



State of Vermont

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Department of Forests, Parks and Recreation
Department of Environmental Conservation
State Geologist
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AGENCY OF NATURAL RESOURCES
Department of Environmental Conservation
Waste Management Division
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June 6, 2005

Mr. Ed Herman
Dean Northeast, LLC
2515 McKinney Avenue
Suite 1200
Dallas, TX 75201

RE: Site Management Activity Completed (SMAC) for Former Fairdale/Garelick Farms
Bennington, Vermont \ SMS Site #20033175

Dear Mr. Herman:

The Vermont Department of Environmental Conservation, Sites Management Section (SMS) has received ENSR "Phase II Investigation Report, March 2005, summarizing the findings of the recent site monitoring activities. Based on the findings, ENSR is recommending a Site Management Activity Completed. Based on the historic file information and this report, the SMS concludes the following:

- The former Fairdale/Garelick Farms is located at 1545 West Road / Rte. 9, Bennington. Historically, this property has operated as a milk processing and bottling plant since 1940's. Currently, Dean Northeast LLC is the owner of the property. The property is served by private offsite bedrock wells and municipal sewer.
- This property was listed on the Vermont Active Sites List in 1993, as Site #931544, following the detection of petroleum contamination during the removal of three underground storage tanks (USTs) in the expanded cooler area. In addition, a release of 200-500 gallons of #2 diesel from an above ground storage tank (AST) has been reported. Approximately 35 cubic yards of contaminated diesel soils were excavated and polyencapsulated onsite. The polyencapsulated soils have been thinspread onsite. Sediment and water quality samples have been collected from the drainage swale and reveal no impacts.
- Recent Phase I and II Real Estate Assessments have been conducted by ENSR. This work has revealed limited petroleum contamination in certain areas on the property. Soil and groundwater sampling reveal no contaminants above standards. There is no evidence of offsite migration. The two onsite bedrock wells were sampled for VOCs and results indicate no reportable contaminant concentrations. Indoor air sampling was

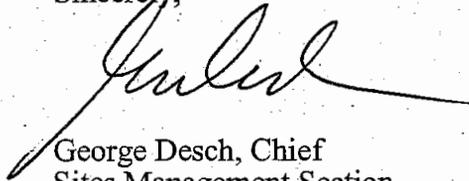
collected in the basement and first floor of the onsite residence and revealed no detection of VOCs.

- ❑ The onsite monitoring wells have been properly closed to eliminate a possible conduit for contamination to reach the aquifer.
- ❑ A receptor survey indicates that no apparent threat to identified receptors exists due to any residual contamination that may remain.
- ❑ The property has been evaluated with respect to the contamination originally discovered during the tank removal work.

Based on the above, the SMS is assigning this site a Site Management Activity Completed (SMAC) designation. This SMAC designation does not release the owners of the former Fairdale/Garelick Farms property of any past or future liability associated with any residual contamination remaining in the ground from the former USTs and ASTs. It does, however, mean that the SMS is not requesting any additional work at this time. Any additional information, which may come to light in the future, may be cause for reconsideration of this decision.

If you have any questions, then please feel free to contact Linda Elliott or myself at 802-241-3888.

Sincerely,



George Desch, Chief
Sites Management Section

c: Michelle, Synder, ENSR
Bennington Town Clerk
DEC Regional Office

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