

GZA GEOENVIRONMENTAL, INC.

ENGINEERS AND SCIENTISTS

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380 Harvey Road
MANCHESTER, NH 03103
(603) 623-3600
FAX (603) 624-9463

LETTER OF TRANSMITTAL

DATE	06-20-95	JOB NO.	26000
ATTENTION	MR. CHUCK SCHWER		
RE.			

TO STATE OF VERMONT
AGENCY OF NATURAL RESOURCES -
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
HAZARDOUS MATERIALS MANAGEMENT DIVISION
SITE MANAGEMENT SECTION
103 SOUTH MAIN STREET
WATERBURY, VERMONT 05671-0404

GENTLEMEN:

- WE ARE SENDING YOU Attached Under separate cover via _____ the following items.
- Shop drawings Prints Plans Samples Specifications
- Copy of Letter Change Order

COPIES	DATE	NO.	DESCRIPTION
2	6-20-95		SITE ASSESSMENT REPORT
			WOODSTOCK BRISTMILL COMPANIES, INC.
			MCKEE ENERGY SITE
			ROUTE 4/12, TAFTSVILLE ROAD
			WOODSTOCK, VERMONT
			VERMONT DEC HUND SMS SITE # 94-1603

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REMARKS

DEAR MR. SCHWER,

ON BEHALF OF THE WOODSTOCK BRISTMILL COMPANIES, INC. GZA IS PLEASED TO SUBMIT THIS REPORT TO SMS. SHOULD YOU HAVE ANY QUESTIONS, PLEASE CALL US.

WITH REGARDS,

EDWARD F. HAWKINS

COPY TO MR. SETH ROBERTS -- WOODSTOCK

SIGNED: _____

SITE ASSESSMENT REPORT
On-Site Observation of Aboveground Storage Tank Removal Operations

Woodstock Gristmill Companies, Inc.
McGee Energy Site
Route 4/12, Taftsville Road
Woodstock, Vermont

Vermont DEC HMMD SMS SITE # 94-1603

Prepared for:
Woodstock Gristmill Companies, Inc.
229 Albany Street
P.O. Box 1964
Springfield, Massachusetts 01101
(413) 737-1483
Contact: Mr. Seth Roberts

Prepared by:
GZA GeoEnvironmental, Inc.
103 Wales Street
Rutland, Vermont 05702
(802) 775-1152
Contact: Mr. Edward F. Hawkins, C.G.

June 20, 1995

June 20, 1995
File No. 26000 C



Mr. Seth Roberts
Woodstock Gristmill Companies, Inc.
229 Albany Street
P.O. Box 1964
Springfield, Massachusetts 01101

Re: Site Assessment Report
On-Site Observation of Aboveground Storage Tank Removal Operations
Woodstock Gristmill Companies, Inc.
McGee Energy Site
Route 4/12, Taftsville Road
Woodstock, Vermont
Vermont DEC HMMD SMS SITE # 94-1603

103 Wales Street
Rutland, Vermont
05701
802-773-0330
FAX 802-775-1152

Dear Mr. Roberts:

Pursuant to our May 4, 1995 Contract and May 15, 1995 Contract Addendum No. 1, GZA GeoEnvironmental, Inc. (GZA) is pleased to submit to the Woodstock Gristmill Companies, Inc. (Woodstock) the attached Site Assessment Report with respect to the above-referenced project. The objective of GZA's services was to assist Woodstock with the documentation of field activities associated with the removal of five 10,000-gallon, No. 1 and/or No. 2 fuel oil aboveground storage tanks (ASTs) and related bulk storage appurtenances from the McGee Energy site in Woodstock, Vermont. Our work and the attached report are subject to the Limitations in Appendix A of the report.

GZA has prepared the attached Site Assessment Report based on guidance offered by Mr. Charles Schwer, Chief of the Site Management Section (SMS) of the State of Vermont, Agency of Natural Resources, Department of Environmental Conservation (DEC), Hazardous Materials Management Division (HMMD). Mr. Schwer indicated that, although the SMS Site Assessment format by regulation is for work associated with closure of underground storage tanks (USTs) in Vermont, that format could be used for AST closures as well. Also, since evidence of a surficial release of petroleum product was noted during the AST closure activities, Mr. Schwer indicated that the SMS Initial Site Investigation procedure/format also could apply. Mr. Schwer acknowledged that the Site Assessment and Initial Site Investigation procedures somewhat overlap, but that they are intended to convey similar information to DEC. He suggested that GZA make use of the Site Assessment for the purpose of the submission for the McGee Energy site.

GZA appreciates the opportunity to assist Woodstock Gristmill Companies, Inc. on this important project, and we trust that the attached report meets your needs at this time. Should you have any questions, please call us.



Very truly yours,

GZA GEOENVIRONMENTAL, INC.

A handwritten signature in black ink, appearing to read 'E. Hawkins'.

Edward F. Hawkins, C.G.
Senior Project Manager

A handwritten signature in black ink, appearing to read 'R. Breton'.

Ronald A. Breton, P.E.
Associate Principal

EFH/RAB:tmd

Attachment

cc: Mr. Charles Schwer, VT DEC, HMMD, SMS
Mr. Tom Frawley, Woodstock Gristmill Companies, Inc.

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1.00 INTRODUCTION



GZA GeoEnvironmental, Inc. (GZA) respectfully submits to the Woodstock Gristmill Companies, Inc. (Woodstock) this Site Assessment Report pursuant to State of Vermont 10 V.S.A. § 6615 (Waste Management Statutes). The report describes conditions observed and work performed by GZA during removal by others of five 10,000-gallon, No. 1 and/or No. 2 fuel oil aboveground storage tanks (ASTs) and associated bulk storage appurtenances from the McGee Energy site in Woodstock, Vermont (site). A Topographic Map of the site vicinity and a Site Sketch are provided for reference as Figures 1 and 2, respectively. GZA's work and this report are subject to the Limitations in Appendix A.

On behalf of Woodstock, between May 5 and May 12, 1995, GZA provided independent observation and documentation of activities associated with the aforementioned AST closures at the site. Woodstock retained Northland Petroleum Equipment, Inc. (Northland) of Barre, Vermont to perform the actual AST removals. On May 8, 1995, it became evident that relatively small, apparently historic releases of petroleum product had occurred at the site associated with operation of the ASTs. GZA made, on that data and on behalf of Woodstock, verbal notification of the release conditions to the Site Management Section (SMS) of the State of Vermont, Agency of Natural Resources, Department of Environmental Conservation (DEC), Hazardous Materials Management Division (HMMD). We issued to Woodstock a memorandum documenting the verbal notification, and also forwarded a copy of that memorandum to the SMS. For reference, a copy of the memorandum is attached hereto as Appendix B. This Site Assessment Report serves as the requisite initial follow-up pursuant to the discovery of the surficial release conditions of petroleum product at the site.

2.00 GZA WORK PERFORMED

In support of Northland's work, GZA was on site to make visual and olfactory observations of soil quality conditions beneath the ASTs, along piping runs, near a pump house, and near a distribution rack which required soil excavation activity as part of closure of the ASTs system (please refer to Figure 2). We field-screened soil samples for the presence of volatile organic compounds (VOCs) using a Thermo Environmental, Inc. Model 580B photoionization detector (PID) equipped with a 10.6-electron-volt lamp. The PID was calibrated on a daily basis to an isobutylene-in-air standard, the log of which is included in Appendix C. Using SMS-approved field PID soil screening techniques, and information within SMS's guidance document on petroleum-contaminated soil and carbon

media¹, we provided assistance to Northland with appropriate soil excavation and stockpiling activities pursuant to the discovery of the surficial petroleum release conditions at the site. We also obtained soil and groundwater samples for chemical analysis in support of this Site Assessment Report. Finally, through various research means, GZA developed site hydrogeologic and demographic supplemental information for this Site Assessment Report.



3.00 GENERAL SITE INFORMATION

The site lies within a rural setting on Route 4/12 (Taftsville Road) about 1/2 mile east of the village of Woodstock. At the time of GZA's field work at the site, the property was owned by Mr. Allen McGee of Woodstock, Vermont, who leased it to the Woodstock Gristmill Companies, Inc. of Springfield, Massachusetts. Woodstock operated the facility as a dual feed and grain store and storage, and distribution center of No. 1 and No. 2 fuel oil. Site abutters consist generally of residential properties to the north; a commercial property, Gallery Place, to the south; and undeveloped land to the east and west. The property uses an on-site bedrock well for potable water and an on-site septic system for sewage disposal.

At the time of GZA's on-site work, structures on the property included a retail building, a storage garage (mainly for feed and grain), a storage trailer, a garage for fuel oil supply transportation vehicles and related equipment, and an AST-based fuel oil bulk storage and distribution facility. This storage and distribution facility had five 10,000-gallon ASTs located on a west-facing hill on the eastern side of the property. Product, namely No. 2 fuel oil within four of the ASTs and No. 1 fuel oil within the remaining AST, flowed through predominantly aboveground piping down the hill to a distribution rack and pump house located at the bottom of the hill. As mentioned previously, observation and documentation of site conditions relative to the permanent dismantling and removal of this bulk storage and distribution facility was the reason for GZA's involvement at the site.

GZA observed the presence of four existing monitoring wells on site during our field activities. According to Mr. Dave Murphy, the on-site manager of the facility for Woodstock, these monitoring wells were installed a little over a year ago as part of previous environmental work by others.

¹ Department of Environmental Conservation, Hazardous Materials Management Division, Sites Management Section, May 1994, Guidance Document to Evaluate and Remediate Hazardous Waste Sites, Guidelines for Handling Petroleum Contaminated Soil and Carbon Media.



4.00 AST CLOSURES

Prior to the dismantling and removal of the ASTs and system piping by Northland, GZA observed Northland drain the piping and contain the resultant liquids in 55-gallon drums. The ASTs reportedly were drained prior to GZA's arrival on site based on information provided by Mr. Murphy. The piping, distribution rack, and pump house then were dismantled and neatly stored to await disposal. Northland next removed sludge material from the bottom of the ASTs by cutting a hole in the side of them and, after purging with inert material to mitigate potential explosion hazard, implemented squeegee techniques to collect and ultimately store the sludge, also in 55-gallon drums. The process did not involve any individual entering the ASTs, based on GZA's observations. Fabian Earth Moving of West Rutland, Vermont was sub-contracted by Northland to remove the ASTs and associated hardware for disposal at Elnikie Scrap Yard in West Rutland, Vermont.

5.00 FIELD PID SOIL SCREENING DATA

Please refer to Figures 3 through 5, which summarize GZA's field PID soil screening data as follows:

- Our initial measurements at the site prior to the onset of the AST closure activities (Figure 3);
- Measurements made during the closure work of the ASTs, piping, pump house, and distribution rack, as well as the subsequent soil excavation work to remediate the extent of vadose zone soils in areas where surficial soil contamination was observed during closure (Figure 4); and
- Measurements of residual soil quality conditions, in addition to such data as shown on Figure 4, in areas where soil excavation work was necessary during closure based on PID data (Figure 5).

Please also refer to Appendix C which contains information with respect to GZA's field activities including, but not limited to:

- Field Summaries;
- PID Calibration Log; and
- Photographs.

During the AST and related appurtenance closure, surficial soil samples were screened and, depending on PID results, additional sampling was conducted to delineate the extent of surficial soil contamination. If PID data indicated total VOC concentrations greater



than 10 parts per million (ppm), resultant vadose zone soils were excavated and stockpiled (please refer to Figure 5 for locations of stockpile areas). Excavation, sampling, and PID screening continued in such areas until PID data indicated residual total VOC concentrations below 10 ppm. Excavated soils were stockpiled on, and covered with, 6-mil-thick polyethene sheeting on site as delineated approximately on Figure 5. Generally, excavated soils consisted of coarse gravel fill, but in some instances clayey subgrade also was encountered. In no instance was free petroleum product observed. Groundwater was shallow in the AST and related appurtenance areas, -- about two to three feet below grade in most instances. Excavated areas were backfilled and regraded with soils registering PID responses of less than 10 ppm.

6.00 SOIL STOCKPILE AND GROUNDWATER SAMPLING

6.10 SOIL STOCKPILE

About 20 cubic yards of excavated soils were stockpiled on, and covered with, 6-mil-thick polyethylene during the course of the soil excavation work. The stockpile area (again, please refer to Figure 5) is located about 125 feet downgradient from the on-site bedrock water supply well, and represents the greatest distance from the on-site well that the soil materials feasibly could be stockpiled on site while awaiting DEC guidance for disposition. One composite soil sample consisting of ten individual grab soil samples from the stockpiled material was submitted to GZA's Environmental Chemistry Laboratory (ECL) in Newton, Massachusetts for analysis of aromatic VOCs by Environmental Protection Agency (EPA) Method 8020 and total petroleum hydrocarbons (TPH) by EPA Method 8100.

6.20 GROUNDWATER

Groundwater samples were collected from existing monitoring wells MW-1 and MW-3, as well as the on-site bedrock water supply well which was designated by GZA as BW-1 for the purpose of sampling (please refer to Figure 2 for locations). Monitoring well MW-2 was dysfunctional and therefore could not be sampled; monitoring well MW-4 was considered a sufficient distance away from the impacted areas for sampling as part of initial investigative activities. An aqueous sample, designated PH, was collected of standing water beneath the pump house in the immediate vicinity of the surficial petroleum product release that was observed in this area. Aqueous samples were screened in the field for pH, temperature, and specific conductance, which are general indicators of water quality, and subsequently were submitted to GZA's ECL for analysis of aromatic VOCs by EPA Method 8020 and TPH by EPA Method 8100 (with the exception of sample PH, which was submitted just for 8020 analysis). The aqueous samples were collected, containerized, transported, and analyzed in consideration of EPA protocols. A groundwater sampling summary sheet and a copy of the chain-of-custody form are

included in Appendix C.

7.00 ENVIRONMENTAL CHEMISTRY LABORATORY RESULTS

Please refer to Appendix D, which contains the ECL's laboratory report for the soil and aqueous samples that were obtained as part of GZA's work at the McGee Energy site.



7.10 STOCKPILED SOIL

The ECL's results for the composite soil sample obtained from the soil stockpile indicate that aromatic VOCs were not detected, and that TPH were detected at a concentration of 60 micrograms per gram, or parts per million (ppm).

7.20 GROUNDWATER

The ECL's results for monitoring wells MW-1 and MW-3, as well as the on-site bedrock water supply well BW-1, indicate that neither aromatic VOCs nor PHCs were detected. The analytical results for standing water sample PH beneath the pump house indicate that the aromatic VOCs toluene, ethyl benzene, and *ortho*-, *meta*-, and *para*-xylenes were detected at concentrations ranging from about 13 to 110 micrograms per liter, or parts per billion (ppb).

