

U.S. ENVIRONMENTAL PROTECTION AGENCY
POLLUTION/SITUATION REPORT
St. Albans Gas & Light Phase 2 - Removal Polrep
Initial Removal Polrep



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region I

Subject: POLREP #1
Initial
St. Albans Gas & Light Phase 2

St. Albans, VT
Latitude: 44.8131709 Longitude: -73.0896870

To:

From: Mike Nalipinski, OSC

Date: 7/14/2012

Reporting Period: 07/11-07/14/2012

1. Introduction

1.1 Background

Site Number:	01CT	Contract Number:	TO 43
D.O. Number:		Action Memo Date:	5/21/2012
Response Authority:	CERCLA	Response Type:	Time-Critical
Response Lead:	EPA	Incident Category:	Removal Action
NPL Status:	Non NPL	Operable Unit:	
Mobilization Date:	7/11/2012	Start Date:	7/11/2012
Demob Date:		Completion Date:	
CERCLIS ID:	VTD 988366688	RCRIS ID:	
ERNS No.:		State Notification:	
FPN#:		Reimbursable Account #:	

1.1.1 Incident Category

CERCLA time critical removal action.

1.1.2 Site Description

The Site is currently a developed residential area that consists of the Colony Square Apartments, a three building apartment complex with each building containing 20 apartments. During the removal evaluation 15 residential properties located on Oak Street west of Stevens Brook were sampled but were determined not to contain waste associated with the Site.

The property usage prior to 1870 is unknown. In 1870, the St. Albans Gas & Light Company (later known as the Vermont Lighting Company) purchased the property and conducted gas manufacturing operations until 1953.

From 1953 to 1971, the property was only utilized for summer carnivals and other public events. Prior to 1962, the five on-site buildings were demolished and before 1968, Water Street was renamed Maple Street and was extended over the eastern portion of the Site to connect LaSalle Street to Pearl Street.

In 1971, Poquette & Bruley, Inc. purchased the property and subsequently constructed the Colony Square Apartments and the two single-family residences. In May 1975, the property was subdivided into three lots, and the two residential properties were sold.

Since 1971 the Colony Square Apartments have been sold several times and are currently owned by White Bay Properties.

According to the EPA Region 1 Environmental Justice Mapping Tool, the Site is not in an environmental justice area. However, the mapping tool does identify a low income area within 1000 feet of the Site.

1.1.2.1 Location

The Site is located at 24 Maple Street, St. Albans, Franklin County, Vermont. It is bounded by Maple Street and residential properties to the east, LaSalle Street and a commercial property (Handy's Pontiac and Buick Dealership) to the south, Oak Street and residential properties to the west, and Pearl Street and residential properties to the north. The properties on Oak and Maple Streets are separated by Stevens Brook. The geographic coordinates of the site are 44° 48' 46.8" north latitude and 73° 05' 24.0" west longitude, as

measure from the approximate center of the property.

1.1.2.2 Description of Threat

Release or threatened release into the environment of a hazardous substance, or pollutant or contaminant (yellow highlight indicates exceedances of VT DEC standards)

Table 1: Benzo (a) pyrene Concentrations in soil - µg/kg (ppb)

	0-6 in bgs	1-2 ft bgs
MAX	7,718	34,335
AVERAGE	412	12,647
VT DEC residential surface soil	10	10
EPA/ATSDR	15	15

Table 2: Indoor Air Concentrations in - µg/m3 (ppb)

	Benzene	Naphthalene
MAX	4.25	7.25
AVERAGE	n/a	n/a
VT DEC target indoor air	1.18	0.3

Table 3: Shallow (< 5 ft bgs) Soil Gas Contaminant Concentrations in µg/kg (ppb)

