



# State of Vermont

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Department of Environmental Conservation  
State Geologist  
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January 22, 2001

RICK TORREY  
TS HOLDING COMPANY INC  
RR 1 BOX 2395  
KILLINGTON VT 05751

RE: Site Management Activity Completed (SMAC), Basin Restaurant Property, Killington, Vermont  
(Site #96-1991)

Dear Mr. Torrey:

The Vermont Department of Environmental Conservation, Sites Management Section (SMS) has had the opportunity to review this site for a Site Management Activity Completed (SMAC) designation. Based on your facsimile received after mid-August 1998, documenting the thin spreading of the treated soil stockpile and a complete file review, the SMS has determined that this site meets the SMS's policy for SMAC designations.

This means that the SMS has concluded the following:

- the heating oil underground storage tank that showed evidence of a release in April 1996 was removed from the ground, along with 10 cubic yards of contaminated soil;
- the removal of the full extent of soil contamination above the water table contamination was documented by a photoionization detector, but low levels of contaminated soils were found in contact with the groundwater;
- the soils were successfully treated utilizing the polyencapsulation treatment method, and were thin spread at the site of their generation on August 12, 1998;
- the three groundwater monitoring wells installed within, and downgradient from, the former tank pit contained no petroleum contamination concentrations above Vermont Groundwater Enforcement Standards;
- the subject property's bedrock supply well, which is located less than 20 feet from the former tank, was tested and found to be free from evidence of petroleum contamination; and
- the site does not pose an unreasonable risk to human health or the environment.

(Over)

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Based on these findings, the site has been assigned a SMAC designation. Sites that the SMS has deemed require no further management are classified as SMAC. This designation does not release TS Holding Company, Inc. from any past or future liability that may arise from the petroleum contamination which originated from the heating oil underground storage tank system at this site. It does mean that the SMS is not requiring any additional work be performed at this site in response to the release observed in April 1996. If any additional information comes to light in the future, then the SMS may reconsider this determination.

If the monitoring wells are no longer used or maintained, then they must be properly closed to eliminate a possible conduit for contaminant migration into the subsurface. This closure typically involves filling the wells with a grout material to prevent fluid migration in the borehole. Specific requirements for well closure are outlined in Section 12.3.5 in Appendix A of the Vermont Water Supply Rule-Chapter 21. Also, the road box or stand-up well guard for a monitoring well must be removed before well closure is considered complete. Within 15 days of your receipt of this letter, please submit either a plan for the monitoring wells or documentation that the wells were properly closed.

If you have any questions concerning this matter, please feel free to contact Matthew Moran or me at 802-241-3888.

Sincerely,



George Desch, P.E., Chief  
Sites Management Section

cc: Killington Selectboard  
Killington Health Officer  
DEC Regional Office  
Brad Wheeler, The Johnson Company

GD:mattm/wp/1996/961991smac