8.00 SUPPLEMENTAL INFORMATION

8.10 GEOLOGY

Based on the State Geologic Map of Vermont (Doll *et al.*, 1961), bedrock underlying the site consists of meta-sedimentary rock including quartz-muscovite phyllite or schist interbedded with micaceous quartzite, calcareous mica schist, and locally quartzose and micaceous crystalline limestone. Depth to rock beneath the site is about 35 feet below ground surface, based on the State of Vermont, Department of Water Resources and Environmental Engineering, Well Completion Report for the on-site bedrock water supply well. Bedrock lithologic information on that Well Completion Report coincides with the meta-sedimentary rock types as referenced above from the State Geologic Map.

Indigenous on-site soils overlying the rock consist of glacial till which, based on GZA's experience, likely is characterized by a hydraulic conductivity of about 10^{-6} centimeters per second. As stated previously, the majority of the soil materials which were encountered as part of the AST closure work consisted of coarse gravel fill which had been placed on site specifically as part of the bulk storage facility system to accommodate drainage. Where excavation work extended beneath the gravel fill, conditions typically consisted of granular

materials embedded within a clayey silt to silty clay matrix which is typical of glacial till in New England. Although not encountered as part of our work, based on published information, clean sand and/or sand and gravel materials may underlie the lowlands of the Ottauquechee River valley which are located about 1000 feet west of the site².

8.20 GROUNDWATER



The depth to groundwater within the three on-site overburden groundwater monitoring wells sampled by GZA ranged from about 3.7 (MW-3) to about 5.6 (MW-1) feet below ground surface (please refer to the field sampling summary in Appendix C). Groundwater in bedrock supply well BW-1 was about 33.4 feet below ground surface. Given the mid-Spring time frame during which these measurements were made, these groundwater levels may reflect seasonal high conditions; however, precipitation in 1995 has been quite less than normal for this time of year.

Overburden groundwater apparently flows westerly across the site, based on a relative elevation level survey that GZA carried out of the three on-site overburden monitoring wells (again, please refer to the field sampling summary in Appendix C as well as Figure 2). The general westerly direction of groundwater flow likely applies also for bedrock groundwater in the immediate site vicinity, based on the location of the Ottauquechee River, which probably serves as the subregional discharge point for bedrock and overburden groundwater.

8.30 POTENTIAL RECEPTORS

The on-site bedrock supply well represents the only sensitive receptor on the McGee Energy property. The abutting residential properties to the north of the site also rely on private wells for their potable water supply. The well for the immediate northerly abutting residential property lies about 150 feet north of the McGee Energy property line, and hence some 375 feet away from, and presumably upgradient from, the pump house and distribution rack area. A small unnamed brook exists between the two properties which flows towards the Ottauquechee River and may serve as a local discharge point for overburden, and perhaps shallow bedrock, groundwater. It seems unlikely that groundwater within the abutting residential water supply well would reflect an impact from the surficial releases of petroleum product on the McGee Energy property given the fact that the on-site bedrock supply well shows no evidence of deleterious groundwater quality from these conditions based on visual observations and analytical laboratory data.

Immediately south of the site lies the boundary for the Village of Woodstock and the extent of municipal water service provided by the Town. The southern abutter to the site,

² Hodges, A.L., Jr., and Butterfield, D., 1968, Groundwater Favorability Map of the Ottauquechee-Saxtons River Basin, Vermont, Published by the Vermont Department of Water Resources in cooperation with the United States Geological Survey.



Gallery Place, reportedly is serviced by municipal water. The source of water for the Town of Woodstock is a public water supply well, located about 900 feet northwest of the McGee Energy property.

The Ottauquechee River lies about 1,000 feet west of the site and flows north in this immediate vicinity. The State of Vermont ranks the Ottauquechee River as a Class B river. In GZA's opinion, conditions observed at the McGee Energy site pose little concern to water quality of the Ottauquechee River based on its distance from the site, the general limited impact site conditions have had on groundwater and standing water quality on site, and dilution considerations.

8.40 REGULATORY AGENCY REVIEW

8.41 Site History

According to Ms. Lanie Edson, Woodstock Town Health Officer, the McGee Energy operation has existed for about 50 years. Prior to that, the land likely was used as pasture, according to Ms. Edson.

8.42 Environmental Data Resources, Inc.

As a supplement to this Site Assessment, GZA contracted Environmental Data Services (EDR) of Southport, Connecticut to conduct a review of State and federal databases for the site and area properties. A copy of EDR's report is included as Appendix E.

8.43 Other

According to the applicable Federal Emergency Management Agency, Firm Insurance Rate Map (FIRM), the Site lies within Zone C which is designated as an area of minimal flooding.

The site is zoned as Commercial-Light Industry by the Town Planner's Office.

9.00 CONCLUSIONS AND RECOMMENDATIONS

GZA concludes, based on the results of our work at the McGee Energy site, that:

- The extent of soil petroleum contamination resulting from surficial releases of petroleum product was limited, based on observations made during the AST closure operations. The soil excavation activities were successful in removing the thin layer of vadose zone soil contamination, leaving residual vadose zone soil quality



in compliance with DEC HMMD Guidelines for Handling Petroleum Contaminated Soil and Carbon Media based on PID data and a source of No. 1 and/or No. 2 fuel oil;

- The extent of standing surface water petroleum contamination resulting from surficial releases of petroleum product was limited to a small area near the former Pump House and is considered minimal/insignificant;
- The surficial petroleum releases have not impacted on-site overburden and/or bedrock groundwater quality based on analytical data and, based on the fact that the releases were remediated appropriately, in GZA's opinion, on-site groundwater likely will not show an impact due to these conditions in the future; and
- Site conditions pose limited, if any, risk to potential human or environment receptors.

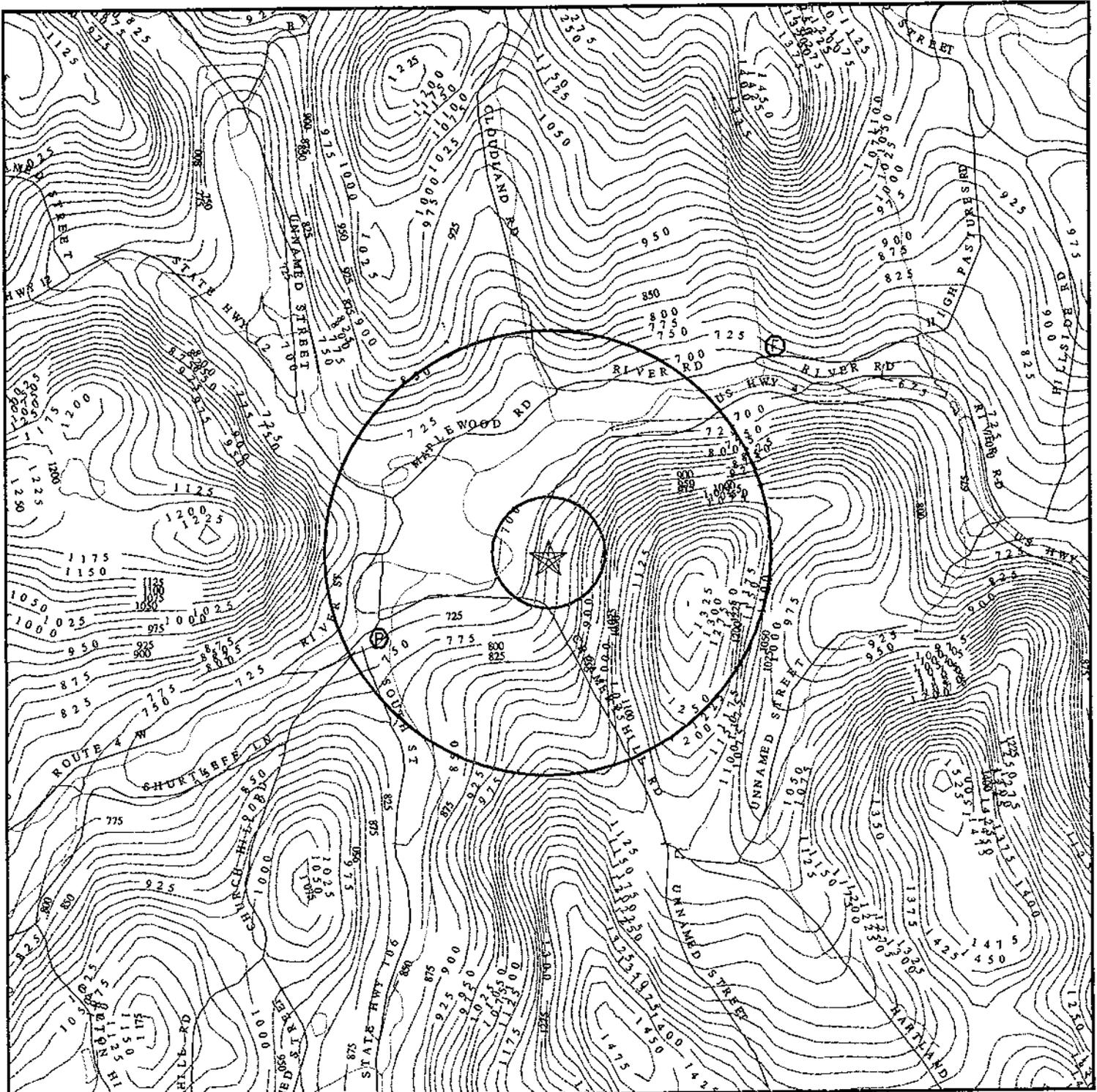
GZA recommends that the on-site soil stockpile be disposed of in accordance with DEC HMMD's Guidelines for Handling Petroleum Contaminated Soil and Carbon Media. Other than for those activities, in GZA's opinion, no other investigative or remedial measures are necessary as the McGee Energy site with respect to the surficial petroleum releases investigated by GZA as part of the recently completed AST closure activities.

10.00 REFERENCES

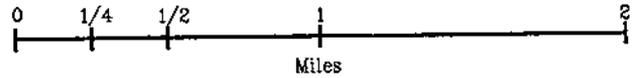
Doll, C.G., Cady, W.M., Thompson, J.B., Jr., and Billings, M.P., compilers and editors, 1961, Centennial Geologic Map of Vermont: Vermont Geological Survey, Montpelier, Vermont, Scale 1:250,000.



FIGURES



Source: US Geological Survey 1-Degree Digital Elevation Model
 Compiled 09/15/92



- Major Roads
- Contour lines (25 foot interval unless otherwise shown)
- Waterways
- Earthquake epicenter, Richter 5 or greater.
- Closest well according to (F)ederal or (S)tate database in quadrant.
- Closest public water supply well.



<p>TARGET PROPERTY: Woodstock Grist Mill Co. ADDRESS: Taverville Road (Rt 4/12) CITY/STATE/ZIP: Woodstock VT 05091 LAT/LONG: 43.6293 / 72.5052</p>	<p>CUSTOMER: GZA GeoEnvironmental, Inc. CONTACT: Helena Hollauer INQUIRY #: 176292.1p DATE: May 9, 1995</p>
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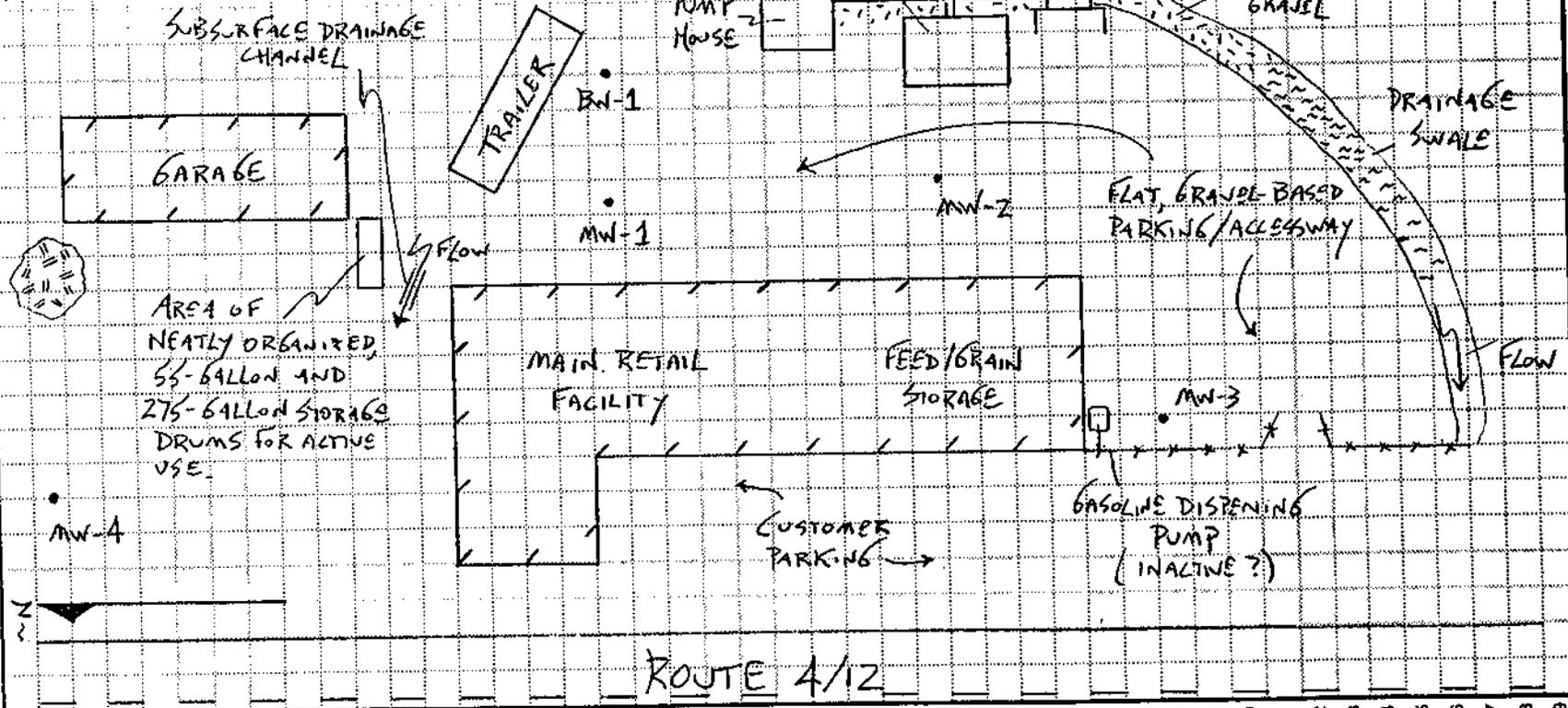
FIGURE 2 -- SITE SKETCH

GZA GeoEnvironmental, Inc.
Engineers and Scientists

Project Mcbee Energy AST Closures
 Location Woodstock, Vermont
 Subject SITE SKETCH
 Based on Field Observations

File No. Z6000
 Date 05/04/95
 Checked [Signature]
 Revised [Signature]
 By [Signature]
 By [Signature]
 By [Signature]

- NOT TO SCALE
- MW-1 ● MONITORING WELL
 - BW-1 ● BEDROCK SUPPLY WELL
 - ~ ~ ~ STANDING WATER
 - ||||| DEBRIS PILE
 - ↔ SLOPE; BARBS POINT DOWNHILL
 - ||||| CRUSHED GRAVEL



NOTES:
 1. MAP IS BASED ON FIELD OBSERVATIONS; ALL FEATURES/LOCATIONS ARE APPROXIMATE/SCHEMATIC.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49

FIGURE 3
FIELD PID SOIL SCREENING DATA -
INITIAL OBSERVATIONS

FIGURE 3
 Page No.

