



State of Vermont
Department of Environmental Conservation

AGENCY OF NATURAL RESOURCES
WASTE MANAGEMENT DIVISION

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December 29, 2006

Mr. Peter Partch
1465 Barker Hill Road
Castleton, VT 05735

RE: Site Management Activities Completed (SMAC) Designation
Site: Former Benson Country Store, Benson, VT (SMS Sites #91-1136)

Dear Mr. Partch:

The Sites Management Section (SMS) has received the *Site Status Update* for the above referenced property, which was submitted by Lincoln Applied Geology (LAG) and dated December 8, 2006. The SMS has also reviewed the site file for this property, which details the subsurface conditions associated with former underground storage tanks (USTs). With this information, the SMS has made the following determination:

- This property served as a gas station from 1973 until 1982. The property was used as a hardware store until 1990, when it was acquired by Del Beebe.
- From October 7-9, 1991, four gasoline USTs ranging in size from 3,000-gallons to 4,000-gallons and two 4,000-gallon diesel USTs were removed from the property. There was found to be significant soil and groundwater contamination associated with the tanks. 135 cubic yards of petroleum contaminated soil was removed from the tank excavations and stockpiled at the property.
- Del Beebe, who was the owner of the property in 1991, went bankrupt in 1993 and was forced to sell the property. The SMS conducted a brief investigation at the site on July 15, 1993. PID readings of the onsite vapor well and soil stockpile showed no detectable levels of petroleum compounds.
- In December of 1993, JCA Associates conducted a Phase I Environmental Assessment at the facility. Their report identified several areas of environmental concern at the property, including a floor drain in the facility, the onsite septic system, and groundwater. Additional investigation was recommended.
- The property was acquired by Tad Files in 1998. He is the current owner of the facility. From 1998 until 2003, there was no communication between the SMS and Mr. Files. In 2004, the SMS made an attempt to initiate additional investigation activities. The SMS established communication with Peter Partch in February of 2005, who was working on behalf of Mr. Files to have the site work completed. In March of 2005, the SMS received a workplan for a site investigation from LAG.
- On April 26, 2005, LAG oversaw the installation of seven soil borings at the

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property, two of which were developed as groundwater monitoring wells. Due to drill rig limitations, a rotary drill auger was brought to the site on May 4, 2005, and was used to advance four additional soil borings, which were all completed as monitoring wells. During the boring process, soils monitored for volatile organic compounds (VOCs) using a photoionization detector (PID) had readings up to 3 parts per million (ppm). A screening of the floor drains using a PID revealed no elevated VOC concentrations.

- On June 8, 2005, groundwater samples were obtained from four monitoring wells (MW-2 through MW-5). None of the wells had any petroleum compounds exceeding the Vermont Groundwater Enforcement Standards (VGES). MW-1 and MW-6 were found to be dry.
- On March 16, 2006, LAG returned to the site to collect additional groundwater samples. All samples were analyzed for VOCs using EPA Method 8260. No VOCs were detected in samples obtained from MW-2, MW-3 and MW-5. MW-4 had an elevated level of MTBE, though the concentration was below the VGES. MW-1 and MW-6 were again found to be dry.
- LAG returned to the property on October 19, 2006 to conduct additional investigation of the floor drain system and abandon the monitoring wells. All six monitoring wells (MW-1 through MW-6) were properly abandoned in accordance with the VT Water Supply Rule. The discharge point of the floor drain at the property was excavated and screened using a PID. No elevated readings were detected. It was noted that while this drain was in use, it had discharged to a 55-gallon drum, which was removed from the subsurface approximately 10 years ago. LAG was notified by Peter Partch that the drain was filled with concrete and is effectively abandoned.
- A survey of sensitive receptors has been conducted at this property. Low level PID readings were detected in the onsite building, which was attributed to the use of spray paint. This building is slab on-grade construction, which limits the potential for petroleum vapor migration to the indoor air. The bedrock supply well that serves the building is located 300-feet from the former tanks and a neighboring supply well (Clark well) is located approximately 700-feet from the site. Water samples obtained from these two sources on March 16, 2006 showed no evidence of petroleum contamination.
- A soil stockpile generated during the UST closure process was no longer present at the site during the 2005 site activities. No information was available relating to the transport of this pile offsite. PID readings taken from the former stockpile location showed no evidence of petroleum contamination.
- No unacceptable risk to human health or the environment is believed to be present due to any residual contamination remaining at the site, which was discovered during the removal of four gasoline USTs and two diesel USTs in October of 1991.

Based on the above, the SMS is assigning this site a Site Management Activity Completed (SMAC) designation. The SMAC designation will not release the owners of the Former Benson Country Store from any past or future liability associated with the petroleum contamination at the site. It does, however, mean that the SMS is not requesting any additional work in response to the UST removal at the property in October of 1991.

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If you have any questions, feel free to call Ashley Desmond at (802) 241-3731 or myself at (802) 241-3491.

Sincerely,



George Desch, Chief, P.E.
Sites Management Section

C: Dagan Murray - LAG (submitted via e-mail)
DEC Regional Office - Rutland (submitted via e-mail)
Benson Select Board
Benson Health Officer