

State of Vermont
Department of Environmental Conservation
Waste Management Division
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January 15, 2008

Ms. Ashley Gravelle
P.O. Box 715
Brownsville, VT 05037

RE: Sites Management Activities Completed, Keepers Country Cafe, Reading, (SMS Site #1997-2322)

Dear Ms. Gravelle:

The Sites Management Section (SMS) has recently reviewed the above referenced site file. Information contained within the file includes the following:

- On December 1, 1997, one 2,000 gallon gasoline Underground Storage Tank (UST) and one 1,000 gallon gasoline UST were removed from the former Hammondsville Store property. At the time of removal, the 2,000 gallon tank was noted to be in poor condition, and the 1,000 gallon tank was noted to be in fair condition. Visual and olfactory evidence of petroleum contamination was evident. A photoionization detector (PID) was utilized to screen soils for volatile organic compounds (VOCs); readings ranged from 40 to 200 parts per million (ppm), with peak readings measured between 5 and 12 ft below ground surface (bgs). Groundwater was encountered at a depth of approximately 12 ft bgs.
- A Site Investigation was conducted by Marin Environmental in August 1998. Investigation activities included the advancement of four on-site soil borings for completion as groundwater monitoring wells, groundwater sampling and analysis, and a sensitive receptor survey. During soil boring, PID readings peaked at 40 ppm in the source area boring, all other samples contained <1 ppm VOCs. Groundwater samples collected from the completed monitoring wells, and a water supply sample were all analyzed via EPA Method 8020. The sample collected from the source area well, MW-3, contained Benzene in excess of the Vermont Groundwater Enforcement Standards. None of the remaining samples contained petroleum related contaminants in excess of laboratory method detection limits. During the investigation, a PID was also utilized to screen the indoor air quality of the store; there were no readings above background in both the basement and the first floor of the structure. It was noted that the shallow stream sediments of Reading Hill Brook, 75 ft east of the property, exhibited a slight sheen and a sulfurous odor. It was not determined if this was the result of petroleum contamination from the site.
- Groundwater samples were collected from MW-3 and MW-4 (the source area and down-gradient wells, respectively) in January 1999 and April 1999, for analysis via EPA Method 8021B. Samples collected from MW-3 during both sampling rounds each contained several petroleum related contaminants at levels below the VGES; both samples also contained 1,2,4-Trimethylbenzene (TMB) in excess of the VGES, and the April sample also contained 1,3,5-TMB in excess of the VGES. During the April sampling round, surface water and sediment samples were also collected from Reading Hill Brook. Neither sample contained detectable quantities of petroleum related contaminants, and it was noted that there was no visual or olfactory evidence of petroleum contamination.

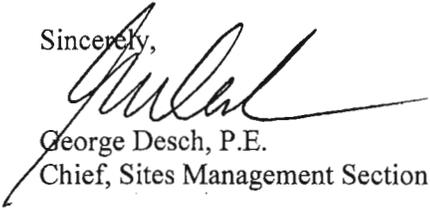


- The source area well, MW-3, was sampled again in April 2000, and analyzed for petroleum VOCs via EPA Method 8021B. As in past sampling rounds, several petroleum related contaminants at levels below the VGES were present. 1,2,4-TMB was again present above the VGES.
- A final round of groundwater sampling was conducted in May 2007. MWs 2, 3, and 4 were all sampled for analysis via EPA Method 8021B. MW-1 could not be sampled, as it had been destroyed during the construction of a porch following a property transfer. None of the samples contained petroleum VOCs in excess of laboratory method detection limits.
- On January 15, 2007, the SMS received notification that the three remaining groundwater monitoring wells were properly decommissioned on October 22, 2007.

Based on the above, it appears that this site does not pose an unacceptable risk to human health or the environment. Therefore, the SMS is assigning the site a Sites Management Activities Completed (SMAC) designation. The SMAC designation does not release Silver Hill Enterprises, LLC from any past or future liability associated with the petroleum contamination at this site. It does, however, mean the SMS is not requesting any additional work in response to the UST removal at this time.

Should you have any questions, please do not hesitate to call me; I may be reached at (802) 241-3491.

Sincerely,



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

CC: Erik Urch, Heindel & Noyes, Inc. (sent electronically)
DEC Regional Office – Springfield (sent electronically)
Reading Town Select Board
Reading Town Health Officer