

Commissioner's Office

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Certificate of Completion
Applicant-Town of East Montpelier
SMS #2011-4192
Washington Electric
110 Route 14
East Montpelier, Vermont

Legal Description of Property Subject to Certificate of Completion.....	1
Site History	1
History and Ownership of the Site in the Brownfield Reuse and Environmental Liability Limitation Program	1
Site Investigation Activities.....	1
Corrective Action and Remedial Activities	2
Site Monitoring and Maintenance.....	Error! Bookmark not defined.
Land Use Restriction	3
Certificate of Completion.....	3

Legal Description of Property Subject to Certificate of Completion

This Certificate of Completion is for the Washington Electric Site SMS#2011-4192, located at 110 Route 14, East Montpelier, Vermont. The property subject to this Certificate of Completion is detailed in the East Montpelier Book of Deeds Book 20 Page 349.

Site History

This property consists of a 0.53-acre lot with a five bay garage used for storage of office supplies and equipment by Washington Electric Cooperative. Historical property use of environmental concern included a vehicle maintenance facility with a gasoline filling station, and electrical transformer storage. Proposed redevelopment by the Town of East Montpelier is a park and ride facility.

History and Ownership of the Site in the Brownfield Reuse and Environmental Liability Limitation Program

The Town of East Montpelier (prospective purchaser) submitted an application to BRELLA on January 25, 2012. A determination of eligibility was granted on April 10, 2012. The property was purchased on January 7, 2016.

Site Investigation Activities

The Vermont Department of Environmental Conservation (V TDEC) has received the following reports regarding site investigation activities:

1. *Soil and Groundwater Investigation*, Heindel and Noyes, August 18, 2003

2. *Soil and Groundwater Investigation*, Wheeler Environmental Services, February 2009
3. *Phase I Environmental Site Assessment*, Weston & Sampson, December 2011
4. *Phase II Environmental Site Assessment*, Weston & Sampson, February 1, 2013

The VT DEC has reviewed these reports and determined that site investigation activities are complete. During site investigation activities the following environmental issues were identified:

- Soils at depth (4-5 feet (ft) below ground surface (bgs)) within the former mechanic pit are impacted by arsenic and polycyclic aromatic hydrocarbons (PAHs) in exceedance of industrial soil criteria. These soils are visually identifiable as being stained "dark".
- Sediment within Floor Drain B is impacted by PAHs in exceedance of industrial soil criteria. The discharge point for the floor drain has been abandoned.
- Soils west of the garage building (SB-105) are impacted by polychlorinated biphenyls in exceedance of industrial soil criteria (0.5-2 ft bgs) and residential soil criteria (2-4 ft bgs). Volatile organic compound impacts were also noted via field instrumentation and olfactory evidence of gasoline.
- Soils at depth (2-8 ft bgs) off the northwest corner of the garage building are impacted by PAHs in exceedance of residential soil criteria. These soils are visually identifiable as being stained gray with petroleum odors.
- Surface and subsurface soils (SB-112) (0-10 ft bgs) off the northeast corner of the garage building are impacted by PAHs in exceedance of residential soil criteria. These soils are visually identifiable as being stained gray-black with petroleum odors.
- Soils east of the garage building (H&N NB-13) at depth (2-3 ft bgs) exhibit visual and olfactory evidence of petroleum impact.

Corrective Action and Remedial Activities

Based on the findings in the above referenced reports and all contamination being present below grade, the VT DEC has determined that not further investigation, abatement, removal, remediation, or monitoring activities are required to adequately protect human health and the environment. This decision is supported by the following findings:

- The planned redevelopment of the site will not cause, contribute to, worsen, or delay any releases or threatened releases of hazardous materials on the site.
- The releases that are not abated, removed, or remediated do not pose an unacceptable risk to human health and the environment, and applicable remediation standards are met.

The VT DEC may require that the environmental issues that remain on-site be addressed should future site redevelopment activities disturb these remaining areas of concern.

Long Term Operation, Maintenance and Reporting

To insure that the Notice to Land Record is being complied with, an annual inspection of the property must be completed and reported on by October 1st to ANR. The annual report must include the results of a physical inspection of the property to insure that soils identified above have not been disturbed.

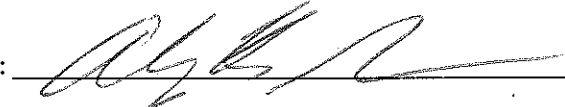
Land Use Restriction

The following restrictions are documented in the attached Notice to Land Record. Prior to conducting any subsurface work, excavation, or grading in the vicinity of the above described contamination on the property, the Agency of Natural Resources, Department of Environmental Conservation, Waste Management Division (VTANR/DEC/WMPD), should be notified. A detailed site map with soil contaminant locations is also attached. The Notice to Land Records requirements must be complied with as a condition to receiving the benefits of this Certificate of Completion.

Certificate of Completion

The rights, obligations, covenants, and restrictions granted in this Certificate of Completion shall run with the land, and any portion thereof, and shall be binding on the Agency of Natural Resources and successor Agency, and shall inure to the benefit of the Town of East Montpelier and its authorized representatives, successors and assigns. *All required assessment has been completed at this site and no further active remediation is required, with exception of the requirements in Land Use Section of this document.* As required by the Program, this Certificate of Completion shall be recorded in the East Montpelier Land Records for this property. Once recording is complete, the protection from liability provided in 10 V.S.A. § 6641, et. al. is in effect.

Signed: _____



Alyssa Schuren, Commissioner
Department of Environmental Conservation

Date: _____



