

State of Vermont
Department of Environmental Conservation
Waste Management & Prevention Division
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Montpelier, VT 05620-3704
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July 15, 2019

Steve and Andrea Charest
Charest Alpinism LLC
105 Briggs Street
Burlington, VT 05401

John Tashiro
Onion River Co-op DBA City Market
82 South Winooski Avenue
Burlington, VT 05401

**NOTICE OF APPROVED CORRECTIVE ACTION
75 BRIGGS STREET, BURLINGTON VT**

RE: Corrective Action Plan Approval, 75 Briggs Street (SMS Site #2017-4731)

Dear Mr. and Mrs. Charest, and Mr. Tashiro:

The Vermont Department of Environmental Conservation (DEC) Sites Management Section (SMS) has reviewed the Corrective Action Plan (CAP) prepared by KAS, Inc. and submitted on May 6, 2019, and has determined that the CAP meets all of the requirements presented in 10 V.S.A. §6648, as well as in §35-502, §35-505, and §35-506(a) of the January 8, 2019 *Investigation and Remediation of Contaminated Properties Rule*, which was the rule in effect at the time the public comment period was initiated. The draft document was available for public comment between June 6, 2019 and July 8, 2019; no comments were received.

Nature of Contamination and Corrective Action Components

The CAP addresses environmental and potential human health risks related to the presence of chlorinated volatile organic compounds (VOCs) in soil gas, as well a petroleum VOCs, polycyclic aromatic hydrocarbons (PAHs), metals, and total petroleum hydrocarbons (TPH) in soils.

Remedial activities to be conducted on the property include the following:

- Installation of a sub-slab depressurization (SSD) system in the proposed and existing on-site buildings, to mitigate potential impacts of chlorinated and petroleum volatile organic compounds (VOCs) to indoor air.
- Installation of physical barriers (including soil capping and paving) intended to eliminate direct contact to soils contaminated with petroleum VOCs, polycyclic aromatic hydrocarbons (PAHs), and heavy metals.
- Management of contaminated soils during site construction activities, as well as management of groundwater.

Land Use Restrictions

As part of CAP implementation, land use restrictions will be established for the property, including the following:



- A requirement to notify VT DEC prior to conducting any subsurface work or excavation in the vicinity or residual contamination.
- A requirement to ensure that the function and integrity of all remedial systems and engineered barriers are maintained through long-term site monitoring, maintenance, and reporting.

Based on the above, the CAP for the 75 Briggs Street property is approved for implementation. Please note that the CAP must be implemented within 90 days of this approval, or in accordance with an alternate schedule approved by VT DEC.

This site is subject to the requirements of the Brownfields Reuse and Environmental Liability Limitation Act (BRELLA), as identified in 10 V.S.A. §6641, and will receive a Certificate of Completion after the objectives of the CAP have been met and documented in a Corrective Action Completion Report, and following the investigation and, if necessary, remediation work related to potential off-site migration of chlorinated VOCs in soil gas.

You are required to file this *Notice of Approved Corrective Action Plan* for the 75 Briggs Street property in the City of Burlington land records within 15 days of receipt of this letter. Please confirm that the recording has been completed by providing VT DEC a copy of the filed noticed, including the book and page number indicating where the document was recorded.

Please do not hesitate to contact me should you have any questions. I may be reached by telephone at (802) 249-5641, or via email at sarah.bartlett@vermont.gov.

Sincerely,



Sarah Palmer Bartlett
Environmental Analyst
Brownfields Response Program

CC: Clare Santos – KAS (submitted electronically)