

ROSS ENVIRONMENTAL ASSOCIATES, INC.

Hydrogeology, Water Quality, Regulatory Compliance &
Permitting, Petroleum Investigations, Remediation,
Environmental Site Assessments, and Radon Testing



19 August 2023

Mr. Nick Denoia
Capital Dry Cleaners
9 Main Street
Montpelier, VT 05602
nickdenoia@aim.com

RE: *Initial Site Investigation - Capital Dry Cleaners*
9 Main Street – Montpelier, VT (SMS Site # 2021-5022)

Dear Nick:

Thank you for reaching out regarding the work completed by Ross Environmental Associates, Inc. (**R.E.A.**) at the Capital Dry Cleaners property in Montpelier, Vermont. All of the work was completed in accordance with state guidelines following current industry standards.

The Initial Site Investigation (ISI) and subsequent groundwater monitoring meet all of the criteria typically required for a Phase II Environmental Site Assessment (ESA). The ISI was completed with Vermont Department of Environmental Conservation (VT DEC) approval and therefore eligible for reimbursement through the Vermont Petroleum Cleanup Fund (PCF). A Phase II ESA is generally completed at sites with suspected contamination or Recognized Environmental Conditions (REC) as part of a real estate transaction and/or bank financing.

All work requested by the VT DEC was completed at the Capital Dry Cleaners property and the site was assigned Sites Management Activities Completed (SMAC) on 24 May 2022 (see attached).

If you have any further questions regarding the work completed at this site, please call.

Sincerely,

Robert J. Ross, CGWP
Principal Hydrogeologist



Doc ID: 000681970004 Type: LAN

BK 712 PG 579-582

Received for Record at Montpelier, VT
On 05/27/2022 At 11:10:00 am

Vermont Department of Environmental Conservation

Agency of Natural Resources

Waste Management & Prevention Division

One National Life Drive, Davis 1 [phone] 802-828-1138

Montpelier, VT 05620-3704 [fax] 802-828-1011

Site Management Activities Completed

Site Name- Capital Dry Cleaners

SMS # 20215022

SMAC Recipient: Montdry Properties, LLC

9 Main Street

Montpelier, Vermont

5/24/2022

SPAN # 405-126-10287

I. Purpose and Applicability

A Site Management Activities Completed (SMAC) designation is issued by the Vermont Agency of Natural Resources, Waste Management and Prevention Division, Site Management Section (SMS) to signify that based on current information, no additional work related to a release is required and all the requirements of § 35-1001(b) Investigation and Remediation of Contaminated Properties Rule (IRULE) have been met. This SMAC designation also serves as a Notice to the Land Record (NTRL).

II. Description of Property Subject to SMAC

This SMAC is issued for the Capital Dry Cleaners property, SMS Site #2021-5022, located at 9 Main Street in Montpelier, Vermont. The property is developed as a single story commercial building with an asphalt parking lot. The most recent use of the property was operation of a dry cleaning drop-off location. Other historical uses of the property prior to the dry cleaning drop-off include coal storage for the adjacent railroad, automobile maintenance, and retail motor fuel sales.

III. Site History

Subsurface contamination was first identified on the property on May 19, 2021, during the removal of one 500-gallon gasoline underground storage tank (UST), one 500-gallon heating fuel UST, and one 500-gallon waste oil UST. Photoionization detector (PID) results of soils screened during tank closure ranged from 0.0 to 397.2 parts per million by volume (ppmv). A concrete slab was encountered beneath the USTs at the maximum excavation depth of approximately 8 feet below ground surface. Groundwater was encountered atop the concrete slab but was assumed to be perched. All excavated soils were returned to the excavation following tank removal.

Two soil samples were collected and submitted for laboratory analysis to support the tank closure release assessment. The samples were analyzed for polychlorinated biphenyls (PCBs), volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs, and Resource Conservation and Recovery Act (RCRA) 8 metals. No PCBs or VOCs were detected at concentrations above laboratory reporting limits. Several PAHs and metals were detected at concentrations below their respective background or non-residential Vermont Soil Standards. The benzo(a)pyrene concentrations detected in each sample exceeded the Vermont Residential Soil Standard.



