

ATC ENVIRONMENTAL INC.

January 30, 1995

Mr. John Koss
Westwind Investment Corp.
Rte. 129
Isle LaMotte, Vermont 05463

← c/o John Koss
Box 57A West Street

HAZARDOUS MATERIALS
REGULATORY DIVISION

FEB 9 10 28 AM '95

Re: Environmental Investigation
DEC Site #94-1591
Former Carsons Market site
Rte. 129
Isle La Motte, Vermont
ATC Project No. 10822-0001

Dear John:

On January 6, 1995, ATC Environmental Inc. (ATC) screened the stockpiled soils and collected a groundwater sample from the monitoring well located at the former Carson's Market location (the site). In addition, ATC collected a sample of the tap water from the Forey residence located directly across Rte. 129 from the site and conducted a sensitive receptor assessment at the site. The information presented below summarizes our findings and conclusions.

BACKGROUND

ATC was contracted by Westwind Investment Corporation to conduct an environmental consulting activities in response to the May 13, 1994 letter from the Vermont Department of Environmental Conservation (DEC) requesting additional work at this site. The DEC's request resulted from the removal of two 550 gallon gasoline USTs at the site in June of 1993. Please refer to the Con Test Inc. report dated March 15, 1994 for specific information relating to the UST removal.



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John Koss
January 30, 1994

STOCKPILED SOIL SCREENING

An HNU Model PI-101 photoionization detector (PID) calibrated with isobutylene gas to a benzene reference was used to screen soil samples. The stockpiled soil was covered with polyethylene. Three headspace samples were collected from the upper 6 inches of the stockpiled soil. Headspace results indicated levels less than 1 ppm.

MONITORING WELL MW-1

Approximately three well volumes were bailed from MW-1 prior to collecting a sample of the groundwater for laboratory analysis by EPA Method 8020 (BTEX & MTBE). Levels below the DEC Ground Water Protection Rule and Strategy enforcement standards were detected for benzene, ethyl benzene, toluene and total xylenes. See Appendix A for laboratory hardcopy results. The top 3', 3", of the well casing had been previously broken off of the well. Groundwater was noted at 1 ft. below the top of the intact casing, and the bottom of the well was noted at 7', 4" below the top of the intact casing.

SENSITIVE RECEPTOR ASSESSMENT

General Site Conditions

The site is located on the east side of Rte. 129 (Figure 1). The site topography is relatively level. The building on site contains a crawl space under the ground floor. The crawl space was screened with the HNU and levels were below detection limits. The basement of the Forey residence was also screened with the HNU and levels were also below detection limits.

Residential Water Wells

The site does not contain a well on site; the building is currently served by a cistern which collects rainwater, according to owner John Koss. Several residential buildings are located within a few hundred feet of the site (Figure 2) and all are serviced by on site drinking water wells. A sample for laboratory analysis of the tap water from the Forey residence, located directly across Rte. 129 from the site was analyzed by EPA method 8020 (BTEX & MTBE). The well for the Forey Residence is located adjacent to Rte. 129, approximately 100 ft. from the site. The construction of this well is unknown. Results (Appendix A) were all none detected except that MTBE was noted below detection limits.

→ How was it sampled?

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Surface Waters & Sensitive Ecological Areas

There are no surface waters or sensitive ecological areas located in the immediate vicinity of the site. According to the Rouses Point, VT-NY USGS topographic map (Figure 1), dated 1972, photoinspected 1972, there are two small ponds and a brook/drainage located several hundred feet to the west of the site.

Utility Corridors

According to owner John Koss, no utility corridors are located on site or in the Rte. 129 right-of-way.

Thank you for selecting ATC Environmental Inc. for your environmental management needs. If you have any questions concerning this correspondence, please feel free to contact me at 802-434-2113.

Sincerely,

ATC ENVIRONMENTAL INC.


Stephen Znamierowski
Project Manager

SJZ/20701-0002 Rprt

cc: Chuck Schwer, VT DEC

↓
Conclusions?
Recommendations?

— Wasnt requested by client.

