

**Chittenden County Brownfields Program  
Site Nomination / Assistance Request Form**

For information on types of assistance available and  
CCRPC's protocol for deciding if, and to what degree to assist a request, see:  
<http://www.ccrpcvt.org/our-work/economic-development/brownfields/>

Site Name: Cannon Residence SMS Site 2006 - 3617  
Site's Street Address/Town/Zip Code: 134 Ferguson Ave., Burlington 05401  
Parcel Tax ID #: \_\_\_\_\_ Property Size (Acres): \_\_\_\_\_

Zoning District: Burlington

Describe current use(s): \_\_\_\_\_

Single Family Home

Describe former use(s): \_\_\_\_\_

Single Family Home  
Dry Cleaner

Are there plans for acquisition and/or redevelopment?  Yes  No

If yes, attach a separate one to two-page document describing the anticipated benefits of the redevelopment such as housing units, commercial development, jobs, economic impact, recreation, etc. (see Site Evaluation Criteria at link above for the types of information to provide).



Have studies been conducted to identify or assess contamination?  Yes  No

If yes, please identify the title, author and date of the report, and if available, send us a PDF:  
State of Vermont Department of Environmental Conservation.


Potential contaminants include:  Petroleum  Other contaminants



What type(s) of site assessment or cleanup planning assistance are you seeking? Circle all that apply

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Phase I Environmental Site Assessment             | <input type="checkbox"/> Phase II Environmental Site Assessment |
| <input type="checkbox"/> Soil Monitoring during Construction                          | <input type="checkbox"/> Archeological Site Assessment / Recon  |
| <input type="checkbox"/> Historic Preservation issues                                 | <input type="checkbox"/> Cleanup / Corrective Action Planning   |
| <input checked="" type="checkbox"/> Other <u>Brownfields / BRELLA Application Fee</u> |   |



Property Owner Information:  
Name: Alison Cannon Signature:   
Mailing Address: 134 Ferguson Avenue, Burlington 05401  
Phone: 802 862-3478 Email: Alison1cannon@gmail.com

Nomination Submitted By:  
Name or Office: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Please Return Site Nomination Form (via PDF is preferred) to:**  
Dan Albrecht, Senior Planner  
Chittenden County Regional Planning Commission 110 West Canal St., Suite 202 Winooski, VT 05404  
Phone: (802) 846-4490 Ext. \*29; Email: [dalbrecht@ccrpcvt.org](mailto:dalbrecht@ccrpcvt.org)

State of Vermont  
Department of Environmental Conservation  
Waste Management & Prevention Division  
1 National Life Drive – Davis 1  
Montpelier, VT 05620-3704  
[matt.moran@vermont.gov](mailto:matt.moran@vermont.gov)

AGENCY OF NATURAL RESOURCES

May 2, 2019

Ms. Alison Cannon  
134 Ferguson Avenue  
Burlington, VT 05401

RE: Site Management Activities Complete, Cannon Residence, 134 Ferguson Avenue, Burlington  
SMS Site #2006-3617

Dear Ms Cannon:

The Sites Management Section (SMS) has recently conducted a review of the above referenced site file to determine if the site is eligible for a Site Management Activities Complete (SMAC) designation. Information contained within the site file includes the following:

- In June 2006, coal and a tar-like substance were discovered during the completion of post holes in the backyard of the Cannon residence. The debris was observed by the SMS and the substances were identified as roof shingles and coal. The debris did not exhibit elevated vapor concentrations when screened with a photoionization detector. However, upon further research by the SMS into the property history, a former dry cleaner was identified as having been operated during the 1930s, 1940s, and 1950s in a former building in the property's backyard. According to a neighbor, the former building was demolished in the late 1960s.
- Applied GeoSolutions, LLC (AGS) was retained to perform a Preliminary Site Assessment (PSA) following the initial site evaluation performed by the SMS. AGS completed a PSA in September 2006 which included a geophysical survey, soil gas survey, installation of monitoring wells, and the collection of soil and groundwater samples for laboratory analysis. The PSA revealed an abandoned underground storage tank (UST), polycyclic aromatic hydrocarbon (PAH) concentrations in shallow soil, and tetrachloroethylene (PCE) concentrations in shallow soil and soil gas. The PSA characterized the PCE contamination on the property as confined to soils beneath the concrete slab of the former dry cleaner building and at a concentration below Vermont Residential Soil Screening Values. The PSA concluded that the degree and extent of contamination was adequately defined.
- On November 13, 2006, Environmental Products & Services of Vermont removed one 550-gallon heating fuel UST from the Canon property. The tank was reported to be approximately 76 years old and constructed of single-walled steel with significant rust, pitting, and holes apparent. Emulsified petroleum product was observed on groundwater and stained soils were noted adjacent to the tank. Following UST removal, approximately 20 cubic yards of surficial soils containing petroleum and PAH contamination were removed from the area of the former tank and buried debris. A clean soil cap was installed following soil excavation to prevent direct contact exposure with any remaining shallow buried debris potentially containing PAHs.
- Based upon the results of the PSA and UST closure, the SMS requested additional investigation to determine the degree and extent of petroleum-related contamination. AGS completed an Initial Site Investigation (ISI) in the Fall of 2007 which included the completion of one soil boring within the former UST grave that was completed as a groundwater monitoring well.
- The 2007 ISI revealed petroleum-related volatile organic compound concentrations which exceeded the Vermont Groundwater Enforcement Standards (VGES) in the sample collected from the monitoring well installed in the former UST grave. Of significance, exceedances of VGES were not identified in any of the five groundwater samples analyzed during the 2006 PSA for any VOCs including both petroleum and dry-cleaning related chemicals. Based on the PSA and ISI soil screening results, AGS surmised that a petroleum release had

(OVER)



significantly impacted soils between 5 and 11 feet below ground surface in an area estimated to encompass approximately 800 cubic feet in the northern portion of the back yard.

- AGS completed a groundwater monitoring event in August 2008. Groundwater analytical results from the event confirmed that petroleum-related groundwater contamination was limited to the monitoring well installed in the former UST grave, and detected compound concentrations did not exceed VGES.
- All groundwater monitoring wells were properly decommissioned.
- Aside from soil, no other sensitive receptors remain impacted by either the release of petroleum, or from other contaminants related to the former dry cleaner operation. As a precaution, a vapor intrusion evaluation for the on-site residence was performed during the 2006 PSA and a vapor intrusion condition was determined to be unlikely. Drinking water is supplied to the property through the municipal system.


The SMS has determined that the site has satisfied the requirements of Subchapter 7, Section 35-701 of the Investigation and Remediation of Contaminated Properties Rule (IRule) and at this time the SMS is not requesting any additional work in response to the release of petroleum discovered in 2006 or the former operation of a dry cleaning facility on the property. Therefore, the SMS is assigning the site a SMAC designation. The SMAC designation does not release the owner or operator (past, current, or future) from any past or future liability associated with the residual soil contamination from the former dry cleaning operation, e.g., PAH impact from shallow fill material [asphalt shingles and coal], petroleum VOCs from the former UST, and PCE contamination confined beneath the concrete slab of the former building. The Secretary may return the site to an active status if any of the criteria outlined in Subchapter 7, Section 35-701(e) of the IRule are met.

This SMAC letter and attached site map also serve as a **Notice to the Land Records** to document that residual soil contamination remains on this property from the former dry cleaner operation. Any residual contamination does not pose an unacceptable risk to human health and the environment providing it remains undisturbed. The Agency of Natural Resources, Department of Environmental Conservation, Waste Management and Prevention Division, Sites Management Section, must be notified prior to conducting any subsurface work or excavation near the residual contamination depicted on the enclosed Site Plan. 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 letter and map 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 letter with the recorder's stamps must be provided to the Agency within 10 days of recordation. Upon Agency receipt the SMAC designation will take effect.**

Please feel free to call either me or James Donaldson, the Project Manager, at (802) 828-1138 if you have any questions.