IV. Site Investigation and Corrective Action Activities; Documentation/Reports

Following the UST closure release assessment, an initial site investigation was performed in August 2021 which included the advancement of six soil borings, installation of four groundwater monitoring wells, and the collection of groundwater samples for laboratory analysis of VOCs, PAHs, and RCRA 8 metals. No VOCs were detected at concentrations above Vermont Groundwater Enforcement Standards (VGES). Select PAHs and metals were detected at concentrations above laboratory reporting limits with only the concentration of lead in one of four samples exceeding VGES.

In November 2021, a groundwater monitoring event was completed to confirm groundwater results of the initial site investigation. Two soil vapor points were also installed and sampled to evaluate the potential for petroleum vapor intrusion into the on-site building. Groundwater samples were analyzed for VOCs and RCRA 8 metals, and the soil vapor samples were analyzed for VOCs. VOCs were not detected in any groundwater sample at concentrations above laboratory reporting limits, and lead concentrations were detected in each sample at concentrations well below VGES. Several petroleum-related VOCs were detected in soil vapor at concentrations below Residential Vapor Intrusion Standards (RVIS); however, the laboratory reporting limit for naphthalene exceeded the RVIS.

On February 7, 2022, a soil vapor and indoor air sampling event was conducted to further evaluate the potential for petroleum vapor intrusion. The event included the collection of two soil vapor samples, one indoor air sample, and one outdoor ambient air sample. Petroleum-related VOCs were detected in both soil vapor samples; none of the detected concentrations exceeded their respective RVIS. In indoor air, benzene was detected at concentrations above Residential Indoor Air Standards; however, the detected concentration was nearly identical to the benzene concentration detected in the ambient outdoor air sample.

The on-site groundwater monitoring well network was properly abandoned on March 30, 2022.

Potential sensitive receptor impacts were evaluated throughout the course of site investigation and monitoring. The site is serviced by the municipal water systems. No adverse effects to sensitive receptors other than on-site soils and groundwater that were addressed have been identified.

The SMS has reviewed the reports contained within the site file and has determined the site is eligible for a SMAC designation. These documents are available for review with the SMS.

V. Determination

Based on the above information, the SMS has determined that the site has satisfied the requirements of Subchapter 10 § 35-1001 of the IRULE and the SMS is not requesting any additional work in response to the soil contamination related to historic site operations at this time. Therefore, the SMS is assigning a Site Management Activities Complete (SMAC) designation. This SMAC designation and attached site plan also serve as a Notice to the Land Records to document that residual contamination may remain in soil and groundwater on this property in the location of the former UST, and to document that a release occurred on this property. This SMAC designation and site plan will be provided to the current owner of the property and their environmental consultant, the Selectboard chair and/or Town/City Manager, municipal health officer, and DEC regional engineer. Any residual contamination remaining at the site does not pose an unacceptable risk to human health and the environment providing it remains undisturbed. The SMS must be notified prior to conducting any subsurface work, excavation, or groundwater extraction in the vicinity of the above-described residual contamination. If a person fails to follow the use restrictions contained within this notice, the person may be liable for further site investigation, remediation, and penalties pursuant to the Vermont Waste Management Act, 10 V.S.A. Chapter 159.

This SMAC designation and site plan shall be recorded in the Municipal Land Record for this site within one week of receipt of the document. A copy of the recorded SMAC notice with the recorder's stamps must be provided to the Agency within 10 days of recordation; upon which time the SMAC designation will take effect. The SMAC designation does not release the Montdry Properties, LLC or other property owners (past, current, or future) from any past or future liability associated with the contamination at this site resulting from the historic site operations. The Secretary may return the site to an active status if any of the criteria outlined in § 35-1001(f) of the IRULE are met.

Should you have any questions, please do not hesitate to contact me or James Donaldson the project manager at 802-249-5641 or at 802-477-2632, respectively.

