

**State of Vermont
Department of Environmental Conservation
Waste Management Division
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July 28, 2009

BRIAN CLOUD
ST. ALBANS CITY MANAGER
PO BOX 867
100 N MAIN ST
ST. ALBANS, VERMONT 05478

RE: Sites Management Activity Complete, Department of Public Works Garage, SMS Site #96-2036
67 Aldis Street, St. Albans, Vermont

Dear Mr. Cloud:

The Sites Management Section (SMS) has reviewed the January 8, 2009 report '*City of St. Albans Department of Public Works Yard, Supplemental Site Investigation*', prepared by Ruggiano Engineering, Inc. for the excavation of eleven test pits in and around the former underground storage tank and pump island area at the Public Works Garage. This work was conducted on July 17, 2008. The SMS also reviewed information contained in the site file and, with respect to the release associated with the removal of the USTs makes the Sites Management Activity Complete (SMAC) determination described further below:

- On August 29, 1996 one 1,000 gallon and one 3,000 gasoline underground storage tank (UST) were removed from the St. Albans Public Works Garage facility at 67 Aldis Street in St. Albans.
- During the UST removals, soils surrounding the USTs and at the pump island were found to be contaminated with petroleum compounds at concentrations above SMS guideline levels.
- The initial investigation of the UST removals was performed by North Country Environmental Services under an Expressway Investigation in November 1996. 4 monitor wells were installed to a depth of approximately 12 feet below grade. Sand and fine gravel were observed in the shallow soils. Clay and silty clay were found at lower levels.
- Between 1996 and 2008 additional monitor wells were installed and groundwater was sampled 20 times. In July 2008 test pits were excavated near the former UST locations in order to determine if soil excavation was feasible to remediate the site. Substantial soil contamination was observed in five test pits and low level (1 - 25 parts per million) contamination in another three. It was estimated that 1500 to 3000 yds³ of contaminated soil would need to be removed if excavation were chosen for a site remedy.
- Review of the groundwater data and soil borings collected since the November 1996 Initial Site Investigation shows that the bulk of the soil and groundwater contamination remained



Over

near the former UST locations. Long term monitoring showed that the groundwater contamination levels are slowly decreasing, but may take years to achieve the Vermont Groundwater Enforcement Standards.

- Contamination was not shown to be migrating off site. The Stevens Brook borders the property to the east. The monitoring data did not show that contaminated groundwater was entering the brook from this site. The site buildings are of slab on grade construction and not at risk of soil vapor intrusion. The site and surroundings have municipal water service. No sensitive environmental or human receptors appear to be at risk. Undisturbed in its current location this contamination is not likely to pose a threat to human health and the environment.
- Since documented soil and groundwater contamination exists at the former UST and fuel pump locations, the SMS required that a Notice to Land Records be recorded for the property. This notice on Page 222 of Book 233 in the City of St. Albans land records serves notice future property owners or users that contamination exists on site and details may be found in the Vermont Department of Environmental Conservation Waste Management Division site files.
- The twelve groundwater monitoring wells were properly closed to eliminate possible conduits for contaminant migration into the subsurface. This closure involved removal of the protective well cover, filling the wells with a grout material to prevent fluid migration in the borehole, and finishing to the surrounding grade.

Based on the above, the SMS is assigning this site a Site Management Activity Completed designation. This SMAC designation does not release the City of St. Albans of any past or future liability associated with the petroleum contamination onsite. It does, however, mean that the SMS is not requesting any additional work in response to the August 1996 UST removals.

Please feel free to call with any questions.

Sincerely,



Chuck Schwer
Program Manager, Sites Management Section

CC: St. Albans Selectboard
St. Albans Health Officer
Alan Robtoy, St. Albans Department of Public Works
DEC Regional Office (via electronic mail)
Andrew Hoak, PE, Ruggiano Engineering, Inc. (via electronic mail)