APPENDIX A

LABORATORY HARDCOPY RESULTS



39 Spruce Street • P.O. Box 591 • East Longmeadow, MA 01028 • FAX(413) 525-6405 • TEL(413) 525-2332 (800) 621-9081

S. ZNAMIEROWSKI
ATC ENVIRONMENTAL

Contact: S. ZNAMIEROWSKI
Field Office:VT

01/13/95
page 1 of 2

RICHMOND, VT

Project Location: ISLE LANOTTE, VT
Date Received: 01/10/95

LIMS-BAT #: LIMS-17819
Job Number: 10822.0001
Sample Matrix: DKG WATER

Sampled: 01/06/95
FOREY RESIDENCE
WS-21

	Units	95B00364	Date Analyzed	Analyst	MDL	SPEC LIMIT	P/F
-----	-----	-----	-----	-----	---	-----	---
Benzene	ug/l	ND	01/13/95	MFF	0.2		
Chlorobenzene	ug/l	ND	01/13/95	MFF	0.5		
1,2-Dichlorobenzene	ug/l	ND	01/13/95	MFF	0.5		
1,3-Dichlorobenzene	ug/l	ND	01/13/95	MFF	0.5		
1,4-Dichlorobenzene	ug/l	ND	01/13/95	MFF	0.5		
Tot Dichlorobenzenes	ug/l	ND	01/13/95	MFF	1.5		
Ethyl Benzene	ug/l	ND	01/13/95	MFF	0.5		
Methyl tert-Butyl Ether (MTBE)	ug/l	BDL	01/13/95	MFF	0.5		
Toluene	ug/l	ND	01/13/95	MFF	0.5		
p&m-Xylene	ug/l	ND	01/13/95	MFF	1.0		
o-Xylene	ug/l	ND	01/13/95	MFF	0.5		
Total Xylenes	ug/l	ND	01/13/95	MFF	1.5		

Sampled: 01/06/95
HW-1, CARSON'S MARKET
WS-22

	Units	95B00365	Date Analyzed	Analyst	MDL	SPEC LIMIT	P/F
-----	-----	-----	-----	-----	---	-----	---
Benzene	ug/l	1.3	01/13/95	MFF	0.2		
Chlorobenzene	ug/l	ND	01/13/95	MFF	0.5		
1,2-Dichlorobenzene	ug/l	ND	01/13/95	MFF	0.5		
1,3-Dichlorobenzene	ug/l	ND	01/13/95	MFF	0.5		
1,4-Dichlorobenzene	ug/l	ND	01/13/95	MFF	0.5		
Tot Dichlorobenzenes	ug/l	ND	01/13/95	MFF	1.5		
Ethyl Benzene	ug/l	3.9	01/13/95	MFF	0.5		
Methyl tert-Butyl Ether (MTBE)	ug/l	ND	01/13/95	MFF	0.5		
Toluene	ug/l	5.2	01/13/95	MFF	0.5		
p&m-Xylene	ug/l	14.0	01/13/95	MFF	1.0		
o-Xylene	ug/l	1.9	01/13/95	MFF	0.5		
Total Xylenes	ug/l	15.9	01/13/95	MFF	1.5		

MDL = Method Detection Limit
ND = Not Detected
BDL = Below Detection Limit
NM = Not Measured

SPEC LIMIT = a client specified, recommended, or regulatory level for comparison with data to determine PASS (P) or FAIL (F) condition of results.



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01/13/95

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Analytical Method(s):

EPA 602/SW846 8020

SAMPLES ARE CONCENTRATED BY PURGE AND TRAP, FOLLOWED BY
GAS CHROMATOGRAPHY ANALYSIS WITH PHOTOIONIZATION DETECTION (PID).

MDL = Method Detection Limit
ND = Not Detected
BDL = Below Detection Limit
NM = Not Measured

SPEC LIMIT = a client specified, recommended, or
regulatory level for comparison with data to
determine PASS (P) or FAIL (F) condition of results.



QC SUMMARY REPORT

SAMPLE QC: Sample Results with Duplicates
Sample Matrix Spikes and Matrix Spike Duplicates

BATCH QC: Lab Fortified Blanks and Duplicates
Standard Reference Materials and Duplicates
Method Blanks