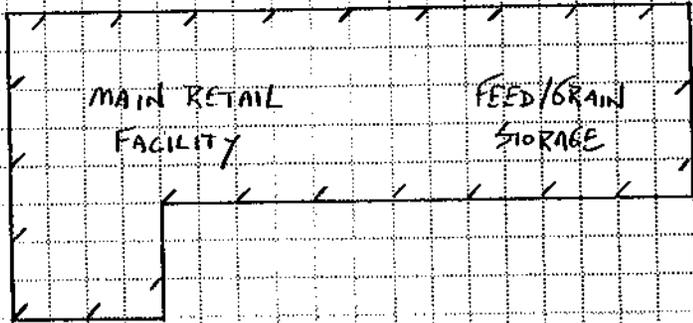
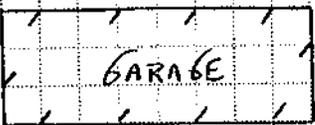
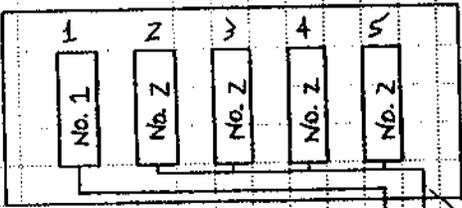
GZA
GeoEnvironmental, Inc.
 Engineers and Scientists

Project McBee Energy AST Closures File No. Z6000
 Location Woodsstock Vermont Date 05/04/95 By [Signature]
 Subject Field PID Soil Screening Data Checked _____
 Based on Field Observations Revised _____

NOT TO SCALE

1, 2, ... 5 AST DESIGNATION

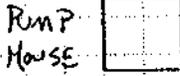
• 1 (9.3) PID SAMPLE DESIGNATION AND CONCENTRATION IN PARTS PER MILLION.



UNDERGROUND PIPING

ABOVE GROUND PIPING

DISTRIBUTION RACK



4 (16.3)

2 (9.3)

1 (23.0)

3 (21.9)

5 (33.1)

6 (98.0?)

ROUTE 4/12

NOTES:

1. FIELD PID DATA WERE OBTAINED USING A THERMOENVIRONMENTAL, INC. MODEL 580B PHOTOIONIZATION DETECTOR (PID) EQUIPPED WITH A 10% FLUORENE VOLT SOURCE, A CALIBRATED 10% DIAPHRAGMATICALLY PURIFIED AIR FILTER AND A 10% ...

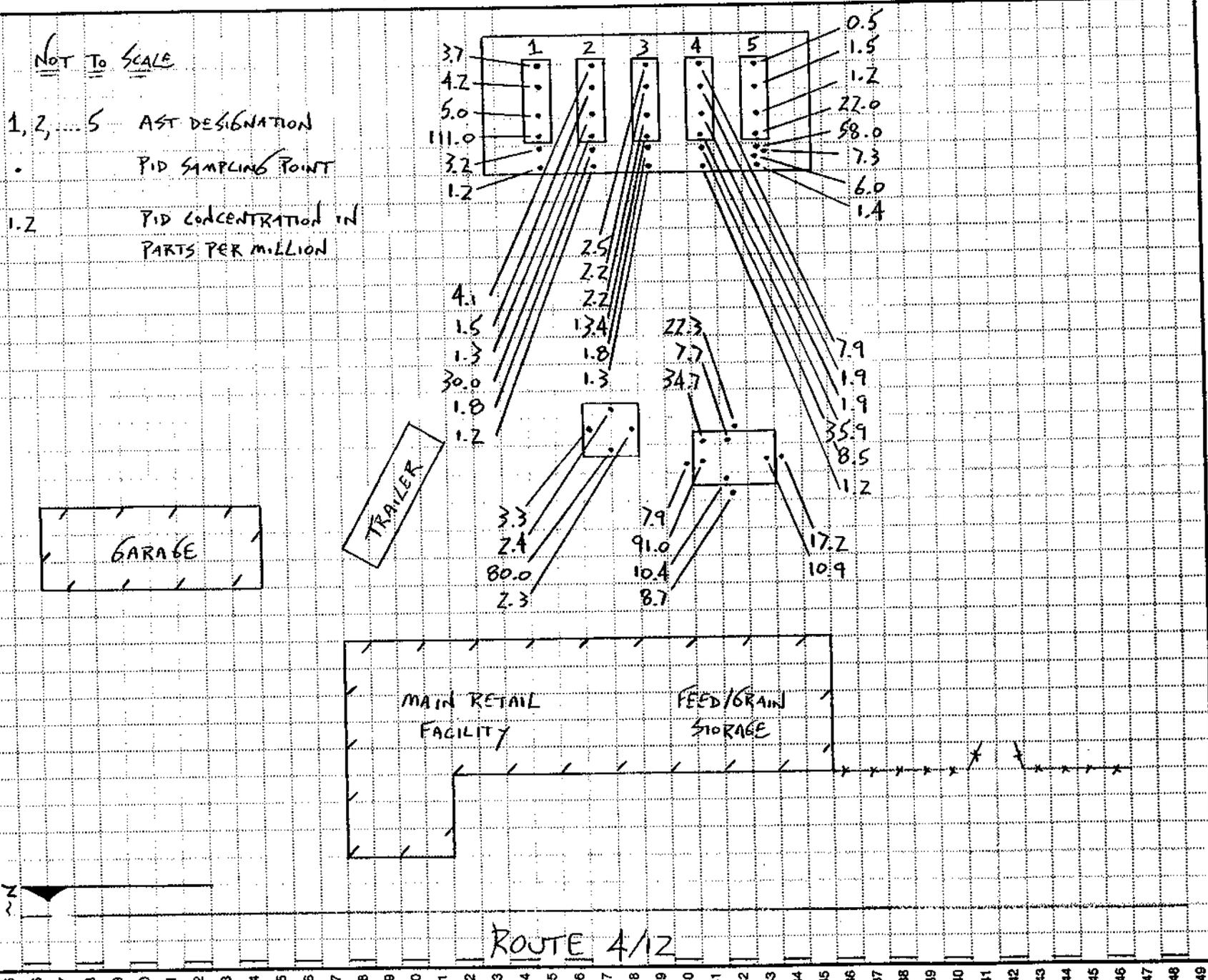
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49

FIGURE 4
FIELD PID SOIL SCREENING DATA -
CLOSURE ACTIVITIES

GZA
GeoEnvironmental, Inc.
Engineers and Scientists

Project Mcbee Energy AST Closures File No. Z6000
 Location Woodstock, Vermont Date 05/04/95 By [Signature]
 Subject Field PID Soil Screening Data Checked _____
 Based on Field Observations Revised _____

NOT TO SCALE
 1, 2, ... 5 AST DESIGNATION
 • PID SAMPLING POINT
 1.2 PID CONCENTRATION IN PARTS PER MILLION



NOTES:
 1. PLEASE REFER TO FIGURES 2 AND 3 FOR NOTES.

FIGURE 4 (cont.)
 FIELD PID SOIL SCREENING DATA -
 CLOSURE ACTIVITIES

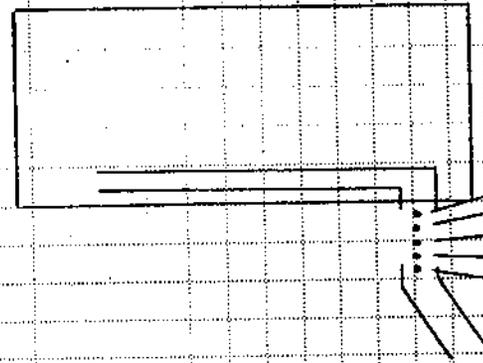
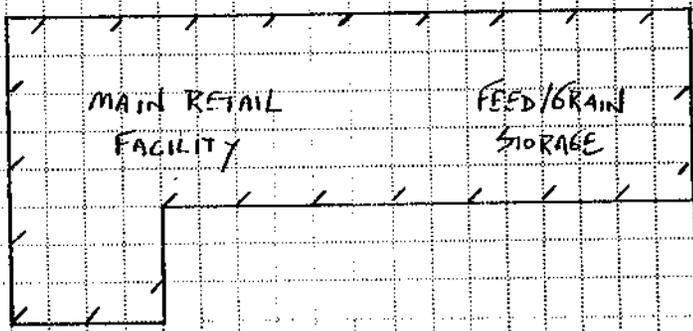
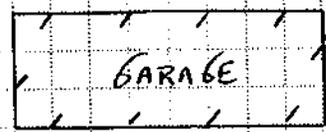
FIGURE 4
 Page No.

GZA GeoEnvironmental, Inc.
 Engineers and Scientists

File No. 26000
 Project Mcbee Energy AST Closures
 Location Woodstock Vermont
 Subject Field PID Soil Screening Data
 Based on Field Observations

Date 05/04/95
 Checked By [Signature]
 Revised By

-- PLEASE REFER TO
 FIGURE 4 --



~N
 NOTES.

1. PLEASE REFER TO FIGURES 2 AND 3 FOR NOTES.

ROUTE 4/12

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49

FIGURE 5
FIELD PID SOIL SCREENING DATA -
RESIDUAL SOIL QUALITY CONDITIONS

FIGURE 5
 Page No. 5

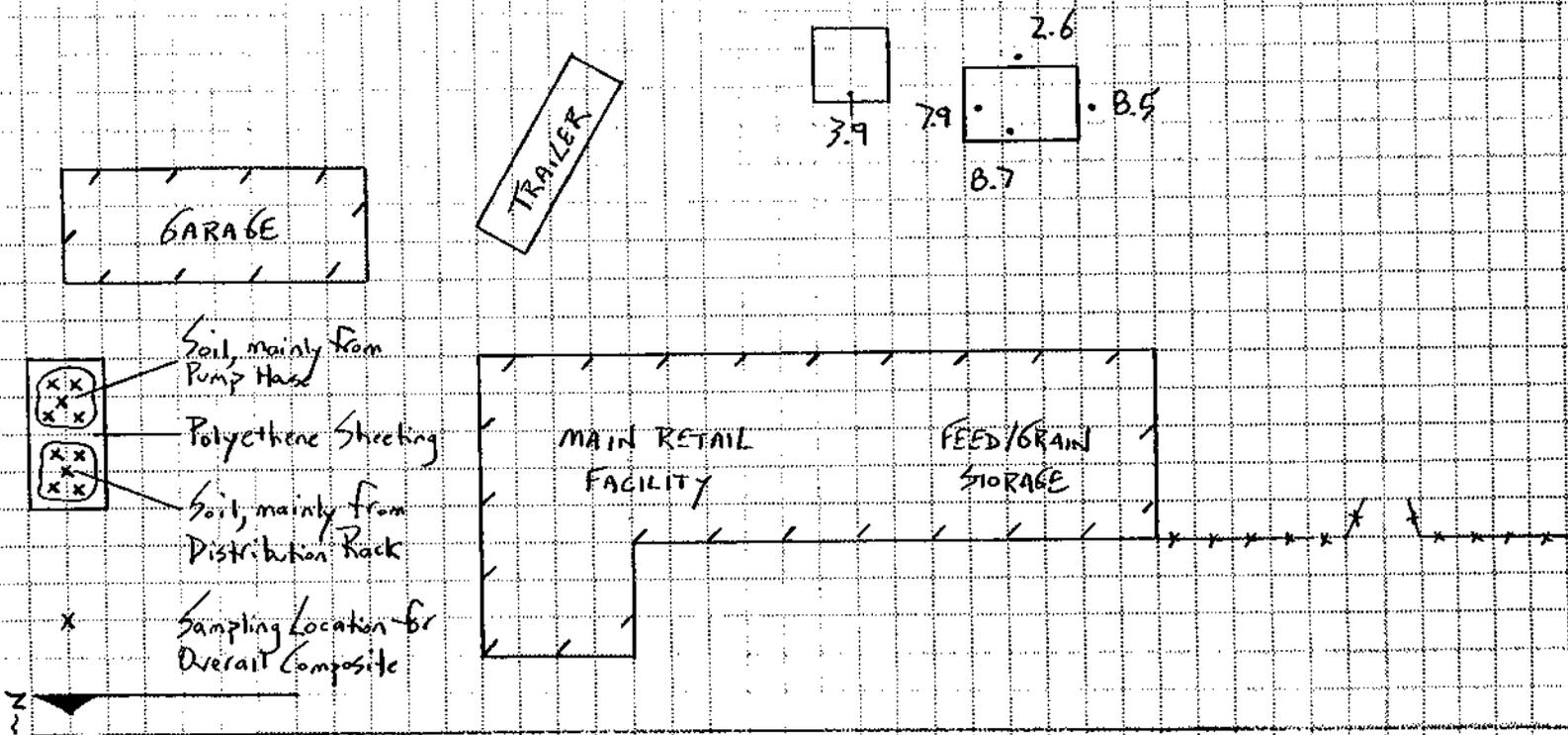
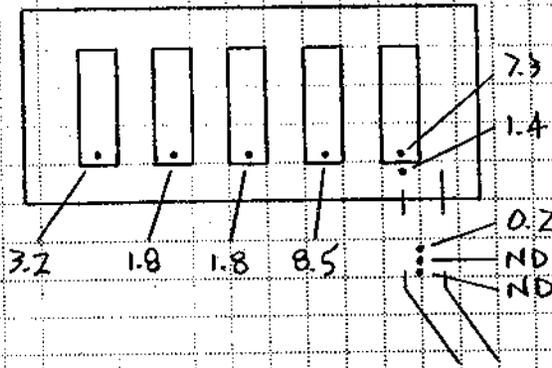
GZA GeoEnvironmental, Inc.
 Engineers and Scientists

Project Mybee Energy AST Closures
 Location Woodstock, Vermont
 Subject Field PID Soil Screening Data
 Based on Field Observations

File No. 26000
 Date 05/04/95
 Checked [Signature]
 Revised

NOT TO SCALE

PLEASE REFER TO FIGURE 4. SOME OF THE DATA ON THAT PLAN ALSO REPRESENT POST-EXCAVATION AS INDICATED HEREON



NOTES:

1. PLEASE REFER TO FIGURES 2 AND 3 FOR NOTES.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49

APPENDIX A
LIMITATIONS

SITE EVALUATION LIMITATIONS

1. The observations described in this report were made under the conditions stated therein. The conclusions presented in the report were based solely upon the services described therein, and not on scientific tasks or procedures beyond the scope of described services or the time and budgetary constraints imposed by Client. The work described in this report was carried out in accordance with the attached Statement of Terms and Conditions.
2. In preparing this report, GZA GeoEnvironmental, Inc. (GZA) has relied on certain information provided by state and local officials and other parties referenced therein, and on information contained in the files of state and/or local agencies available to GZA at the time of the site evaluation. Although there may have been some degree of overlap in the information provided by these various sources, GZA did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this site evaluation.
3. In the event that bank counsel or title examiner for Client obtains information on environmental or hazardous waste issues at the site not contained in this report, such information shall be brought to GZA's attention forthwith. GZA will evaluate such information and, on the basis of this evaluation, may modify the conclusions stated in this report.
4. Observations were made of the site and of structures on the site as indicated within the report. Where access to portions of the site or to structures on the site was unavailable or limited, GZA renders no opinion as to the presence of hazardous material or oil, or to the presence of indirect evidence relating to hazardous material or oil, in that portion of the site or structure. In addition, GZA renders no opinion as to the presence of hazardous material or oil, or to the presence of indirect evidence relating to hazardous material or oil, where direct observation of the interior walls, floor, or ceiling of a structure on a site was obstructed by objects or coverings on or over these surfaces.
5. Unless otherwise specified in the report, GZA did not perform testing or analyses to determine the presence or concentration of asbestos or polychlorinated biphenyls (PCB's) at the site or in the environment at the site.
6. The purpose of this report was to assess the physical characteristics of the subject site with respect to the presence in the environment of hazardous material or oil. No specific attempt was made to check on the compliance of present or past owners or operators of the site with federal, state, or local laws and regulations, environmental or otherwise.

