VERMONT

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AGENCY OF NATURAL RESOURCES

May 24, 2010

Mr. Jim Twitchell
Town of Londonderry Clerk
P.O. Box 118
Londonderry, VT 05155

RE: Sites Management Activities Completed, Londonderry Town Garage, Londonderry (SMS Site #1997-2324)

Dear Mr. Twitchell:

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

- On December 16, 1997, one 10,000 gallon diesel Underground Storage Tank (UST) was removed from the Londonderry Town Garage property. At the time of removal, the tank was noted to be in good condition, with no holes and minimal rusting. During excavation, a photoionization detector (PID) was utilized to screen soils for the presence of petroleum volatile organic compounds (VOCs); readings ranged from 0 to 110 parts per million (ppm). Groundwater was encountered at a depth of approximately 11 ft below ground surface (bgs). It was noted that approximately 120 yds^3 of petroleum contaminated soil were stockpiled on-site following the UST removal.

- An initial subsurface investigation was conducted in June 1998. Four soil borings were advanced for completion as groundwater monitoring wells. During boring, soils screened with a PID exhibited VOC concentrations ranging from 0 to 36 ppm. Groundwater samples were collected from each of the monitoring wells, and submitted for analysis of petroleum VOCs via EPA Method 602, and for Total Petroleum Hydrocarbons (TPH) via EPA (modified) Method 8100. The sample collected from MW-4 contained xylenes at a level below the Vermont Groundwater Enforcement Standards (VGES), and a detectable quantity of TPH. None of the remaining samples contained petroleum related contaminants in excess of laboratory method detection limits.

- Soil stockpile screening was conducted in June 1998. In total, four samples were collected from varying depths and locations in the soil stockpile and analyzed for petroleum VOCs via PID. Readings ranged from 0.0 to 3.7 ppm.

- A sensitive receptor survey was conducted on the property in June 1998. It was noted that the property is served by an on-site water supply well, located up-gradient from the former UST area, and none of the surrounding properties have water supply wells down-gradient from the former UST area. The town garage building is of slab-on-grade construction and not at risk of vapor intrusion. It was noted that indications of petroleum contamination were observed along the bank of a small stream adjacent to MW-4; PID readings collected along the bank ranged from 0 to 24 ppm, and petroleum sheens were noted along the bank.

- A Phase II Environmental Site Assessment was conducted on the property in December 2008. Two soil test pits were advanced in the vicinity of a suspected floor drain/trench outlet. During excavation, a PID was utilized to screen soils for the presence of VOCs; readings peaked at 51.6 ppm, with the highest readings recorded in TP-2. Groundwater was encountered at approximately 5 ft bgs, and petroleum sheens were noted on groundwater accumulating in TP-2. One soil sample was collected from TP-2 and submitted for laboratory analysis of VOCs via EPA Method 8260, RCRA 8 Metals via EPA Method 6010/6020, and Polychlorinated Biphenyls (PCBs) via EPA Method 8082. The sample contained multiple petroleum VOCs at levels below the EPA Regional Screening Levels (RSLs) for both residential and industrial soils, and no PCBs in excess of laboratory method detection limits. The sample also contained multiple metals at levels below the EPA RSLs, as well as arsenic at a level above the residential RSL, but below the industrial RSL.

- An additional round of groundwater monitoring was conducted on March 25, 2010. Groundwater samples were collected from all four on-site monitoring wells and submitted for laboratory analysis of petroleum VOCs via EPA Method 8021B; none of the samples contained petroleum related contaminants in excess of laboratory method detection limits. It was noted that the soils stockpiled on the property following the 1997 UST removal were utilized by the Town as road construction fill sometime between June 1998 and March 2010. No record of the final soil disposition is available. As a result, a PID was utilized to screen soil VOC concentrations in three samples collected from the former stockpile location; readings ranged from 0.6 to 0.7 ppm. Additionally, an inspection of the stream bank adjacent to the former soil stockpile area was conducted. No visual or olfactory evidence of petroleum contamination was noted.

- On April 15, 2010, the SMS received notification that the town garage facility is slated to be demolished and replaced. The Town has indicated that the existing trench drain system will be properly closed during the demolition and subsequent construction activities.

- The groundwater monitoring wells were properly decommissioned on April 21, 2010.

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 the Town of Londonderry 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,

Chuck Schwer
Chief, Sites Management Section

CC: Alan Liptak – KAS (submitted electronically)
Chris Cole – Town of Londonderry (submitted electronically)
DEC Regional Office – Springfield (submitted electronically)
Londonderry Town Select Board
Londonderry Town Health Officer