Report Date: 01/13/95

Lims Bat #: LIMS-17819

Page 1 of 3

QC Batch Number: GC/PID-532

Sample Id	Analysis	QC Analysis	Values	Units	Limits
95B00364	Benzene	Sample Amount	<0.2	ug/l	
		Matrix Spk Amt Added	10.0	ug/l	
		MS Amt Measured	9.9	ug/l	
		Matrix Spike % Rec.	97.0	%	
		Duplicate Sample Amt	<0.2	ug/l	
		MSD Amount Added	10.0	ug/l	
	Toluene	MSD Amt Measured	9.3	ug/l	
		MSD % Recovery	91.0	%	
		Sample Amount	<0.5	ug/l	
		Matrix Spk Amt Added	10.0	ug/l	
		MS Amt Measured	9.2	ug/l	
		Matrix Spike % Rec.	87.0	%	
	Chlorobenzene	Duplicate Sample Amt	<0.5	ug/l	
		MSD Amount Added	10.0	ug/l	
		MSD Amt Measured	10.5	ug/l	
		MSD % Recovery	100.0	%	
		Sample Amount	<0.5	ug/l	
		Matrix Spk Amt Added	10.0	ug/l	
95B00365	1-Cl-2-Fluorobenzene	MS Amt Measured	9.3	ug/l	
		Matrix Spike % Rec.	88.0	%	
BLANK-01074	1-Cl-2-Fluorobenzene	Duplicate Sample Amt	<0.5	ug/l	
		MSD Amount Added	10.0	ug/l	
	1-Cl-2-Fluorobenzene	MSD Amt Measured	10.9	ug/l	
		MSD % Recovery	104.0	%	
	Benzene	Sur. Recovery (PID)	92.7	%	92.4-108.0
		Sur. Recovery (PID)	90.7	%	92.4-108.0
	Benzene	Blank	<0.2	ug/l	
	1,4-Dichlorobenzene	Blank	<0.5	ug/l	
	Ethyl Benzene	Blank	<0.5	ug/l	
	Toluene	Blank	<0.5	ug/l	
	o-Xylene	Blank	<0.5	ug/l	
	p&m-Xylene	Blank	<1.0	ug/l	
	1,2-Dichlorobenzene	Blank	<0.5	ug/l	
	1,3-Dichlorobenzene	Blank	<0.5	ug/l	
Methyl tert-Butyl Et	Blank	<0.5	ug/l		
Chlorobenzene	Blank	<0.5	ug/l		
Total Xylenes	Blank	1.5	ug/l		
Tot Dichlorobenzenes	Blank	1.5	ug/l		



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QC SUMMARY REPORT

SAMPLE QC: Sample Results with Duplicates
Sample Matrix Spikes and Matrix Spike Duplicates

BATCH QC: Lab Fortified Blanks and Duplicates
Standard Reference Materials and Duplicates
Method Blanks

Report Date: 01/13/95

Lims Bat #: LIMS-17819

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QC Batch Number: GC/PID-532

Sample Id	Analysis	QC Analysis	Values	Units	Limits
-----	-----	-----	-----	-----	-----
	1-Cl-2-Fluorobenzene	Blank	13.8	ug/l	



con-test®
ANALYTICAL LABORATORY

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QC SUMMARY REPORT

SAMPLE QC: Sample Results with Duplicates
Sample Matrix Spikes and Matrix Spike Duplicates

BATCH QC: Lab Fortified Blanks and Duplicates
Standard Reference Materials and Duplicates
Method Blanks

Report Date: 01/13/95

Lims Bat #: LIMS-17819

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NOTES:

QC Batch No.: GC/PID-532
Sample ID: 95B00365
Analysis: 1-Cl-2-Fluorobenzene
QC Analysis: Sur. Recovery (PID)

SURROGATE RECOVERY OUTSIDE OF CONTROL LIMITS DUE TO SAMPLE MATRIX INTERFERENCE.



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CHAIN OF CUSTODY RECORD

PAGE 1 OF 1
 39 SPRUCE ST. • P.O. BOX 591 • EAST LONGMEADOW, MA 01028

Client Name: ATC ENVIRONMENTAL INC
 Attn: S. ZNAMIEROWSKI
 Address: PO BOX 3 RICHMOND VT 05477
 Site Location: ISLE LA MOTTE, VT
 Sampled By: SJZ
 Call Results: Yes No
 Fax Results: Yes No

Telephone: 802-434-2113
 Batch #: _____
 ATC Contest Project #: 10822-0001
 Client P.O. #: _____
 Fax #: 802-434-2160

Analysis Required									

Field Sample I.D.	Sample Description	Lab #	DATE SAMPLED		Composite	Grab	MATRIX						Preservative (Use Code)	Container (Use Code)	
			Start Date/Time	Stop Date/Time			WASTE WATER	GROUND WATER	DKG WATER	Soil	Air	*Other			
WS-21	FOREY RESIDENCE	95800364	11:10	1:6:94		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>				H	V	<input checked="" type="checkbox"/>
WS-22	MW-1 • CARLSON'S MARKET	L-00365	11:47	1:6:94		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						H	V	<input checked="" type="checkbox"/>

