Oil Company, Inc.	2/28/64
Hartford Oil Company, Inc.	Sherman B. Manning	4/24/59
Sherman B. Manning	Harry A. Lyford	8/28/48
Harry A. Lyford	William J. Beatle	9/14/38

burned

Several documents were found in the Town of Hartford files regarding the subject property. In 1989, David Ring applied for a permit to expand the structure for his business, Wilder Automotive, a used car sales and service facility. A document for the Town of Hartford dated May 2, 1989 indicated that an unused fuel storage tank needed to be removed as it threatened the aquifer. A letter dated July 17, 1989 from James Tonkovich, a Wilder resident, indicated that "there is a major issue of

contamination at the site." He added that David Ring should be required to clean up the contaminated areas and adhere to proper disposal of wastes as a condition of the approval for expansion of the site building.

A Health Order was filed on January 24, 1995 regarding the fire damaged building and potential hazards. The structure had burned approximately two years prior to the Health Order. The order mentions a potential UST and the proximity to the Wilder municipal water supply well. The order also includes a tally of drums and pails containing various fluids including: hydraulic fluid, DMQ cleaning fluid, liquid tire sealer, oil-based paint, and an indoor fuel tank. The order imposed deadlines for cleaning up the hazardous material and excavating the potential UST.

According to a memo in the Hartford records, on April 4, 1995, Ted Unkles from VTANR, David Ring, and a tank testing company met on site and were not able to locate any USTs. Copies of the above referenced documents are included in Appendix C.

Topography is relatively flat across the White property. The Connecticut River is located approximately 0.35 mile to the east of the White property. The elevation of the parcel is approximately 430 feet above mean sea level. The Wilder municipal water supply well is located approximately 0.35 mile northeast of the White property and the subject property is located within the proposed groundwater source protection area of the well.

3.0 RECORDS REVIEW

3.0 RECORDS REVIEW

Records reviewed in support of this assessment were located at the VTANR. Records were reviewed to obtain general information regarding property history and characteristics as described in Section 2.0 of this report. Information derived from the VTANR records review is discussed in the following paragraphs, and is intended to evaluate documented conditions of known or potential environmental significance on the property and on surrounding properties with a one-half mile radius.

Records relating to environmental issues were reviewed at the VTANR in Waterbury, Vermont in the offices of the Waste Management Division. The review included the following documents.

- Underground Storage Tank Facilities List
- UST Pulled Facilities List
- Resource Conservation and Recovery Act (RCRA) Generators List
- Spills Data Base List
- Active Hazardous Waste Sites List
- Closed Hazardous Waste Sites List

The White property is a registered UST facility. No active or inactive hazardous waste sites are within a one-half mile radius of the White property. A summary of the UST file for the White property is as follows:

Former Tip-Top Tire/Wilder Automotive, Hartford Avenue:

According to VTANR records, the facility has a 500-gallon waste oil UST that was installed in approximately 1968. The UST was registered by Timothy Ware in January 1986 and by David Ring in September 1988. Both parties indicated that the UST was "currently in use" on their registration forms. According to the site sketches, the UST was located on the east side of the site building. As part of this ESA, Tim Ware and David Ring were contacted regarding the waste oil UST. Tim Ware recalled the UST, but indicated that he never used the UST and David Ring did not recall the UST. There was no evidence of piping and the current owners believe that the UST was removed when an addition to the building was constructed in the late 1989.

As part of the ESA, on June 7 and 8, 2001, a 500-gallon heating oil UST was removed by Doug Leach with T & M providing soil screening. The heating oil UST was located on the north side of the former site building. The UST removal is discussed in Section 4.0 of this report. Tim Ware recalled the heating oil UST and indicated that

the UST was connected to an old furnace in the basement of the site building. When he purchased the property, he installed a waste-oil furnace and used a 275-gallon above ground storage tank (AST) inside the building. David Rind later used the 275-gallon AST for waste oil storage.

On August 23, 1993, the Hartford Fire Department requested that the VTANR visit the site regarding potential USTs. Marc Roy of VTANR visited the site the following day. The site building had been destroyed by fire in February 1993 and Mr. Roy indicated that he observed fire damaged debris and vehicles all around the site. He observed 29 drums which were in fair to poor condition. Eleven drums contained liquid ranging from ⅓ full to full. Five 5-gallon buckets without lids were also observed to be full of a waste oil/water mix or antifreeze. Mr. Roy contacted David Ring regarding the drums and he indicated that the drums contained waste oil and a waste oil/water mix. David Ring indicated that the waste oil was burned in a furnace and that he planned on disposing of the material after he received money from the insurance claim following the fire.

On January 11, 1995, the Hartford Fire Department contacted the VTANR regarding potential USTs at the former Tip-Top Tire in Wilder. The Complaint/Spill Report alleged that the USTs from the former gasoline station were still in the ground. Ted Unkles of VTANR visited the site on two separate occasions in 1995 and checked for possible USTs using a ferromagnetic metal detector and a radio-frequency locator. He was not able to detect any subsurface structures resembling USTs. Copies of the information found in the VTANR files are included in Appendix C.

It should be noted that no information was found regarding the USTs from the gasoline filling station that originally occupied the site. USTs were not required to be registered with the VTANR until the late 1980s, nor was any soil and groundwater testing required for UST removals prior to the late 1980s.

4.0 SITE RECONNAISSANCE AND UST CLOSURE

4.0 SITE RECONNAISSANCE AND UST CLOSURE

A visual reconnaissance of the White property and surrounding area was conducted on June 8, 2001. Access to the White property is from Hartford Avenue. Municipal water and sewer are available along Hartford Avenue. Overhead electric and telephone lines traverse the western side of the White property. Photographs of the White property are included in Appendix B.

The property was originally developed as a gasoline station and automobile service facility. The floor slab is all that remains of the former building. The former building appears to have had three service bays. One of the bays appeared to have a rectangular service pit used for an in-ground hydraulic lift (Photograph 2). According to Tim Ware, the pit did not have a discharge pipe. A 20-gallon drum was observed along the south side of the slab near the former pit. Oily debris was observed at the base of the drum.

The western side of the property is asphalt paved and the eastern portion has grassy vegetation. Three wooden landscape planters are located along Hartford Avenue to limit unrestricted vehicular access. Stockade and picket fences and shrubs define the property boundaries to the north, east, and south. Various vehicles, equipment, and construction debris were observed on the northern side of the property. Surrounding properties are predominantly residential with the exception of Datamann, a computer consulting firm.

An abandoned 500-gallon UST was located on the north side of the building. As part of this ESA, the UST was removed by Doug Leach on June 7, 2000. The UST was located approximately two feet below grade and was empty.

On June 8, 2001, T & M screened soil samples from the side walls and base of the excavation. Field screening of soil was conducted with a Thermo Environmental Instruments Model 580B organic vapor meter (OVM) equipped with a 10.6 eV lamp. The OVM was calibrated to a 100 part per million (ppm) isobutylene standard. The headspace method was used to field screen soil samples for volatile organic compounds (VOCs).

The UST was visually inspected and observed to have significant corrosion. It should be noted that a one-half inch hole was observed near the base of the UST. The soil around the UST was field screened with the OVM. The OVM readings ranged from 0.8 to 4.8 ppm with the highest reading obtained below the hole. A slight petroleum odor was observed. The excavation was backfilled later that week.

According to the VTDEC Agency of Natural Resources (ANR) *Agency Guidelines for Petroleum Contaminated Soil and Debris*, a Site Investigation is required to characterize contamination where fuel oil contaminated soil with OVM readings greater than 10 ppm remains in the ground. The readings detected at the White property were

well below 10 ppm. As such, no further investigation with respect to the heating oil UST is required.