7. The conclusions and recommendations contained in this report are based in part upon the data obtained from a limited number of soil and/or groundwater samples obtained from widely spaced subsurface explorations. The nature and extent of variations between these explorations may not become evident until further exploration. If variations or other latent conditions then appear evident, it will be necessary to reevaluate the conclusions and recommendations of this report.
8. Water level readings have been made in the test pits, borings, and/or observation wells at the times and under the conditions stated on the test pit or boring logs. However, it must be noted that fluctuations in the level of groundwater may occur due to variations in rainfall and other factors different from those prevailing at the time measurements were made.
9. Except as noted within the text of the report, no quantitative laboratory testing was performed as part of the site evaluation. Where such analyses have been conducted by an outside laboratory, GZA has relied upon the data provided, and has not conducted an independent evaluation of the reliability of these data.
10. The conclusions and recommendations contained in this report are based in part upon various types of chemical data and are contingent upon their validity. These data have been reviewed and interpretations made in the report. As indicated within the report, some of these data are preliminary "screening" level data, and should be confirmed with quantitative analyses if more specific information is necessary. Moreover, it should be noted that variations in the types and concentrations of contaminants and variations in their flow paths may occur due to seasonal water table fluctuations, past disposal practices, the passage of time, and other factors. Should additional chemical data become available in the future, these data should be reviewed by GZA and the conclusions and recommendations presented herein modified accordingly.
11. Chemical analyses have been performed for specific parameters during the course of this site evaluation, as described in the text. However, it should be noted that additional chemical constituents not searched for during the current study may be present in soil and/or groundwater at the site.
12. It is recommended that GZA be retained to provide further engineering services during construction and/or implementation of any remedial measures recommended in this report. This is to allow GZA to observe compliance with the concepts and recommendations contained herein, and to allow the development of design changes in the event that subsurface conditions differ from those anticipated.

LIMITENV.SA (1/1/91)

APPENDIX B

MAY 8, 1995 NOTIFICATION

MEMORANDUM

TO: Mr. Seth Roberts
Woodstock Grist Mill Company
229 Albany Street
P.O. Box 1964
Springfield, Massachusetts 01101

FROM: Edward F. Hawkins, C.G.
Ronald A. Breton, P.E.
GZA GeoEnvironmental, Inc.
103 Wales Street
P.O. Box 470
Rutland, Vermont 05701

DATE: May 8, 1995

FILE NO: 26000

SUBJECT: State of Vermont Notification
McGee Energy Site
Woodstock, Vermont

This memorandum confirms that, on behalf of the Woodstock Grist Mill Company, GZA GeoEnvironmental, Inc. (GZA) on this date made verbal notification to the State of Vermont, Agency of Natural Resources, Department of Environmental Conservation (DEC) of the evidence of a release of petroleum product to surficial soils at the McGee Energy site in Woodstock, Vermont. Mr. Chuck Schwer, Chief of the Site Management Section (SMS) of DEC fielded the call.

GZA explained to Mr. Schwer that the evidence of the release was noted during closure activities of five, 10,000-gallon, above ground storage tanks (ASTs), four of which formerly were used to store No. 2 fuel oil; the other, kerosene. The closure work was being carried out by Northland Petroleum Equipment, Inc. (Northland) of Barre, Vermont; GZA was providing independent on-site observation activities on behalf of the Woodstock Grist Mill Company. An area of surficial staining of about 8 feet by 5 feet was observed after the dismantling of a small pump house which was an appurtenance of the fuel supply system undergoing closure. Another much smaller area of surficial staining had been noted earlier near a fuel gauging station located close to the former pump house. Photoionization detection (PID) data on soil samples collected within the impacted areas ranged from about 8 to 25 parts per million (ppm). Relatively small amounts of standing water was present in the immediate vicinity of former pump house release area.

GZA further explained to Mr. Schwer that the impacted area had been stabilized by staking, or otherwise weighting, sheeted polyethylene over the release area to limit the potential for direct precipitation infiltration through impacted soils. We explained that it was our intent to have Northland continue with the AST closure activities and upon completion, conduct limited soil excavation and pumping of standing water as a means to remediate the observed conditions. Samples of excavated media, as well as residual soil samples, would be obtained for subsequent laboratory analysis. Excavated materials would be staged on site appropriately and would not be taken off site, or otherwise treated, until guidance was offered by DEC. Upon completion of the work, GZA would submit to DEC a summary of the closure activities, our observations on the nature of the release, and the analytical data to DEC with our conclusions and recommendations. The report would be consistent with the Site Assessment format required of underground storage tank closure activity in Vermont.

I also provided Mr. Schwer the name and address of Seth Roberts as the owner of the ASTs, as well as Mr. Tom Frawley of McGee Energy as the local contact.

Mr. Schwer was in agreement with our approach and indicated that it complied with Vermont regulations. He suggested that, if feasible, an assessment might be made as to whether there had been an impact to groundwater in the area of the release. Mr. Schwer indicated that no additional notifications to DEC SMS would be required if in fact other releases were noted during subsequent aspects of the AST closures. He reported that DEC SMS prefers to receive Site Assessment reports within 30 days of initial verbal notifications, but realizes that this often is difficult in consideration of analytical laboratory turnaround times.

cc: Mr. Chuck Schwer, DEC SMS

APPENDIX C
FIELD ACTIVITIES INFORMATION

FIELD SUMMARIES

Overcast, 60°

Woodstock Grist Mill Co

Woodstock, VT (Site)

#26000

5/5/95

Field Summary:

Helena Hollauer arrived on Site at about 7am on 5/5/95 and met with Ed Hawkins. We went over Vermont Reg's and Guidance Documents, and discussed the Site and project objectives. Ed left about 7:25am for Rutland. Helena met with Mr. Tom Frawley of R.L. Vallee, Inc who manages the property. He gave background of the ownership situation. About 10am, Northland arrived (Rob and Bob). Tom, Rob, Bob and I walked the Site and discussed plans for dismantling the Bulk Storage facility. They expect it to take about 3 days. They started work by draining approx. 2-55 gall. drums of #2 F/o. (About 10:20 to 12:00). Helena collected 2 soil samples and screened them using a TEI 10.6eV 580B OVM PID. See data sheet for details. (TRANSFERRED DATA TO FIGURES, 6/5/95 AH)

Helena spoke with Northland. They expect to complete dismantling piping to from canopy rack to where piping enters the slope for today. They have to arrange for an excavator to come on Site to uncover the rest of the piping.

Spoke with Ed Hawkins at 12:15:

- Told him contents of AGSTs
- PID responses of 2 soil samples
- Health and Safety concerns of Northland (no gloves used, handling fuel oil)
- Northland was not releasing any petro, and appeared to be operating in a manner to prevent releases.
- If job continues on Monday (5/8) I may not be able to cover due to Northwood pump test, start date on Mondays. Ed said to call Steve and try to arrange for me to finish this job before starting Northwood.
- Steve has coverage for other job. I will be in Woodstock, VT Monday and Tues.

Helena left at approx. 1:00.

26000

5/8/95

Woodstock, VT

Conversation w/ Ed Hawkins @ 1345:

Client agrees with scenario to cover pump house gravel. Ed will call the State to see if they would agree to let us continue delineating areas of concern and determine remediation needs. Ed said we would have to delineate and characterize soils for disposal.

Tom Frawley arrived at 1415. He took photos of work. We discussed sequence of events. He said he spoke with Seth (Client).

Some contents of F/O spilled while dismantling piping. Location shown on plan. Approx. 1 cup spilled on the ground. Soil was excavated (1 bucket) and dumped next to pump house on poly. When the cross bar support for the pipes was pulled out of the ground the soil appeared clean. Water was about 2 fbg in the concrete base holes.

Northland dismantled piping up to the point where they were buried.

Northland and I left the Site at 1700.

Conversation with Ed: @ 1750:

- Check reg's regarding rendering AGSTs inert and see if Northland is consistent.
- Don't go to site 5/9. Go to Manchester and do paperwork, send samples.

PID calib to 250ppm using
250ppm isobutylene.

45°, Overcast, showers

Woodstock Grist Mill Co.

Woodstock, VT (Site)

26000

5/10/95

Field Summary:

~~Helena~~ I arrived at the Site a 0900 and observed work done on 5/9/95. Northland had disassembled the piping which was previously buried and cleaned out AST #5. I noticed a sheen on water which ^{running} ran down the trench left by the removed pipe and which was draining from the water in front of the ASTs. Northland had installed an absorption sock. I also noticed a slight sheen on the water in front of the ASTs. Northland arrived at 0950. They plugged up the path for water drainage and installed another absorption sock. They continued work on cleaning AST #4. Cleaning involved cutting a hole in the side of the AST, pulling the sludge material at the tank's bottom toward them with a broom with a long handle. The sludge was scooped up and dumped into barrels (55-gall. drums). I took photos and collected a soil sample from under the buried pipes, where water was draining.

At 1100 I went to the Woodstock Town Hall and Health Dept to obtain info on Site. Called Ed and relayed findings. He suggested to sample wells on 5/11/95 for VOCs and PFCs (3 monitor wells and bedrock wells. Helena took water levels. Northland completed cleaning of 2 ASTs. Three are left to clean.

Helena left a 1645.

45°, overcast, drizzle

Woodstock Grist Mill Co
Woodstock, VT (Site)

26000

5/11/95

Field Summary:

At 0900 Northland and I arrived on site. Northland completed cleaning all the ASTs on 5/10/95. Rob from Northland would disassemble all the fittings and clean up. I got the bedrock well open. It is deeper than my probe (100'). Called Ottauquechee Well Drilling for a copy of the well boring log. Rob said Northland could use a filter barrel to pump the water from under the former pump house. ~~They are~~ ^{He} is waiting to see if they could get a permit to discharge. Mr. Alan McGee stopped by and spoke with me.

I surveyed the wells (MW-1 to MW-4 and the bedrock well) and sampled MW-1, MW-3 and MW-4. Spoke with Ed regarding excavating issues and water (see telephone log). Northland (Rob) got part of canopy apart. I left at 8:1745. I called the Town Health Officer and left a message, no response.

12/17
6/30
18/163

5/11/95
527
163
180
000
1304
163
29340

Telephone Log

1345 Call to Ed Hawkins

Issues

- Survey confirms gw flow to west toward river
- Northland can use filter barrel to clean pumped water (permit involved if discharge to river) or discharge to hole on site.
- ✓ - Bedrock well 247', Sample w/o purging 3 volumes (1 volume = ~29 gallons)
- Meeting time to give you samples + equip.
- ✓ - Able to get report from Seth?
- ✓ - Give Ed McGee Atty name + Environ. Rep.
- ✓ - How will soils be dealt with after stockpiling?
- Can stockpiles be collected near tanks (upgradient of site/wells)?

Lay poly over excavation then backfill
 take out vadose zone soils only, don't go below gw table
 grab samples of water
 No dewatering of holes
 PID data
 Separate gravel from soil.
 Possibly get grab sample of gw from excavations.
 Get horizontal and vertical extent of contam.

HMMU will have to decide what happens to soils.

50-70°, Overcast

Woodstock Grist Mill Co
Woodstock, VT (Site)

26000

5/12/95

Field Summary:

I arrived at 0800. Calib. PID and prepared for the day. Excavator arrived at 0850. ASTs are being brought to Elnikis Scrap Yard in West Rutland, VT. Last AGST was loaded at ~~1830~~ 1830. Excavator and shovels were used to remove soils/gravel $>10\text{ppm}$ ~~of~~ on PID from AST graves and pipe trench. See PID Excavation log for details. About 3 cu. yds of gravel stockpiled. About 43 cu. yds removed from pipe trench. Poly was laid down and material $<10\text{ppm}$ was backfilled. Tried to check in with Ed at ~~1430~~ 1430 and 1550 to see if I should sample the bedrock well.

Excavated area under loading rack. About 1-2' of gravel (stone) overlay clay and a clay/gravel mix. Water about 3' b.g. Three concrete pillars appeared stained with oil. All concrete was stockpiled on poly. ~~About~~ An area about 10' x 12' was excavated of soil (clay) and gravel $>10\text{ppm}$ and stockpiled on poly. Soil and gw samples were collected. I screened all ~~the~~ excavation was while excavating. Area was overlain by poly and backfilled with material $<10\text{ppm}$.

