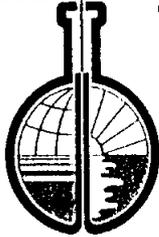


**Environmental Control  
Technologies Inc.**



9 Cedarwood Drive, Suite 10  
Bedford, New Hampshire 03110  
Phone: (603) 668-0707  
(800) 962-3755  
Fax: (603) 668-0767

September 29, 1992

Ms. Wendy S. Magee  
First NH Bank - North Conway Office  
P.O. Box 1760  
North Conway, New Hampshire 03860

Re: Cross Street  
Island Pond, Vermont  
Job # 00620.L1

Dear Ms. Magee:

Enclosed please find three copies of our report on the above referenced property.

As you will note upon review, we believe that contamination may exist at the subject site from a former leaking underground fuel oil storage tank that may have been located behind the subject building and we have recommended that soil samples be obtained for screening with a photoionization device for that determination. We proposed to obtain the samples by utilizing portable augering techniques.

We would be happy to provide these services to you for a cost of approximately \$1,050.00. We will provide you with a detail proposal upon request.

If you have any questions regarding our findings, I would be happy to discuss them with you at your convenience.

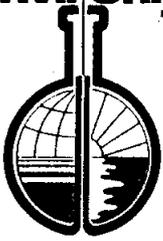
Sincerely,

ENVIRONMENTAL CONTROL TECHNOLOGIES, INC.

A handwritten signature in cursive script, appearing to read 'Robert L. Nelson'.

Robert L. Nelson, P.G.  
Hydrogeologist

**Environmental Control  
Technologies Inc.**



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**PRELIMINARY  
ENVIRONMENTAL SITE ASSESSMENT  
September 29, 1992**

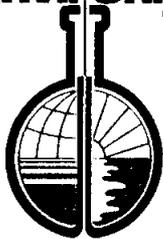
**Property of:**

**David & Sharon Quagliaroli  
Cross Street  
Island Pond, Vermont**

**Job # 00620.L1**

**Prepared for:**

**Ms. Wendy S. Magee  
First NH Bank - North Conway Office  
P.O. Box 1760  
North Conway, New Hampshire 03860**



**PRELIMINARY ENVIRONMENTAL SITE ASSESSMENT**

**Cross Street  
Island Pond, Vermont**

**INTRODUCTION**

Environmental Control Technologies, Inc. ("ECT") recently performed a preliminary environmental site assessment at the above-referenced property at the request of Ms. Wendy S. Magee, of First NH Bank ("Client"). The assessment was performed to detect the potential presence of environmental contamination associated with solid waste, petroleum products, and hazardous material and waste handling activity at the site. This report is subject to the limitations set forth in Exhibit A.

**SCOPE OF WORK**

This investigation included a visual inspection of the property, discussions with local officials, discussions with the former property owner, and an examination of environmental records provided by the Vermont Agency of Natural Resources (ANR), Department of Environmental Conservation (DEC), Hazardous Materials Management Division (HMMD).

**SITE LOCATION AND DESCRIPTION**

**The property:** Island Pond, Cross St. 01R  
**Owner:** David & Sharon Quagliaroli  
**Size:** 0.092 acres  
**Zoning:** Commercial  
**Utilities:** Water - Municipal connection  
Sewer - Municipal connection (1979)  
Electricity - Overhead from street  
**Structures:** One, three-story, wood frame store/apartment

The subject property is located on the west side of Cross Street at the intersection of Cross and Main Streets in Island Pond, Vermont. (see Site Location Map and Tax Map, Figures 1 and 2, respectively).

The subject property consists of a three-story, wood frame, stucco

**Page 2**  
**Cross Street**  
**Island Pond, Vermont**

sided building with an attached one-story building and garage situated on a 0.092 acre lot. The first floor of the building was utilized as a clothing, flower, and gift shop with office space and storage in the basement. The second and third floors are utilized as apartments. The building has steam heat with two boilers (one wood and one oil-fired) located in the basement, Fuel oil storage consists of two 350 +/- gallon tanks located on the east wall of the basement. The building is approximately 100 years in age and appears to be in average condition. There are town water and sewer connections.