5.0 FINDINGS AND CONCLUSIONS

5.0 FINDINGS AND CONCLUSIONS

This Phase I Environmental Site Assessment (ESA) of the White property, located at 217 Hartford Avenue and referenced as Lot 87 on Hartford Lister's Map 22, has been performed in general accordance with the scope and limitations of ASTM Practice E 1527-97 for Phase I ESAs.

The White property was originally developed as a gasoline station and service facility. According to Tim Ware, a previous owner, gasoline sales were discontinued in approximately 1965 and the USTs were removed shortly thereafter. No information was found in VTANR files regarding the former gasoline USTs other than a November 1996 letter from VTANR to David Ring indicating that no evidence of USTs were found using ferromagnetic detector and a radio-frequency locator. It should be noted that USTs were not required to be registered and no testing was required upon removal prior to the late 1980s.

The document review at the VTANR revealed significant information pertaining to the White property regarding the registered waste oil UST and two visits to the site in 1992 and 1995 relative to potential USTs and hazardous materials on site following the fire of 1992. The drums and pails of hazardous materials listed by VTANR were not present at the time of T & M's site visit.

A 500-gallon waste oil UST was registered with the VTANR by two previous owners, Timothy Ware and David Ring. No evidence of this UST was found on site. The UST may have been removed at the time the building was expanded in 1989. June Middleton of the VTANR has indicated that they will not require any excavation in the area of the UST and have removed the waste oil UST from the active UST list. It should be noted that if the floor slab is removed and a UST is discovered, the soil surrounding the UST should be tested per VTANR's *Agency Guidelines for Petroleum Contaminated Soil and Debris*.

As part of this ESA, a 500-gallon heating oil UST was removed from the north side of the site building. Soil screened after the removal of the UST indicated that minor soil contamination was present at levels acceptable to VTANR. No further investigation is required in the area of the former heating oil UST.

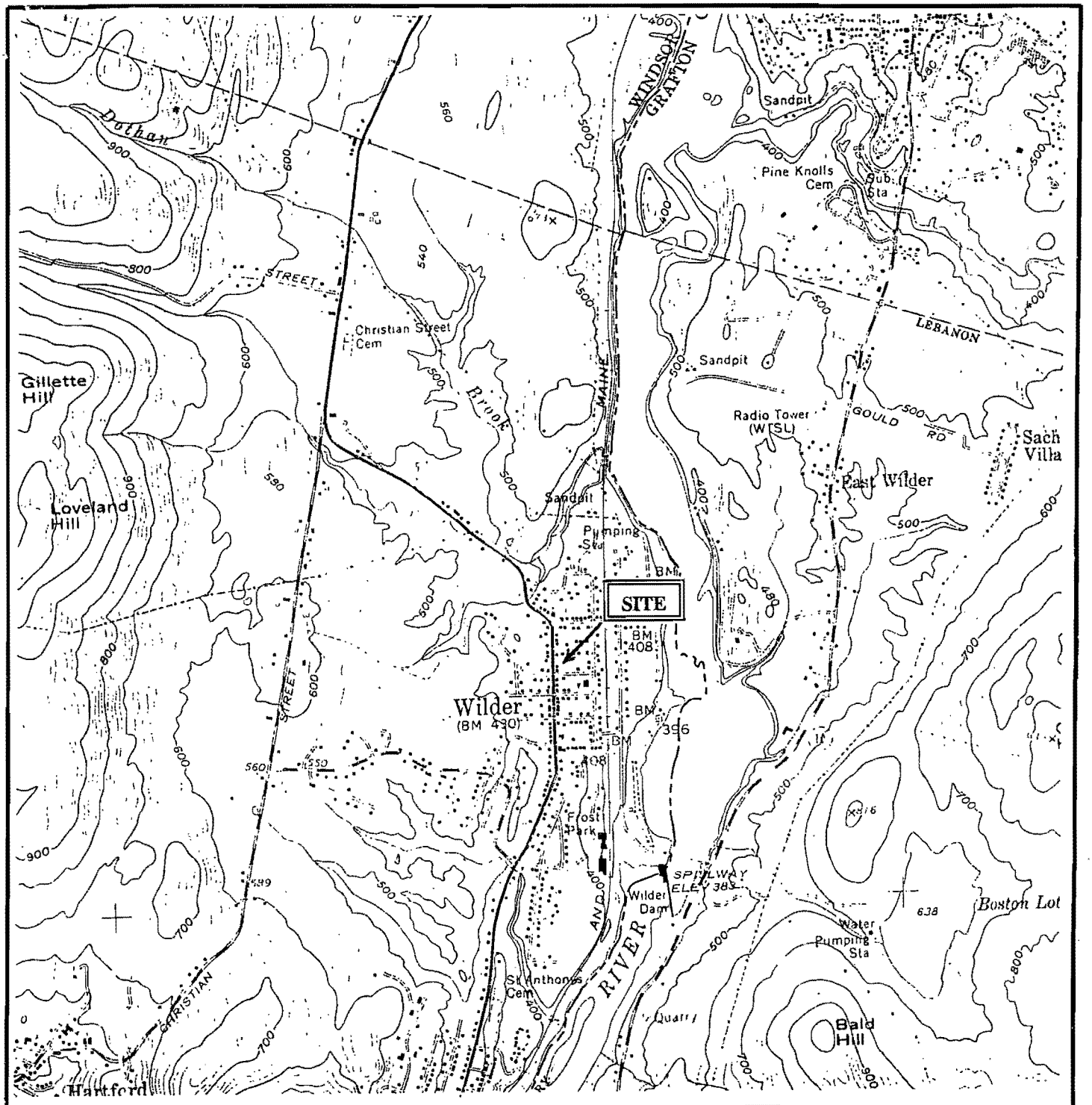
No hazardous waste sites, active or inactive, are located within a one-half mile radius of the White property.

The visual site reconnaissance of the White property identified a few items of minor concern. A trench style service pit is located within the slab of the former building. The trench has been filled with concrete. According to Tim Ware, the trench did not have a discharge drain. Oil was observed on the floor slab and on soils surrounding the former building. None of the stains appeared to be deeper than two inches.

Asbestos, lead paint, and radon inspections were beyond the scope of this ESA. It should be noted that asbestos has been used in a variety of building materials including floor and ceiling tiles, mastics, wall board, and tar-based roofing materials. Lead paint was commonly used until the late 1970s. The older portion of the building may have contained lead-based paint. Given that the White property has a municipal water supply and predominantly slab-on-grade construction, it is likely that the radon levels would be in the acceptable range.

