



# State of Vermont

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Department of Fish and Wildlife  
Department of Forests, Parks and Recreation  
Department of Environmental Conservation  
State Geologist  
RELAY SERVICE FOR THE HEARING IMPAIRED  
1-800-253-0191 TDD>Voice  
1-800-253-0195 Voice>TDD

AGENCY OF NATURAL RESOURCES  
Department of Environmental Conservation  
Waste Management Division  
103 South Main Street / West Building  
Waterbury, Vermont 05671-0404  
(802) 241-3888  
FAX (802) 241-3296

January 27, 1999

CARL WILLIAMS  
STRATTON MOUNTAIN RESORT  
STRATTON MOUNTAIN ROAD  
STRATTON VT 05155

RE: Site Management Activity Completed, Stratton Mountain Golf Maintenance Facility, Stratton (VTDEC Site #93-1494).

Dear Mr. Willaims:

The Vermont Department of Environmental Conservation, Sites Management Section (SMS), has recently reviewed the letter report which describes the re-sampling of monitoring wells QM-4R and GM-9R. This report was prepared by Heindel and Noyes on December 3, 1998. From this report and other information contained in the site file, the SMS concludes the following:

- A 2,000 gallon gasoline underground storage tank (UST) was removed in 1993. Contaminated soil was discovered and removed during the tank excavation. It was subsequently determined that residual gasoline contamination was present in the soil and groundwater in the vicinity of the former UST.
- In October and November 1996, approximately 300 cubic yards of contaminated soil was excavated and removed from the vicinity of the former UST. The contaminated soil was transported off-site to the Stratton Mountain Sun Bowl Area Site (VTDEC Site #97-2144). The soil is currently being treated by polyencapsulation and by soil vapor extraction on this property. It was also determined at that time, that additional contamination existed in the vicinity of a dry well. The dry well received washwater and vehicle residue from the Golf Maintenance Facility through the floor drains.
- The dry well and surrounding contaminated soils were removed in 1997. Approximately 70 cubic yards of contaminated soil was removed and transported to the Stratton Mountain Sun Bowl Area Site (VTDEC Site #97-2144) where it is currently being treated by polyencapsulation and by soil vapor extraction.
- Since residual contamination was discovered at the site, soil borings and groundwater monitoring wells were installed in several phases to better characterize contamination distribution in the subsurface underneath the site. In June 1996, 11 soil borings and 10 monitoring wells were installed on-site. In August 1997, five additional monitoring wells were installed in the area where the dry well was originally located. In addition, three monitoring wells were installed in the area where the UST was originally located because three monitoring wells were destroyed

during soil removal activities in that area. Several groundwater monitoring rounds were subsequently conducted on-site. Results from sampling events before and after excavation activities indicate that the vast majority of contamination was removed from the site when the contaminated soil was excavated and transported off-site.

- Results from the latest groundwater sampling event, which was performed in November 1998, indicate that no constituents in any of the groundwater samples were above their respective Vermont Groundwater Enforcement Standards.

Based on the above, the SMS has determined that this site is now eligible for a Site Management Activity Completed (SMAC) designation. The SMS concludes that:

- the nature and extent of contamination has been adequately defined;
- the contaminant source has been removed;
- groundwater enforcement standards are met on the entire property;
- constituents of concern in soils are not greater than regulatory levels and;
- any residual contamination does not pose an unacceptable risk to human health or the environment.

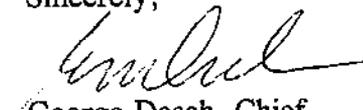
Based on these findings, the SMS has determined that site management activities have been completed. The completion of these activities does not release Stratton Mountain of any past or future liability which may arise from the contamination discovered at the Stratton Mountain Golf Maintenance Facility site. It does mean that the SMS is not requiring any additional work to be performed in response to the contamination discovered at this site.

If the monitoring wells are no longer used or maintained, then they must be properly closed to eliminate a possible conduit for contaminant migration into the subsurface. This closure typically involves filling the wells with a grout material to prevent fluid migration in the borehole. Also, the road box or stand-up well guard for a monitoring well must be removed before well closure is considered complete. Specific requirements for well closure are outlined in Section 12.3.5 in Appendix A of the Vermont Water Supply Rule-Chapter 21.

If you have any additional questions or comments, please feel free to contact either me or Bruce Linton at (802) 241-3888.

The SMS appreciates your continued cooperation in this matter.

Sincerely,

  
George Desch, Chief  
Sites Management Section

cc: Steve LaRosa, Heindel and Noyes  
Patricia Coolidge, Stratton Town Clerk  
DEC Regional Office