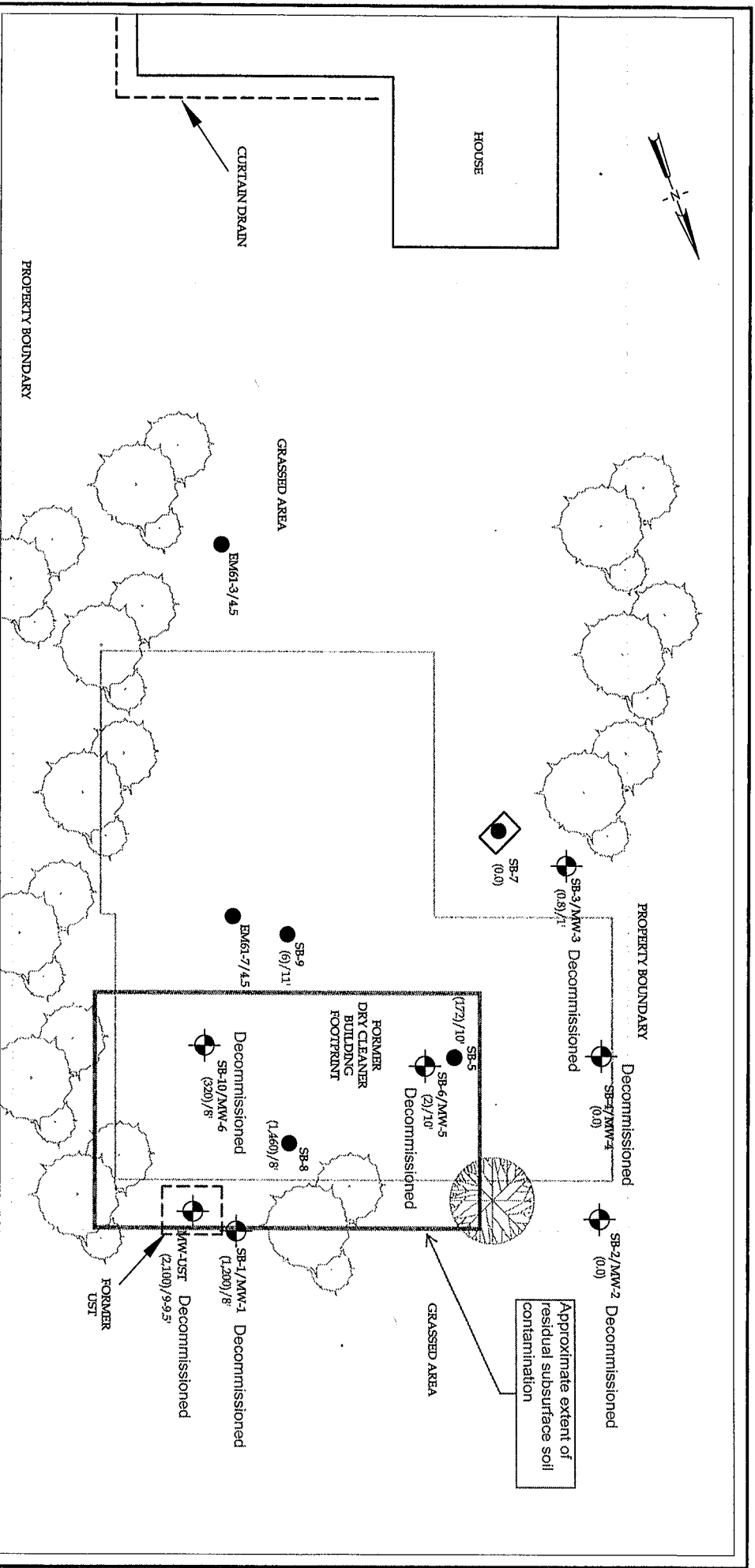
Sincerely,



Matt Moran, Environmental Program Manager  
Site Management Section

Enclosure - Site Plan

c: DEC Regional Office  
Kurt Wright, Burlington City Council President  
Jordan Redell, Chief of Staff, Burlington Mayor's Office  
Burlington Health Officer

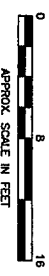


**LEGEND**

- (2.100)/9.9.5 (MAXIMUM PID READING) / DEPTH (FEET BGS)
- SB-2/MW-2 SOIL BORING / MONITORING WELL
- SB-9 SOIL BORING

**NOTES**

- 1) BASE MAP APPROXIMATED BASED ON THE 1992 SANBORN MAP AND SELECT FIELD MEASUREMENTS.
- 2) ALL LOCATIONS ARE APPROXIMATE.
- 3) PID READINGS REPORTED IN PAGES PER MILLION VOLUME (PPMV).
- 4) PID READINGS AT MW-UST RECORDED ON 9/13/07; ALL OTHER READINGS RECORDED DURING THE PRELIMINARY SITE ASSESSMENT IN SEPTEMBER 2006.



APPLIED GEOLOGICALS	CLIENT:	ALISON CANNON
	PROJECT:	134 FERGUSON AVE. BURLINGTON, VERMONT
TITLE: FIELD PID SCREENING RESULTS		
DRAWN:	CHECKED:	APPROVED:
EJS	MP	EJS
DATE:	FILE NO.:	PROJECT NO.:
01/03/08	site plan	
1" = 8'		FIGURE NO.:
		2