The property is abutted on the east by Cross Street. Across the street to the east are businesses including: a mattress store; a restaurant; and the post office. On the north, the subject site is abutted by Main Street. Across Main Street there is the J. P. Market, the old Canadian National Railroad station and tracks, the American Legion, and Island Pond Fire Station. North of the railroad tracks, there is a residential section of town. To the west, the subject site is abutted by an alley, across which there is the Brighton Real Estate Company, and residences further to the west. South of the subject building, there is a restaurant, a vacant lot, a child care center, and various other small businesses. Across Cross Street, approximately 500 and 1000 feet from the subject site to the southeast, there is the Brighton Auto Parts (and Mobil Station) and a BP Gasoline station, respectively.

The general character of the neighborhood is commercial. There are residential properties, however, beyond a radius of approximately one-quarter of a mile from the subject site.

Locally, the topography slopes downward slightly to the south and east to Island Pond located approximately 500 feet to the south east. Drainage at the subject site is toward the Cold River, a tributary to Island Pond, located approximately 800 feet to the south. Approximately 500 feet to the north of the subject site the land slopes upward abruptly, forming a thirty to forty foot high earth bank, along the railroad tracks. Beyond this bank, the land continues to rise at an approximate 20 percent slope. Regionally, the area consists of low rolling hills with many lakes and ponds.

#### **SITE HISTORY**

According to Mrs. Polly Biron of Brighton Real Estate, the present owners of the subject site bought the property from the Gervais' in 1989, who operated a flower and casual clothing shop on the first floor of the building. Prior to that time, according to Mr. Ray Joseph (whom ECT spoke to on September 25, 1992), the property was owned by his family for a period of approximately 85 years and was operated as a clothing store. He added that there were six apartments in the second and third floors combined. According to

**Page 3**  
**Cross Street**  
**Island Pond, Vermont**

Mr. Francis Manning, Historian for the town of Island Pond, the property was originally a clothing store built around 1890, and was known as the Clarke Building. He indicated that the use of the building has remained generally the same throughout its history, i.e., as a mercantile establishment on the first level with residential units on the upper floors.

Mr. Joseph also indicated that the building was originally heated by coal or wood. Later, the fuel was changed to oil. In addition, he recalled, that about twenty years ago he and his father noticed that they began to lose oil. He said that they dug up the oil tank, which was located in the alleyway behind (to the west) the building and found that it was all rusted and full of holes. They filled in the hole and installed two fuel tanks in the basement. He could not recall seeing any contaminated soil.

#### **VISUAL INSPECTION**

ECT personnel performed a visual inspection of the property on September 9, 1992.

The building and grounds appeared neat and well maintained (see the enclosed photographs, Exhibit B). The fuel oil fill and vent pipes are located on the south wall of the structure in a covered walkway between the subject building and the next building to the south. There was a small dumpster located at the rear (west) side of the building. The garage to the rear of the building appeared to be for storage for the apartments and contained miscellaneous household items.

The interior of the first floor of the building consisted of clothing, flower, and gift shops. These businesses were closed at the time of our inspection and the inventory was in disorder. The basement was partially finished and utilized as what appeared to be office space. The remainder of the cellar, was unfinished, with an exposed stonewall foundation and concrete floor. There were several lengths of steam pipes wrapped with insulating material which possibly contains asbestos. Because of the age of the building, there is the potential presence of lead based paint and asbestos containing floor tile in the structure. The second and third floor apartments were occupied and were not inspected.

#### **STATE RECORDS REVIEW**

According to indices of site files maintained by the Vermont ANR, Department of Environmental Conservation, Hazardous Materials Management Division, neither the subject property, nor properties within a one-half mile radius contain known disposal sites, or are known to have suffered the release of petroleum products, or hazardous wastes or substances to the environment (HMMD index

Page 4  
Cross Street  
Island Pond, Vermont

generated September 16, 1992).