BTEX + MTBE (8020)

CONTAINER CODE: P: PLASTIC (___ Size) V = 40 ml vial G = Glass (___ size) A = 1000 ml Amber 0 = Other
 PRESERVATIVE CODE: I = ICED N = HNO₃ H = HCl S = NaOH T = Na₂S₂O₃ O = OTHER

Relinquished by: (Signature) <i>S. Znamierowski</i>	Date Time 1-9-94	Received by: (Signature) <i>John [unclear]</i> 1/10/95
Relinquished by: (Signature)	Date Time	Received by: (Signature)
Relinquished by: (Signature)	Date Time	Received by: (Signature)

Turnaround Requested: _____ 24-Hour _____ 48-Hour Normal
 _____ Other _____ Date Required _____

Remarks/Comments:
 *MATRIX OTHER drinking water



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ATC ENVIRONMENTAL

CONTACT: S. ZNAMIEROWSKI
FIELD OFFICE: VT

REPORT DATE: 01/13/95

RICHMOND, VT
ATTN: S. ZNAMIEROWSKI

ANALYTICAL SUMMARY

LIMS BAT #: LIMS-17819
JOB NUMBER: 10822.0001

The results of analyses performed on the following samples submitted to the CON-TEST Analytical Laboratory are found in this report

PROJECT LOCATION: ISLE LANOTTE, VT

FIELD SAMPLE #	LAB ID	MATRIX	SAMPLE DESCRIPTION	TEST
WS-21	95B00364	DKG WATER	FOREY RESIDENCE	602/8020 water
WS-22	95B00365	GRND WATER	MW-1, CARSON'S MARKET	602/8020 water

The CON-TEST Environmental Laboratory operates under the following certifications and accreditations:

AIHA 308
MASSACHUSETTS MA100
CONNECTICUT PH-0567
NEW YORK ELAP 10899
PENNSYLVANIA DER 68-433
NEW HAMPSHIRE 2516

AIHA ELLAP (LEAD) 6838
MAINE (POTABLE/NON-POTABLE)
VERMONT DOH (LEAD) No. 15036

I certify that the analyses listed above, unless specifically listed as subcontracted, if any, were performed under my direction according to the approved methodologies listed in this document.

Edward Denson 1/13/95
SIGNATURE DATE

Tod Kopyscinski
Director of Operations

Edward Denson
Technical Director



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CHAIN OF CUSTODY RECORD

PAGE 1 OF 1
 39 SPRUCE ST. • P.O. BOX 591 • EAST LONGMEADOW, MA 01028

Client Name: ATC ENVIRONMENTAL INC Telephone: 802-431-2113
 Attn: S. ZNAMIERZOWSKI Batch #: _____
 Address: PO BOX 5 RICHMOND VT 05497 ATC
 Contest Project #: 10822-0001
 Site Location: ISLE LA MOTTE, VT Client P.O. #: _____
 Sampled By: SJZ
 Call Results: Yes _____ No
 Fax Results: Yes No _____ Fax #: 802-431-2160

