



## Former Park Rug and Dry Cleaners (MD 1246)

### What You Need to Know

#### Site Location

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The approximately 0.37-acre site is located at 107 N. Cross Street in Chestertown, Maryland. The site is bound to the northeast by Cross Street, to the south and southwest by a parking lot followed by the Kent County Circuit Courthouse, to the southeast by a commercial property and bordered by the northwest by a 7-Eleven, which was formerly the Bennett's II gas station. The nearby land use is mixed residential and commercial. The Site is currently vacant and consists of a two-story building and a small shed. The remainder of the Site consists of a paved driveway with a drive thru and an asphalt-gravel parking lot. The nearest waterbody is an unnamed stream located approximately 600 feet north of the Site, which flows into the Chester River located about 1000 feet southeast of the Site.

#### Site History

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Prior to the 1960s, there were two residences and a storage building on the Site. The existing building was constructed in 1960 and from 1963 until 2001, Park Rug and Dry Cleaners (PRDC) operated a dry-cleaning facility in the building. PRDC used tetrachloroethylene ("PCE") for dry-cleaning purposes until 1998 and then shifted to a silicone-based solvent. The PCE was reportedly pumped directly to the dry cleaner machine and the filter and other waste were disposed of off-site. During 1963-78, the facility used a 50-pound open unit from which the PCE regularly spilled on to the floor. One small 80-gallon storage tank located inside the building was reportedly used to store PCE. A 1000-gallon #2 heating oil underground storage tank (UST) was also present on the Site from 1963 until 1991. This tank was removed under MDE's oversight. From 2001 thru 2017, the Site was occupied by Admiral Cleaners. Dry-cleaning activity ceased at the Site in 2011 and the facility was used for laundry and drop off until 2017.

#### Environmental Investigations

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In June 1991, an Underground Leak Summary and Tank Closure form documented a release from the 1000-gallon UST during the removal of the UST. One groundwater monitoring well was installed in September 1991 and analyzed for benzene, toluene, ethylbenzene, and xylene (BTEX), naphthalene and PCE. PCE was detected at 5200 ug/L, but PCE concentration decreased to 112 ug/l in follow up sampling in October 1993 and 3 ug/l in April 1994. In June 1994 MDE's Oil Control Program (OCP) issued a *Notice of Compliance* and the well was abandoned.

In September 1992, OCP responded to a surface spill of ~15 gallons of a dark oily substance identified as residual “soft kleen” soap that was removed from the drycleaners and stored in the back of the building. The owner Mr. Alan Carroll cleaned up the spill with MDE oversight.

In September 2005 following detection of PCE in the Town of Chestertown’s public water supply wells, the Land Restoration Program requested additional investigation at the Site to investigate a potential source of chlorinated volatile organic compounds (cVOCs) in groundwater. In August 2006, Blue Ridge Environmental, Inc. (Blue Ridge) completed a Phase II Sub-Surface Investigation that had detections of cVOCs including PCE of the soil and groundwater samples collected at the Site. In June-July 2007, Blue Ridge conducted a Membrane Interface Probe (MIP) Investigation and vapor intrusion assessment. The results confirmed the presence of PCE in soil and groundwater; however, a follow up Indoor Air Quality Sampling result was below commercial indoor air level standards. On November 5, 2008, the owner of the Property recorded an MDE approved Environmental Covenant for the Property restricting use of the property for commercial purposes only, limit on groundwater use and the requirement to notify the MDE prior to any excavation and construction activities.

In June 2015, during ongoing site characterization activity at the adjacent Bennett’s II / 7-Eleven Property, PCE was detected at 18000 ug/L in a monitoring well near the former dumpster storage area. In November 2017, MDE retained Chesapeake GeoSciences, Inc. (CGS) to perform limited Sub-Surface Investigation outside of the building on the Site to determine possible PCE release source areas at the Site, including the dumpster location. Although cVOCs were noted in all of the soil and groundwater samples, no source area or “hot spots” could be identified. On December 28, 2017, MDE issued a conditional No Further Action letter with the recommendation for future owners to identify and eliminate risk pathways.

In June 2018, 107 Cross Street LLC applied to the MDE’s Voluntary Cleanup Program (VCP) for approval as an Inculpable Person. In September 2018 Green Street Environmental (GSE) conducted a supplemental Phase II Assessment to characterize the soil gas underneath the on-Site building. The results indicated substantial levels of PCE and TCE contamination in the soil gas underneath the building floor. The application was approved for participation in the VCP on November 29, 2018, with the requirement to complete a Response Action Plan (RAP) to address the risk from a vapor plume underneath the building. In September 2019, Brightfields, Inc. conducted an additional investigation to further characterize the soil gas plume with the intent to finalize a sub-slab vapor remediation plan.

## Current Status

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A draft Response Action Plan (RAP) outlining the proposed remediation was submitted on October 13, 2021, and is currently under review. A public informational meeting is scheduled for November 17, 2021.