According to a database of underground storage facilities which are registered with the Vermont HMMD there are five registered underground storage tanks in the town of Island Pond as follows:

<u>Name and Location</u>	<u>Capacity (gallons)</u>	<u>Age (yrs)</u>	<u>Product</u>
Brighton Garage Cross Street	6000	13	Gasoline
Caledonia Oil Co. Cross Street	4 x 4000	9	Gasoline

The above facilities are located within 1000 feet of the subject property to the south, in the apparent down gradient direction.

A list of RCRA registered hazardous material handlers (facilities permitted to store, treat, or dispose of hazardous substances) within a one-half mile radius of the subject property is attached as Exhibit C.

#### DISCUSSIONS WITH LOCAL OFFICIALS

On September 11, 1992 ECT contacted Chief Raymond Cole who reported that he has no knowledge of any factors which might have adversely affected the environmental quality of the subject site or adjacent properties.

Chief Cole added, however, that there once was a gasoline station approximately 200 feet north of the subject property across Main Street in the vicinity of the J. P. Market. It ceased operation approximately twenty years ago, at which time the garage bays were used for the town fire trucks until the new station was built. Chief Cole did not know whether or not the tanks were removed at the time. Several other towns people were interviewed concerning the history of the former gas station, including Francis Manning and Mr. Jay Joseph (the latter lived at the subject property). Neither of these individuals knew whether or not the tanks had been removed. Mr. Joseph thought that if they had not been removed, all the gasoline had probably been pumped out. Mr. Manning further indicated that the J. P. Market is planning to install a new gasoline station in the fall of 1992 or next spring in the same area where the previous gasoline station was located. The former gasoline station is located in an apparent upgradient from the subject site, and, in ECT's opinion could represent a potential source of contamination if old underground storage tanks (UST's) are still at that location.

## CONCLUSIONS AND RECOMMENDATIONS

Subject to the limitations found in Exhibit A, and based solely on the visual observations, geophysical surveys, interviews, and other information included in this report, ECT concludes the following:

- There is the potential presence of asbestos containing material (ACM) in the insulation wrapping some of the steam pipes in the basement of the subject site. Also, because of the age of the building, there is the potential presence of lead based paint in the subject building and possibly ACM in old floor tile;

- There is the potential presence of contaminated soil from fuel oil which may have leaked into the ground prior to the time that the underground fuel oil tank was removed from the rear of the subject property, as recalled by Mr. Ray Joseph, former owner of the subject property;

- There is a potential for petroleum contamination at the subject site from the former off-site gasoline station located across Main Street. According to Subchapter 6 of the Vermont ANR Underground Storage Tank Regulations (effective February 1, 1991), 8-605 Closure of USTS, the owner of an underground storage tank which has not been used for a period not to exceed one year shall permanently close the UST system. Closure involves emptying and removing the tank from the ground.

Based on the above, ECT recommends the following:

- That the Client consult a licensed asbestos abatement contractor and a licensed lead paint inspector/abatement firm regarding the positive identification and possible removal of any asbestos bearing materials or lead paint of the premises;

- That soil samples be obtained from the rear of the subject property to determine the degree of soil contamination resulting from the possible former presence of a leaking underground storage tank by screening with a photoionization device (PID). The PID assay will be done according to Vermont DEC Underground Storage Tank Program, Guidelines for Sampling. If the presence of petroleum contamination is indicated by this qualitative technique, additional investigation may be warranted to determine the levels and extent of the contamination pursuant to Vermont Underground Storage Tank Regulations, Subchapter 6, Reporting, Investigation, Corrective Action and UST Closure;

- That the Client request that the owner of the property on which the former gasoline station was situated demonstrate that the former UST's have been removed from the ground so as not to create a threat to the subject site from a potential release of petroleum

Page 6  
Cross Street  
Island Pond, Vermont

compounds to the environment.

Our supporting materials follow.

