

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



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region I

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

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

To:
From: Mike Nalipinski, OSC
Date: 7/25/2012
Reporting Period: July 13 - 27, 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 a total of 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 LLC.

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 Steven 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 and Colony Apartments Manager 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, port-a- 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 the top two feet, backfilled and placed topsoil for all the grass areas on the Site;
- Approximate 2200 tons of contaminated soil was transported to Moretown, VT Landfill;
- Excavated 230 feet from the eastern bank of Steven's Brook. The contaminated soil was transported to Moretown Landfill; and,
- The stream bank was covered with geo fabric and covered with stone rip rap.

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
Contaminated Soil		2200 tons		Daily cover for landfill	Moretown Landfill

2.2 Planning Section

2.2.1 Anticipated Activities

- Excavate and remove the estimated 4000 gallons of coal tar sludge from an underground concrete vault identified during the soil removal;
- Monitor all excavation work so as not to exceed particulate and gases action levels;
- Initiate restoration work planting of new bushes and ornamental in flower beds;
- Address indoor air issues in the apartment buildings basements; and
- Continue communicating with concerned residents and town officials regarding the removal action.

2.2.1.1 Planned Response Activities

See above.

2.2.1.2 Next Steps

Select contractor and schedule work to address indoor air issues.
Schedule date for hydro seeding.

2.2.2 Issues

The Northern Vermont Solid Waste District originally was going to charge \$22/ton for disposal of contaminated soil from the Site. After discussions with the VT DEC, Town of St Albans, and Moretown Landfill the determination was made that soils from the Site could be used as "daily cover" and the \$22/ton fee would be waived. This saved \$484,000 in disposal fees. An additional savings to the landfill was realized because they did not have to purchase daily cover material. It is estimated that the landfill saved approx. \$22,000 (est \$10/ton times 2200 tons) in cover costs.

Thus, \$506,000 could be considered for "green credits".

2.3 Logistics Section

Contingency plans are being prepared to have equipment (drums, SCBAs, access to vector trucks, solidifier materials, etc) on site prior to the initiation of the sludge vault excavation.

2.4 Finance Section

No information available at this time.

2.5 Other Command Staff

2.5.1 Safety Officer

EPA's Branch Safety Officer conducted a Safety Audit on July 24th and did not identify any deviations from the HAS. A HASP amendment has been finalized to address potential safety issues associated with the excavation of the sludge vault.

The OSC has been acting as the SO and no issues have been identified to report at this time.

2.5.2 Liaison Officer

The OSC is acting Liaison Officer. The St. Albans Fire Chief, Planning Commissioner, Department of Public Works Director and the VT DEC all have been briefed and notified of the plans for the sludge vault excavation.

2.5.3 Information Officer

The OSC is acting Information Officer. A meeting was held with the residents to inform them of potential odors during the sludge vault excavation planned for next week. The EPA air monitoring and excavation plan were discussed and there are no significant concerns from the residents 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 - 6

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.