The area under the pump house ^(8x5 footprint) was excavated to an area about 15' x 12' and about ~~2~~ 5' deep. Water was about 1.5' below grade. Northland assisted with the AST removal and cleaning up and cutting of piping. Fabian Earth Moving removed the ASTs and miscellaneous metal. The pump house excavation was lined with poly and backfilled. The stockpiles were covered with poly. They were located at the north end of the property. Northland put caution tape and stakes around the excavated area due to soft ground. I collected stockpile samples. I left at 8:00. I collected soil + gw samples

PID CALIBRATION LOG

26000
Woodstock Grist Mill Co.
Woodstock, VT

PID Calibration Log

<u>Date</u>	<u>Calib. Value</u>
5/5/95	251 ppm
5/8/95	251 ppm
5/10/95	250 ppm
5/11/95	251 ppm
5/12/95	251 ppm

PID used:

TEI 580B OVM PID with 10.2eV lamp.
Calibrated using 250ppm isobutylene.

GROUNDWATER SAMPLING SUMMARY SHEET

WATER QUALITY FIELD SAMPLING SUMMARY

GZA GeoEnvironmental, Inc. 380 Harvey Road Airpark Business Center Manchester, New Hampshire (603) 623-3600	Project Number: <u>26000</u> Project Name: <u>Woodstock Green Mill Co.</u> Project Location: <u>Rt 4/12 Woodstock, VT</u> Project Manager: <u>Ed Hawkins</u>
EQUIPMENT	
pH Meter: <u>Beckman #2</u>	Date: <u>5/11/95</u>
Conductivity Meter: <u>Hach #4</u>	Round Number: <u>—</u>
Water Level Indicator: <u>S.I. #4</u>	Weather: <u>45°, overcast, drizzle</u>
Other:	Collector: <u>Helena Hollauer</u>
Field Book/Page:	

FIELD MEASUREMENTS	SAMPLING LOCATION									
	BW-1	MW-1	MW-2	MW-3	MW-4					
Reference Point (circle)	PVC TOC	PVC TOC	PVC TOC	PVC TOC	PVC TOC	PVC TOC	PVC TOC	PVC TOC	PVC TOC	PVC TOC
Reference Point Elevation (ft)	100.00	97.31	97.89	95.11	94.23					
Depth to Water (ft)	33.35	5.64	—	3.71	5.10					
Water Table Elevation (ft)	66.65	91.67	—	91.40	89.13					
Depth to Bottom (ft)	247	29.46	—	13.60	14.70					
PVC to TOC/TCB	—	0.10	—	0.19	0.11					
TOC to GS	1.00	0.10	0.18	0.19	0.11					
pH										
Specific Conductance (uS/cm)	220	310	—	400	770					
Temperature (°C)	10.8	11.0	—	11.3	10.9					
Color	clear	gray	—	gray	gray					
Sheen/Odor	none	none	—	none	none					
Comment Reference			1,3		2,3					

COMMENTS:

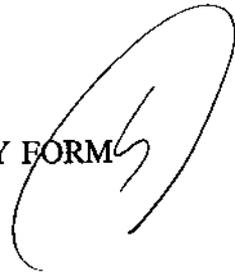
1. MW-2 did not have protective curb box. Plugged, could not be sampled

2. MW-4 did not have a protective curb box, nor a cap.

3. PVC above grade.

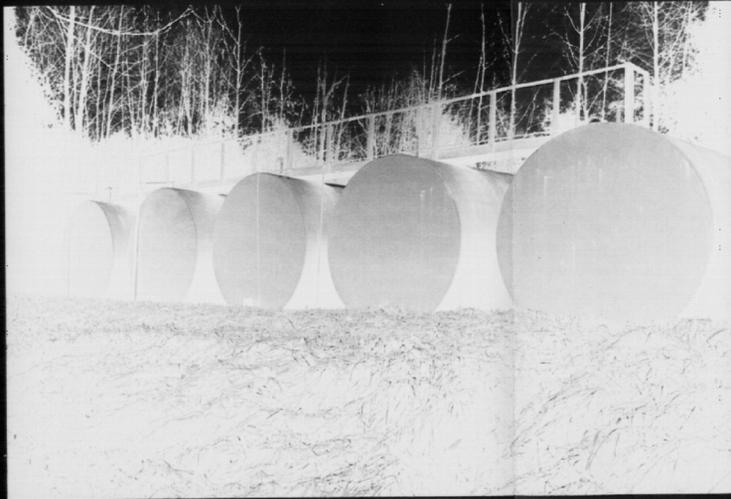
NOTES: TOC = top of casing TCB = top of curb box GS = ground surface

CHAIN-OF-CUSTODY FORM

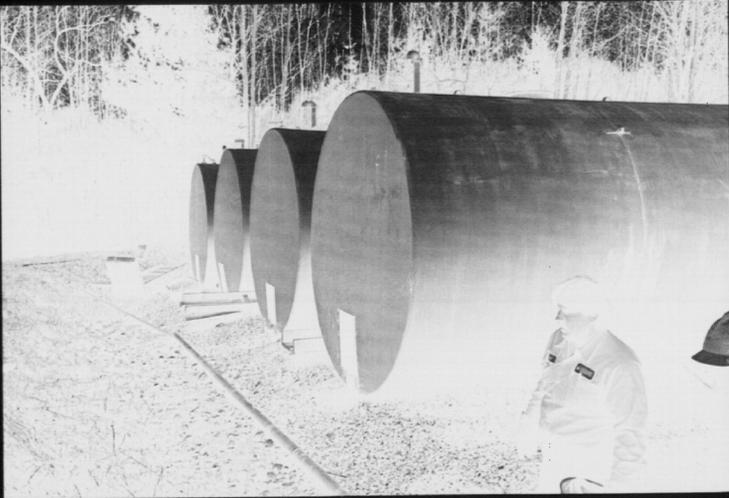
A handwritten signature or set of initials is enclosed within a hand-drawn circle. The signature is written in black ink and appears to be a stylized name or set of initials.



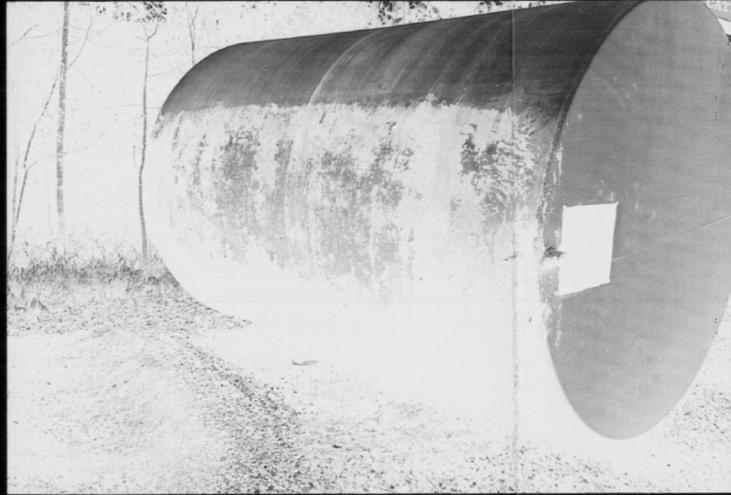
VIEW NORTHEAST OF DISTRIBUTION RACK
PUMP HOUSE AT LEFT, AND ASTs ON HILL



VIEW EAST OF ASTs



VIEW NORTH OF ASTs DURING CLOSURE ACTIVITIES.



BOTTOM OF AST #3.

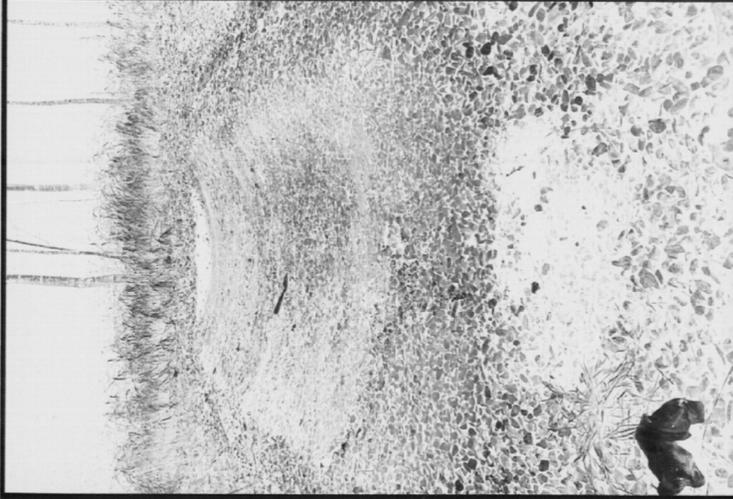
SITE ASSESSMENT REPORT
WOODSTOCK GRISTMILL COMPANIES, INC.
MCGEE ENERGY SITE
WOODSTOCK, VERMONT

PHOTOGRAPH SHEET

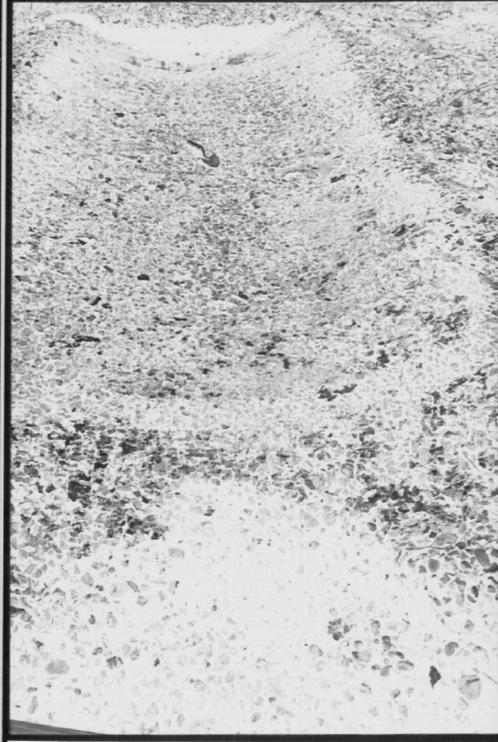
PROJECT No.:
95-336

DES'D BY :
CHK'D BY : E.F.H.
APP'D BY : M.D.B.
DRAWN BY : D.K.T.
SCALE : N.T.S.
DATE : JUNE 1995

GZA
GeoEnvironmental, Inc.
Engineers and Scientists
300 HARVEY ROAD
MANCHESTER, NEW HAMPSHIRE 03103
(603) 623-5600



AST #4



AST #1



AST #2



AST #3



AST #5

VIEWS TO THE EAST OF GRAVEL CONDITIONS UPON REMOVAL OF THE ASTs.

PROJECT No.:
95-336

SITE ASSESSMENT REPORT
WOODSTOCK CRISTMILL COMPANIES, INC.
MCGEE ENERGY SITE
WOODSTOCK, VERMONT

DESIGNED BY: J.E.F.H.
APPROVED BY: M.D.B.
DRAWN BY: D.K.T.
SCALE: N.T.S.
DATE: JUNE 1995

GRAPHIC SCALE

0'

10'

GZA
GeoEnvironmental, Inc.
Engineers and Scientists
300 HARVEY ROAD
MANCHESTER, NEW HAMPSHIRE 03103
(603) 623-3600

PHOTOGRAPH SHEET



EXPOSURE OF UNDERGROUND PIPING NEAR TOP OF HILL.



TYPICAL GRAVEL CONDITIONS IN AREA OF SURFICIAL PETROLEUM IMPACT.



VIEW NORTH OF FORMER AST LOCATIONS.

PROJECT No.:
95-336

SITE ASSESSMENT REPORT
WOODSTOCK GRISTMILL COMPANIES, INC.
MCGEE ENERGY SITE
WOODSTOCK, VERMONT

PHOTOGRAPH SHEET

DES'D BY :
CHK'D BY : E.F.H.
APP'D BY : M.D.B.
DRAWN BY : D.K.T.
SCALE : N.T.S.
DATE : JUNE 1995

GZA
GeoEnvironmental, Inc.
Engineers and Scientists
580 PLAZA ROAD
MANCHESTER, NEW HAMPSHIRE 03103
(603) 423-3600



CONDITIONS BEHIND DISTRIBUTION RACK.



EXCAVATION BENEATH FORMER RACK AREA.



CONDITIONS BENEATH PUMP HOUSE.



CLOSED CONDITIONS IN AREA OF FORMER PUMP HOUSE AND DISTRIBUTION RACK.

DES'D BY :
 CHK'D BY : E.F.H.
 APP'D BY : M.D.B.
 DRAWN BY : D.K.T.
 SCALE : N.T.S.
 DATE : JUNE 1995

SITE ASSESSMENT REPORT
 WOODSTOCK GRISTMILL COMPANIES, INC.
 MCGEE ENERGY SITE
 WOODSTOCK, VERMONT
 PHOTOGRAPH SHEET

PROJECT No.:
 95-336

APPENDIX D

ENVIRONMENTAL DATA RESOURCES, INC. REPORT

**The EDR-Radius Map
with GeoCheck™**

Woodstock Grist Mill Co.
~~Taftsville~~ ~~Faville~~ Road (Rt 4/12)
Woodstock, VT 05091

Inquiry Number: 176292.1p

May 11, 1995



**Environmental
Data
Resources, Inc**

Creators of Toxicheck/®

***The Source*
For Environmental
Risk Management
Data**

3530 Post Road
Southport, Connecticut 06490

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802

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Government Records Searched / Data Currency Tracking Addendum.....	A3

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer

This Report contains information obtained from a variety of public sources and EDR makes no representation or warranty regarding the accuracy, reliability, quality, or completeness of said information or the information contained in this report. The customer shall assume full responsibility for the use of this report.
No warranty of merchantability or of fitness for a particular purpose, expressed or implied, shall apply and EDR specifically disclaims the making of such warranties. In no event shall EDR be liable to anyone for special, incidental, consequential or exemplary damages.

REVIEW OF ENVIRONMENTAL RECORDS MAINTAINED BY GOVERNMENT AGENCIES AND PRIVATE SOURCES

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The search met the specific requirements of ASTM Standard Practice for Environmental Site Assessments, E-1527-94, including those associated with governmental databases, search distances and data currency. The detailed EDR report, dated 05/11/95, is included as an appendix to this summary report.

The address of the subject property for which the search was intended is:

TAVIVILLE ROAD (RT 4/12)
WOODSTOCK, VT 05091

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the subject property or within the ASTM E-1527-94 search radius around the subject property for the following Databases:

NPL:..... National Priority List
 RCRIS-TSD:..... Resource Conservation and Recovery Information System
 State Haz. Waste:..... Vermont Hazardous Waste Sites
 CERCLIS:..... Comprehensive Environmental Response, Compensation, and Liability Information System
 CORRACTS:..... Corrective Action Report
 State LF:..... Landfills and Transfer Stations
 LUST:..... Vermont Hazardous Waste Sites
 UST:..... State of Vermont Underground Storage Tank Database
 RAATS:..... RCRA Administrative Action Tracking System
 RCRIS-LQG:..... Resource Conservation and Recovery Information System
 HMIRS:..... Hazardous Materials Information Reporting System
 PADS:..... PCB Activity Database System
 ERNS:..... Emergency Response Notification System
 TRIS:..... Toxic Chemical Release Inventory System
 NPL Liens:..... Federal Superfund Liens
 TSCA:..... Toxic Substances Control Act
 Coal Gas:..... Former Manufactured gas (Coal Gas) Sites

Unmapped (orphan) sites are not considered in the foregoing analysis.

