

**State of Vermont**  
**Department of Environmental Conservation**  
**Waste Management and Prevention Division**  
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April 2, 2015  
E-mail

DAVID RUDNICK  
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RE: KFC/Taco Bell, former Quality Motors closed site SMS #1997-2259  
985 Memorial Drive (US Rt 5), St. Johnsbury, Vermont

Dear Mr. Rudnick:

The Sites Management Section (SMS) has reviewed the January 29, 2015 *Phase I Environmental Site Assessment* prepared by Ross Environmental Associates (REA), the February 19, 2015 *Limited Subsurface Investigation - Vapor Study* prepared by Environmental Compliance Services (ECS), and the March 26, 2015 *Supplemental Environmental Investigation* also prepared by ECS.

This property was first developed in the early 1970s as Holmes Transportation, a trucking firm. Quality Motors, an auto dealership, then operated out of the Holmes Transportation building from the mid-1980s until the building was razed for construction of the KFC/Taco Bell restaurant in 2000. In 1987 three diesel fuel underground storage tanks were removed. In 1997 a 1,500 gallon fuel oil UST was removed and contaminated soil and groundwater were discovered and investigated. The site was closed in 2010 with a Notice to Land Records due to residual diesel fuel soil and groundwater contamination.

A subsurface investigation was conducted by ECS in order to further investigate recognized environmental conditions identified by the REA ESA. On February 11, 2015 two shallow, soil vapor sampling points were installed adjacent to the KFC/Taco Bell building. Soil gas samples were collected for laboratory analysis of volatile organic compounds (VOCs). Low levels of VOCs were detected; chloroform was found in vapor point SVP-1 at  $8.32\mu\text{g}/\text{m}^3$ , which is above the Vermont vapor intrusion screening value of  $3.8\mu\text{g}/\text{m}^3$  for chloroform in shallow soil. Confirmatory sampling was requested by the SMS.

On March 16 indoor and background air samples were collected for chloroform analysis; sampling of SVP-1 occurred on March 17, 2015. No chloroform was detected in the indoor or background samples; chloroform was detected in SVP-1 at  $2.43\mu\text{g}/\text{m}^3$ . Chloroform is not a petroleum compound from the residual diesel fuel on site. It occurs frequently in the environment and may indicate the presence of a leaking water line containing chlorine disinfected water.



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Based on the conditions reported, the SMS is not reopening the 985 Memorial Drive KFC/Taco Bell property (former Quality Motors closed site SMS #1997-2259) as a Vermont state hazardous site and is not requesting any further investigation at this property. The submitted reports will be added to the closed site file for Quality Motors. The soil vapor points should be properly closed so that they do not become potential conduits of surface contaminants into the subsurface.

Please feel free to contact me if I can be of assistance.

Sincerely,

Gerold Noyes, P.E.  
Environmental Engineer  
Sites Management Section

CC Katie Parrish, ECS  
Joe Hayes, ECS

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