Signed: _____

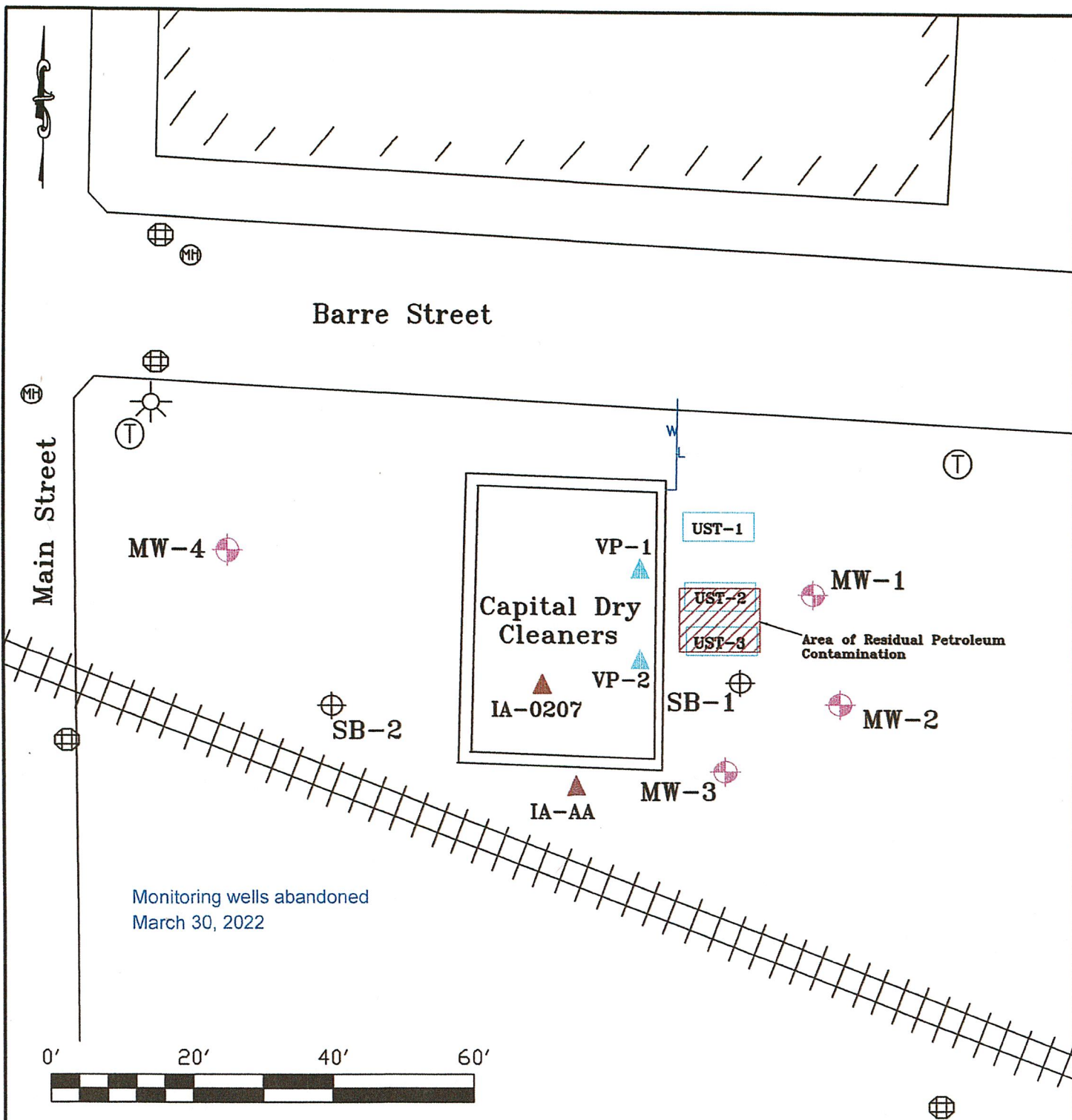
04/03/2022

James Donaldson, Project Manager
Sites Management Section

Signed: _____

05/24/2022

Patricia Coppolino, Senior Environmental Program Manager
Sites Management Section



All Locations are Approximate

All three USTs were removed on 19 May 2021

	Monitoring Well Location		Catch Basin
	Soil Boring Location		Subslab sample
	Indoor Air Sample Location		

Scale: see baescale

Date: 28 February 2022

File Name: 2021057CapitalCleaners

Drawn By: RJR



Ross Environmental Associates, Inc.
P.O. Box 1533 Stowe, Vt 05672
(802) 253-4280

FIGURE 3.
SITE PLAN
(with monitoring well locations)
Capital Dry Cleaners - Montpelier, VT