Search Results:

Search results for the subject property and the search radius, are listed below:

Subject Property:

The subject property was identified in the following government records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
MCGEES FUEL INC RTE 4 WOODSTOCK, VT 05091	RCRIS-SQG FINDS	VTD981215858

REVIEW OF ENVIRONMENTAL RECORDS MAINTAINED BY GOVERNMENT AGENCIES AND PRIVATE SOURCES

Surrounding Properties:

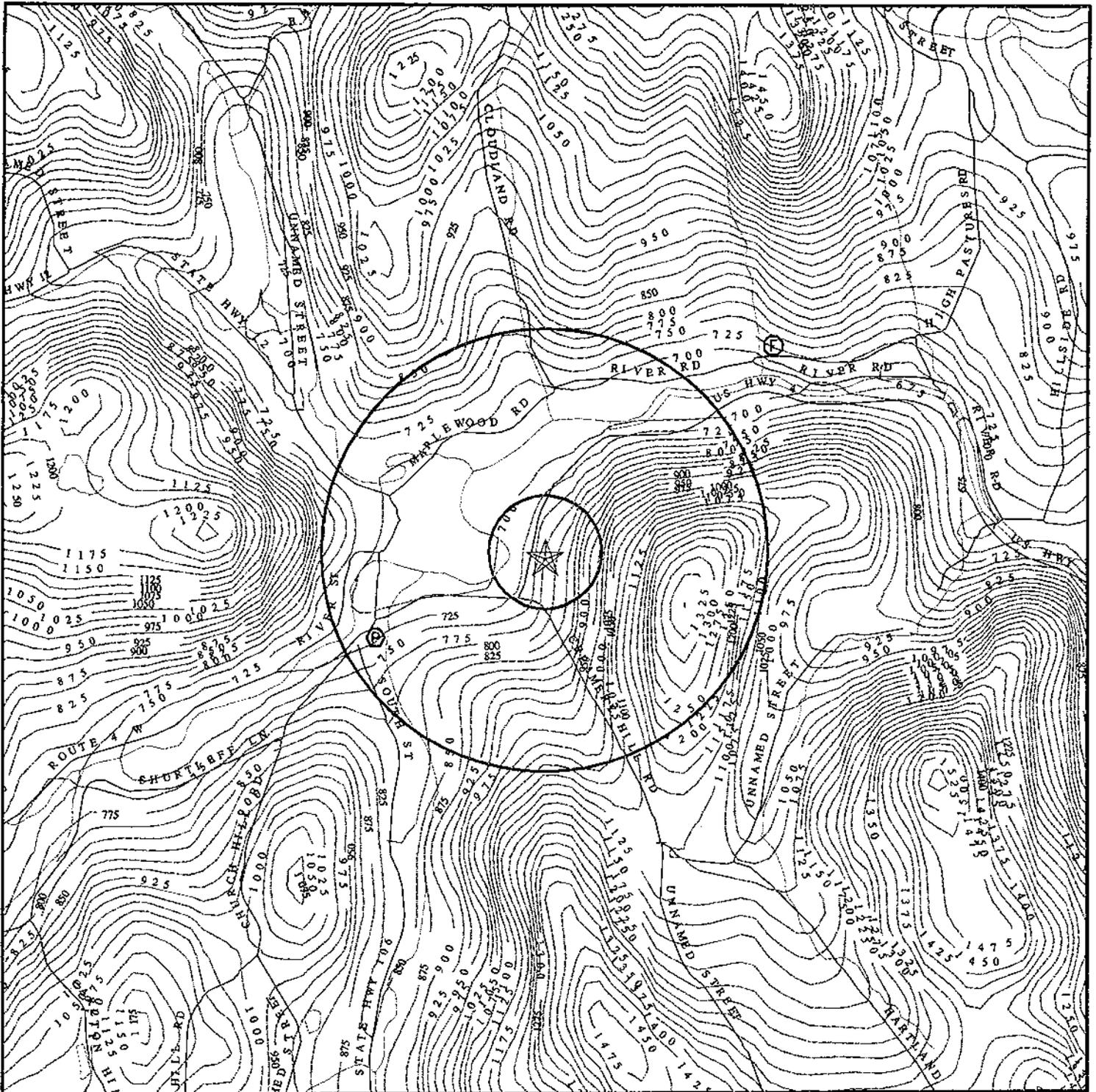
Sites with an elevation equal to or higher than the subject property are in the left hand column; those with a lower elevation are in the right hand column. Page numbers refer to the EDR Radius Map report (attached as an appendix) where detailed data on individual sites may be reviewed.

Sites listed in *bold italics* are in multiple databases.

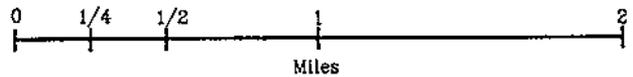
REVIEW OF ENVIRONMENTAL RECORDS MAINTAINED BY GOVERNMENT AGENCIES AND PRIVATE SOURCES

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
S. WOODSTOCK COUNTRY STORE	LUST
FIERTZ RESIDENCE	LUST
GERRISH MOTORS	LUST
CVPS WOODSTOCK	LUST
THOMPSON GARAGE	UST
HONDA WOODSTOCK	UST
WOODSTOCK UNION HIGH SCHOOL	UST
CUMBERLAND FARMS, INC. #4008	UST
SCRUB A DUB	UST
MILL CONDOMINIUM OFFICE BUILDING	UST
F.A. RICHMOND INC.	UST
VAOT WOODSTOCK GARAGE	UST
LEWIS RESIDENCE	UST
CENTRAL VT PUBLIC SERVICE	RCRIS-SQG,FINDS
VERMONTEK INC	RCRIS-SQG,FINDS
VT AGENCY OF TRANSPORTATION	RCRIS-SQG,FINDS
WOODSTOCK STP	FINDS



Source: US Geological Survey 1-Degree Digital Elevation Model
 Compiled 09/15/92



- N - Major Roads
- N - Contour lines (25 foot interval unless otherwise shown)
- N - Waterways

- ⊙ - Earthquake epicenter, Richter 5 or greater.
- ⓕ Ⓢ - Closest well according to (F)ederal or (S)tate database in quadrant.
- Ⓟ - Closest public water supply well.



TARGET PROPERTY:	Woodstock Grist Mill Co.	CUSTOMER:	GZA GeoEnvironmental, Inc.
ADDRESS:	Taville Road (Rt 4/12)	CONTACT:	Helena Hollauer
CITY/STATE/ZIP:	Woodstock VT 05091	INQUIRY #:	176292.1p
LAT/LONG:	43.6293 / 72.5052	DATE:	May 9, 1995

GEOCHECK VERSION 2.1 SUMMARY

GEOLOGIC AGE IDENTIFICATION†

Geologic Code: De
 Era: Paleozoic
 System: Devonian
 Series: Devonian

ROCK STRATIGRAPHIC UNIT

Category: Eugeosynclinal Deposits

GROUNDWATER FLOW INFORMATION

General Topographic Gradient: General WNW
 General Hydrogeologic Gradient: no hydrogeologic data available.

Note: In a general way, the water table typically conforms to surface topography.‡

FEDERAL DATABASE WELL INFORMATION

<u>WELL QUADRANT</u>	<u>DISTANCE FROM TP</u>	<u>LITHOLOGY</u>	<u>DEPTH TO WATER TABLE</u>
East	1 - 2 Miles	Not Reported	Not Reported

PUBLIC WATER SUPPLY SYSTEM INFORMATION

Searched by Nearest Well.

Location Relative to TP: 1/2 - 1 Mile West
 PWS Name: LINCOLN COVERED BRIDGE I
 WEST WOODSTOCK, VT 05091

Well currently has or has had major violation(s): No

AREA RADON INFORMATION

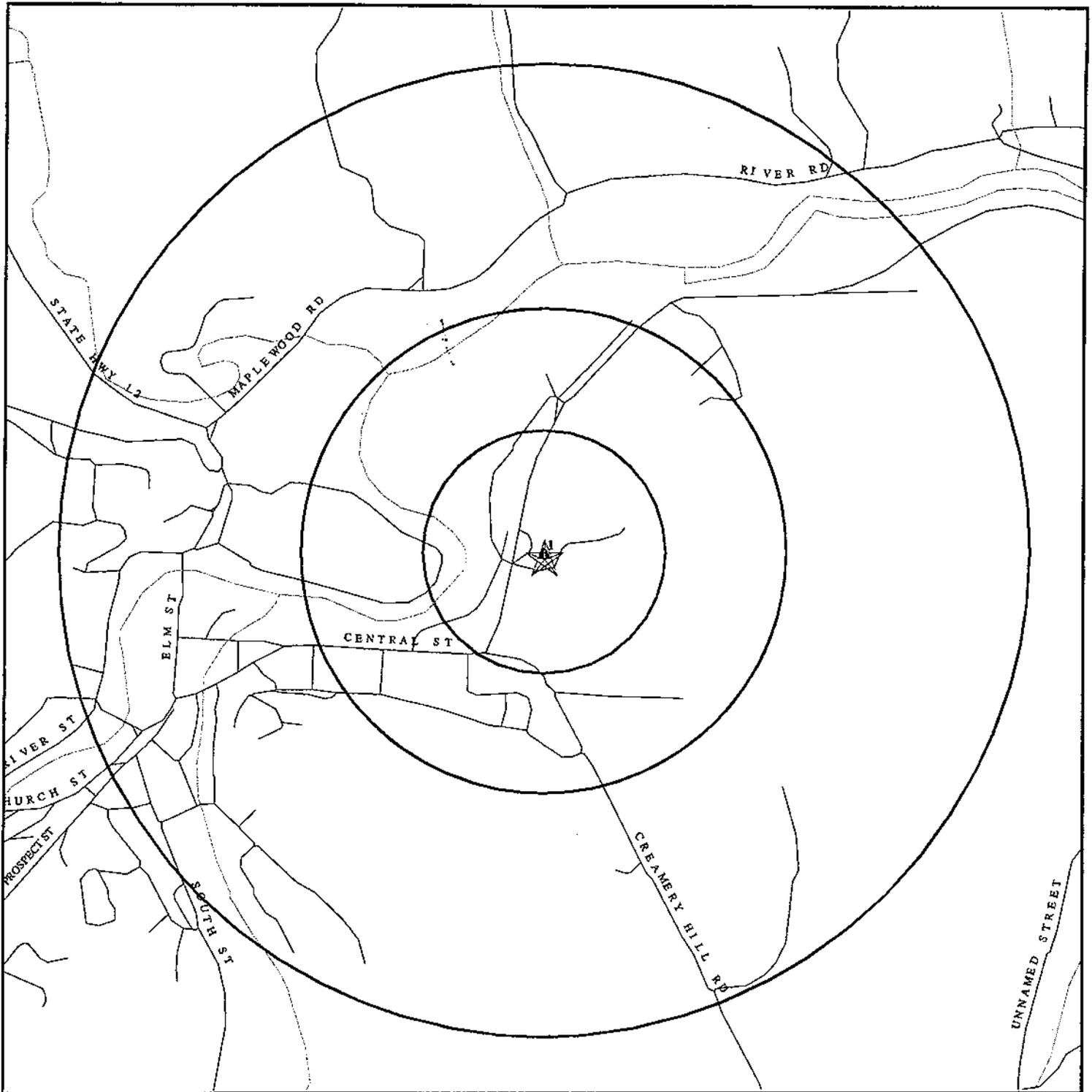
Zip Code: 05091

Number of sites tested: 1

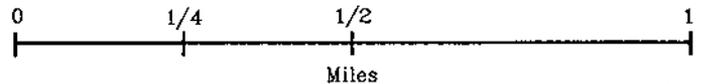
<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	0.400 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	1.800 pCi/L	100%	0%	0%

† Source: P.G. Schuben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map. USGS Digital Data Series DDS - 11 (1994).

‡ U.S. EPA Ground Water Handbook, Vol 1: Ground Water and Contamination, Office of Research and development EPA/625/6-90/015a, Chapter 4, page 78, September 1990.

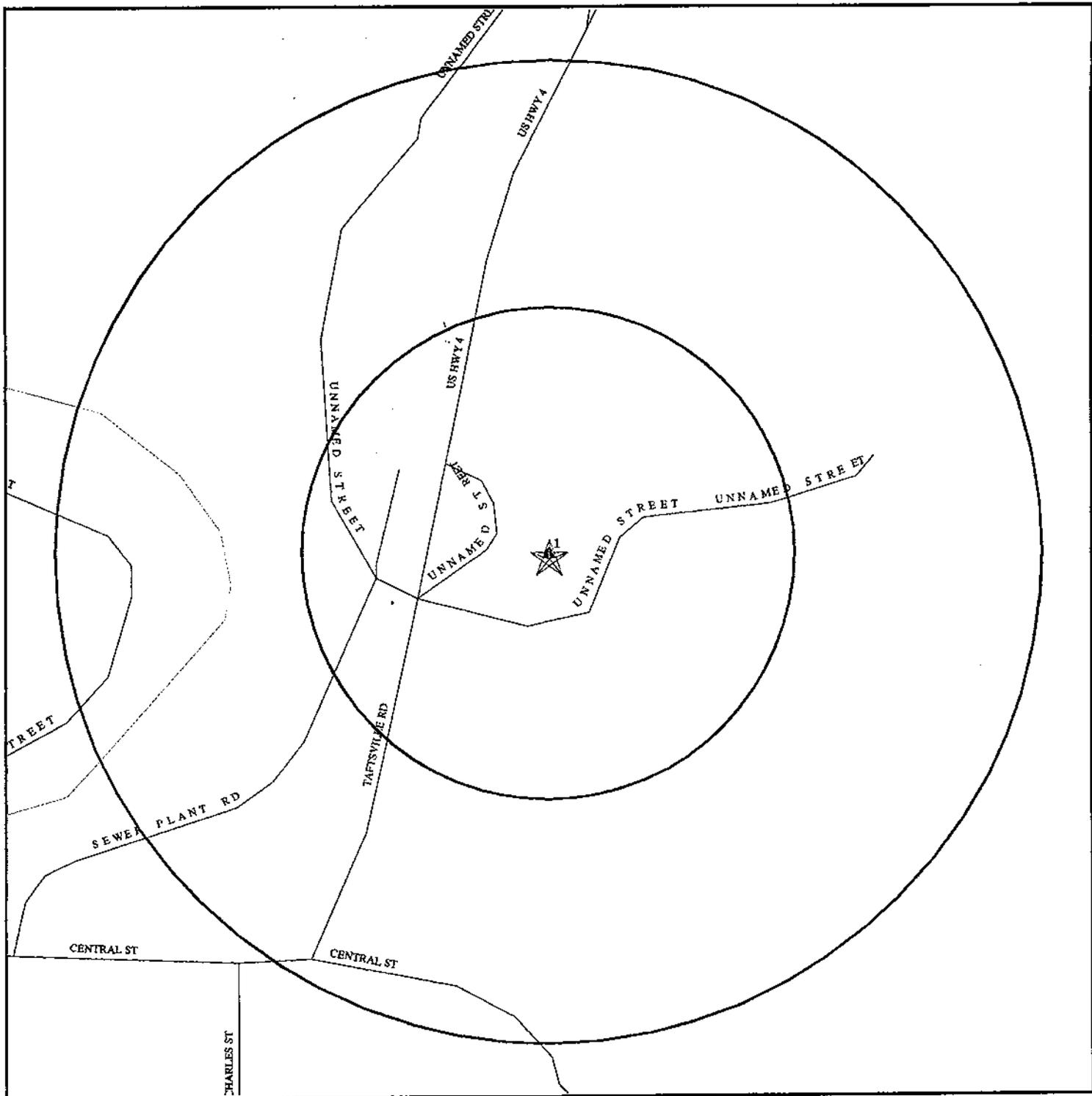


- ★ - Indicates TARGET PROPERTY.
- ▲ - Indicates sites at elevations higher than or equal to the target property.
- ◆ - Indicates sites at elevations lower than the target property.
- ⬆ - Coal Gasification Sites (if requested)
- ☐ - National Priority List Sites

