

State of Vermont  
Department of Environmental Conservation  
Waste Management & Prevention Division  
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11/07/2013

Sarah and Bill Young  
28 North Williams Street  
Burlington, VT, 05401

RE: First Letter, Young residence, Burlington (SMS Site #20134436)

Sarah and Bill Young:

The Sites Management Section (SMS) has received the Underground Storage Tank (UST) Closure Report for the above referenced property, which was submitted by Waite-Heindel Environmental Management, LLC on October 1, 2013. The release notification is associated with the removal of a 550 gallon fuel oil UST.

Initial investigation efforts responded to fuel oil odors emanating from the newly installed basement dewatering system. Oil residue was anecdotally reported in some of the associated sumps. An oil sheen was observed at about five feet below grade, during the ensuing tank removal excavation. About 15 cu yd of soils were removed. Naphthalene was detected at 22.7 micrograms/liter (ug/L), above the Vermont Groundwater Enforcement Standard (VGES) of 20 ug/L, in a sample of sump water.

Based on the report information, the SMS believes that additional investigation is warranted at this property. Due to the risk to nearby receptors, the SMS requests that you have your environmental consultant perform the following:

- **Further define the degree and extent of contamination to the soil.** Soil borings should be advanced to determine the limits of soil contamination. Soils should be field screened for volatile substances at frequent intervals during the boring installation using a PID. Analytical samples should be submitted in order to characterize the extent of petroleum compound specific contamination.
- **Determine the degree and extent of contamination, if any, to groundwater.** A minimum of three groundwater wells, screened into the affected depth, are necessary at the property, including the existing well, to define the direction of groundwater flow, and the quality of groundwater at the downgradient limit of the property. Groundwater should be submitted for EPA 8260 VOCs, at a minimum, sampled using a standardized low flow sampling methodology. Wells must first be allowed the proper amount of time to stabilize, following well installation and development.
- **Assess the potential for contaminant impact on sensitive receptors.** Base this update on all available information and include basements of adjacent buildings, nearby surface water, any proximal drinking water sources, wetlands, sensitive ecologic areas, outdoor or indoor air, sewers, or utility corridors. (Sample and analyze any onsite water supply wells and any other at-risk water supplies for VOCs using EPA Method 524.2).
- **Determine the need for long-term treatment and/or monitoring that addresses groundwater contamination.**



- **Submit a summary report that outlines the work performed, as well as provides conclusions and recommendations.** *As appropriate* include analytical data; a site map showing the location of any potential sensitive receptors, stockpiled soils and monitoring or sample locations; an area map; detailed well logs; a groundwater contour map, and compound specific groundwater iso-concentration maps.

Please have your consultant submit a preliminary work plan and cost estimate within *fifteen days* of your receipt of this letter, so it may be approved prior to the initiation of onsite work.

Based on current information, investigation activities related to petroleum contamination at this property may be eligible for reimbursement from the VT Petroleum Cleanup Fund (PCF). You must provide written proof that no applicable insurance exists in order to receive reimbursement from the PCF. Documentation required must include a complete copy of the applicable property or liability policies that were in place on the date the contamination was discovered; and a pollution coverage statement from the insurance carrier(s). The statement(s) must include name and address of the insurer, the name of the policyholder, policy number(s) and dates of coverage. Also necessary, the name and telephone number of the claims analyst or contact person, and if coverage is denied, then a statement referencing specific policy language invoked to deny coverage of the claim.

The owner or permittee must pay for the initial deductible amount of the cleanup. That deductible may be waved in cases where the owner had no reason to know or suspect there was a tank on their property. Please refer to your recent "Section 1926" letter, from Mr. Ted Unkles. The fund will reimburse the tank owner or permittee for additional eligible cleanup costs of up to allowable limit specific to your tank(s). All expenditures must be pre-approved by the Agency. Site investigation work must follow the conditions included in the document titled "Investigation and Remediation of Contaminated Properties Procedure". Please refer to the guidance document titled "Procedures for Reimbursement from the Petroleum Cleanup Fund" for additional information concerning the PCF. The two aforementioned documents are available on our website at the following address:

<http://www.anr.state.vt.us/dec/wastediv/sms/smsgdint.htm>

Please feel free to call me with any questions you may have. I can be reached at 802 522-5564.

Sincerely,



Hugo Martínez Cazón, PE  
Sites Management Section

c: Miles Waite, Waite-Heindel Environmental Management, LLC (via e-mail)  
DEC Regional Office – Essex, Engineer(via e-mail)  
Burlington Selectboard/Council  
Burlington Health Officer