APPENDIX

A. FIGURES



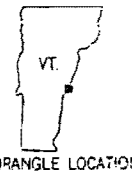
SCALE 1:24 000

1 ½ 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

.5 0 1 KILOMETER

CONTOUR INTERVAL 20 FEET



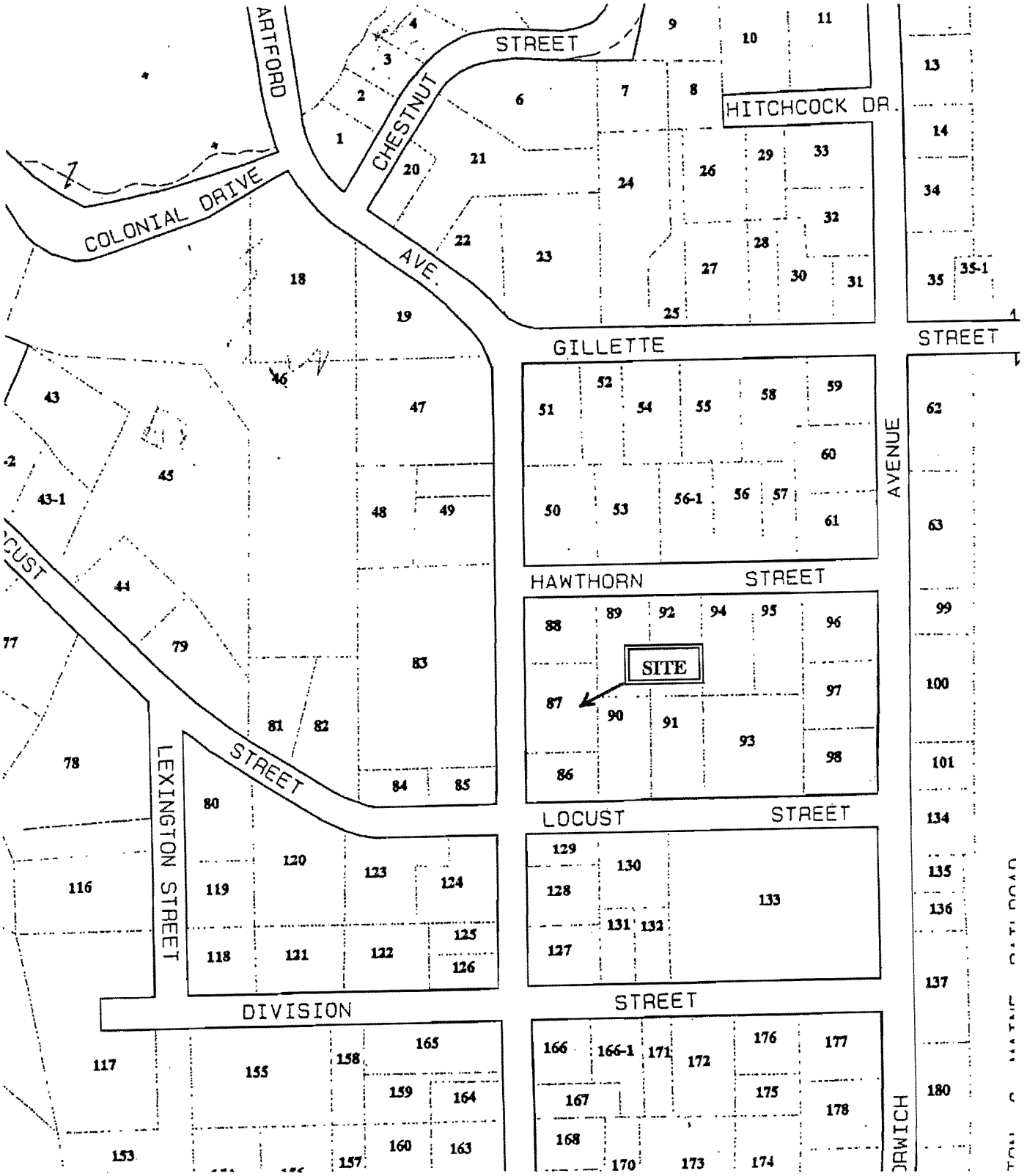
QUADRANGLE LOCATION

T & M ASSOCIATES, INC.
254 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NH 03766
(603) 448-1295 FAX: 448-2965

LOCUS MAP
WHITE PROPERTY
1965 HARTFORD AVENUE
WILDER, VERMONT

FIGURE
1

DRAWN BY: MMD | DATE: JULY 2001 | PROJECT #: 575601



T & M ASSOCIATES, INC.
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LEBANON, NH 03766
(603) 448-1295 FAX: 448-2965

LISTER'S MAP
WHITE PROPERTY
1965 HARTFORD AVENUE
WILDER, VERMONT

FIGURE
2

DRAWN BY: MMD | DATE: JULY 2001 | PROJECT #: 575601

B. PHOTOGRAPHS

Photograph 1 - Looking north along the western side of the White property. Route 5 is to the left of the frame and the floor slab for the former building is along the right side of the frame.

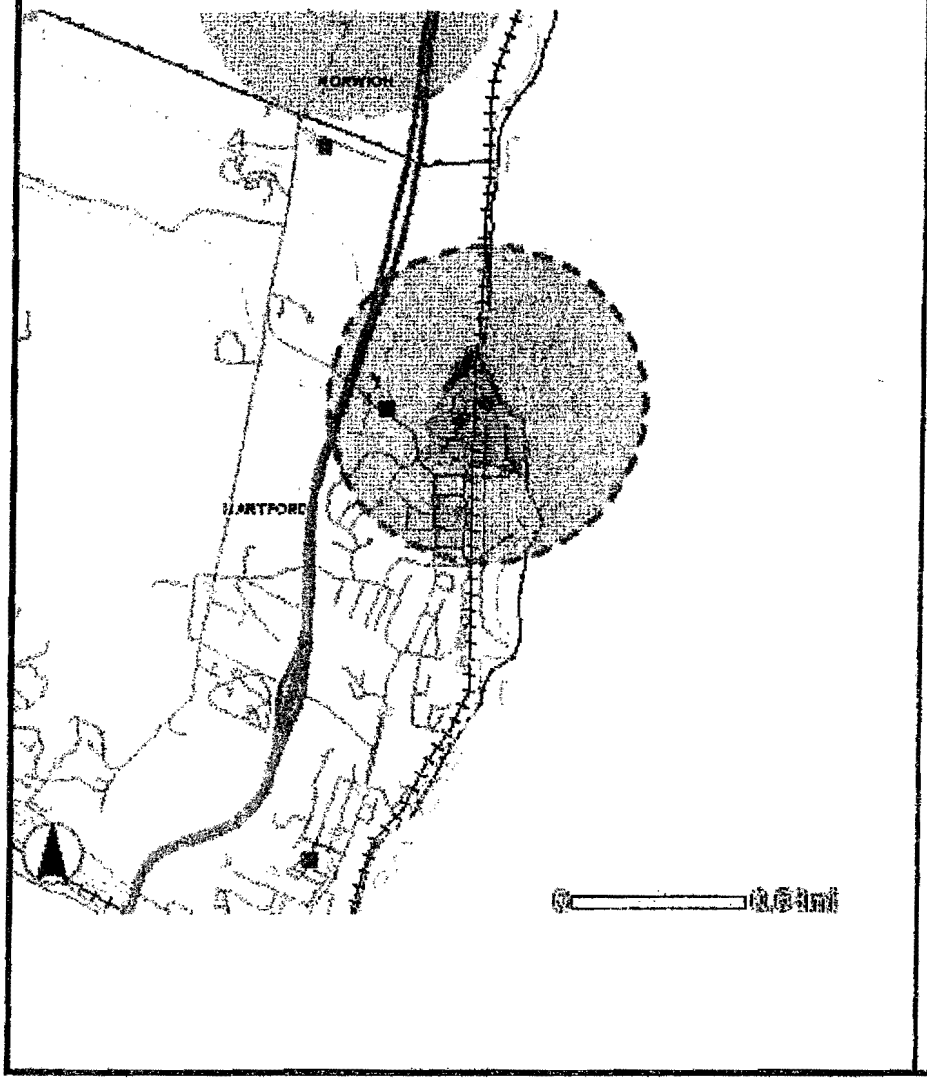
Photograph 2 - Looking at a filled trench for a former in ground hydraulic lift. According to the former operator of this garage, the trench did not have a drain. The floor slab had minor oil stains.

Photograph 3 - View of the area of the former 500-gallon heating oil UST along the north side of the former site building.

Photograph 4 - View of basement area for the former site building.

