

**State of Vermont**  
**Department of Environmental Conservation**  
**Waste Management & Prevention Division**  
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July 31, 2012

WALTER AND JULIE ACKERMAN  
HARRY'S HARDWARE  
3087 MAIN ST.  
CABOT, VERMONT 05647

RE: Sites Management Activities Completed, Harry's Hardware, Cabot, SMS Site #88-0201

Dear Mr. and Mrs. Ackerman:

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

- In 1988 two underground storage tanks (USTs) were removed from your property and contamination was observed. A single, 2-compartment replacement tank was installed. In 1990 the site was closed because free product was no longer observed in the monitor wells.
- During the installation of water and sewer lines in Cabot, exploratory drilling and trenching on both sides of Main Street were conducted in the summers of 1999 and 2000, in front of Harry's Hardware and the Cabot Garage. Petroleum contaminated soil and groundwater were encountered during this construction work. Both sites were re-opened and additional investigation was requested at both properties.
- On December 28, 2005 and January 17, 2006 a total of four groundwater monitor wells were installed by the Johnson Company in order to evaluate potential contamination at the Harry's Hardware location. Gravelly fill overlying silty sand was observed from grade to 13' below the ground surface. Bedrock was not encountered. During monitor well installation, soil samples were screened for volatile organic compounds (VOCs) using a photoionization detector. The maximum VOC reading of 340 parts per million (ppm) was noted in the soil sample from 8' at monitor well MW-4. 336 ppm was noted at 8' in MW-1. MW-2 and -3 had VOC readings of 1.3 and 2.4 ppm respectively. MW-4 is located on the up gradient property boundary and MW-1 is located down gradient of the site UST.
- On January 24, 2006 MW-1 to -4 were sampled for VOCs via EPA 8260M and total petroleum hydrocarbons (TPH) by EPA 8015GRO. No contamination was detected in MW-2 and -3. In MW-1, 1,2,4-trimethylbenzene (7.9 µg/L) was found above Vermont Groundwater Enforcement Standards (VGES); 1,3,5-trimethylbenzene was below the VGES. MW-4 contained naphthalene (50 µg/L), 1,3,5-trimethylbenzene (37 µg/L) and 1,2,4-trimethylbenzene (110 µg/L) above the VGES. Other petroleum compounds were noted below the VGES. TPH

over



was found at 0.2 and 0.4 mg/L in MW-1 and -4 respectively. TPH does not have a VGES but is used a general indicator of petroleum contamination. Confirmatory sampling was requested.

- On April 16, 2006 the site was re-sampled and 1,2,4- and 1,3,5-trimethylbenzene (33 and 12 µg/L) were found above the VGES in MW-4. Since that date a new standard of 350 µg/L was issued by the Vermont Department of Health for the sum of 1,2,4- and 1,3,5-trimethylbenzene concentrations. In July 2007 the SMS approved site closure pending monitor well closure.
- On May 31, 2011 the 5,000 gallon split compartment diesel/gasoline UST was removed. This removal was required due to flood damage. Flood waters had scoured out all soil around the tank and broken the fuel and vent lines. Soil samples were collected from the UST excavation and VOCs were measured. The maximum VOC level was 101 parts per million, which was found in a pocket of stained sand under the eastern tank end. Ross Environmental Associates (REA) reported that this contamination appeared to be old and that the UST itself was undamaged, although it had been uncovered by the flood. Approximately 3 yds<sup>3</sup> of contaminated soil was excavated and shipped to the landfill in Coventry, Vermont for disposal. Based on the REA report, no further work was required with respect to the UST removal and site closure was approved.
- Soil and groundwater near the former tank location were identified as sensitive receptors. The site borders the Winooski River. No other at risk sensitive receptors were identified. The property and surrounding area are served by municipal water, which is not at risk of contamination. No impact to the Winooski was observed.
- The 3 monitor wells were properly abandoned on July 16, 2012 by Calkins Excavating. The well casings were removed using a backhoe and the boreholes were filled with concrete slurry.

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 you, Mr. and Mrs. Ackerman, from any past or future liability associated with any residual the contamination at this site. It does, however, mean the SMS is not requesting any additional work in response to the contamination observed during waterline and sewer construction or the later UST removal at this time.

The property is covered by the Vermont Petroleum Cleanup Fund (PCF) and the \$10,000 deductible has been met for the release discovered in 1988 and reinvestigated in 2005/2006. The SMS is not requiring additional site work for this release based on existing knowledge. However should additional work become necessary based on unforeseen new information, PCF eligibility is fully transferable to any subsequent property owner, their lender, or your lender.

Should you have any questions, please do not hesitate to call me; I may be reached at (802) 241-3876.

Sincerely,



Chuck Schwer  
Chief, Sites Management Section

CC: Bob Ross, Ross Environmental Associates (by e-mail)  
Dana Calkins, Calkins Excavating, Inc. (by e-mail)  
Tom Osborne, The Johnson Company (by e-mail)  
DEC Regional Office (by e-mail)  
Cabot Select Board  
Cabot Health Officer