



## State of Vermont

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Department of Environmental Conservation  
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October 27, 2000

JIM IMPEY  
IMPEY REAL ESTATE  
10 WASHINGTON AVENUE  
ST. JOHNSBURY, VERMONT 05819

RE: Site Management Activity Completed, Party Tyme Store, SMS Site #97-2277  
Railroad Street, St. Johnsbury, Vermont

Dear Mr. Impey:

The Sites Management Section (SMS) has reviewed the September 25, 2000 letter report titled, "Results of Soil Screening at Party Tyme Store in St. Johnsbury, Vermont" prepared by Griffin International for work conducted on June 28 at the above referenced site. The SMS has also reviewed information contained in the site file. With this information, the SMS can now make the following conclusions:

- On October 24, 1997 the product piping and dispensers associated with one 4,000 gallon and one 8,000 gallon gasoline underground storage tank (UST) were replaced at the Party Tyme facility on Railroad Street in St. Johnsbury.
- During the pipe and dispenser replacement, soils from under the gas dispensers were found to be contaminated with petroleum compounds at concentrations above SMS guideline levels, as measured with a photoionization detector (PID). No evidence of gross groundwater contamination (free product or sheens) was observed at the maximum excavation depth of 3'. The limits of soil contamination were reported to have been defined. Approximately 8 yds<sup>3</sup> of contaminated soils were stockpiled under plastic cover. Monitoring of the soil stockpile was required by the SMS.
- On June 28, 2000 Griffin International screened the stockpiled soils via PID. No VOCs were detected in the six soil samples taken from the stockpile. No petroleum odors or staining were noted.

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- Residual contamination in the soil associated with the pipe and dispenser replacement was shown to be confined to the subject property.
- No water supply wells or other sensitive receptors were reported in the area. No unacceptable risk to human health and the environment is present due to any residual contamination remaining in the ground from the replaced dispensers and piping.

Based on the above, the SMS is assigning this site a Site Management Activity Completed (SMAC) designation. This SMAC designation does not release Impey Real Estate, 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 1997 product piping and dispenser replacement.

The 8 yds<sup>3</sup> soil stockpile may be disposed of via thin spreading on site. Off site disposal is **not** permitted unless the SMS is first contacted and two confirmatory soil samples are analyzed in a laboratory for petroleum compounds via EPA Method 8015GRO (total petroleum hydrocarbons) and EPA Method 81021B (VOCs).

Please feel free to call with any questions.

Sincerely,



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

CC: St. Johnsbury Selectboard  
St. Johnsbury Health Officer  
DEC Regional Office  
Robert Higgins, Griffin International