C. STATE AND TOWN RECORDS

WHITE PROPERTY



Legend

- public drinking water source
- proposed public drinking water source
- hazardous waste site
- hazardous waste generator
- underground storage tank site
- minor road
- major road
- interstate highway
- railroad
- stream, river, shoreline
- ground water source protection area
- surface water source protection area
- proposed ground water source protection area
- lake, pond
- Lake Champlain
- island
- water
- town labels
- town boundary

VERMONT NOTIFICATION FOR UNDERGROUND STORAGE TANKS

– READ INSTRUCTION PAGE CAREFULLY BEFORE COMPLETING THIS FORM –

PLEASE TYPE OR PRINT IN INK ALL ITEMS EXCEPT "SIGNATURE" IN SECTION VI ON PAGE 2.
SEPARATE NOTIFICATION MUST BE FILED FOR TANKS OWNED AT A DIFFERENT LOCATION.
FOR ADDITIONAL INFORMATION, CALL THE VERMONT UNDERGROUND STORAGE TANK PROGRAM AT (802) 828-3395.

I. OWNERSHIP OF TANKS

NAME (CORPORATION, INDIVIDUAL, PUBLIC AGENCY OR OTHER ENTITY): Wilder Auto / David Ring DBA

STREET ADDRESS: 217 Hartford Ave

TOWN OR CITY: Wilder | COUNTY: Windsor

STATE: VT. | ZIP CODE: 05088 | AREA CODE PHONE NUMBER: (802) 295-2150

II. CONTACT PERSON (PERSON RESPONSIBLE FOR DAY-TO-DAY OPERATION OF TANKS.)

NAME (IF SAME AS IN SECTION I, CHECK BOX HERE ☒): DAVID RING

JOB TITLE: owner | AREA CODE PHONE NUMBER: ( )

MAILING ADDRESS (IF DIFFERENT FROM SECTION I)

STREET ADDRESS: P.O. Box 697

TOWN OR CITY: Wilder

COUNTY: Windsor | STATE: VT | ZIP CODE: 05088

III. SITE LEAK HISTORY (COMPLETE THIS SECTION ONLY IF APPLICABLE)

YEAR OF LEAK: | ESTIMATE OF QUANTITY LEAKED IN GALLONS:

SUBSTANCE LEAKED:

SOURCE OF LEAK (CHECK ALL THAT APPLY)

☐ TANK ☐ PUMP ☐ OVERFILL
☐ PIPING ☐ TRANSFER ☐ OTHER

CONTAMINATION (CHECK ALL THAT APPLY)

	YES	NO	DON'T KNOW
SOIL	☐	☐	☐
GROUNDWATER	☐	☐	☐
SURFACE WATER	☐	☐	☐

CORRECTIVE ACTION (CHECK ALL THAT APPLY)

☐ PRODUCT RECOVERY WELLS INSTALLED
☐ SURFACE WATER CONTAINMENT USED
☐ CONTAMINATED SOIL EXCAVATED
☐ TANK REPLACED
☐ PIPING REPLACED
☐ NO ACTION TAKEN
☐ OTHER (SPECIFY)

IV. LOCATION OF TANKS

FACILITY NAME OR OTHER SITE IDENTIFIER, AS APPLICABLE: Same as above Wilder Automotive

STREET ADDRESS, STATE ROAD, R.R. #, AS APPLICABLE: 217 HARTFORD AVE.

TOWN OR CITY: HARTFORD | COUNTY: WINDSOR

STATE: VT | ZIP CODE: 05088 | NUMBER OF TANKS AT THIS LOCATION: 1

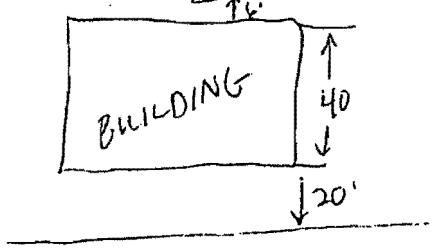
NAME OF LANDOWNER: David Ring

TYPE OF FACILITY (CHECK ONE)

☐ INSTITUTIONAL ☐ RETAIL/CONVENIENCE STORE
☐ BULK PLANT ☐ INDUSTRIAL/COMMERCIAL
☐ STATE ☐ RESIDENTIAL
☐ TOWN ☒ SERVICE STATION
☐ FARM
☐ FEDERAL (GIVE FACILITY I.D. NO.)
☐ OTHER (SPECIFY)

USE THIS SPACE TO SKETCH AND/OR VERBALLY DESCRIBE FACILITY LOCATION. INCLUDE ESTIMATED DISTANCES TO CENTER LINE OF ROADS, BUILDINGS, STREAMS AND OTHER LANDMARKS. USE DIRECTIONAL DESCRIPTORS (NORTH, SOUTH, ETC.) WHERE APPLICABLE.

Information on File with previous owner Tim Ware



JP

LOCAL USE ONLY

FACILITY I.D. NO. 0001625 WAS RECORDED ON Sept. 19, 1988 (DATE) IN BOOK NO. 145, PAGE 404 OF THE Hartford (TOWN) LAND RECORDS.

Rebecca A Adams
SIGNATURE OF TOWN OR CITY OFFICER

STATE USE ONLY

☐ FIRST ☒ AMENDED NEW OWNER

FACILITY IDENTIFICATION NUMBER: 0001675

DATE RECEIVED: 9-15-88 | APPROVED: 9/16/88 ☐

RECEIVED BY: Julie Prindiville

previously recorded 2-10-86 book 113 page 526

JAN 16 1986 FEB 13 1986 JAN 3 1986 PAGE 1

VERMONT NOTIFICATION FOR UNDERGROUND STORAGE TANKS

– READ INSTRUCTION PAGE CAREFULLY BEFORE COMPLETING THIS FORM –

PLEASE TYPE OR PRINT IN INK ALL ITEMS EXCEPT "SIGNATURE" IN SECTION VI ON PAGE 2.
SEPARATE NOTIFICATION MUST BE FILED FOR TANKS OWNED AT A DIFFERENT LOCATION.
FOR ADDITIONAL INFORMATION, CALL THE VERMONT UNDERGROUND STORAGE TANK PROGRAM AT (802) 828-3395.

I. OWNERSHIP OF TANKS

NAME (CORPORATION, INDIVIDUAL, PUBLIC AGENCY OR OTHER ENTITY): Timothy Ware DBA Wilder Auto

STREET ADDRESS: 217 Hartford Ave

TOWN OR CITY: Wilder | COUNTY: Orange

STATE: VT | ZIP CODE: 05088 | AREA CODE: (802) | PHONE NUMBER: 295-2150

II. CONTACT PERSON (PERSON RESPONSIBLE FOR DAY-TO-DAY OPERATION OF TANKS)

NAME (IF SAME AS IN SECTION I, CHECK BOX HERE ☑)

JOB TITLE | AREA CODE ( ) PHONE NUMBER

MAILING ADDRESS (IF DIFFERENT FROM SECTION I)

STREET ADDRESS: Box ~~678~~ 22

TOWN OR CITY: Wilder

COUNTY: Orange | STATE: VT | ZIP CODE: 05088

III. SITE LEAK HISTORY (COMPLETE THIS SECTION ONLY IF APPLICABLE)

YEAR OF LEAK | ESTIMATE OF QUANTITY LEAKED IN GALLONS

SUBSTANCE LEAKED

SOURCE OF LEAK (CHECK ALL THAT APPLY)

☐ TANK ☐ PUMP ☐ OVERFILL
☐ PIPING ☐ TRANSFER ☐ OTHER

CONTAMINATION (CHECK ALL THAT APPLY)