Sincerely,

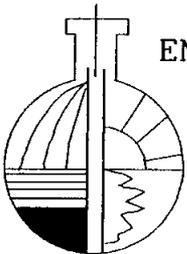
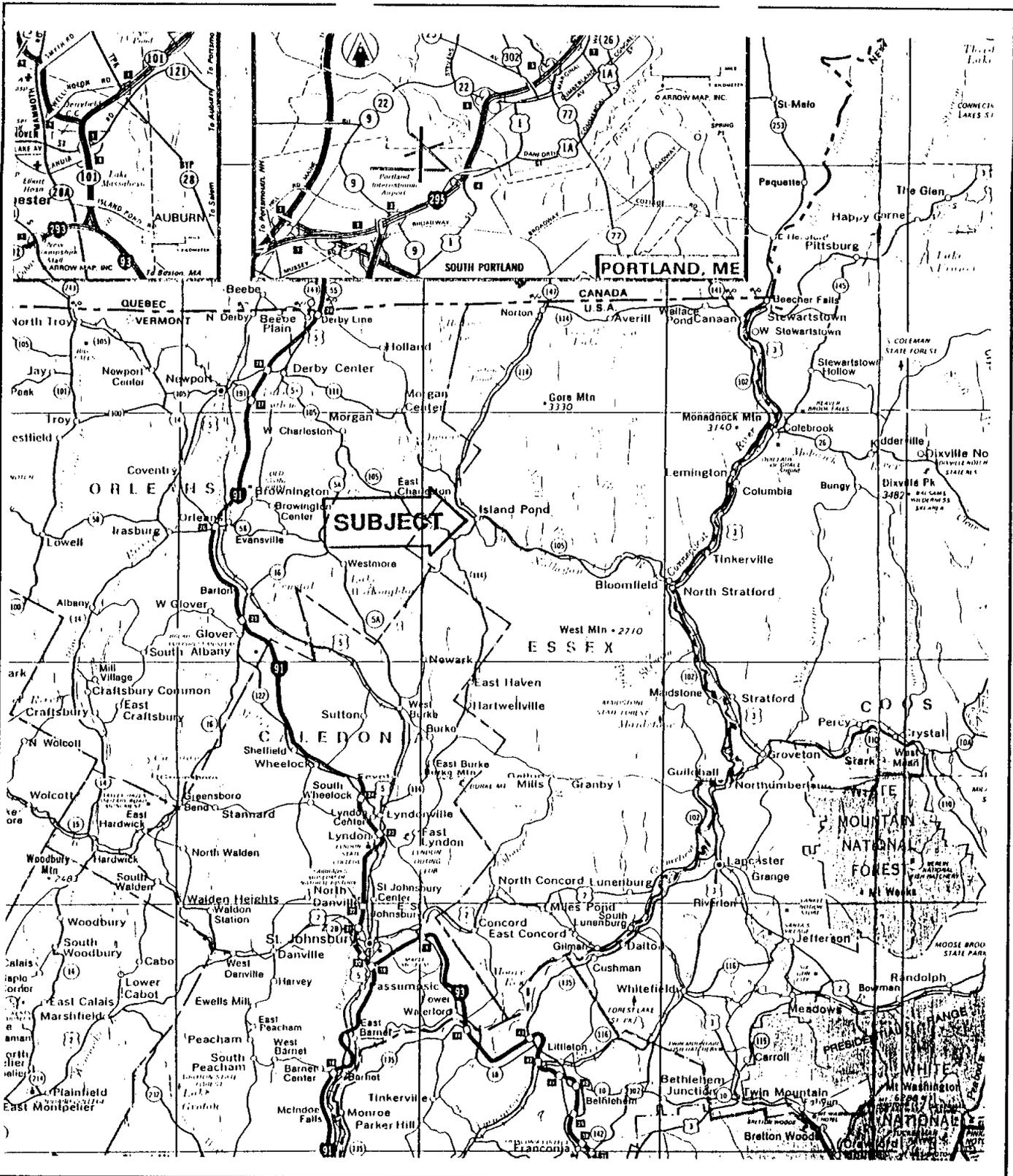
ENVIRONMENTAL CONTROL TECHNOLOGIES, INC.



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Robert L. Nelson, P.G.  
Hydrogeologist

**FIGURES**



ENVIRONMENTAL  
CONTROL  
TECHNOLOGIES

BEDFORD, N.H.

CROSS STREET

ISLAND POND, VT

FIGURE 1

LOCATION MAP

JOB #00620.L1