



State of Vermont

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Department of Environmental Conservation
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May 17, 1999

NEIL VAN DYKE
GOLDEN EAGLE RESORT
MOUNTAIN ROAD
STOWE VT 05672

RE: Site Management Activity Completed, Golden Eagle Resort (VTDEC Site #96-2102).

Dear Mr. Van Dyke:

The Vermont Department of Environmental Conservation, Sites Management Section (SMS), has recently reviewed the latest *Quarterly Groundwater Monitoring Report* (prepared by Heindel and Noyes, dated May 14, 1999) for the above referenced site. From this report and other information contained in the site file, the SMS concludes the following:

- In November 1996, a 3,000-gallon fuel oil underground storage tank (UST) was removed from the property. At the time of removal, the UST was in poor condition. Soil beneath the UST exhibited a slight petroleum sheen and a strong petroleum odor.
- A subsurface characterization was performed which included the advancement of four monitoring wells. Free product was found in monitoring well MW-1 and BTEX constituents were also found in MW-4.
- Free product was removed from MW-1 by hand bailing and later by the use of absorbent socks.
- Surface water samples were collected from a pond on the property and a stream located down gradient of the location of the UST. Analytical results from these samples indicated no constituents were present above method detection limits.
- Monitoring wells were sampled on a quarterly basis from April 1997 to March 1999. A decrease of BTEX compounds in the monitoring wells have been established from 1997 to present. No constituents were present above VT Enforcement Standards during the last groundwater sampling round.
- Conclusions from an evaluation of potential sensitive receptors in the vicinity of the site indicated that there was no sensitive receptors that were at risk in the immediate area.

Based on the above, the SMS has determined that this site is now eligible for a Site Management Activity Completed (SMAC) designation. The SMS concludes that:

- the nature and extent of contamination has been adequately defined;
- groundwater enforcement standards are met on the entire property;
- constituents of concern in soils are not greater than regulatory levels and;
- any residual contamination does not pose an unacceptable risk to human health or the environment.

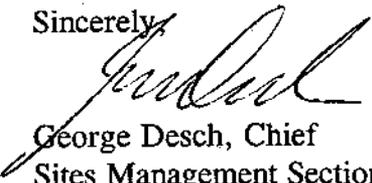
Based on these findings, the SMS has determined that site management activities have been completed. The completion of these activities does not release the Golden Eagle Resort of any past or future liability which may arise from the contamination discovered at the property. It does mean that the SMS is not requiring any additional work to be performed in response to the contamination discovered at this site.

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. Also, the road box or stand-up well guard for a monitoring well must be removed before well closure is considered complete. Specific requirements for well closure are outlined in Section 12.3.5 in Appendix A of the Vermont Water Supply Rule-Chapter 21.

If you have any additional questions or comments, please feel free to contact either me or Bruce Linton at (802) 241-3888.

The SMS appreciates your continued cooperation in this matter.

Sincerely,


George Desch, Chief
Sites Management Section

cc: Dori Barton, Heindel and Noyes
Marie Butterley, Stowe Town Clerk
DEC Regional Office