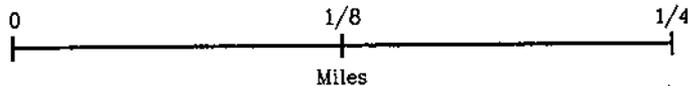


- ⚡ - Power transmission lines (USGS DLG, 1993)
- ⚡ - Oil & Gas pipelines (USGS DLG, 1993)

TARGET PROPERTY:	Woodstock Grist Mill Co.	CUSTOMER:	GZA GeoEnvironmental, Inc.
ADDRESS:	Taville Road (Rt 4/12)	CONTACT:	Helena Hollauer
CITY/STATE/ZIP:	Woodstock VT 05091	INQUIRY #:	176292.1p
LAT/LONG:	43.6293 / 72.5052	DATE:	May 9, 1995



- ★ - Indicates TARGET PROPERTY.
- ▲ - Indicates sites at elevations higher than or equal to the target property.
- ◆ - Indicates sites at elevations lower than the target property.
- ⚙ - Coal Gasification Sites (if requested)
- ⚡ - Sensitive Receptors
- ☐ - National Priority List Sites



- ⚡ - Power transmission lines (USGS DLG, 1993)
- ⚡ - Oil & Gas pipelines (USGS DLG, 1993)

TARGET PROPERTY: Woodstock Grist Mill Co.
 ADDRESS: Taviville Road (Rt 4/12)
 CITY/STATE/ZIP: Woodstock VT 05091
 LAT/LONG: 43.6293 / 72.5052

CUSTOMER: GZA GeoEnvironmental, Inc.
 CONTACT: Helena Hollauer
 INQUIRY #: 176292.1p
 DATE: May 9, 1995

MAP FINDINGS SUMMARY SHOWING
ALL SITES

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
NPL		1.000	0	0	0	0	NR	0
RCRIS-TSD		1.000	0	0	0	0	NR	0
State Haz. Waste		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	0	NR	NR	0
UST		0.250	0	0	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
RCRIS Sm. Quan. Gen.	X	0.250	0	0	NR	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
FINDS	X	TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
Coal Gas		1.000	0	0	0	0	NR	0

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

MAP FINDINGS SUMMARY SHOWING
ONLY SITES HIGHER THAN OR THE SAME ELEVATION AS TP

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
NPL		1.000	0	0	0	0	NR	0
RCRIS-TSD		1.000	0	0	0	0	NR	0
State Haz. Waste		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	0	NR	NR	0
UST		0.250	0	0	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
RCRIS Sm. Quan. Gen.	X	0.250	0	0	NR	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
FINDS	X	TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
Coal Gas		1.000	0	0	0	0	NR	0

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

MAP FINDINGS

Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
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Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

1	Target	Property	MCGEES FUEL INC RTE 4 WOODSTOCK, VT 05091 RCRIS: Not Reported	RCRIS-SQG FINDS	1000202142 VTD981215858
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ORPHAN SUMMARY

City	EOR ID	Site Name	Site Address	Zip	Database(s)	Facility ID
WOODSTOCK	S100050884	S. WOODSTOCK COUNTRY STORE	RT 106	05091	LUST	
WOODSTOCK	S100050289	FIERTZ RESIDENCE	RT 106	05091	LUST	
WOODSTOCK	U001392115	THOMPSON GARAGE	ROUTE 12 NORTH	05091	UST	
WOODSTOCK	S100050288	GERRISH MOTORS	RT 12	05091	LUST	
WOODSTOCK	U001392315	HONDA WOODSTOCK	ROUTE 4 EAST	05091	UST	
WOODSTOCK	U001392302	WOODSTOCK UNION HIGH SCHOOL	ROUTE 4 WEST	05091	UST	
WOODSTOCK	S101101963	CVPS WOODSTOCK	RT 4	05091	LUST	
WOODSTOCK	1000127173	CENTRAL VT PUBLIC SERVICE	ROUTE 4 EAST	05091	RCRIS-SQG, FINDS	
WOODSTOCK	1000301635	VERMONTEK INC	RTE 4 EAST	05091	RCRIS-SQG, FINDS	
WOODSTOCK	U001392321	CUMBERLAND FARMS, INC. #4008	ROUTE 4	05091	UST	
WOODSTOCK	U001392153	SCRUB A DUB	RT 4 EAST	05091	UST	
WOODSTOCK	1000582829	WOODSTOCK STP	RTE 40	05091	FINDS	
WOODSTOCK	U001624660	MILL CONDOMINIUM OFFICE BUILDING	MAXHAM MEADOW ROAD	05091	UST	
WOODSTOCK	U001392094	F.A. RICHMOND INC.	PLEASANT & CHARLES STREET	05091	UST	
WOODSTOCK	U001392262	VAOT WOODSTOCK GARAGE	U.S. ROUTE 4	05091	UST	
WOODSTOCK	U001392300	LEWIS RESIDENCE	VT RT 12	05091	UST	
WOODSTOCK	1000146113	VT AGENCY OF TRANSPORTATION	RTE US 4	05091	RCRIS-SQG, FINDS	

**GEOCHECK VERSION 2.1 ADDENDUM
FEDERAL DATABASE WELL INFORMATION**

Well Closest to Target Property (East Quadrant)

BASIC WELL DATA

Site ID:	433829072291201	Distance from TP:	1 - 2 Miles
Site Type:	Single well, other than collector or Ranney type		
Year Constructed:	1966	County:	Windsor
Altitude:	715.00 ft.	State:	Vermont
Well Depth:	122.00 ft.	Topographic Setting:	Hillside (slope)
Depth to Water Table:	Not Reported	Prim. Use of Site:	Withdrawal of water
Date Measured:	Not Reported	Prim. Use of Water:	Domestic

LITHOLOGIC DATA

Geologic Age ID (Era/System/Series):	Unknown
Principal Lithology of Unit:	Not Reported
Further Description:	Not Reported

WATER LEVEL VARIABILITY

Not Reported

**GEOCHECK VERSION 2.1
PUBLIC WATER SUPPLY SYSTEM INFORMATION**

Searched by Nearest Well.

PWS SUMMARY:

PWS ID:	VT0002051	PWS Status:	Active	Distance from TP:	1/2 - 1 Mile
Dir relative to TP:	West	Date Initiated:	Not Reported	Date Deactivated:	Not Reported
PWS Name:	LINCOLN COVERED BRIDGE I WEST WOODSTOCK, VT 05091				

Addressee / Facility Type: Not Reported
Facility Name: Not Reported

Facility Latitude:	43 37 27	Facility Longitude:	072 31 08
City Served:	Not Reported:	Population Served:	Under 101 Persons
Treatment Class:	Untreated		

Well currently has or has had major violation(s): No

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM RECORDS:

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA/NTIS

Telephone: 703-416-0702

CERCLIS: Comprehensive Environmental Response, Compensation and Liability Information System. CERCLIS contains information on sites identified by the USEPA as known or suspect abandoned, inactive or uncontrolled hazardous waste sites which may require cleanup.

Date of Government Version: 10/31/94

Date Made Active at EDR: 01/30/95

Date of Data Arrival at EDR: 12/16/94

Elapsed ASTM days: 45

ERNS: Emergency Response Notification System

Source: EPA

Telephone: 202-260-2342

ERNS: Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/93

Date Made Active at EDR: 05/25/94

Date of Data Arrival at EDR: 04/11/94

Elapsed ASTM days: 44

NPL: National Priority List

Source: EPA

Telephone: 703-603-8852

NPL: National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, it is EDR's policy to plot NPL sites greater than approximately 500 acres in size as areas (polygons). Sites smaller in size are point-geocoded at the site's address.

Date of Government Version: 04/15/95

Date Made Active at EDR: 05/03/95

Date of Data Arrival at EDR: 04/28/95

Elapsed ASTM days: 5

RCRIS: Resource Conservation and Recovery Information System

Source: EPA/NTIS

Telephone: 202-260-3393

RCRIS: Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 01/31/95

Date Made Active at EDR: 04/28/95

Date of Data Arrival at EDR: 03/14/95

Elapsed ASTM days: 45

FEDERAL NON-ASTM RECORDS:

FINDS: Facility Index System

Source: EPA/NTIS

Telephone: 800-908-2493

FINDS: Facility Index System. FINDS contains both facility information and "pointers" to other sources that contain more detail. These include: RCRIIS, PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS (FIFRA/TSCA Tracking System)), CERCLIS, DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), FRDS (Federal Reporting Data System), SIA (Surface Impoundments), CICIS (TSCA Chemicals in Commerce Information System), PADS, RCRA-J (medical waste transporters/disposers), TRIS and TSCA.

Date of Government Version: 07/27/94

Date of Next Scheduled Update: 07/10/95

PADS: PCB Activity Database System

Source: EPA

Telephone: 202-260-3992

PADS: PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/14/94

Date of Next Scheduled Update: 08/21/95

RAATS: RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

RAATS: RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA.

Date of Government Version: 04/06/94

Date of Next Scheduled Update: 06/19/95

TRIS: Toxic Chemical Release Inventory System

Source: EPA/NTIS

Telephone: 202-260-2320

TRIS: Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/92

Date of Next Scheduled Update: 10/09/95

TSCA: Toxic Substances Control Act

Source: EPA/NTIS

Telephone: 202-260-1444

TSCA: Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site. USEPA has no current plan to update and/or re-issue this database.

Date of Government Version: 05/15/86

Date of Next Scheduled Update: 07/17/95

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation

Telephone: 202-366-4555

HMIRS: Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/30/94

Date of Next Scheduled Update: 07/31/95

NPL LIENS: Federal Superfund Liens

Source: EPA

Telephone: 202-260-8969

NPL LIENS: Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91

Date of Next Scheduled Update: 05/29/95

CORRACTS: Corrective Action Report

Source: EPA

Telephone: 202-260-3393

CORRACTS: CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 08/05/94

Date of Next Scheduled Update: 05/15/95

STATE OF VERMONT ASTM RECORDS:

LUST: Vermont Hazardous Waste Sites

Source: Department of Environmental Conservation
Telephone: 802-241-3888

LUST: Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 03/28/95
Date Made Active at EDR: 05/09/95

Date of Data Arrival at EDR: 04/07/95
Elapsed ASTM days: 32

SHWS: Vermont Hazardous Waste Sites

Source: Department of Environmental Conservation
Telephone: 802-241-3888

SHWS: State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 03/28/95
Date Made Active at EDR: 05/09/95

Date of Data Arrival at EDR: 04/07/95
Elapsed ASTM days: 32

SWF/LS: Landfills and Transfer Stations

Source: Department of Environmental Conservation
Telephone: 802-241-3444

SWF/LS: Solid Waste Facilities/Landfill Sites. SWF/LS type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Section 2004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/01/94
Date Made Active at EDR: 05/25/94

Date of Data Arrival at EDR: 05/02/94
Elapsed ASTM days: 23

UST: State of Vermont Underground Storage Tank Database

Source: Department of Environmental Conservation
Telephone: 802-241-3888

UST: Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 02/22/95
Date Made Active at EDR: 04/04/95

Date of Data Arrival at EDR: 02/24/95
Elapsed ASTM days: 39

Historical and Other Database(s)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

Disclaimer Provided by Real Property Scan, Inc.

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

Area Radon Information: The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

FRDS: Federal Reporting Data System

Source: EPA/Office of Drinking Water

FRDS provides information regarding public water supplies and their compliance with monitoring requirements, maximum contaminant levels (MCL's), and other requirements of the Safe Drinking Water Act of 1986.

Oil/Gas Pipelines/Electrical Transmission Lines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines and electrical transmission lines.

Sensitive Receptors: There are individuals who, due to their fragile immune systems, are deemed to be especially sensitive to environmental discharges. These typically include the elderly, the sick, and children. While the exact location of these sensitive receptors cannot be determined, EDR indicates those facilities, such as schools, hospitals, day care centers, and nursing homes, where sensitive receptors are likely to be located.

