



# Roger's Fabricare Site Windsor, VT

U.S. EPA | HAZARDOUS WASTE PROGRAM AT EPA NEW ENGLAND

## THE EMERGENCY RESPONSE AND REMOVAL PROGRAM

responds to chemical, biological and radiological releases and large-scale national emergencies, including homeland security incidents. EPA conducts short term cleanups in the removal program when necessary to protect human health and the environment by either funding response actions directly or overseeing and enforcing actions conducted by potentially responsible parties.



## SITE DESCRIPTION

The .17-acre Roger's Fabricare Site, located at 7 Maple Street, Windsor, VT, is situated within a densely populated residential neighborhood and contains a 5,361-square-foot, two-story building of wooden construction that formerly operated as a dry-cleaning facility. In the early 1900s, the Site housed the South Windsor Primary School before transitioning to a steam laundry facility in the early 1920s. Dry-cleaning operations began in the 1940s and operated as such by various owners and operators until 2018, when the Roger's Fabricare dry-cleaner closed. The Site has since remained vacant and has fallen into disrepair.

On May 1, 2020, the Vermont Department of Environmental Conservation (VTDEC) requested the Environmental Protection Agency (EPA) to assist in addressing a suspected release of chlorinated solvents to soil and soil gas originating from the former Roger's Fabricare facility.

From September 2020 through March 2021, EPA conducted a preliminary assessment and site investigation (PA/SI) and found containers of tetrachloroethylene (a.k.a. perchloroethylene or PCE) product inside the building, elevated levels of PCE in the soil gas under the building, elevated levels of PCE in indoor air in adjacent residences, and asbestos in the building materials. Based on the PA/SI results, it was determined that an EPA removal action was warranted.

In consultation with the state and town, it was agreed upon that EPA would address the containers of PCE; the town would demolish the building and remove the debris from the property so that a subsequent EPA action may happen to mitigate vapor intrusion issues stemming from the PCE in the soil.

May and June 2021, EPA removed two drums containing PCE product and an additional 975 pounds of PCE product from a dry-cleaning machine. VTDEC contributed to the action by sampling the indoor air of nearby residences and addressing their potential vapor intrusion issues.

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In 2021, the town commissioned a hazardous materials survey of the building as part of an EPA Brownfields grant. This pre-demolition survey was conducted in August of 2021 and revealed the presence of polychlorinated biphenyls (PCBs) in paint on the walls and chrysotile asbestos in 10,200 square feet of the building structural materials. The estimated costs to demolish and remove the building exceeded the towns budget. VTDEC requested that EPA add demolition and removal of the building debris to the May 2020 request. EPA agreed to accept the request.

In April 2022, the town ordered its contractor to complete the Hazardous Materials Survey in portions of the building still safe to enter. However, the Fire Marshall condemned the building, and the survey was not conducted.

In June 2022, EPA signed a revised Action Memo to conduct a removal action to demolish and remove the building and investigate and remove the PCE impacted soil on the Roger's Fabricare property.

July 2022, VTDEC installed a sub-slab depressurization and vapor barrier system for one of the abutting residences. A potentially responsible party (PRP) came forth in July of 2022 expressing interest in conducting the remainder of the cleanup work.

October 2022 to current, EPA and the PRP have been negotiating an Administrative Order on Consent. The PRP is expected to begin work in late spring / early summer 2023.