

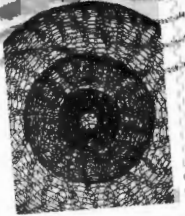
City of Burlington VT
149 Church St
Burlington VT 05401

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POSTER USA



Rob Farley
Agency of Natural Resources
VT Dept of Environmental Conservation
Waste Management & Prevention Division
1 National Life DR, Davis
Montpelier VT

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Agency of Natural Resources

Vermont Department of Environmental Conservation

Waste Management & Prevention Division

One National Life Drive, Davis 1 [phone] 802-828-1138

Montpelier, VT 05620-3704 [fax] 802-828-1011

Site Management Activities Completed

Site Name - Young's Residence

SMS # 20134436

SMAC Recipient Sally and William Young

28 N Williams

Burlington, Vermont

03/08/2021

Span #114-035-16183

I. Purpose and Applicability

A Site Management Activities Completed (SMAC) designation is issued by the Vermont Agency of Natural Resources (VTANR), Waste Management and Prevention Division (WMPD), Site Management Section (SMS) to signify that based on current information, no additional work related to a release is required and all the requirements of § 35-1001(b) Investigation and Remediation of Contaminated Properties Rule (IRULE) have been met. This SMAC designation also serves as a Notice to the Land Record (NTRL).

II. Description of Property Subject to SMAC

This SMAC is issued for the Young residence property, SMS Site #20134436, located on 28 N Williams, Burlington, VT. The property has likely been of residential use since development.

III. Site History

In September 2013, a basement dewatering system with a French drain and sumps was installed to mitigate seepage of groundwater in the basement. At that time, a petroleum odor was detected emanating from the groundwater sumps. Waite-Heindel Environmental Management, LLC (WHEM) investigated the source of petroleum odor and identified a 550-gallon #2 fuel oil underground storage tank (UST) on the southeast corner of the house and oversaw its removal.

IV. Site Investigation and Corrective Action Activities; Documentation/Reports

WHEM conducted the site investigation and provide lead on the remedial efforts to this site closure.

- The initial site assessment on September 13, 2013 by WHEM included collection of groundwater samples from the north and south sumps and indoor air screening with a photoionization detector (PID). Petroleum compounds associated with #2 fuel oil were detected in the water with naphthalene detected in the north sump sample at 22.7 microgram/liter (ug/L) which exceeded the Vermont Groundwater Enforcement Standards (VGES) of 0.5 ug/L. A petroleum odor was present in the basement. The PID measured 1.8 parts per million (ppm) in the basement breathing zone, 20.9 ppm above the north sump, 27.0 ppm above the south sump and 175 ppm for air space above the vapor barrier penetration.
- On September 20, 2013, a 550-gallon fuel oil UST adjacent to the building foundation was removed. Saturated soils were visible in the excavation sidewalls below 4 ft, and all soil below this depth also had gray oil staining. The oil staining was visible on the exposed concrete foundation, and an oil sheen was observed at about five

feet below grade. Approximately 10-12 cubic yards (CY), or 15.4 tons of contaminated soil were removed from the tank grave for disposal. A monitor well (MW-1) was installed in the tank location before backfilling.

