



State of Vermont

Department of Fish and Wildlife
Department of Forests, Parks and Recreation
Department of Environmental Conservation
State Geologist
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May 18, 2005

Mr. Steve Ploesser
FIC LLC
c/o Pomerleau Real Estate
69 College St.
Burlington, VT 05402

RE: Site Management Activity Completed (SMAC) at the Former Ferrisburg Getty, Ferrisburg, VT
(SMS Site #91-1085)

Dear Mr. Ploesser:

The Vermont Department of Environmental Conservation, Sites Management Section (SMS) received a letter detailing monitoring well abandonment from Heindel & Noyes dated May 16, 2005, and has reviewed the file for the Former Ferrisburg Getty. Based on the file information, the SMS concludes the following:

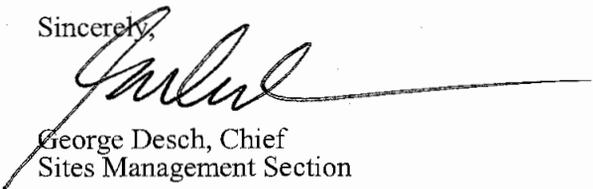
- On July 9, 1991, three 10,000-gallon gasoline underground storage tanks were removed from the site.
- Soils sampled in the vicinity of the tank excavation with a photoionization detector (PID) showed volatile organic compound (VOC) concentrations as high as 200 parts per million (ppm). Approximately 150 cubic yards of contaminated soil was excavated during the tank removal process, and then backfilled into the excavation. Three groundwater monitoring wells were installed at the site. The depth to groundwater was found to be 2 feet, and visible sheens were observed on the groundwater surface.
- On May 26, 1994, an initial site investigation was conducted by Legette, Brashears & Graham (LBG) Consulting. Four soil borings were advanced in the vicinity of the former USTs, and showed no evidence of contamination using a PID. Laboratory analysis of two existing monitoring wells and the four new wells showed both benzene and MTBE were present in groundwater above Vermont Groundwater Enforcement Standards (VGES). A survey of sensitive receptors found that there were no potential receptors in the vicinity of the contamination.
- On December 13, 1994, additional groundwater monitoring was conducted by LBG Consulting. Results showed that MTBE had decreased from 320 parts per billion (ppb) to 7 ppb. Benzene had decreased from 39 to 33 ppb and ethylbenzene increased from 39 to 85 ppb.
- On June 15, 1995 another groundwater sampling round was conducted by LBG Consulting. The results showed that benzene was present in groundwater at 77 ppb and ethylbenzene was detected at 99 ppb. All other contaminants measured were below the minimum detection limits. The SMS requested a reduction in the groundwater sampling from semi-annual to annual, as the results indicated that the contamination had somewhat stabilized and the source of contamination had been removed.

- On December 8, 1995, Heindel & Noyes conducted a Phase I Environmental Site Assessment Update. The conclusions of this report were that the contamination was relatively contained and no further corrective action was necessary at the site. The SMS concurred with this conclusion and recommended that groundwater monitoring continue at the site.
- In February, 2005, Heindel & Noyes conducted additional groundwater monitoring. H&N reported that no contamination was found in any of the monitoring wells that were sampled, and made a recommendation for site closure. The SMS concurred in a letter dated April 18, 2005, on the condition that the monitoring wells at the site would be properly abandoned.
- All groundwater monitoring wells were located and properly abandoned on May 9, 2005 in accordance with Section 12.3.5 in Appendix A of the Vermont Water Supply Rule, Chapter 21. This was confirmed by Heindel & Noyes in a letter dated May 16, 2005.

Based on the above information, it appears that the contamination does not pose an unacceptable risk to the public health or the environment. Therefore, the SMS is assigning this site a Site Management Activity Completed (SMAC) designation. This SMAC designation does not release the owners of the Former Ferrisburg Getty of any past or future liability associated with the contamination remaining in the ground from the former UST. It does, however, mean that the SMS is not requesting any additional work at this time.

Please feel free to call with any questions. I can be reached at (802) 241-3491.

Sincerely,



George Desch, Chief
Sites Management Section

C: Ameddia John Perry (submitted electronically)
Ferrisburg Town Clerk
Ferrisburg Health Officer
DEC Regional Office