



Nov 9 11 58 AM '94
WATERBURY, VERMONT

November 8, 1994

Mr. Richard Spiese
State of Vermont
Department of Environmental Conservation
HMMD
103 South main St.
Waterbury, VT 05671-0404

RE: Champlain Farms, Montpelier, VTDEC Site # 93-1528

Dear Mr. Spiese,

Griffin International, Inc. has completed the additional monitoring of four Soil Vent Points at the above mentioned site, as per your June 21, 1994 correspondence. On October 28, four permanent Soil Vent Points (SVPs) were installed in the same locations as the first points (installed in May 1994). The air extracted from these points was then screened for volatile organic compounds (VOCs).

Four, one inch diameter, slotted PVC well screens were installed in holes drilled with a 2" pneumatic drill. The annular air spaces between the boreholes and the screens are filled with silica sand up to one foot below grade. The top of the boreholes are sealed with bentonite and are also protected by flush mounted steel access covers. Soil Vent Point 1 (SVP1) was drilled to a depth of 5 feet, just west of the former USTs. Soil Vent Point 2 (SVP2) was drilled to 5 feet below grade, east of the former USTs. SVP3 and SVP4, located at the southern edge of the property, were drilled to 4 feet. The exact locations are shown on the attached site map.

Griffin applied a vacuum to each of the four points using the positive displacement fan in the HNU model photo-ionization device (PID). The extracted air was screened for volatile organic compounds (VOCs) with the PID. Extracted air from SVP1 was found to contain 1.5 parts per million (ppm) of VOCs. Air extracted from SVP2 contained 5.2 ppm of VOCs. VOC concentrations in air extracted from SVP3 and SVP4 were 0.5 ppm and 0.4 ppm respectively.

Griffin also screened ambient air in the spaces between the boulders of the retaining wall on the north side of the Champlain Farms building, west of SVP1. The riverbank below this part of the

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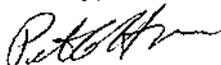
wall was also visually inspected for signs of petroleum contamination, and screened with a PID. No VOCs, sheens, or other indications of contamination were detected in this area.

In conclusion, the results of the soil gas survey indicate that low VOC concentrations are present in the soils in the vicinity of two of the four SVPs. No other significant VOCs or signs of subsurface petroleum contamination were observed in the other vent points or along the river bank during this inspection. Due to the degree and extent of petroleum contamination determined by the soil gas surveys, visual surveys along the riverbank, and information obtained during the removal of on-site USTs, it is unlikely that residual petroleum contamination at this site will have significant impact or adverse effects on the environment or public health and safety. Also, because the entire site is paved and no groundwater exists in the overburden, residual contamination detected in the UST area will most likely not migrate off site and will degrade over time by natural processes.

Based on the conclusions made above and on past investigations at this site, Griffin does not recommend further subsurface investigations at this site.

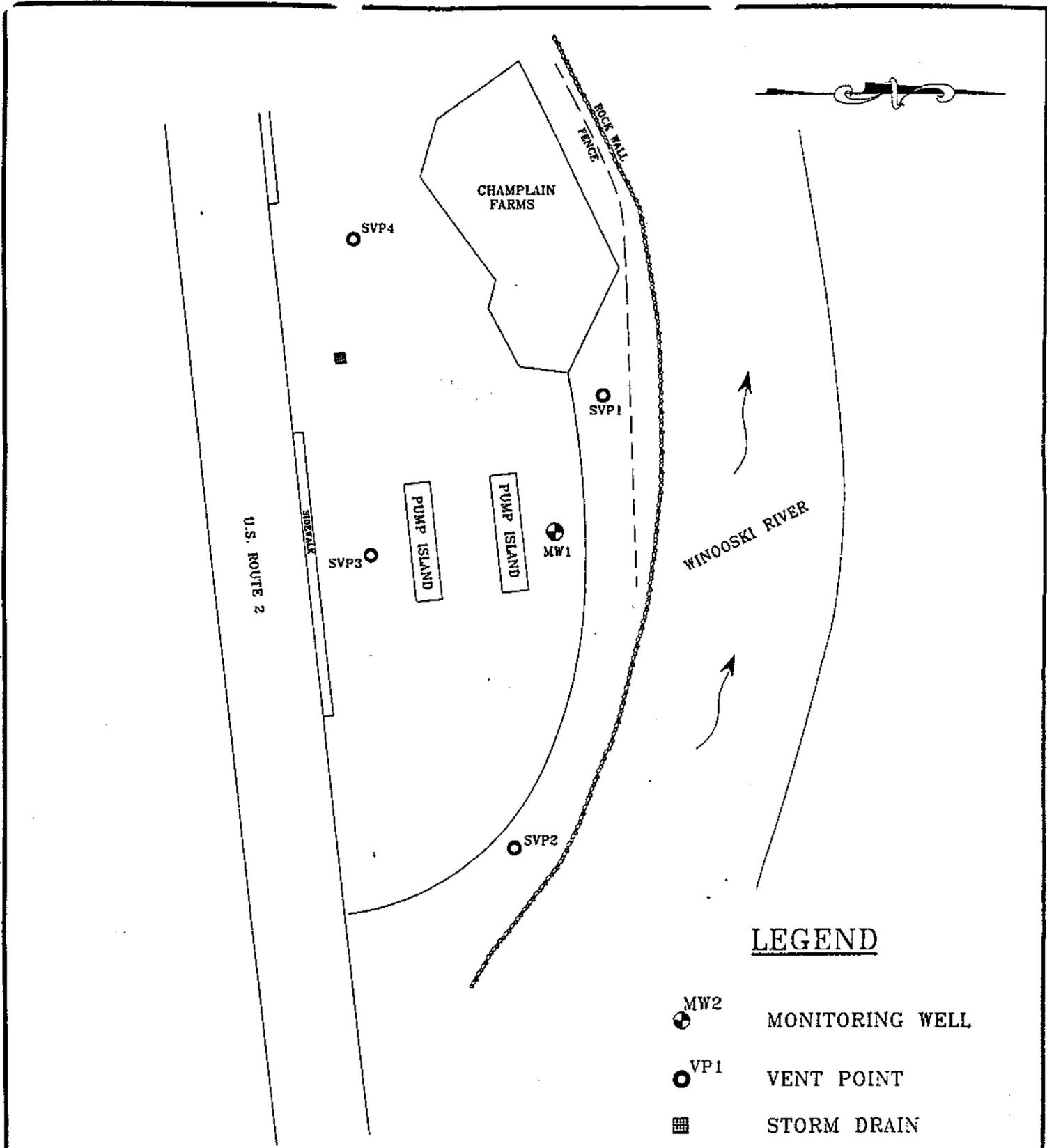
Please call if you have any questions regarding this report.

Sincerely,



Peter Hack
Engineer

c: William Simendinger, Wesco Inc.



LEGEND

- 
MW2
MONITORING WELL
- 
VP1
VENT POINT
- 
STORM DRAIN

JOB #: 10934443



WESCO/CHAMPLAIN FARMS
 MONTPELIER, VERMONT
 SITE MAP

DATE: 5/19/94	DWG.#: 2	SCALE: 1"=40'	DRN: SB APP. P -
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