- Initial Site Investigation efforts on December 6, 2013 included the installation of two additional MWs hydraulically downgradient from MW-1, the collection of soil samples from the borings, and groundwater samples from the MWs. The two basement sumps were sampled on December 23, 2013. The analytical results for soil samples collected did not exceed their respective residential VT DEC Soil Standards. Petroleum VOCs were detected in MW-1, as well as both sumps. Naphthalene exceeded the VGES in the north sump.
- On January 9, 2014, approximately 1.4 cy of contaminated soils were removed from the south sump area of the basement for disposal, as a supplementary corrective measure. The area was backfilled, the vapor barrier reinstalled and the sump pump re-connection. Within 24 hours, the basement breathing zone PID levels were at background (0.0 ppm) and the level above the south sump was 0.3 ppm.
- In July 2016 additional corrective measures were implemented in accordance with the approved April 14, 2016 Corrective Action Plan (CAP). The CAP included:
 1. Compliance with City/State requirements by operating the basement sump granular activated carbon treatment system under a General Discharge Permit 3-9016 prior to discharge to the City combined sewer system;
 2. Monitoring of system effluent parameters twice a month and influent parameters once a month, in compliance with General Discharge Permit 3-9016;
 3. Ongoing groundwater quality monitoring or re-assessment for a 5-year period. These measures were a result of the Naphthalene concentrations in the sumps, and of the connection of the new basement drain to the combined municipal system.
- The October 2016 discharge permit report indicated that treatment system influent quality was below the effluent discharge thresholds. This was confirmed in December 2016, each month in 2017, and January through July of 2018. The Discharge Permit with the municipality of Burlington was discontinued on August 9, 2018.
- Eleven groundwater monitoring events took place between April 2014 and April 2019 from both sumps and the monitor wells. In the sumps, naphthalene was the sole contaminant detected above VGES and over the last five monitoring rounds the results ranged between non-detect (less than 2 ug/L) and 10.1 ug/L. MW-2 and MW-3 did not contain detectable petroleum contaminants. Samples from MW-1 did contain benzene and naphthalene above standards, though by the last sampling round benzene levels were below VGES and naphthalene had decreased to 3.6 ug/L. The overall trend for these monitor points is a declining concentration of naphthalene.
- The August 2019 groundwater monitoring report included the consultant's statement that *"it remains extremely unlikely that any VGES exceedances would occur in groundwater at the downgradient property line as a result from the fuel oil release at the Young residence."* This statement is supported by the site data, including the non-detect contaminant levels in MW-1 and MW-2.
- On April 8, 2020, the monitor wells were permanently closed by WHEM staff. On September 23, 2020, the sump treatment system was dismantled and removed, and the original configuration for sump discharge to municipal sewer was reconnected. These activities are report in the WHEM document dated October 13, 2020.
- Risk of petroleum impact to indoor air is deemed low given the contaminant source removal, vapor barrier over any residual contamination, the low and declining naphthalene groundwater levels, the non-detect PID readings and the piping connection between the sumps to the municipal sewer.

The SMS has reviewed the site documents and determined the site is eligible for a SMAC designation. These documents are available for review with the Department of Environmental Conservation, Waste Management and Prevention Division, Sites Management Section.

V. Determination

Based on the above information, the SMS has determined that the site has satisfied the requirements of Subchapter 10 § 35-1001 of the IRULE and the SMS is not requesting any additional work at this time in response to the reported fuel oil contamination from the petroleum release identified in 2013. Therefore, the SMS is assigning a Site Management Activities Complete (SMAC) designation. This SMAC designation and attached site plan also serve as a Notice to the Land Records to document that residual contamination remains on this property. This SMAC designation and site plan will be provided to the current owner of the property and their environmental consultant, the City Manager, municipal health officer, and DEC regional engineer. Any residual contamination remaining at the site does not pose an unacceptable risk to human health and the environment providing it remains undisturbed. The SMS must be notified prior to conducting any subsurface work, excavation, or groundwater extraction in the vicinity of the above-described residual contamination. If a person fails to follow the use restrictions contained within this notice, the person may be liable for further site investigation, remediation, and penalties pursuant to the Vermont Waste Management Act, 10 V.S.A. Chapter 159.

This SMAC designation and site plan shall be recorded in the Municipal Land Record for this site within one week of receipt of the document. A copy of the recorded SMAC notice with the recorder's stamps must be provided to the Agency within 10 days of recordation; upon which time the SMAC designation will take effect. The SMAC designation does not release ^{Sarah} Sarah and Bill Young or other property owners (past, current, or future) SSY from any past or future liability associated with the heating fuel oil at this site resulting from the underground storage tank discovered in 2013. The Secretary may return the site to an active status if any of the criteria outlined in § 35-1001(f) of the IRULE are met.

Should you have any questions, please do not hesitate to call Rob Farley at 802-622-4162.

Signed: 