	Benzene	Naphthalene
MAX	3970	93
AVERAGE	1564	77
VT DEC shallow soil gas	1180	3

1.1.3 Preliminary Removal Assessment/Removal Site Inspection Results

From May 6 to 11, 2012, the OSC conducted a removal site evaluation at 24 Maple Street and properties along the west side of Stevens Brook which consisted of obtaining surface and subsurface soil samples down to four (4) feet below ground surface, taking soil gas measurements around the apartment buildings, and collecting indoor air samples in the basements and several apartments. Approximately 250 samples were analyzed on site by EPA's Portable High-Throughput Integrated Laboratory Identification System (PHILIS). Chemical (benzo(a) pyrene, naphthalene, and benzene) associated with the coal gasification process were identified as exceeding regulatory limits on the Colony Square Apartments property.

2. Current Activities

2.1 Operations Section

2.1.1 Narrative

A site walk was conducted June 26-27, 2012 with EPA OSC Mike Nalipinski, Emergency Response Rapid Services (ERRS) Response Manager (RM), St. Albans Department of Public Works (DPW) Director Allen Robtoy and Colony Apartments Manager Joe Burrell to verify and procure necessary resources for the removal action.

2.1.2 Response Actions to Date

- EPA, START and ERRS mobilized to site July 11, 2012;
- All personnel reviewed and signed the Health and Safety Plan (HASP) for the removal action;
- A walk around was conducted to identify hazards;
- An office trailer, small generator (temporary), conex box, porta johns, two skid steers, one mini excavator, one 320 excavator, misc small tools and one load of stone (for parking/staging area);
- Staging area was built up, documented building structures with photos (outside and in basements), marked out excavation grids, fenced off excavation area and set-up contamination reduction zone (CRZ);
- Designed a monitoring plan with START for excavation activities, monitoring includes particulate and gases.
- Excavated a few test pits to identify any potential odors that would inhibit waste going to Moretown, VT landfill;
- Excavated, load out and delivered ~22 tons of contaminated soil to Moretown, VT landfill; and
- Excavated test pit for rumored buried tank containing contaminants.

2.1.3 Enforcement Activities, Identity of Potentially Responsible Parties (PRPs)

A notice letter was sent to the PRP.

2.1.4 Progress Metrics

Waste Stream	Medium	Quantity	Manifest #	Treatment	Disposal

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2.2 Planning Section

2.2.1 Anticipated Activities

- Continue removal and disposal of contaminated soil;
- Monitor all excavation work so as not to exceed particulate and gases action levels thus endangering workers and residents;
- Begin backfilling excavated areas and restoration work (planting of new bushes and ornamentals);
- Address indoor air issues in the apartment buildings basements; and
- Continue communicating with concerned residents regarding the removal action.

2.2.1.1 Planned Response Activities

see above

2.2.1.2 Next Steps

see above

2.2.2 Issues

Moretown, VT landfill concerned about possible odor of excavated soil.

The first eight loads of soil will be monitored by the landfill to make sure odor is not an issue.

Underground Storage Tank (UST) was unearthed, samples were taken for identification analysis and possible T&D. Estimated volume of the tank is ~4000 gallons of sludge.

2.3 Logistics Section

Nothing to report at this time.

2.4 Finance Section

No information available at this time.

2.5 Other Command Staff

2.5.1 Safety Officer

OSC is acting SO, nothing to report at this time.

2.5.2 Liaison Officer

OSC is acting LO, nothing to report at this time.

2.5.3 Information Officer

OSC is acting IO, nothing to report at this time.

3. Participating Entities

3.1 Unified Command

This site is utilizing a single agency Incident Command with EPA as the Incident Commander. START and ERRS are providing site execution.

3.2 Cooperating Agencies

- VT DEC
- St. Albans DPW
- Colony Apartment Manager
- EPA Community Involvement staff

4. Personnel On Site

- EPA - 1 OSC
- START - 1
- ERRS - 4 to 7

5. Definition of Terms

No information available at this time.

6. Additional sources of information

No information available at this time.

7. Situational Reference Materials

No information available at this time.