USGS Water Wells: In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1994 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

APPENDIX E

ENVIRONMENTAL CHEMISTRY LABORATORY REPORT

GROUNDWATER

GZA GEOENVIRONMENTAL, INC.
 ENVIRONMENTAL CHEMISTRY LABORATORY
 320 NEEDHAM STREET, NEWTON UPPER FALLS, MA 02164
 MASSACHUSETTS LABORATORY I.D. NO. MA092

EPA METHOD 8020 ANALYSIS - PURGEABLE AROMATICS

PROJECT: WOODSTOCK GRIST MILL CO. - WOODSTOCK, VT
 FILE NO.: 26000 PROJECT MGR.: E. HAWKINS
 SAMPLE ID: MW-1 DATE SAMPLED: 05/11/95
 MATRIX: AQUEOUS DATE TESTED: 05/16/95
 LABORATORY #: 14808-2 DILUTION FACTOR: 1

8020 COMPOUNDS	CONCENTRATION ug/l (PPB)	QUANTITATION LIMIT ug/l (PPB)
METHYL TERT-BUTYL ETHER (MTBE)	ND	5.0
BENZENE	ND	1.0
TOLUENE	ND	1.0
ETHYL BENZENE	ND	1.0
m & p-XYLENES	ND	1.0
o-XYLENE	ND	1.0
CHLOROBENZENE	ND	1.0
1,3-DICHLOROBENZENE	ND	1.0
1,4-DICHLOROBENZENE	ND	1.0
1,2-DICHLOROBENZENE	ND	1.0

SURROGATE	RECOVERY %	ACCEPTANCE LIMITS %
FLUOROBENZENE	81.7	74-114
4-BROMOFLUOROBENZENE	83.3	80-115

COMMENTS:

ANALYZED BY:

K. Phillips

REVIEWED BY:

K. Walsh

GZA GEOENVIRONMENTAL, INC.
 ENVIRONMENTAL CHEMISTRY LABORATORY
 320 NEEDHAM STREET
 NEWTON UPPER FALLS, MA 02164
 MASSACHUSETTS LABORATORY ID# MA092

HYDROCARBON FINGERPRINTING
 MODIFIED ASTM METHOD D3328 / EPA METHOD 8100
 CONCENTRATION (PPM-ug/ml-Aqueous)

PROJECT: WOODSTOCK GRIST MILL CO - WOODSTOCK, VT
 FILE NO.: 26000
 PROJECT MGR: E. HAWKINS
 DATE SAMPLED: 05/11/95
 DATE EXTRACTED: 05/16/95
 DATE TESTED: 05/18/95

SAMPLE ID: GZA LAB NO.	METHOD BLANK 051695-QC	MW-1 R6386-PHC
1. HYDROCARBON CONTENT	<0.25	<0.25
2. PERCENT SOLID CONTENT	N/A	N/A
3. MATRIX	N/A	AQUEOUS
4. DETECTION LIMIT (TOTAL PRODUCT)	0.25	0.25
5. DETECTION LIMIT (INDIVIDUAL HYDROCARBONS)	0.01	0.01
6. SURROGATE RECOVERY (P-TERPHENYL)	105	72%

QUALITATIVE IDENTIFICATION: N/A

ANALYZED BY:

REVIEWED BY:

M. Camera

K. Wall

GZA GEOENVIRONMENTAL, INC.
 ENVIRONMENTAL CHEMISTRY LABORATORY
 320 NEEDHAM STREET, NEWTON UPPER FALLS, MA 02164
 MASSACHUSETTS LABORATORY I.D. NO. MA092

EPA METHOD 8020 ANALYSIS - PURGEABLE AROMATICS

PROJECT:	WOODSTOCK GRIST MILL CO. - WOODSTOCK, VT	PROJECT MGR.:	E. HAWKINS
FILE NO.:	26000	DATE SAMPLED:	05/11/95
SAMPLE ID:	MW-3	DATE TESTED:	05/17/95
MATRIX:	AQUEOUS	DILUTION FACTOR:	1
LABORATORY #:	14813-2		

8020 COMPOUNDS	CONCENTRATION ug/l (PPB)	QUANTITATION LIMIT ug/l (PPB)
METHYL TERT-BUTYL ETHER (MTBE)	ND	5.0
BENZENE	ND	1.0
TOLUENE	ND	1.0
ETHYL BENZENE	ND	1.0
m & p-XYLENES	ND	1.0
o-XYLENE	ND	1.0
CHLOROBENZENE	ND	1.0
1,3-DICHLOROBENZENE	ND	1.0
1,4-DICHLOROBENZENE	ND	1.0
1,2-DICHLOROBENZENE	ND	1.0

SURROGATE	RECOVERY %	ACCEPTANCE LIMITS %
FLUOROBENZENE	88.9	74-114
4-BROMOFLUOROBENZENE	90.2	80-115

COMMENTS:

ANALYZED BY:

K. Phillip

REVIEWED BY:

Kubal

GZA GEOENVIRONMENTAL, INC.
ENVIRONMENTAL CHEMISTRY LABORATORY
320 NEEDHAM STREET
NEWTON UPPER FALLS, MA 02164
MASSACHUSETTS LABORATORY ID# MA092

HYDROCARBON FINGERPRINTING
MODIFIED ASTM METHOD D3328 / EPA METHOD 8100
CONCENTRATION (PPM-ug/ml-Aqueous)

PROJECT: WOODSTOCK GRIST MILL CO - WOODSTOCK, VT
FILE NO.: 26000
PROJECT MGR: E. HAWKINS
DATE SAMPLED: 05/11/95
DATE EXTRACTED: 05/16/95
DATE TESTED: 05/18/95

SAMPLE ID: GZA LAB NO.	METHOD BLANK 051695-QC	MW-3 R6387-PHC
1. HYDROCARBON CONTENT	<0.25	<0.25
2. PERCENT SOLID CONTENT	N/A	N/A
3. MATRIX	N/A	AQUEOUS
4. DETECTION LIMIT (TOTAL PRODUCT)	0.25	0.25
5. DETECTION LIMIT (INDIVIDUAL HYDROCARBONS)	0.01	0.01
6. SURROGATE RECOVERY (P-TERPHENYL)	105	111%

QUALITATIVE IDENTIFICATION: N/A

ANALYZED BY:

REVIEWED BY:

A. Camera

Kubal

GZA GEOENVIRONMENTAL, INC.
 ENVIRONMENTAL CHEMISTRY LABORATORY
 320 NEEDHAM STREET, NEWTON UPPER FALLS, MA 02164
 MASSACHUSETTS LABORATORY I.D. NO. MA092

EPA METHOD 8020 ANALYSIS - PURGEABLE AROMATICS

PROJECT:	WOODSTOCK GRIST MILL CO. - WOODSTOCK, VT	PROJECT MGR.:	E. HAWKINS
FILE NO.:	26000	DATE SAMPLED:	05/12/95
SAMPLE ID:	BW-1	DATE TESTED:	05/17/95
MATRIX:	AQUEOUS	DILUTION FACTOR:	1
LABORATORY #:	14812-2		

8020 COMPOUNDS	CONCENTRATION ug/l (PPB)	QUANTITATION LIMIT ug/l (PPB)
METHYL TERT-BUTYL ETHER (MTBE)	ND	5.0
BENZENE	ND	1.0
TOLUENE	ND	1.0
ETHYL BENZENE	ND	1.0
m & p-XYLENES	ND	1.0
o-XYLENE	ND	1.0
CHLOROBENZENE	ND	1.0
1,3-DICHLOROBENZENE	ND	1.0
1,4-DICHLOROBENZENE	ND	1.0
1,2-DICHLOROBENZENE	ND	1.0

SURROGATE	RECOVERY %	ACCEPTANCE LIMITS %
FLUOROBENZENE	85.4	74-114
4-BROMOFLUOROBENZENE	86.4	80-115

COMMENTS:

ANALYZED BY:

K. Phillips

REVIEWED BY:

K. H. H.

GZA GEOENVIRONMENTAL, INC.
ENVIRONMENTAL CHEMISTRY LABORATORY
320 NEEDHAM STREET
NEWTON UPPER FALLS, MA 02164
MASSACHUSETTS LABORATORY ID# MA092

HYDROCARBON FINGERPRINTING
MODIFIED ASTM METHOD D3328 / EPA METHOD 8100
CONCENTRATION (PPM-ug/ml-Aqueous)

PROJECT: WOODSTOCK GRIST MILL CO - WOODSTOCK, VT
FILE NO.: 26000
PROJECT MGR: E. HAWKINS
DATE SAMPLED: 05/12/95
DATE EXTRACTED: 05/16/95
DATE TESTED: 05/18/95

SAMPLE ID: GZA LAB NO.	METHOD BLANK 051695-QC	BW-1 R6388-PHC
1. HYDROCARBON CONTENT	<0.25	<0.25
2. PERCENT SOLID CONTENT	N/A	N/A
3. MATRIX	N/A	AQUEOUS
4. DETECTION LIMIT (TOTAL PRODUCT)	0.25	0.25
5. DETECTION LIMIT (INDIVIDUAL HYDROCARBONS)	0.01	0.01
6. SURROGATE RECOVERY (P-TERPHENYL)	105	117%

QUALITATIVE IDENTIFICATION: N/A

ANALYZED BY:

A. Camera

REVIEWED BY:

K. Kaul

GZA GEOENVIRONMENTAL, INC.
 ENVIRONMENTAL CHEMISTRY LABORATORY
 320 NEEDHAM STREET, NEWTON UPPER FALLS, MA 02164
 MASSACHUSETTS LABORATORY I.D. NO. MA092

EPA METHOD 8020 ANALYSIS - PURGEABLE AROMATICS

PROJECT: WOODSTOCK GRIST MILL CO. - WOODSTOCK, VT
 FILE NO.: 26000 PROJECT MGR.: E. HAWKINS
 SAMPLE ID: PH DATE SAMPLED: 05/12/95
 MATRIX: AQUEOUS DATE TESTED: 05/17/95
 LABORATORY #: 14814-2 DILUTION FACTOR: 10

8020 COMPOUNDS	CONCENTRATION ug/l (PPB)	QUANTITATION LIMIT ug/l (PPB)
METHYL TERT-BUTYL ETHER (MTBE)	ND	10.0
BENZENE	ND	2.0
TOLUENE	--13--	2.0
ETHYL BENZENE	--25--	2.0
m & p-XYLENES	--110--	2.0
o-XYLENE	--93--	2.0
CHLOROBENZENE	ND	2.0
1,3-DICHLOROBENZENE	ND	2.0
1,4-DICHLOROBENZENE	ND	2.0
1,2-DICHLOROBENZENE	ND	2.0

SURROGATE	RECOVERY %	ACCEPTANCE LIMITS %
FLUOROBENZENE	90.0	74-114
4-BROMOFLUOROBENZENE	83.0	80-115

COMMENTS:

ANALYZED BY:

K. Phillips

REVIEWED BY:

K. Walsh

SOIL

GZA GEOENVIRONMENTAL, INC.
 ENVIRONMENTAL CHEMISTRY LABORATORY
 320 NEEDHAM STREET, NEWTON UPPER FALLS, MA 02164
 MASSACHUSETTS LABORATORY I.D. NO. MA092

EPA METHOD 8020 ANALYSIS - PURGEABLE AROMATICS

PROJECT: WOODSTOCK GRIST MILL CO.
 FILE NO.: 26000 PROJECT MGR.: E. HAWKINS
 SAMPLE ID: SP DATE SAMPLED: 05/12/95
 MATRIX: SOLID DATE TESTED: 05/16/95
 LABORATORY #: 14811-2 DILUTION FACTOR: 1

8020 COMPOUNDS	CONCENTRATION ug/kg (PPB)	QUANTITATION LIMIT ug/kg (PPB)
METHYL TERT-BUTYL ETHER (MTBE)	ND	5.0
BENZENE	ND	1.0
TOLUENE	ND	1.0
ETHYL BENZENE	ND	1.0
m & p-XYLENES	ND	1.0
o-XYLENE	ND	1.0
CHLOROBENZENE	ND	1.0
1,3-DICHLOROBENZENE	ND	1.0
1,4-DICHLOROBENZENE	ND	1.0
1,2-DICHLOROBENZENE	ND	1.0

SURROGATE	RECOVERY %	ACCEPTANCE LIMITS %
FLUOROBENZENE	78.6	70-121
4-BROMOFLUOROBENZENE	83.2	74-121

COMMENTS:

ANALYZED BY:

K. Phillips

REVIEWED BY:

K. Walsh

GZA GEOENVIRONMENTAL, INC.
 ENVIRONMENTAL CHEMISTRY LABORATORY
 320 NEEDHAM STREET
 NEWTON UPPER FALLS, MA 02164
 MASSACHUSETTS LABORATORY ID# MA092

HYDROCARBON FINGERPRINTING
 MODIFIED ASTM METHOD D3328 / EPA METHOD 8100
 CONCENTRATION (PPM-ug/g-Solid)

PROJECT: WOODSTOCK GRISTMILL - WOODSTOCK, VT
 FILE NO.: 26000
 PROJECT MGR: E. HAWKINS
 DATE SAMPLED: 6/13/95
 DATE EXTRACTED: 6/14/95
 DATE TESTED: 6/14/95

SAMPLE ID GZA LAB NO.	METHOD BLANK 061495-QC	SS-1 W16618-FP
1. HYDROCARBON CONTENT	<10	68
2. PERCENT SOLID CONTENT	N/A	86%
3. MATRIX	N/A	SOIL
4. DETECTION LIMIT (TOTAL PRODUCT)	10	10
5. DETECTION LIMIT (INDIVIDUAL HYDROCARBONS)	0.5	0.5
6. SURROGATE RECOVERY (P-TERPHENYL)	131%	130%

QUALITATIVE IDENTIFICATION:

The characteristics for the chromatogram for sample SS-1 indicate the presence of a petroleum product in the boiling range of fuel oil #4.

ANALYZED BY:

K. Camera

REVIEWED BY:

H. Wall

GZA GEOENVIRONMENTAL, INC.
 ENVIRONMENTAL CHEMISTRY LABORATORY
 320 NEEDHAM STREET, NEWTON UPPER FALLS, MA 02164 (617) 969-0050
 MASSACHUSETTS LABORATORY I.D. NO. MA092

EPA METHOD 8010/8020/8021 ANALYSIS
 PURGEABLES IN AQUEOUS AND/OR SOLID MATRIX

QUALITY CONTROL

DATE: 5/16/95 - II

AQUEOUS

14803, 14804

COMPOUND	MATRIX SPIKE RECOVERY (%)	ACCEPTANCE LIMITS (%)	DUPLICATE SPIKE DIFFERENCE (%)	ACCEPTANCE LIMITS (%)
1,1-DICHLOROETHENE	---	70-125	---	20
TRICHLORETHENE	---	70-130	---	20
TOLUENE	---	70-125	---	20
TOLUENE (INSTR.#2)	86.0	70-125	3.79	20

SOLID

14805, 14806

COMPOUND	MATRIX SPIKE RECOVERY (%)	ACCEPTANCE LIMITS (%)	DUPLICATE SPIKE DIFFERENCE (%)	ACCEPTANCE LIMITS (%)
1,1-DICHLOROETHENE	---	65-125	---	35
TRICHLORETHENE	---	65-130	---	35
TOLUENE	---	65-125	---	35
TOLUENE (INSTR.#2)	86.8	65-125	4.24	35

METHOD BLANK

LABORATORY NO.: 14801

TOTAL COMPOUNDS DETECTED	ND
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SURROGATES	RECOVERY (%)	ACCEPTANCE LIMITS (%)
1-CHLORO-2-BROMOPROPANE	---	80-110
FLUOROBENZENE	91.9	74-114
4-BROMOFLUOROBENZENE	91.8	80-115