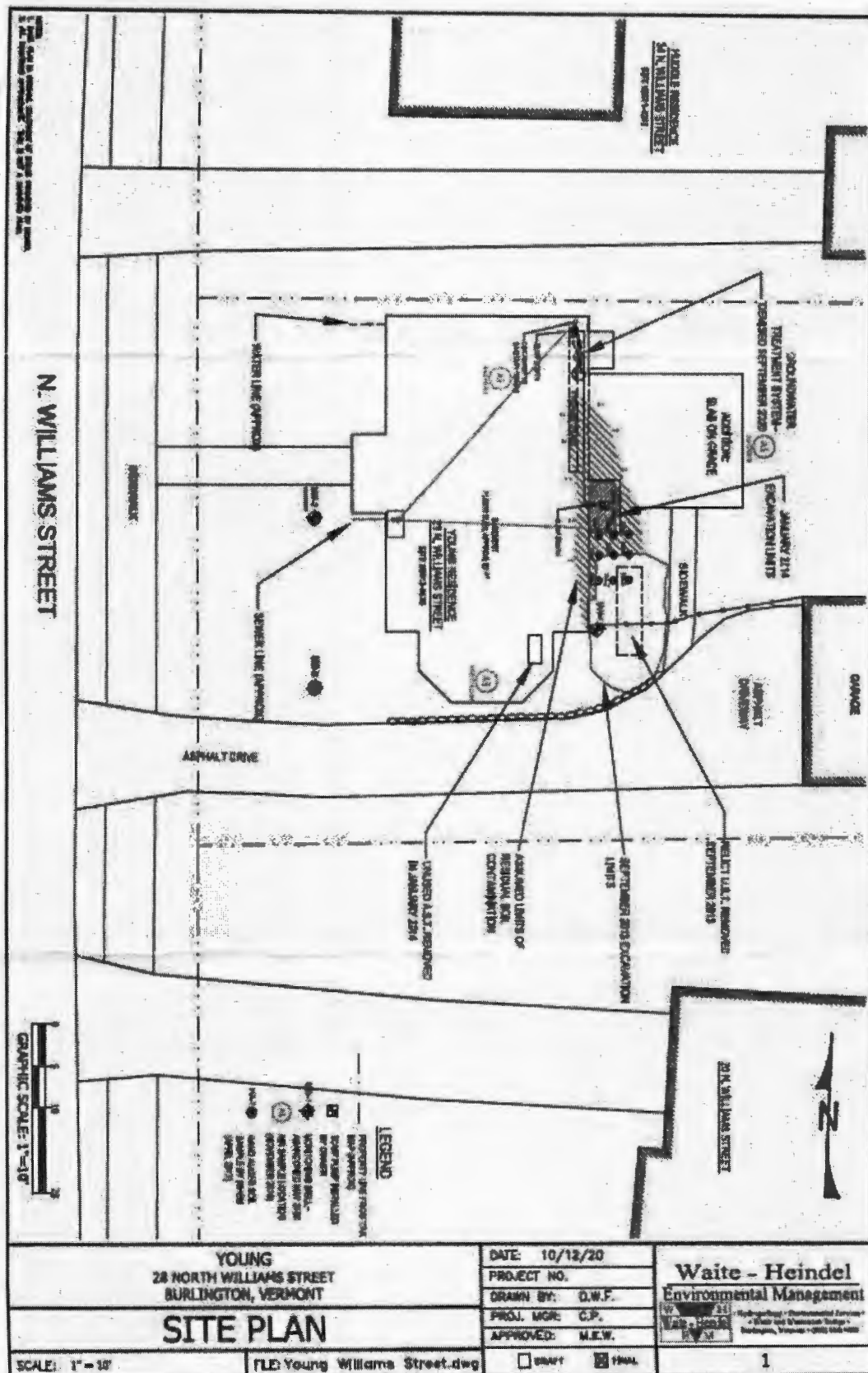
Date: 03/08/2021

Rob Farley, Project Manager
Sites Management Section

Signed: 

Date: 03/08/2021

Matt Moran, Program Manager
Sites Management Section



Received for Record at City of Burlington, VT
On Mar 11, 2021 at 08:40A
Katherine Schaad, CAO

28 N Williams ST
Burlington, VT 05401-3304
March 8, 2021

Office of the Clerk and Treasurer
149 Church St
Burlington, VT 05401

Dear Office of Land Records,

Please find a Site Management Activities Completed on our property at 28 N Williams St, Burlington, VT. We understand that this needs to be recorded in the Municipal Land Record **with a week** of receiving it. It was emailed to us today. I understand from talking to Phil at the office that it costs \$15 per page.


Please find a copy of this document which is four pages which needs to be stamped and recorded.

A copy with the recorder's stamp must be sent **within 10 days** to Rob Farley, Agency of Natural Resources, Vermont Dept of Environmental Conservation, Waste Management & Prevention Division, One National Life DR, Davis 1, Montpelier, VT 05620-3704. I have enclosed a stamped envelope for this purpose.

Thank you for your prompt attention in this matter,



Sally S. Young
ssyoung@uvm.edu
(c) 802-324-3292



William M. Young
wyoungvt@gmail.com
(c) 802-777-7760