	YES	NO	DON'T KNOW
SOIL	☐	☐	☐
GROUNDWATER	☐	☐	☐
SURFACE WATER	☐	☐	☐

CORRECTIVE ACTION (CHECK ALL THAT APPLY)

☐ PRODUCT RECOVERY WELLS INSTALLED
☐ SURFACE WATER CONTAINMENT USED
☐ CONTAMINATED SOIL EXCAVATED
☐ TANK REPLACED
☐ PIPING REPLACED
☐ NO ACTION TAKEN
☐ OTHER (SPECIFY)

IV. LOCATION OF TANKS

FACILITY NAME OR OTHER SITE IDENTIFIER, AS APPLICABLE: Wilder Automotive

STREET ADDRESS, STATE ROAD, R.R. #, AS APPLICABLE: 217 Hartford Ave

TOWN OR CITY: ~~Wilder~~ Hartford | COUNTY: ~~Orange~~ Windsor

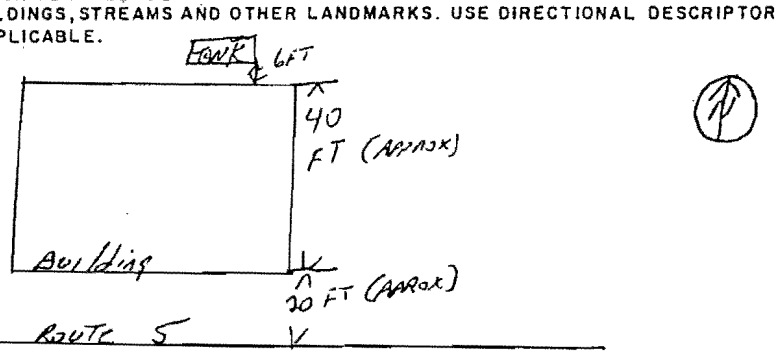
STATE: VT | ZIP CODE: 05088 | NUMBER OF TANKS AT THIS LOCATION: 1

NAME OF LANDOWNER: Timothy J Ware

TYPE OF FACILITY (CHECK ONE)

☐ INSTITUTIONAL ☐ RETAIL/CONVENIENCE STORE
☐ BULK PLANT ☐ INDUSTRIAL/COMMERCIAL
☐ STATE ☐ RESIDENTIAL
☐ TOWN ☒ SERVICE STATION
☐ FARM
☐ FEDERAL (GIVE FACILITY I.D. NO.)
☐ OTHER (SPECIFY)

USE THIS SPACE TO SKETCH AND/OR VERBALLY DESCRIBE FACILITY LOCATION. INCLUDE ESTIMATED DISTANCES TO CENTER LINE OF ROADS, BUILDINGS, STREAMS AND OTHER LANDMARKS. USE DIRECTIONAL DESCRIPTORS (NORTH, SOUTH, ETC.) WHERE APPLICABLE.



LOCAL USE ONLY

FACILITY I.D. NO. 2952150 WAS RECORDED ON February 10, 1986 (DATE) IN BOOK NO. 113, PAGE 526 OF THE Wardsford (TOWN) LAND RECORDS.

Rebecca A Adams
SIGNATURE OF TOWN OR CITY OFFICER

STATE USE ONLY

☑ FIRST ☐ AMENDED

FACILITY IDENTIFICATION NUMBER: 2952150

DATE RECEIVED: 01-03-86 | APPROVED: 02/03/86 ☐

RECEIVED BY: Susan Alexander

93-240

M E M O R A N D U M

TO: Spill/Complaint file #

THROUGH: Cedric Sanborn, Chief, Technical Services Section
Hazardous Materials Management Division (HMMD)

Peter Marshall, Chief, Management and Prevention Section
HMMD

FROM: Marc Roy

DATE: November 2, 1993

SUBJECT: Site visit to Tip Top Tire, Wilder

On 8/24/93, I was on site at Tip Top Tire in Wilder at the request of the Assistant Fire Chief Stephen Leinoff of the Hartford Fire Dept. The purpose of the visit was to determine if there was any environmental threat posed by the drum storage area behind the store. The store was destroyed by fire in Feb. 1993.

I was on site at 0845, and began a survey of the site. There are fire-damaged vehicles and other fire damaged debris all around the site. Behind the building, in a fenced in area (without a gate) there were about 29 drums. Near the area were another 6 drums. The drums were in fair to poor condition, with one drum observed to be leaking from a hole about 1/3 of the way up the drum. Two of the drums had bulged and would not be DOT approved for shipping. There were also about five 5-gallon pails/buckets that did not have lids on and were full. Two of these buckets had sheens on them and one was full of anti-freeze solution. There was also several areas where the soil was stained by petroleum. The largest area was about 6'x 6'. The depth of the stained soil was about 2".

I inventoried the drums as best I could. Only one drum was marked waste oil; none of the other drums were labeled as being waste. Of the 29 drums, 18 were empty. The remainder contained varying amounts of liquid, from approximately 1/4 full to full.

At 0910, the owner of the shop, Dave Ring arrived. He stated that the drums contained used oil or a used oil/water mix. Mr. Ring operated a used oil furnace at Tip Top, and the drums were used to store the oil. He explained that the reason that he had not disposed of the unusable material because he is awaiting settlement of his fire insurance claim. He stated that he has a recent communication with his insurance company stating that they will settle within two weeks. Mr. Ring feels that once the claim

iewing Answer table with form F: Record 1 of 1 Main

Answer # 1

Year:	93
Site Number:	240
Date Incident Occurred:	8/23/93
Time:	
Street/Road Marker:	TIP TOP TIRE,RT 5,WILDER
Town:	HARTFORD
Surface Water Affected:	
EPA PIN#:	
EPA ID Number:	
Reported by:Name:	STEVE LEINOFF
Reported by:Organization:	HARTFORD F D
Reported by:Phone #:	295-3232
Type of Incident:	REQUESTING SITE VISIT-TANKS
Product Released:	
Quantity Released:	
Unit of Measure:	
Responsible Party:	TIP TOP TIRE
Street Address RP:	RT 5
Town Address RP:	WILDER

AGENCY OF NATURAL RESOURCES
COMPLAINT/SPILL REPORT

COMPLAINT #: WM95-009
DATE:
DISTRICT:
TOWN:
PROGRAM:
PRIORITY:
INVESTIGATOR:
DATE CLOSED:
CLOSURE CODE:

Date/Time: 1-11-95 0810 Person Taking Report: Bill Barry

LOCATION OF SPILL/INCIDENT:

Facility: Tip Top Tire

Road/Street/Highway: Hartford Ave

Town/City: Hartford - Wilder

PERSON MAKING REPORT/COMPLAINTANT:

Name/Organization: John Wood Hartford Fire Dept

Address:

Telephone Number: (work) 295-3232 (home)

Emergency: ____ Yes ✓ No

Nature of Incident: Abandoned Drums (6-8)

Date/Time of Incident:

Type of Contaminant: UNK. Quantity:

Responsible Parties: David Ring

OTHER INFORMATION (Including Directions):

Owner - David Ring - Sykes Ave
Next To Gateway Motors -
Abandon Tanks from old Station
still in Ground in Aquifer protection
area. Building Burned 2 years.

