

State of Vermont
Department of Environmental Conservation
Waste Management Division
103 South Main Street/West Building
Waterbury, VT 05671-0404
(802) 241-3888
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January 26, 2007

Mr. Dennis Lutz
Public Works Director
Town of Essex
81 Main Street
Essex Junction, VT, 05452

RE: Sites Management Activities Completed, Town Office Building, Essex Junction (SMS Site #1998-2536)

Dear Mr. Lutz:

On January 26, 2007 the Sites Management Section (SMS) received a copy of the *Notice to the Town of Essex Land Records* filed for the Town Office Building property. Additionally, the SMS has reviewed the Town Office Building site file, and has determined the following:

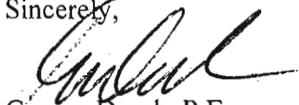
- In November 1998, petroleum contaminated soils were encountered during excavation activities conducted on the Town Office Building property; construction was to install a catch basin. During excavation groundwater with a strong petroleum odor and dark coloration entered a portion of the trench. A clay dam was created within the trench to prevent the creation of preferential pathways for the contamination, and the construction was completed. The origin of the contamination was unclear, however, the Town indicated that a service station had once existed on the property. One soil and one water sample were collected during construction. The samples were stored in police evidence bags, and transferred to proper vials once at the lab. Several petroleum related contaminants in excess of Vermont Groundwater Enforcement Standards (VGES) were present in the samples.
- The Johnson Co., Inc. conducted a Site Investigation on January 19, 1999. During the Site Investigation, eight soil borings were installed; soil volatile organic compound (VOC) concentrations ranged from 2.7 to 45 parts per million (ppm) as measured by a photoionization detector (PID). Groundwater samples from three of the temporary monitoring wells revealed several petroleum related contaminants in concentrations below the VGES, and one temporary well contained 1,3,5 Trimethylbenzene in excess of the VGES. Indian Brook, nearby basements, and utility corridors were all identified as potentially sensitive receptors. However, based on site conditions, it was determined that adverse impacts to potentially sensitive receptors were unlikely.
- In a letter dated February 16, 1999, the SMS responded to the results of the Site Investigation. The SMS suggested that if the Town did not wish to install permanent groundwater monitoring wells for long-term monitoring, a Notice to the Land Record for the property could be filed.
- On January 26, 2007, the SMS received a copy of the Notice to the Town of Essex Land Records that was filed in the Town Clerk's office on December 5, 2006. The notice details residual petroleum contamination on the Town Office Building property and references Site Investigation conducted by The Johnson Co.



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 Essex 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: Bill Ellis, Esq. (sent electronically)
DEC Regional Office (sent electronically)
Town of Essex Select Board
Town of Essex Health Officer