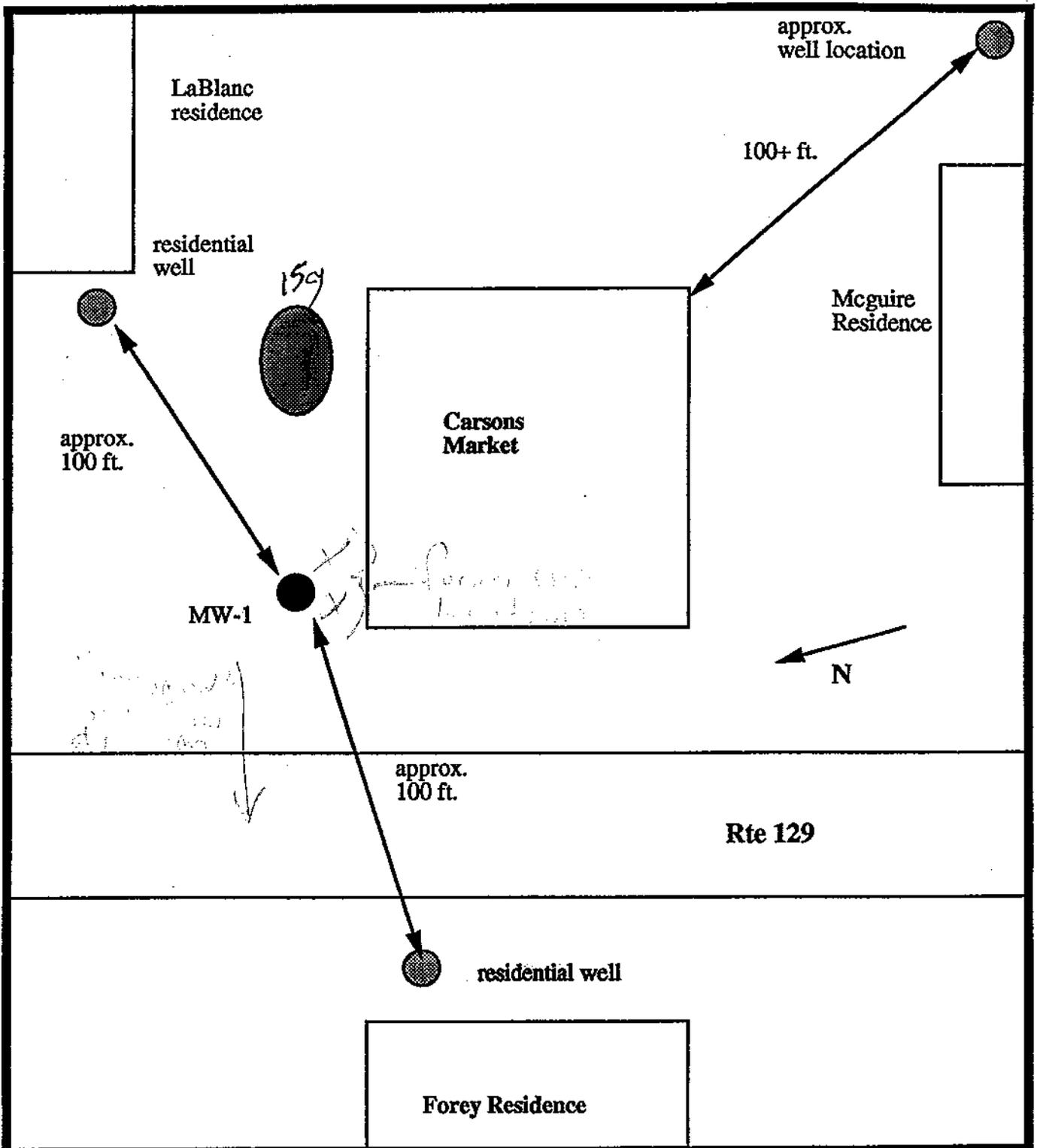
Analysis Required									

Field Sample I.D.	Sample Description	Lab #	DATE SAMPLED		Composite	Grab	MATRIX						Preservative (Use Code)	Container (Use Code)	
			Start Date/Time	Stop Date/Time			WASTE WATER	GROUND WATER	DKG WATER	Soil	Air	*Other			
WS-21	FOREY RESIDENCE		11/10	11/94		<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	H	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
WS-22	MW-1 CARSON'S MARKET		11/10	11/94		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				H	V	V	

CONTAINER CODE: P: PLASTIC (___ Size) V = 40 ml vial G = Glass (___ size) A = 1000 ml Amber O = Other _____
 PRESERVATIVE CODE: I = ICED N = HNO₃ H = HCl S = NaOH T = Na₂S₂O₃ O = OTHER _____

Relinquished by: (Signature) <i>S. Znamierzowski</i>	Date Time 1.9.94	Received by: (Signature)	Turnaround Requested: _____ 24-Hour _____ 48-Hour _____ Normal _____ Other _____ Date Required _____
Relinquished by: (Signature)	Date Time	Received by: (Signature)	Remarks/Comments:
Relinquished by: (Signature)	Date Time	Received by: (Signature)	*MATRIX OTHER <i>drinking water</i>

FIGURES



Legend

-  - stockpiled soils
-  - monitoring well
-  - residential well

Figure Number 2
Carson's Market
 Rte, 129
 Isle LaMotte, VT
 January 1995
 Not to scale

ATC Environmental Inc.
 P.O. Box 3, Richmond, VT