Case Assigned to: UST SECTION - FOR TANK REMOVAL Date/Time: 1/11/95 - Ted Unklea

Actions Taken:

re 93-240 Duplicate of Complaint received
on 8-23-93 + Tip report by Marc Roy

Copies: White-Investigator Yellow-File Pink-Enf Div

State of Vermont

Department of Fish and Wildlife
Department of Forests, Parks and Recreation
Department of Environmental Conservation
State Geologist
RELAY SERVICE FOR THE HEARING IMPAIRED
1-800-253-0191 TDD>Voice
1-800-253-0195 Voice>TDD

AGENCY OF NATURAL RESOURCES
Department of Environmental Conservation
Waste Management Division
103 South Main Street
Waterbury, VT 05671-0401
(802) 241-3888

November 1, 1996

Mr. David Ring
P.O. Box 776
White River Junction, VT 05001

Dear Mr. Ring:

This letter is written regarding the site visits I made to your property in Wilder, Vermont known as the former Tip-Top Tire facility. I visited your property twice during the late winter-early spring 1995 in response to concerns expressed to me by officials from the Town of Hartford regarding the possibility of underground storage tanks (USTs) remaining at the facility.

During my two visits, I made a visual inspection of the premises, and checked your facility carefully with a ferromagnetic metal detector and a radio-frequency locator. I was unable to find any indications that underground storage tanks may remain at the facility. This does not mean, of course, that I am certifying that no USTs remain on the property, but simply that I saw no surface indications of underground tanks, and the sensitive electronic devices that were used did not detect any subsurface structures resembling underground tanks.

I hope this letter proves helpful in your effort to sell the property. Please feel free to contact me if you have any questions.

Sincerely,

Ted Unkles
UST Program Coordinator

TU/

State of Vermont

Department of Fish and Wildlife
Department of Forests, Parks and Recreation
Department of Environmental Conservation
State Geologist
RELAY SERVICE FOR THE HEARING IMPAIRED
1-800-253-0191 TDD>Voice
1-800-253-0195 Voice>TDD

AGENCY OF NATURAL RESOURCES
Department of Environmental Conservation
Waste Management Division
103 South Main Street / West Building
Waterbury, VT 05671-0404
802-241-3888

June 27, 2001

JOHN WHITE
PO BOX 274
WILDER VT 05088

RE: UST ID# 1625 Wilder Automotive, Hartford

Dear Mr. White,

Enclosed is a copy of the two notifications of the tank that was at the above property. Each notification was completed by the tank owner at the time of filing and both stated the tank to be for the storage of used oil. Both owners also permitted the tank for operation as a used oil tank and paid fees. The used oil may have been burned in a furnace for on premises heat, but because the product was used oil, the storage of it and use of it for heat, did not exempt it from the UST Regulations.

The Department had been sending correspondence to Mr. Ring for some years advising him of the requirement to have the tank removed from the ground.

We were pleased to hear that an environmental consultant was on site at the time the tank was removed. A copy of the consultant's report is required to be submitted to the Department for our records. Upon receipt of the report, a tank removal form will be prepared for your signature and for filing in the land records.

Because the tank was used for the storage of used oil, soil samples were required to be taken from the tank hole. Today I spoke with Martha at T&M Associates and she informed me that no soil samples were taken because they had been informed the tank was used for heating fuel. A hole in the tank was visible. She did state that she believed the tank hole was still open and that she could take samples and have the required analytical tests performed at the laboratory. However, she needs your approval to the additional costs to be incurred. A letter from the state confirming the site status cannot be issued until such time as the written report, including the laboratory work, is received from T&M Associates. Please give this matter your immediate attention.

Should you have questions, please call me at (802) 241 3871.

17 ft. Below Tank
Ted Ankler

Sincerely,

June Middleton

June Middleton, UST Assistant Coordinator

RICHARD P. CARBRELLO
JOHN H. HAZEN, JR.
JAMES M. TONKOVICH
MICHAEL J. JOHNSON
LANI G. JANISSE
Selectmen

RALPH W. LEHMAN, Town Manager
ROBERT A. SIMONDS, Town Treasurer

TOWN OF HARTFORD
VERMONT

Municipal Building
15 Bridge Street
White River Junction, VT 05001

(802) 295-9353

VILLAGES IN TOWN
WHITE RIVER JUNCTION
HARTFORD
WEST HARTFORD
QUECHEE
WILDER

May 5, 1989

Dear Landowner:

This letter is to inform you that the Hartford Planning Commission will be holding a review session on Monday Evening, May 15 at 9:00 p.m. in the T. D. Bugbee Building, No. Main Street, White River Junction, to consider site plan approval of an application by David Ring for a 437 sq. ft. addition to his auto sales and service facility on Hartford Avenue, Wilder.

Sincerely,

Frank M. Dimond
Town Planner

mmd

Sent to: Stephen Dutille, W. Lahayle, S. Nolet, Jean Lamoureaux, Datamann

Tip Top Tire, Inc.

"Your Complete Tire & Car Care Center"

Ronnie Sears, President

35 N. Main St. • P.O. Box 1067 • White River Jct. VT 05001 • (802) 295-6995

6-22-89

To Hartford Planning Commision;

On 6-12-89 it was to my understanding that the planning commision denied my application for approval on Wilder Auto. I have not yet received anything in writing. I would appreciate the opportunity to present my case, so that the decision could be reconsidered.

I regret that I did not attend the meeting that night, but I had thought after the meeting we had at Wilder Auto that everything was running smoothly. Here is a list of reasons why it should be considered.

1. A modernized and improved building, that had been approved by the zoning board.

2. A neater and cleaner building without alot of junk cars that had been there previously, which will not be an eyesore to the neighborhood.

3. I have a landscaping plan that I had thought was approved after the on site meeting.

4. Reduce drive entrance from 135 feet to 2 25 feet entrances,

5. Reduce garage doors from 2 to 1

6. A good parking area.

It seems to me if we are allowed to go ahead with this project that the town will benefit from more tax dollars because of this business, and it would be a big improvement for the neighborhood.

I plan on investing alot of time and money in Wilder Auto, if it is not approved I have no other alternative but to go back and run Wilder-Auto like it was previously. If the planning board has any reasonable changes I would be willing to listen to them.

Sincerely

David Ring
Dba Wilder Auto

David H Ring

RICHARD P. CARBRELLO
JOHN H. HAZEN, JR.
JAMES M. TONKOVICH
MICHAEL J. JOHNSON
LANI G. JANISSE
Selectmen

RALPH W. LEHMAN, Town Manager
ROBERT A. SIMONDS, Town Treasurer

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WEST HARTFORD
QUECHEE
WILDER

June 23, 1989

Mr. David Ring
9 Hillcrest Terrace
White River Jct., VT 05001

Re: Site Plan Application #22-0087

Dear Mr. Ring:

This is to confirm the fact that the Hartford Planning Commission at its meeting held on Monday, June 12, 1989, voted to deny your application for a 437 sq. ft. addition and remodeling of a non-conforming auto sales and service facility on Hartford Avenue, Wilder in an R-1 District for the following reason:

1. Due to the inadequacy of circulation, landscaping and access.

Should you have any questions with respect to this denial, please feel free to contact me.

Sincerely,

Frank M. Dimond
Town Planner

FD/mmd

P.C.
Rec. 9/24/89

53 Norwich Avenue
Wilder, VT
July 17, 1989

To: Planning Commission
Re: Wilder Automotive

Since I cannot be in attendance at the meeting tonight when Messrs. Ring and Sears return for consideration of their plan for the Wilder site, I wish to have this letter entered into the testimony.

There is no doubt that the present condition of Wilder Automotive is deplorable and absolutely the last thing the village needs as a welcome to people entering on route 5 from the north (not to mention its effect on the adjacent neighbors).

I have seen the plans for expansion and renovation and have heard both men describe what they would like to do with the property. I have also heard them mention that without approval, they would just continue to operate the business under the present conditions. While this could indeed be their alternative, they also might just as easily sell to someone else, who would operate it without any considerations to the neighborhood or the village.

