

November 11, 2021

Dan Albrecht, MA, MS  
Senior Planner  
Chittenden County Regional Planning Commission  
110 West Canal Street, Suite 202  
Winooski, VT 05404

Stone Project No. 17-142  
Subject: Underground Storage Tank Closure Assessment and Corrective Action Plan, Champlain  
Transmission, 314 North Winooski Ave, Burlington, Vermont

Dear Dan,

Stone Environmental Inc., (Stone) is pleased to present the following proposal to perform an Underground Storage Tank (UST) assessment and to prepare a Corrective Action Plan (CAP) to support the redevelopment of the property located at 314 North Winooski Avenue, Burlington, Vermont (the Site, Figure 1). The Site comprises a 0.2-acre parcel currently owned by 314 North Winooski Ave, LLC with a 1,432-square foot, single-story commercial building that is currently vacant. The prospective purchaser is Goldenjunk LLC and has applied for Brownfields Reuse and Environmental Liability Limitation Program (BRELLA) through Vermont Department of Environmental Conservation (VT DEC).

## 1. Background

The Site was previously used for retail gasoline sales and as an automotive service station including transmission repairs until purchased in 2018. A Phase II Environmental Site Investigation (ESA) performed by Stone in September 2018 identified chlorinated volatile organic compounds (CVOCs) including tetrachloroethylene (PCE) released to the environment during prior automotive service at the Site. The source of PCE is believed to be from former on-Site degreasing/parts washers and the use of aerosol solvents such as brake, transmission, or carburetor cleaners. PCE was likely co-released with other automotive contaminants, such as waste oil. Petroleum compounds were also detected in soil and soil gas in the building garage and the exterior yard.

A Supplemental Phase II ESA performed by Stone in February 2020 identified potential offsite migration of a PCE soil gas plume to the adjoining properties to the north and northwest. An Evaluation of Corrective Action Alternatives (ECAA) was prepared by Stone in June 2021 that resulted in the selection of a preferred remedial alternative of installing and operating a soil vapor extraction (SVE) system prior to redevelopment with appropriate management of contaminated media through targeted removals and capping during renovations of the property. If future Site use changes, further remedial measures may be required.

## **2. Redevelopment Plans**

Goldenjunk LLC, intends to redevelop the Site for commercial use (second hand retail space) following extensive renovation of the building and exterior areas.

Renovations will include removing the one remaining hydraulic lift in the two-bay garage, removing or repairing the concrete slab and floor drain system in the two-bay garage, removing non-structural walls, renovating the bathroom space, removing the overhead garage doors, upgrading windows and doors, upgrading utilities, etc. The roof, which has been deemed to contain non-friable asbestos, will be replaced by a certified asbestos roofing contractor. The remaining Site underground storage tank (UST) will be removed – and a closure assessment performed – in accordance with the Vermont DEC UST Program requirements. The exterior pavement will be repaired or replaced and general landscaping improvements will be made.

## **3. Scope of Services**

### **3.1 SSQAPP Amendment**

Stone will prepare a Site Specific Quality Assurance Project Plan (SSQAPP) Amendment for approval by the US EPA Region I Brownfield Project Officer and Quality Assurance Unit, and the Vermont Department of Environmental Conservation (VT DEC) Site Manager. The SSQAPP Amendment will include all elements necessary to also satisfy the requirements of a Work Plan in accordance with the Investigation and Remediation of Contaminated Properties Rule (I-Rule). The SSQAPP Amendment will also include an updated Site-specific Health and Safety Plan for the work detailed in the work plan.

Following work plan approval and preceding Site work, Stone will complete a Dig Safe mark-out and coordinate with the City of Burlington Public Works to mitigate risk of damage to City-owned infrastructure during the UST closure.

### **3.2 UST Closure Assessment**

Stone will perform an assessment of soils surrounding and beneath the Site UST to evaluate whether a release of petroleum has occurred.

Stone will subcontract NRC Services to excavate, cut, clean, access soils beneath Site UST such that an assessment of potential release can occur. Soils beneath and surrounding the tank will be field screened for petroleum volatile organic compounds (VOCs) and up to four samples will be collected for fixed-based laboratory analysis of VOCs.

