



State of Vermont

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February 28, 2000

PETER TRONO
EASTWIND CONDOMINIUM ASSOCIATION
8 CHASE LANE
BURLINGTON, VERMONT 05401

RE: Site Management Activity Completed, Eastwind Condominiums, SMS Site #99-2669
Hinesburg, Vermont

Dear Mr. Trono:

The Sites Management Section (SMS) has reviewed the February 22, 2000 report titled, "*January 2000 Groundwater Monitoring Report, Eastwind Condominiums, 447 Mechanicsville Road, Hinesburg, Vermont*" prepared by Griffin International for work conducted 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:

- During the August 1999 removal of two 4,000 gallon heating oil underground storage tanks (USTs), contaminated soil was observed. The soil encountered, was sand and fine gravel surrounding the USTs underlain by clay. Groundwater was found at a depth of 7'. No volatile organic compounds (VOCs) were detected above SMS guidelines at the south fuel oil UST. Additional investigation at the north UST was required.
- On October 21 four groundwater monitor wells were installed in order to evaluate potential contamination related to the north UST. Sandy silt above clay was observed from grade to 12' below the ground surface (bgs). No VOC levels, as measured by a photoionization detector (PID), were noted above 1 ppm during monitor well MW-1, -3, and -4 installation. The maximum PID reading at MW-2, the tank grave monitor well, was 10 ppm at 2-2.5' bgs. PID readings decreased with increasing depth.
- On October 28, MW-1 to -4 were sampled for VOCs via EPA 8021B. In MW-2 1,2,4-trimethylbenzene (16.6 µg/L), 1,3,5-trimethylbenzene (11.9 µg/L), and

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naphthalene (56.6 µg/L) were noted above the Vermont Groundwater Enforcement Standards (VGES). Naphthalene (2.8 µg/L) was noted in MW-1 below the VGES. MTBE was noted in MW-4 (11.0 µg/L) below the VGES; this is not a heating oil component and was attributed to surface gasoline spills in the parking lot adjacent to the building. Total petroleum hydrocarbons at 56.5 mg/L were noted in MW-2. No quantifiable levels of target petroleum compounds were found in MW-3.

- Follow up groundwater sampling was performed on January 31, 2000 and contaminant levels had decreased considerably. In MW-2, 1,2,4-trimethylbenzene (5.7 µg/L) and 1,3,5-trimethylbenzene (6.1 µg/L) were noted above the VGES; naphthalene (18.2 µg/L) was below the VGES. Trace concentrations of MTBE below the test quantitation limit were found in MW-1 and -4. No detectable levels of target petroleum compounds were found in MW-3.
- The site buildings and the neighboring buildings have municipal water service, which is not at risk from contamination. The water line was considered a potential preferential pathway for contaminant migration, however due to the relatively low concentrations, this was not considered a significant risk. Groundwater flow direction is toward the Patrick Brook, approximately 160' west. The site buildings are up-gradient, of slab on grade construction, and at low risk for soil vapor infiltration. No other sensitive receptors were identified by Griffin.
- Residual contamination in the soil and groundwater associated with the UST removals was shown to be confined to the subject property. No unacceptable risk to human health and the environment is present due to any residual contamination remaining in the ground from the removed USTs.

Based on the above, the SMS is assigning this site a Site Management Activity Completed (SMAC) designation. This SMAC designation does not release the Eastwind Condominiums Association of any past or future liability associated with the petroleum contamination remaining onsite. It does, however, mean that the SMS is not requesting any additional work in response to the August 1999 UST removals.

If the monitoring wells are no longer used or maintained, then they must be properly closed to eliminate possible conduits for contaminant migration into the subsurface. This closure typically involves filling the wells with a grout material to prevent fluid migration in the borehole. Specific requirements for well closure are outlined in Section 12.3.5 in Appendix A of the Vermont Water Supply Rule-Chapter 21.

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Please feel free to call with any questions.

Sincerely,



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

CC: Hinesburg Selectboard
Hinesburg Health Officer
DEC Regional Office
Christine Ward, Griffin International