I also realize that there is a major issue of contamination at the site. A condition of the approval might be that Sears and Ring proceed to clean up these areas in a prescribed period of time (with strict inspection checkpoints by the town), as well as strictly adhere to the proper disposal and storage of wastes from this point onward. I see traffic flow as offering few problems (from the plans I saw), except for two areas, from past experience: there needs to be major attention paid to the line-of-sight southward down Route 5 for cars stopped at the intersection of 5 and Hathorn Street; and there should be little or no screening on the southwest corner of the lot - again, for the line-of-sight problem southward.

Finally, based on testimony I recall from my zoning board hearing some years ago when Wilder Automotive made the change from Herb Maheu's ownership, as well as speaking now for a number of people in my neighborhood -- all would rather see this business in the hands of "local" folks who have the best intentions to fix it up and operate it knowlingly as a nonconforming use in a residential area (and as a neighborhood business responsive to those who live in Wilder) -- then see it in the hands of someone who could care less where and what it is. . . . or worse yet, watch it turn into yet another empty business in Hartford.

Thank you for your consideration of these comments.

Sincerely,

Jim Tonkovich

James Tonkovich

cc: Ron Sears

RICHARD P. CARBRELLO
JOHN H. HAZEN, JR.
JAMES M. TONKOVICH
MICHAEL J. JOHNSON
LANI G. JANISSE
Selectmen

RALPH W. LEHMAN, Town Manager
ROBERT A. SIMONDS, Town Treasurer

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WEST HARTFORD
QUECHEE
WILDER

July 27, 1989

Mr. David Ring
9 Hillcrest Terrace
White River Jct., VT 05001

Re: Site Plan Application #22-0087

Dear Mr. Ring:

This is to confirm the fact that the Hartford Planning Commission at its meeting held July 24, 1989, granted site plan approval for a 437 sq. ft. addition and remodeling of a non-conforming auto sales and service facility on Hartford Avenue, in an R-1 District, subject to the following conditions:

1. Subject to all applicable impact fees and/or charges that the Town may impose.

2. Subject to a limitation of five vehicles for sale at any one time.

3. Subject to approval by the ZBA of the proposed use.

This approval is based upon the site plan for David Ring, Hartford Avenue, Wilder, VT, dated 3/13/89, designated Project No. 55189 by Hathorn Surveys. Please note that a revised plan needs to be submitted.

You must obtain a Zoning Permit for this construction and use within six (6) months of the date of approval. If you have not already done so, you should contact the District Environmental Office, No. Springfield, Vermont at (802) 886-2215 for any State permits which might pertain to your project.

Should you have any questions, please feel free to contact me.

Sincerely,

Frank M. Dimond
Town Planner

FMD/ss

RICHARD P. CARBRELLO
JOHN H. HAZEN, JR.
JAMES M. TONKOVICH
MICHAEL J. JOHNSON
LANI G. JANISSE
Selectmen

RALPH W. LEHMAN, Town Manager
ROBERT A. SIMONDS, Town Treasurer

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VILLAGES IN TOWN
WHITE RIVER JUNCTION
HARTFORD
WEST HARTFORD
QUECHEE
WILDER

August 8, 1989

Mr. David Ring
9 Hillcrest Terrace
White River Jct., VT 05001

Re: Site Plan Application #22-0087

Dear Mr. Ring:

The Hartford Planning Commission, at its meeting held on Monday, July 24, 1989, considered site plan approval for a 437 sq. ft. addition and remodeling of a non-conforming auto sales and service facility on Hartford Avenue, in an R-1 District, subject to the following conditions:

1. Subject to all applicable impact fees and/or charges that the Town may impose.

2. Subject to a limitation of five vehicles for sale at any one time.

3. Subject to approval by the ZBA of the proposed use.

The vote in favor was insufficient to result in approval and the Commission therefore will take it up again on August 28 at 9:00 p.m. in the T. D. Bugbee Building, No. Main Street, White River Junction. We will advertise it on the agenda and notify abutters.

Should you have any questions, please feel free to contact me.

Sincerely,

Frank M. Dimond
Town Planner

FMD/mmd

cc: Abutting Landowners

RICHARD P. CARBRELLO
JOHN H. HAZEN, JR.
JAMES M. TONKOVICH
MICHAEL J. JOHNSON
LANI G. JANISSE
Selectmen

RALPH W. LEHMAN, Town Manager
ROBERT A. SIMONDS, Town Treasurer

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VILLAGES IN TOWN
WHITE RIVER JUNCTION
HARTFORD
WEST HARTFORD
QUECHEE
WILDER

August 8, 1989

Dear Landowner:

This letter is to inform you that the Hartford Planning Commission will be holding a review session on Monday evening, August 28, 1989at 9 p.m. in the T. D. Bugbee Building, No. Main Street, White River Junction, to consider site plan approval of a 437 sq. ft. addition to an auto sales and service facility owned by David Ring.

Sincerely,

Frank m. Dimond
Town Planner

mmd

cc: S. Dutille, W. Lahayle, S. Nolet, J. Lamoureaux, Datamann

RICHARD P. CARBRELLO
JOHN H. HAZEN, JR.
JAMES M. TONKOVICH
MICHAEL J. JOHNSON
LANI G. JANISSE
Selectmen

RALPH W. LEHMAN Town Manager
ROBERT A. SIMONDS, Town Treasurer

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WEST HARTFORD
QUECHEE
WILDER

September 5, 1989

Mr. David Ring
9 Hillcrest Terrace
White River Jct., VT 05001

Re: Site Plan Application #22-0087

Dear Mr. Ring:

This is to confirm the fact that the Hartford Planning Commission at its meeting held on August 30, 1989, granted site development plan approval for a 437 sq. ft. addition and remodeling of a non-conforming motor vehicle sales and service facility, on Hartford Avenue, Wilder, in an R-1 District, subject to the following conditions:

1. Subject to all applicable impact fees and/or other charges that the Town may impose,

2. Subject to all of the conditions imposed by the Zoning Board of Adjustment.

This approval is based upon the site plan entitled "Site Plan For David Ring & Ronald Sears, Hartford Ave., Wilder, VT." dated 3/13/89 with revisions on 5/31/89, and 8/30/89, project no. 55189 as prepared by Hathorn Surveys'.

Please note that you must obtain a Zoning Permit for this construction and use within six (6) months of the date of approval. If you have not already done so, you should contact the District Environmental Office, North Springfield, Vermont at (802) 886-2215 for any State permits which might pertain to your project.

A copy of the approved site plan is enclosed for your records.

Sincerely,

Frank Dimond
S/RO

Frank M. Dimond
Town Planner

FD/mmd

****

In the matter of)
David Ring) HEALTH ORDER

Upon investigation, James Mullen, Health Officer for the Town of Hartford, Vermont, has found the following:

1. The owner of record of Lot 22-87-0 at 217 Hartford Avenue, Wilder, is David Ring, who acquired the lot on 1/4/88. The deed is filed in Vol. 136, p. 185 of the Hartford Land Records.

2. The lot is developed with a single structure used until 2/20/93 for retail sales of tires, a motor vehicle repair facility, and a motor vehicle sales facility.

3. The structure on the lot suffered a catastrophic fire on 2/20/93. The shell of the burned structure remains standing on the lot.

4. On 2/15/94, in decision #762-93, the Hartford Zoning Board ruled that the burned building on the lot would not violate Zoning Regulation 4-3-2.3 if the following condition were met:

   "the gable end of the building facing Hartford Avenue (that is, facing west) that may be structurally weak shall either be removed or be braced (to the satisfaction of the Hartford Zoning Administrator) so as to make it structurally sound."