### 3.3 Corrective Action Plan

The CAP will provide methods and design of the preferred remedial alternatives that will mitigate exposure to sensitive receptors. Stone will prepare a CAP in accordance with the IRule and will include the following tasks:

1. Executive summary;
2. Public notice – the VT DEC requires a 30-day public comment period for all CAPs;
  - a. Stone will draft notice of public notice letters to adjoining property owners per IRule requirements.
3. Performance standards;
  - a. A discussion of how the remedial action achieves remedial objectives;
  - b. A list of applicable environmental media standards;
  - c. A map identifying compliance points used to monitor compliance with regulatory standards for each impacted media and a discussion of why these points were chosen;
  - d. An explanation of how the remedial actions will eliminate pathways to sensitive receptors;
  - e. An estimate of contaminant mass removal; and
  - f. A list of permits required for the project.
4. Remedial construction plan including detailed plans to be reviewed by a Vermont licensed professional;
  - a. Plans will include layout and cross-sectional detail drawings; and
  - b. Specifications for remedial elements will be developed by a structural or civil engineer, as appropriate.
5. Waste management plan;
6. Implementation schedule;
7. Operations and maintenance plan – this will detail monitoring and service intervals required for inspection and maintenance of the engineered barriers;
8. A discussion of institutional controls – The Certificate of Completion received from the Vermont Brownfields Reuse and Environmental Liability Limitation Program (BRELLA) will serve as the Site’s institutional control;
9. Quality assurance and quality control plan;
10. An updated set of maps and tabular data sets by environmental media; and
11. A list of all proposed contractors and subcontractors.

## 4. Project Schedule

Stone is prepared to begin the SSQAPP amendment within one week of contracting. Table 1, below, provides a proposed project timeline assuming a Task Order is issued by November 19, 2021.

Table 1. Proposed Project Timeline

Task	Duration	Anticipated Start Date	Anticipated Completion Date
SSQAPP Amendment	2 weeks	November 19, 2021	December 3, 2021
SSQAPP Review (CCRPC)	1 week	December 3, 2021	December 10, 2021
SSQAPP Review (Regulator)	4 weeks	December 10, 2021	January 10, 2022
Dig Safe Mark-out	2 days	January 11, 2022	January 13, 2022
UST Closure Assessment	2 weeks	January 17, 2022	January 31, 2022
Draft CAP	2 weeks	January 31, 2022	February 14, 2022
CAP Review (CCRPC)	1 week	February 14, 2022	February 21, 2022
Regulatory Review	4 weeks	February 21, 2022	March 21, 2022
Public Comment Period	30 days	March 21, 2022	April 21, 2022
Final CAP	3 days	April 21, 2022	April 24, 2022

Schedule for implementation of the selected remedy will be developed within the CAP.

## 5. Cost Estimate

The estimated cost to perform our proposed Scope of Services is \$17,995. All costs will be billed on a time-and-materials to a maximum basis; we will not exceed the proposed budget without your prior consent.

Table 2. Proposed Budget

Task	Professional Services	Consultant	Expenses	Total
1 Task 1 -SSQAPP Amendment, Project Coordination and Dig Safe	\$3,032	\$0	\$46	\$3,078
2 Task 2 - UST Closure Assessment	\$1,666	\$8,807	\$156	\$10,629
3 Task 3 - Corrective Action Plan	\$4,288	\$0	\$0	\$4,288
<b>TOTAL</b>	<b>\$8,986</b>	<b>\$8,807</b>	<b>\$202</b>	<b>\$17,995</b>

## 6. General Terms and Conditions

Our proposed Scope of Services will be performed pursuant to the brownfield assessment general services contract between CCRPC and Stone.

We look forward to continuing to work with you on this project. Please contact me if you have any questions.

Sincerely,



Katrina Mattice, PE

Project Engineer

*Direct Phone / 802.229.6434*

*E-Mail / [kmattice@stone-env.com](mailto:kmattice@stone-env.com)*

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Attachments: A – Figure 1: Location Map



## LEGEND

 Site Boundary



## Figure 1: Location Map

314 N. Winooski Ave

Prepared for CCRPC & 314 N.  
Winooski, LLC

 **STONE ENVIRONMENTAL**

Source: Esri World Topography, VCGI

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Winooski Ave\17-142 314 North Winooski Ave Phase\I.aprx Fig1 Site Location\Exported: 5/18/2021