5. The portion of the gable end of the building facing Hartford Avenue that remains is presently not braced. The middle of the wall shows an approximate 1.5' deflection from a straight line connecting its two ends. In this condition, it is susceptible to collapse from such external forces as snow loads, wind loads, or movement by persons or vehicles.

6. Other parts of the building also appear to be susceptible to collapse from similar external forces.

7. The structure is located 5' from the southerly lot line. Since the southerly wall of the building is approximately 12' high, the collapse of this wall could result in the wall falling onto the adjoining lot to the south. The adjoining lot to the south is used for a multi-family residence.

8. The structure is located 18' from the easterly lot line. Since the rear wall of the building is

****

In the matter of)
David Ring) HEALTH ORDER

Upon investigation, James Mullen, Health Officer for the Town of Hartford, Vermont, has found the following:

1. The owner of record of Lot 22-87-0 at 217 Hartford Avenue, Wilder, is David Ring, who acquired the lot on 1/4/88. The deed is filed in Vol. 136, p. 185 of the Hartford Land Records.

2. The lot is developed with a single structure used until 2/20/93 for retail sales of tires, a motor vehicle repair facility, and a motor vehicle sales facility.

3. The structure on the lot suffered a catastrophic fire on 2/20/93. The shell of the burned structure remains standing on the lot.

4. On 2/15/94, in decision #762-93, the Hartford Zoning Board ruled that the burned building on the lot would not violate Zoning Regulation 4-3-2.3 if the following condition were met:

   "the gable end of the building facing Hartford Avenue (that is, facing west) that may be structurally weak shall either be removed or be braced (to the satisfaction of the Hartford Zoning Administrator) so as to make it structurally sound."

5. The portion of the gable end of the building facing Hartford Avenue that remains is presently not braced. The middle of the wall shows an approximate 1.5' deflection from a straight line connecting its two ends. In this condition, it is susceptible to collapse from such external forces as snow loads, wind loads, or movement by persons or vehicles.

6. Other parts of the building also appear to be susceptible to collapse from similar external forces.

7. The structure is located 5' from the southerly lot line. Since the southerly wall of the building is approximately 12' high, the collapse of this wall could result in the wall falling onto the adjoining lot to the south. The adjoining lot to the south is used for a multi-family residence.

8. The structure is located 18' from the easterly lot line. Since the rear wall of the building is

because the containers holding these chemicals are exposed to the elements of weather, and because the containers holding these chemicals may be crushed, should the building collapse.

18. The chemicals present on the lot pose a significant public health risk of contamination to the municipal water supply from hazardous wastes discharging into the kame deposit.

19. David Ring did not take action to secure the front wall of the building from collapse and to remove chemicals from the lot as requested by Health Officer James Mullen in a 12/13/94 letter to David Ring.

THEREFORE, by authority granted under 18 V.S.A. Sections 126, 127, and 128, it is hereby:

ORDERED that David Ring shall:

1. By noon on Monday, January 30, 1995, secure the building from entry by unauthorized persons.

2. By noon on Monday, January 30, 1995, brace the damaged building so that it does not pose a danger of collapse.

3. Within 48 hours of receipt of this Health Order, remove all chemicals from the lot, including the following:

   8 drums containing unidentified fluids
   1 five gallon pail hydraulic fluid
   1 five gallon pail DMQ cleaning fluid
   1 five gallon pail of liquid tire sealer
   2 one gallon cans of oil based paint
   1 one gallon can of floor leveling compound
   2 funnel/drum combinations for draining crankcase oil
   #2 fuel oil - unknown quantity in indoor fuel tank
   spilled oils and burned tire ash on concrete slab
   acid in 6 car batteries

4. By noon on Monday, April 10, 1995, remove all underground storage tanks from the lot.

The Town reserves the right to require the following, as provided for in 18 V.S.A., Section 126:

1. Testing, sampling, monitoring, surveying, or other analytical operations required to determine the nature, extent, duration, or severity of the public health hazard or public health risk.

D. CONSULTANTS QUALIFICATIONS

KELLY E. NIX

EDUCATION: Vermont Law School, South Royalton, Vermont.
Masters in Environmental Law, 2000.

Coastal Carolina University, Conway, South Carolina.
B.A. in Environmental Law/Marine Biology, 1996.

PROFESSIONAL HISTORY:

March 2001 - Present

Project Engineer/Environmental Consultant with T & M Associates, Inc., Lebanon, NH. Responsible for services associated with environmental site investigations and activities related to remediation of environmental contamination. Other duties include closure reporting for underground and aboveground petroleum storage tanks.

September 2000 - December 2000

Internship with the Department of Environmental Protection, Division of Site Remediation, Cost Recovery and Enforcement, Trenton, NJ. Responsibilities included investigating and researching hazardous waste sites in order to write legal documents for enforcement and remediation.

CERTIFICATION: OSHA 40-hour Hazardous Waste Operations and Emergency Response Training Course, 2001.

MARTHA M. DOELLE

EDUCATION: Duke University School of Forestry and Environmental Studies
M.E.M. in Environmental Management, 1989.

Albion College, Albion, Michigan
B.A. in Geological Sciences, 1987.

PROFESSIONAL HISTORY:

May 1998 - Present

Director of Environmental Services with T & M Associates, Inc., Lebanon, NH. Responsible for services associated with environmental site assessments, site investigations and activities related to remediation of environmental contamination. Other duties include closure reporting for underground and aboveground petroleum storage tanks.

September 1997 - April 1998

Project Manager at Corporate Environmental Advisors, Inc., Wilder, VT. Responsibilities included directing of a number of hazardous waste remediation projects and coordinating cleanup efforts at oil spills.

September 1992 - April 1997

Office Manager with Jaworski Geotech, Inc., White River Junction, VT. Responsible for marketing, planning and executing field investigations and subsurface explorations, preparing numerous site assessments and designing remedial actions plans.

June 1991 - September 1992

Project Hydrogeologist at Ransom Environmental Consultants, Inc., Newburyport, MA. Duties included preparing environmental site assessments and designing remedial action programs throughout the northeast. Participated in 24-hour emergency response program for a large electrical utility company.

June 1989 - June 1991

Environmental Scientist at Ecology & Environment, Inc., Buffalo, NY. Duties included preparing environmental impact statements, environmental assessments, and resource reports as a specialist in geology, soil and groundwater resource management and impact evaluation.

CERTIFICATION: OSHA 40-hour Hazardous Waste Operations Personnel Course, 1989, with annual 8-hour refresher courses.

E. LIMITATIONS

LIMITATIONS

1. Review of available information regarding this site was done so for the purpose of identifying the likelihood that hazardous wastes or oils exist beneath the site. The findings of this review are presented in this report. Based on this review, analytical tests were not completed for the purpose of revealing a potential problem, as that was not considered warranted at the time.

2. The evaluation presented in this report has been completed without chemical test data. Should chemical analyses become available, these data should be reviewed by T & M Associates and the conclusions presented herein may be modified. It should be noted that variations in the types of contaminants, their concentrations, and their direction of flow will occur due to water table fluctuations and alteration of disposal practices, as well as other factors. As such, it cannot be stated with absolute certainty whether or not a hazardous waste contamination problem exists or will exist in the future at the site.

3. This study and report have been prepared for the exclusive use of Jonathan White and his lender and Title Insurer associated with the site solely for the use of an environmental evaluation of the site. Except for the purpose of satisfying federal, state, and local regulations, this report and the findings contained herein, shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party, in whole or in part, without prior written consent of T & M Associates. This report has been prepared in accordance with generally accepted environmental assessment practices. No other warranty, expressed or implied, is made.